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 CITY OF ESCONDIDO
 OCT 16 1985
 PLANNING DEPT.

PALOMAR POMERADO HOSPITAL DISTRICT

10/07/86

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

Subject: Parking analysis/Palomar Convalescent Center, 1817 Avenida Del Diablo.

Dear Jon:

The purpose of this letter is to provide you with both current and final information relative to our parking situation at the Palomar Convalescent Center.

As this facility is converted from an Intermediate to a Skilled Nursing Facility, demand for staff parking at the facility is estimated to slightly increase. This, of course, is do to the small increase in staffing required for the skilled nursing facility.

I am confident, Jon, that the information provided in the enclosed parking analysis will provide evidence that we do indeed have ample parking to meet the demands of residents, their families and staff upon conversion of this facility. Also, please know that we are in compliance with the Zoning Ordinance requiring a 1 to 3 parking space to bed ratio for convalescent homes.

Should you have any questions regarding this analysis, please call me at 489-4073. Thank you.

Sincerely,

Mark A. Burmester
 Vice President/Planning

MAB/tjf

Encls (1)



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PARKING ANALYSIS PALOMAR CONVALESCENT CENTER

Presently, we are not experiencing a parking problem with 35 parking spaces and 42 employees working at the Palomar Convalescent Center (currently an Intermediate Care facility). Per a recent employee survey, we determined that our staff arrive at work as follows:

- 60% drive alone
- 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:

- Day Shift - 30 employees
- Evening Shift - 14 employees
- Night Shift - 6 employees

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We have determined that the maximum parking required will be during the Day/Evening shift change (44 employees). In applying the above noted survey percentages, we have concluded the following:

$$\begin{aligned}
 &44 \text{ employees} \times 60\% \text{ (drive)} \\
 &44 \text{ employees} \times 16\% \text{ (carpool)} \\
 &= 26.4 \text{ (DRIVE)} + 7.04 \text{ (CARPOOL)}
 \end{aligned}$$

Assuming the seven (7) persons carpooling travel in three (3) cars, then a total of 30 parking spaces would be required.

The five (5) remaining parking spaces (35-30) are adequate for visitors and families which approximate 6-8 visits per day. These visits average one hour.

Based upon the above analysis, it is our belief that we have ample parking to meet the demands of residents, their families, and staff.