

staff report

Planning Department
100 valley blvd.
escondido, ca.
741-4671

HEARING DATE: November 13, 1986
CASE NO.: 86-123-CUI
REQUESTED ACTION: Modification of a Conditional Use Permit, to convert an existing 96-bed intermediate care facility to a 96-bed skilled nursing facility in the R-1-10 zone.
LOCATION: On the southeast corner of Avenida del Diablo and West Valley Parkway, addressed as 1817 Avenida Del Diablo.

recommendation

APPROVAL, based on attached analysis and Findings of Fact, subject to Conditions of Approval.

general information

APPLICANT: Palomar Pomerado Hospital District
OWNER: Palomar Pomerado Hospital District
SIZE: 2.37 acres
EXISTING LAND USE/ZONING: 96-Bed Intermediate Care Convalescent Facility/R-1-10
SURROUNDING LAND USE/ZONING:
A) North - Single Family Residences/RE-20
B) South - Single Family Residences; Vacant/RE-20/RE-40
C) East - Single Family Residences; RE-20
D) West - Single Family Residences; R-1-10
ENVIRONMENTAL STATUS:
GENERAL PLAN:
A) Land Use Element Designation: Low, Low Density Residential Density (up to 2 du/acre).
B) Circulation Element Designation: Valley Parkway - Major Road (102' right-of-way)
Del Dios Highway and Avenida Del Diablo are Local Collectors (64' right-of-way).
PHYSICAL CHARACTERISTICS: The site is flat, and all improvements and services are already installed.

details of request

BACKGROUND/HISTORY

May 11, 1982:----- The Planning Commission approved Conditional Use Permit (81-193-CUP) for a 31,000 sq. ft. 96-bed convalescent care/physical therapy center. The facility was licensed by the State as an intermediate care facility.

January, 1985:----- Construction of the facility was completed. Building permits were issued and monitored by the State.

November 22, 1985:----- Escrow closed and the ownership was conveyed to Palomar-Pomerado Hospital District.

SUBJECT REQUEST:

The applicant seeks to modify the previously approved Conditional Use Permit by converting the existing 96-bed intermediate care facility to a skilled nursing facility. The proposal involves an increase in the number of employees, but no exterior building modifications are proposed, other than the addition of one parking space and a turnaround, and interior modifications will be minor.

details of request

1. Zoning	R-1-10	
2. Size of Parcel	2.37 Acres	
	<u>Proposed</u>	<u>Previously Approved</u>
3. Size of facility	31,000 s.f.	Same
4. Number of beds	96	Same
5. Nature of the use	Skilled care facility	Intermediate care facility
6. Type of Clients/Services Provided	Elderly patients who are ambulatory, but require skilled nursing care and administration of medication; the acuity level of patients is increased. Physical therapy services available.	Elderly patients who are ambulatory but do not require skilled nursing care or medication. Physical therapy services will be provided.
7. Number of Parking Spaces Provided	36 (one additional space and a turnaround space)	35
8. Required Number of Parking Spaces @ 1 per 3 beds	32	32
9. Number of Full and Part Time Employees		
Day Shift	30	16
Evening Shift	14	5
Night Shift	6	2
	<u>50 Total</u>	<u>27 Total</u>

NOTE: Shift overlaps occur as described in item 12 which increase the number of employees on the site for a period of one-half hour, three times a day.

10. Shift Schedule (Full Time Employees)
- | | | |
|-----------|------------------------|----------------|
| Day Shift | 7:00 a.m. - 3:30 p.m. | - 28 employees |
| Evening | 3:00 p.m. - 11:30 p.m. | - 12 employees |
| Night | 11:00 p.m. - 7:30 a.m. | - 6 employees |
11. Shift Schedule (Part Time Employees in addition to full time totals listed above)
- | | | |
|---------------|------------------------|---------------|
| Day Shift | 7:00 a.m. - 11:00 a.m. | - 2 employees |
| Evening Shift | 4:00 a.m. - 8:00 p.m. | - 2 employees |
12. Proposed Maximum Number of Employees on Site During 1/2 Hour Shift Overlaps
- | | |
|-------------------------|--------------------------------|
| 7:00 A.M. - 7:30 A.M. | - 36 employees (18 previously) |
| 3:00 P.M. - 3:30 P.M. | - 40 employees (21 previously) |
| 11:00 P.M. - 11:30 P.M. | - 18 employees (7 previously) |

details of request

13. Employee Driving Patterns
(Based on Survey by Applicant)

- 60% Drive Alone
- 16% Car Pool
- 10% Walk
- 9% Ride Bus (2 NCTD Bus Stop Location Across the Street)
- 5% Dropped off

14. Maximum Number of Employee Vehicles Anticipated During Peak Shift Overlap
(3-3:30 p.m.)
(assuming employee driving patterns described above)

40 employees x 60% (drive)		
= 24.0 employees at 1 space each =		24 spaces
40 employees x 16% (carpool)		
= 6.4 employees at .5 space each =	<u>3.1</u>	spaces
		27.1 total spaces
Spaces available for Resident/ Visitor Parking	<u>9</u>	spaces
		36 TOTAL

15. Maximum number of employee vehicles anticipated during peak shift overlap,
3:00 - 3:30 p.m.
(assuming worst case conditions where each employee drives a separate
vehicle)

40 employees at 1 vehicle each	=	40 vehicles
<u>Number of proposed spaces</u>	=	<u>36 spaces</u>
Total number of parking space deficit	=	<u>4 spaces</u>

Since visiting hours will be restricted for a one-hour period surrounding the one-half hour shift overlap in the afternoons, the facility will always have a minimum of 6 spaces available for Visitor and Resident parking at all times.

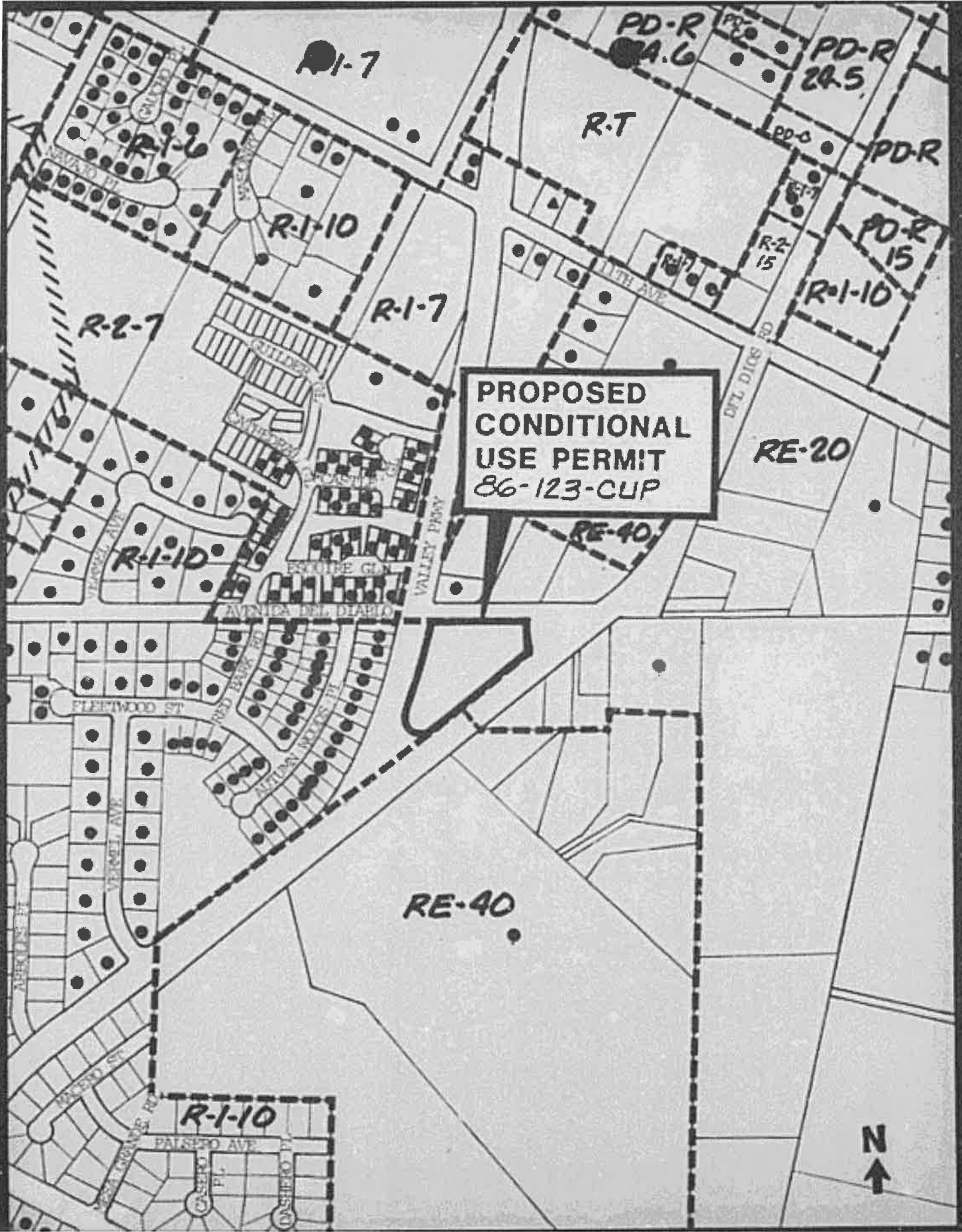
During the peak afternoon shift overlap, even if all 40 employees drove a separate vehicle, the deficit of 4 parking spaces can easily be accommodated, due to the availability of 27 on-street parking spaces on this site's own frontage on Del Dios Road and Avenida Del Diablo, without impacting adjacent properties.

16. Number of On-Street Parking Spaces Available
on Public Streets (Avenida Del Diablo and
Del Dios) 27 spaces

17. Visiting Hours	<u>Proposed</u>	<u>Previous</u>
	10:00 A.M.-2:45 P.M. 3:45 P.M.-7:00 P.M.	10:00 A.M.-7:00 P.M.

18. Typical Visitation Patterns

The applicant indicates that typical visitation patterns involve 6-8 visits (total) per day, where each visit averages one hour. Since the proposal will not change the number of patients, increased visitation is not anticipated.



analysis

COMPATIBILITY WITH SURROUNDING USES

- North: Compatible. An existing residence and a vacant parcel are located north of the site, zoned RE-20. No adverse impacts will occur as a result of the proposal, since no exterior modifications are proposed, and due to the physical separation which is provided by Avenida Del Diablo. Sufficient off-street parking combined with additional on-street parking associated with this site's own frontage will ensure the parking demand is met.
- East: Compatible. A small City parcel, vacant lots, and single family dwellings are east of the site, zoned RE-20. The proposal will not result in any adverse impacts due to the physical separation provided by Del Dios Road and its intersection with Avenida Del Diablo. Additionally, no exterior building modifications are proposed and parking overflow is not anticipated due to the facility's program for alternate forms of transportation and a requirement for 1 additional space. Additionally, the number of existing off-street spaces, combined with on-street parking will ensure the parking demand is met.
- West: Compatible. An existing single family subdivision (Tr. 267) is located west of the site zoned R-1-10. No adverse impacts will occur due to the site's physical separation by Valley Parkway. The existing 6' solid decorative wall and no exterior modifications are proposed.
- South: Compatible. A dwelling and corrals on two large parcels, zoned RE-20, are south of the site. No adverse impacts will result due to the fact that no exterior physical modifications are associated with the proposal, and the physical separation which is provided by Del Dios Road. The frequency of on-street parking on the project's own Del Dios frontage may increase during 1/2 hour shift overlap, however, the project would not result in vehicles parking across the street.

PROJECT IMPACT ON PUBLIC FACILITIES AND SERVICES

Based on memorandums from Engineering, Fire and Building Departments, the proposed modification will not have any impact because services are existing and utilities have already been installed.

PROJECT CONSISTENCY WITH GENERAL PLAN AND CITY POLICY

General Plan

The proposed Conditional Use Permit to modify the facility's classification is consistent with the Low Low Density Residential designation on the General Plan, since convalescent facilities are customarily permitted, when the development standards of the underlying zone are applied, and the proposal is compatible with surrounding uses.

Alternatives

Provide Additional On Site Spaces

Additional spaces could be provided on the site, however, they are not considered necessary at this time due to the employee ridership patterns which reduce parking demand, and the availability of 27 on street parking spaces along the project's frontage, and limitations placed on visiting hours. Additionally, the new lots would remove landscaping which would reduce the project's visual quality.

**planning commission
findings of fact**

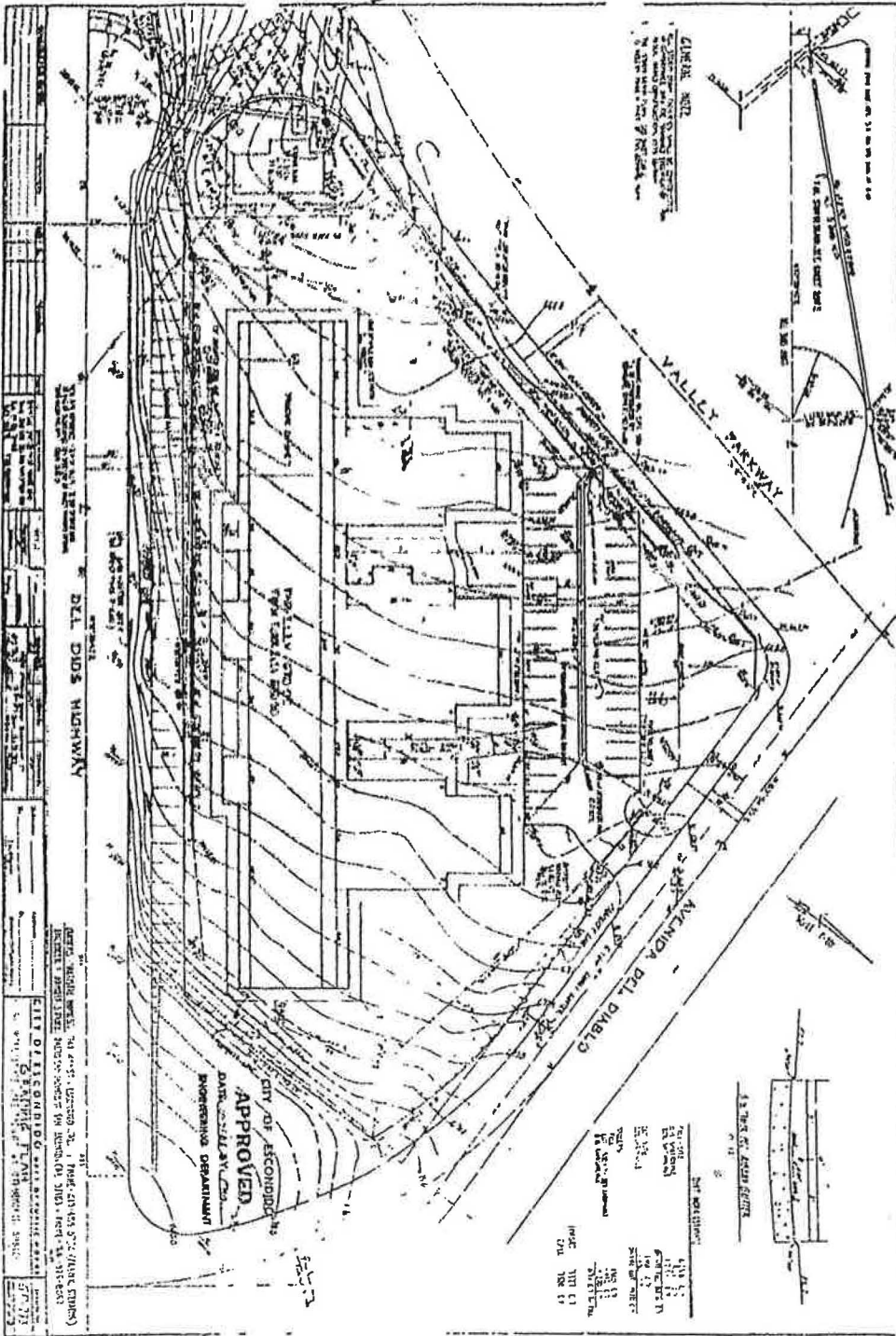
EXHIBIT "A"
86-123-CUP

1. Due to the site's location and the attached conditions, granting the request would be based on sound land use principles, and the facility is already adequately provided with City services.
2. As recommended and conditioned, the modification to the proposed Conditional Use Permit should not cause deterioration of bordering land uses or create special problems for the area in which it will be located, due to the shift schedule and a coordinated limitation on visiting hours, the program to facilitate alternate forms of transportation, thus reducing the number of employee vehicles, the availability of 27 on street parking spaces on the site's frontage.
3. The proposed "skilled nursing" convalescent facility should prove compatible with the residential neighborhood in which it is proposed.
4. The establishment of a "skilled nursing" care and physical therapy facility will help fulfill a need for the type of service within the community.

conditions

EXHIBIT "B"
86-123-CUP .

1. A revised site plan shall display 2 additional parking spaces by expanding the existing lot in front of the facility in a northeasterly direction to provide a total of 36 spaces. Additionally, one existing parking space shall be converted into a turnaround (striped and designated "No Parking") at the west end of the existing lot to allow vehicles to turn around and exit the lot in a forward motion. A note shall appear on the plans indicating spaces will be double striped per City standard, with minimum dimensions of 18' x 8.5'.
2. The use of the facility shall conform to information contained in Details of Request in terms of the maximum number of 96 patients, employees, schedule patterns, and implementation of an employee ridership program for carpools, use of bus systems, limitation on visiting hours.
3. The parking lot shall be inspected by the Planning Department prior to notification by a letter to the State, regarding compliance with Conditional Use Permit conditions. Said inspection shall be performed to verify that 1 additional space and a turnaround have been constructed, parking lot striping and signage (turnaround, visitor spaces, etc.) has been installed to the satisfaction of the Planning Department.
4. Visiting hours shall be restricted to avoid the peak afternoon shift overlap. Visiting hours shall be limited to 10:00 a.m. - 2:45 p.m., and 3:45 p.m. - 7:00 p.m.
5. No exterior building modifications are proposed or considered. The interior modifications are minor, and should not substantially change the previously approved floor plan.



86-123 CUP Existing Site Plan (35 parking spaces)

CITY OF ESCONDIDO

ROLF S GUNNARSON
COMMUNITY DEVELOPMENT DIRECTOR

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(619) 741-4671



NOTICE OF ENVIRONMENTAL ASSESSMENT (DETERMINATION OF NO SIGNIFICANCE)

PROJECT IDENTIFICATION: 86-123-CUP

DATE: October 22, 1986

PROJECT LOCATION: Southeast corner of Avenida del Diablo and
West Valley Parkway, addressed as 1817 Avenida
del Diablo.

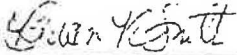
PROJECT DESCRIPTION: Modification of a Conditional Use Permit to
convert an existing 96 bed "intermediate
care" convalescent home facility to a 96
bed "skilled nursing" convalescent
facility.

This project has been reviewed as required by the California
Environmental Quality Act and Guidelines and ordinances and
regulations of the City of Escondido.

DETERMINATIONS: A review and assessment of this project has
determined with certainty that there is no possibility that the
activity in question may have a significant effect on the
environment based on the following considerations:

1. The project is located within a substantially developed area
(i.e. 50% of the lots within a 300' radius are developed to
their maximum potential as determined by zoning).
2. Public utilities are in place, or can be readily provided.
3. No significant topographic features exist on site and general
conformance with the City's Grading Ordinance can be
achieved.
4. No impacts to known or suspected archaeological or cultural
resources will result from the project.
5. The size and scale of the project is compatible with the
surrounding properties. In this context, compatibility can
be determined through a comparison of lot sizes, density, and
development standards.

AUTHORITY: Section 15061(b)(3), State CEQA Guidelines



BRIAN R. SMITH
Environmental Review Coordinator

ERNIE COWAN MAYOR JIM HADY MAYOR PRO TEM DOUG BEST JERRY HARMON DORIS THURSTON