

Jeff Epp again referenced Council's interpretation relative to the zoning of this particular site, and noted they can change their interpretation at some point in the future.

Don McCain, 1432 W. 11th questioned the traffic counts and asked if 11th is planned for improvements.

Ken Anderson said the proposed map is conditioned to improve 11th and Valley Parkway along the site's frontage only.

It was moved by Barber, seconded by Brubaker that Resolution No. 4235 be adopted APPROVING Tract 659. Motion carried 6-1; Kelley voted no.

CONDITIONAL USE PERMIT -- SA-121-CUP

A MODIFICATION TO A CONDITIONAL USE PERMIT TO ALLOW THE CONVERSION OF AN INTERMEDIATE CARE FACILITY TO A 24 HOUR SKILLED NURSING FACILITY, AN INCREASE OF UP TO 14 EMPLOYEES ON THE DAY SHIFT, AND UP TO 3 ADDITIONAL OFF-STREET PARKING SPACES ON 2.37 ACRES AT 1817 AVENIDA DEL DIABLO, PALMDALE POMERADO HOSPITAL, APPLICANT. (Tape #: 1935-2222)

Jon Brindle presented the staff report, outlining the requested modifications for the above-referenced facility. Staff recommends approval, subject to the conditions, which limit visitation hours so as not to overlap with shift changes, and require the present ride sharing, car pooling, etc. programs to continue to avoid parking problems.

Tracy Farnsworth, 215 S. Hickory, 6110 agreed with the recommendation and conditions and was available for questions. In response to Commissioner Mitchell, he stated intermediate care typically requires less nursing and medication is not given. Skilled nursing requires more "hands on" care and the ability to give medication. No changes in visitation practices are anticipated, and residents of either type of facility do not have vehicles.

In response to Commissioner Cate, Jon Brindle said the facility on Felicita is intermediate care.

It was moved by Mitchell, seconded by Tucker that Resolution No. 4338 be adopted, APPROVING the CUP. Motion carried 7-0.

TEMPORARY SUBDIVISION MAP -- TRACT 656

A TENTATIVE SUBDIVISION MAP FOR 37 LOTS AND DETACHED UNITS ON 21.47 ACRES INCLUDING GRADING EXEMPTIONS TO ALLOW PERIPHERAL CUT SLOPES UP TO 30' AND PERIPHERAL FILL SLOPES UP TO 23' IN THE RMC-20 ZONE AT 124 S. HAYDEN, RON DICKERSON, APPLICANT. (Tape #: 3223-3190)

The staff report outlining details of the map was presented by Dawn Soltis. Staff recommends approval based on compatibility with surrounding properties and reasons stated in the report.

Commissioner Kelley expressed difficulty interpreting the grading exemptions due to the quality of the exhibit. He suggested the request be continued until a clearer map is available.

Gregory Wambert, 10710 Via Frontera, San Diego stated he did not prepare the map, but has been advised as to all the details. He had no problem approaching the client for a clearer graphic.

Chairman Kelley asked if anyone present would be unable to attend, if the matter were continued to November 25, 1986.

Don Yates, 2720 Incline Lane felt more than one access point to the property is needed. As drawn, all traffic will be directed to Hayden, which changes width several times. No improvements in traffic management have occurred over the last seven years. He also discussed the term "planning" noting the landlocked features of the subject site.

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