



"Your Health is Our Concern"

# PALOMAR POMERADO HOSPITAL DISTRICT

AGENCY

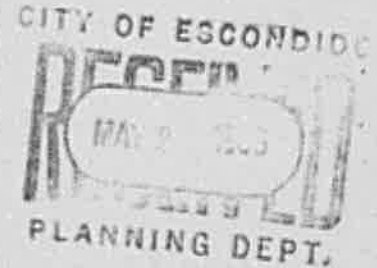
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May 21, 1986

Mr. Jonathan Brindie  
Principal Planner  
City of Escondido  
100 Valley Blvd.  
Escondido, CA 92025



Subject: Proposed Skilled Nursing Facility at the Parkway  
Terrace Convalescent Center, 1817 Avenida del Diablo  
(Case 81-193-CUP)

Dear Jon:

The purpose of this letter is to respond to your letter of December 17, 1985, requesting information about the nature and hours of operation, the number of employees and how the District proposes to accommodate an increased demand for parking at the Parkway Terrace Convalescent Center.

First, I would like to point out the typographical error in your letter dated December 17, where it states "the Zoning Ordinance requires 2 spaces for every 3 beds for either an intermediate or skilled care facility." The correct ratio standard for a convalescent center is 1 space for every 3 beds.

Once again, our plans are to convert the facility from an intermediate care facility to a skilled nursing facility which will maintain the same hours of operation. The residents of the skilled nursing facility in general will be of a higher acuity level.

At present there are 35 parking spaces and 50 employees working at the Palomar Convalescent Center (Intermediate Care Facility). Per a recent employee survey our staff arrive at work as follows:

- 60% drive
- 16% car pool
- 10% walk
- 9% ride bus
- 5% dropped off

When the facility is converted to a skilled nursing home we plan to staff each shift as follows:

489-4073

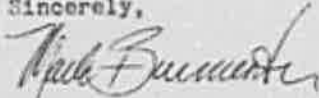
Mr. Jonathan Brindle  
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|               |   |              |
|---------------|---|--------------|
| Day Shift     | - | 30 employees |
| Evening Shift | - | 14 employees |
| Night Shift   | - | 6 employees  |

The maximum parking required will be during the AM/PM shift overlap. If we apply our survey percentages of 60% drive and 16% car pool, we estimate a need for 30 parking spaces. The remaining parking spaces are adequate for visitors and families which average 6-8 visits per day in one-hour time periods.

It is our belief that we have ample parking to meet the demands of the residents and their families and staff. If you have any further questions, please call me at 489-4073.

Sincerely,



Mark A. Burnester  
Vice President  
Planning

MAE/z