

PLANNING COMMISSION

CASE NUMBER: PHG 10-0004

APPLICANT: Orest Dolyniuk for Redwood Senior Homes & Services/Southern California Presbyterian Homes (SCPH)

LOCATIONS: 1122 & 1230 S. Redwood St., 1139, 1140 & 1141 S. Spruce St., and 651, 740, 820, 822, 824, 836 & 854 W. 12th Ave. (APNs 236-091-1200, 236-094-0100, 236-072-2700, 236-074-0100, 236-094-1500, 236-074-0300, 236-0722-2900, 236-072-3100 and 236-072-4200) are to be added to the main campus at 710 W. 13th Ave. and 1151 S. Redwood St. (APNs 236-073-0100 and 236-074-1700) located along West 12th Ave. and West 13th Ave. between Redwood St. and South Tulip St.

TYPE OF PROJECT: Conditional Use Permit Modification

PROJECT DESCRIPTION: A Modification to an existing Conditional Use Permit for Redwood Terrace Continuing Care Retirement Community to allow the facility to expand by incorporating twelve (12) existing residential units on separate lots located along Redwood Street and 12th Avenue. These units are across the street from the main campus and will become part of the facility's operations as independent living units. In addition, the Modification proposes to allow enclosing existing 210+ SF covered backyard patios into living space on each of thirty (30) existing assisted living units already on the main campus.

STAFF RECOMMENDATION: Conditional Approval

GENERAL PLAN DESIGNATION/TIER: U1 and U2, Central/Tier 1 Neighborhood.

ZONING: CAMPUS: R-2-8 (Light Multiple Residential, 8,000 SF minimum lot size)
OTHER PROPERTIES: R-1-7 (Single-Family Res., 7,000 SF minimum lot size)

BACKGROUND/SUMMARY OF ISSUES:

On April 24, 1973 a Conditional Use for a residential and nursing care facility and a Variance for a reduction in required parking were approved (case 73-33-CU/V). On October 15, 1986 an expansion to the facility for a senior apartment complex was approved (case 83-101-CUP/PUA). On April 24, 1990 an elder daycare facility and a bus stop shelter across the street from the main facility were approved (case 89-67-CUP/PUA). On July 9, 1991 an Extension of Time for the elder daycare was approved. On October 22, 1999 security fencing was approved and on April 24, 2003 new colors and changes to siding and the entry stairs were approved (all as part of case 99-63-PPL).

Redwood Terrace currently provides four levels of care: Independent Living, Assisted Living, Memory Care, and Skilled Nursing Care. These levels range from providing minimal services to administering constant care. Redwood Terrace has recently acquired nine residentially developed properties along 12th Avenue and Redwood Street which are located across the street from their main campus. The current request is to incorporate these properties into the facilities as additional Independent Living units and to expand the living space of 30 existing Assisted Living units by enclosing each of their attached 210+ SF covered rear patios. The patios of 23 units have already been enclosed.


Staff feels that the issues are as follows:

1. Whether the proposed expansions affect the neighborhood adversely, ie.; regarding pedestrian access, traffic, and parking.
2. Whether the changes are aesthetically appropriate for the neighborhood.

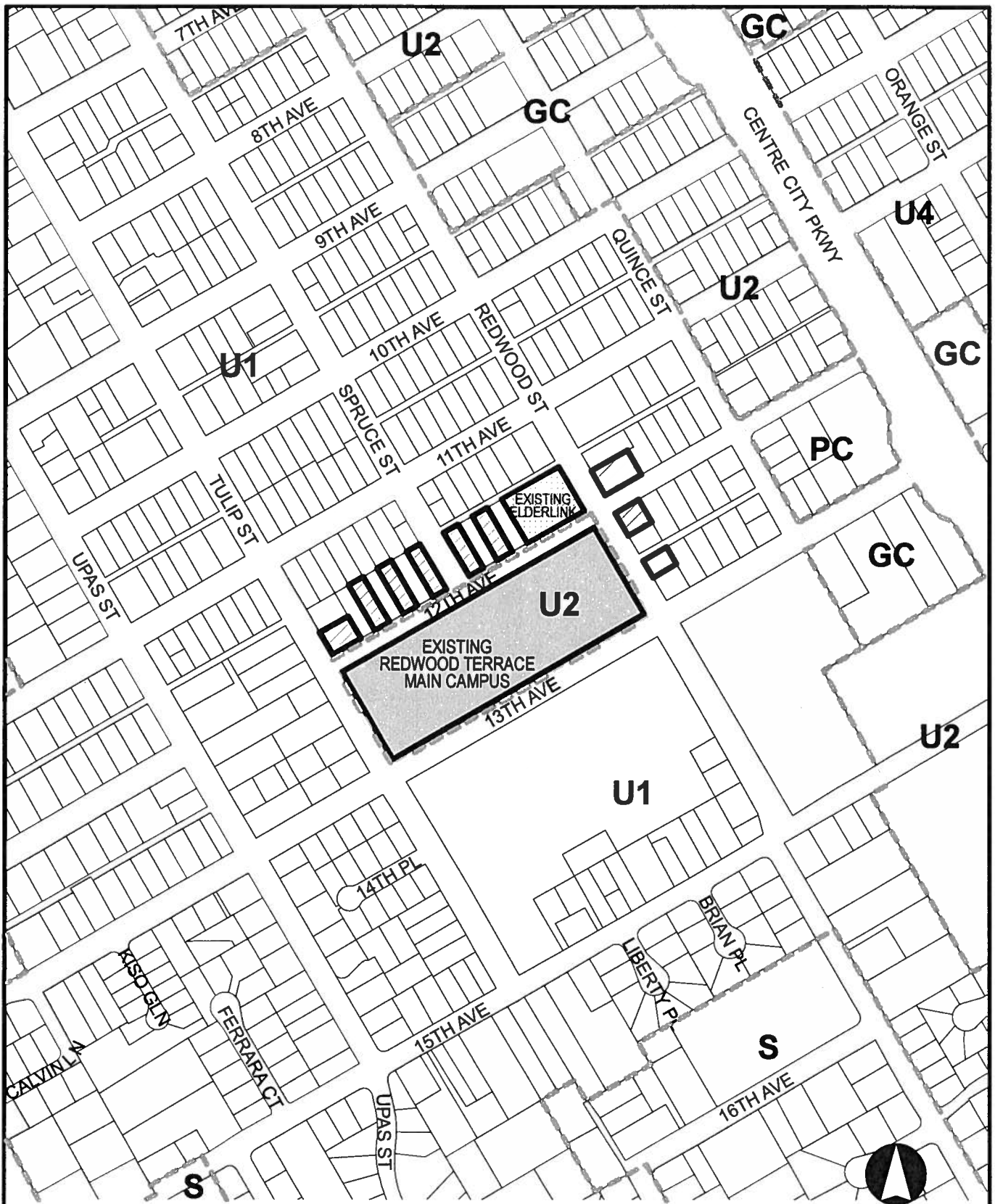
REASONS FOR STAFF RECOMMENDATION:

1. The additional residential units across the street from the main campus are already existing and no density increase is being requested. Except for monitoring, cleaning and maintenance services provided by the main campus, these residences will be occupied and function much as any other residential unit in the neighborhood. In addition, the applicant will be conditioned to complete ADA-compliant curb, gutter, and sidewalk improvements so a safe path of travel along and across 12th Avenue can be assured. Staff believes the nature of the facility, with so many residents who are no longer able to drive, reduces the traffic and parking pressures in the area to acceptable levels. Because the enclosing of patios will not increase the number of residents on the main campus, it is felt that there will also be no effect to the neighborhood in allowing these to proceed.
2. The properties acquired by Redwood Terrace have been fully renovated, including extensive remodeling of the structures themselves, relandscaping of each of the yards, and curb, gutter and sidewalk improvements. Staff believes these renovations have improved the neighborhood in property value and appearance. The patios on the existing campus units requesting to be enclosed cannot readily be seen from the surrounding neighborhood, but only internally from within the campus. Staff does not feel this request is of any concern.

Respectfully Submitted,



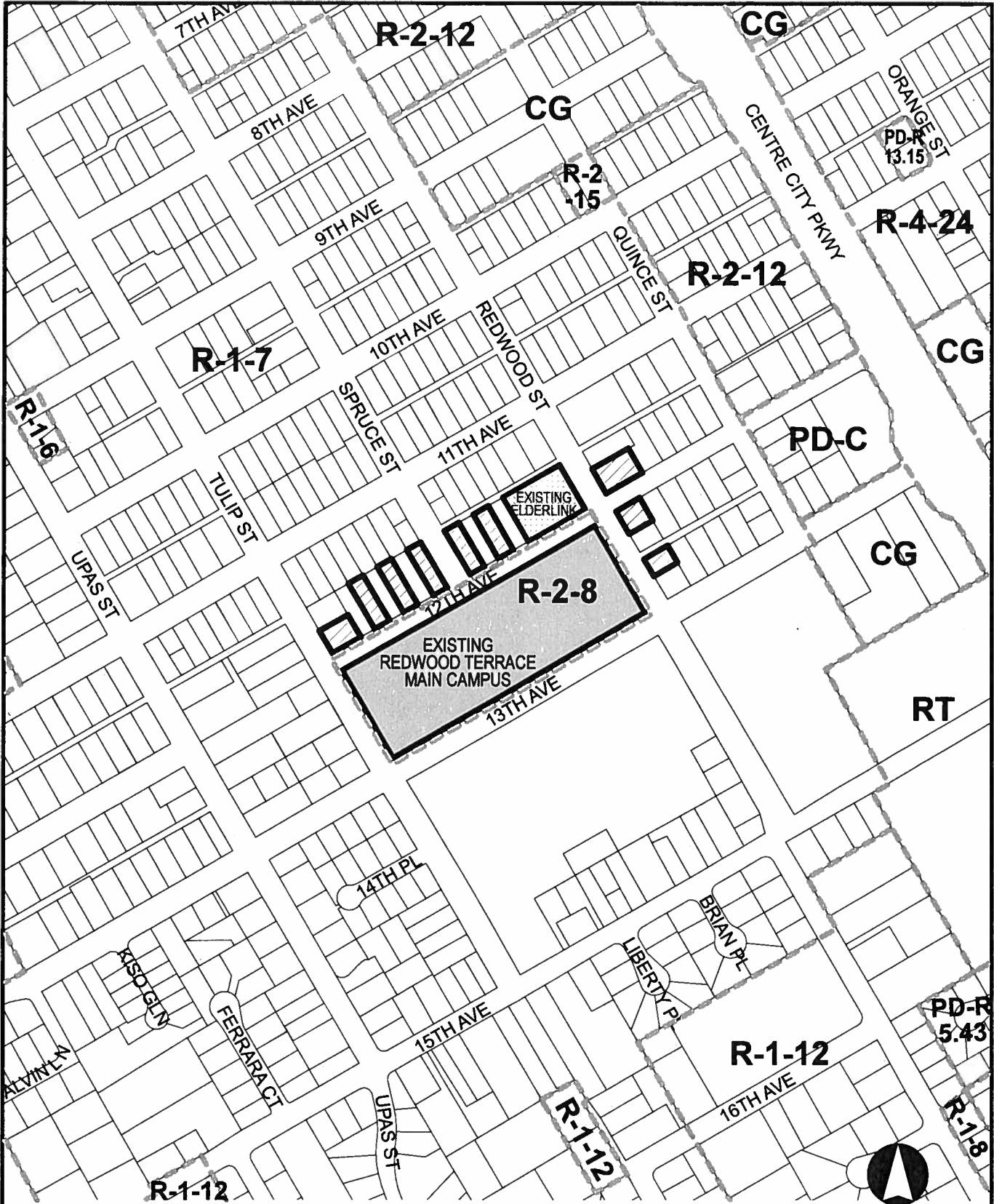
Paul K. Bingham
Assistant Planner II



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**PROPOSED PROJECT
PHG 10-0004**



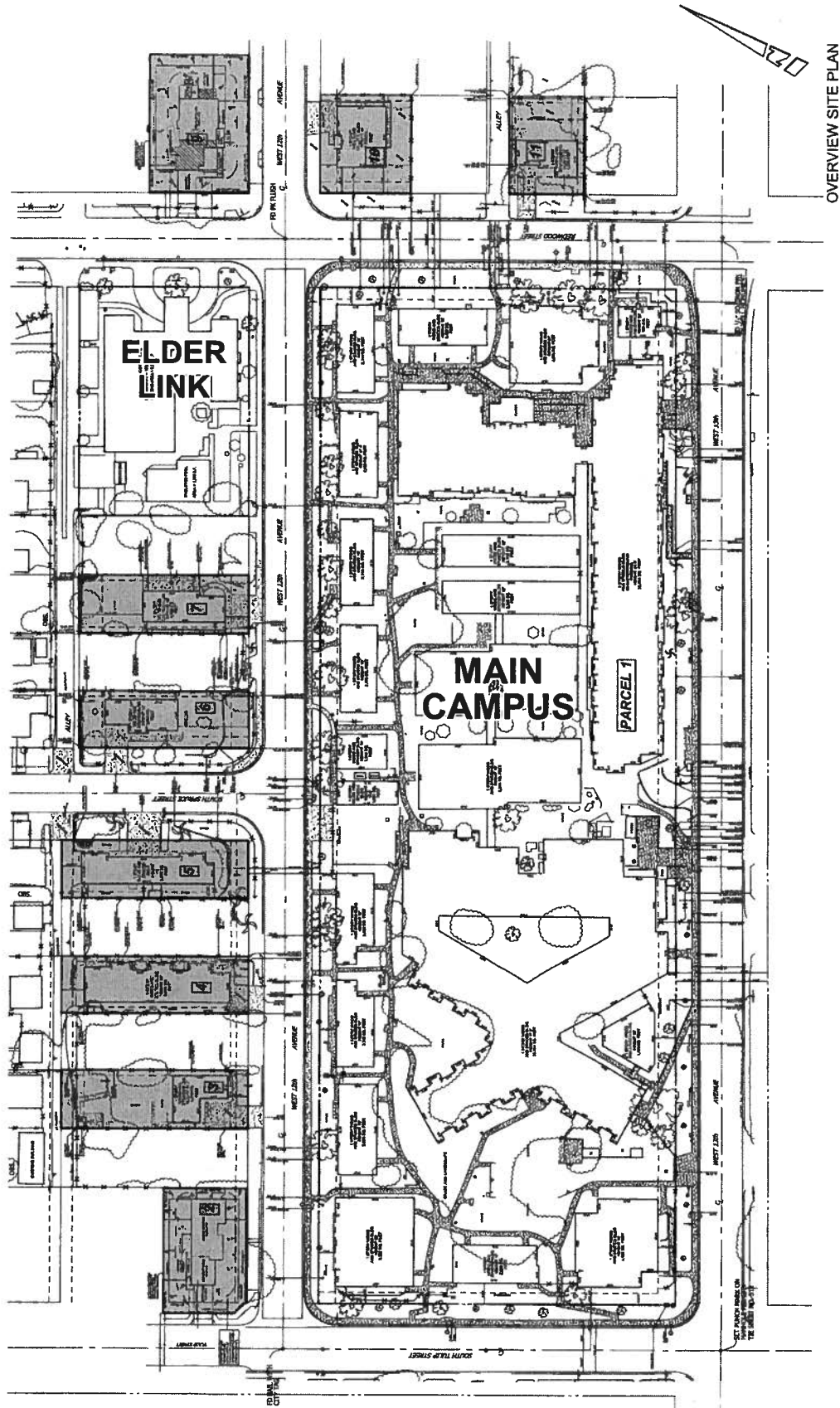


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**PROPOSED PROJECT
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LOCATION/ZONING



**9 RESIDENTIAL UNITS TO ADD TO CURRENT CUP
PHG 10-0004**



SITE PLAN

ADA ACCESS TO
MAIN CAMPUS

ELDER
LINK

MAIN
CAMPUS

PARCEL 1

PARKING
GARAGE EXIT

PARKING
GARAGE EXIT

ENTRY TO
LOADING DOCK

ADA ACCESS TO
MAIN CAMPUS

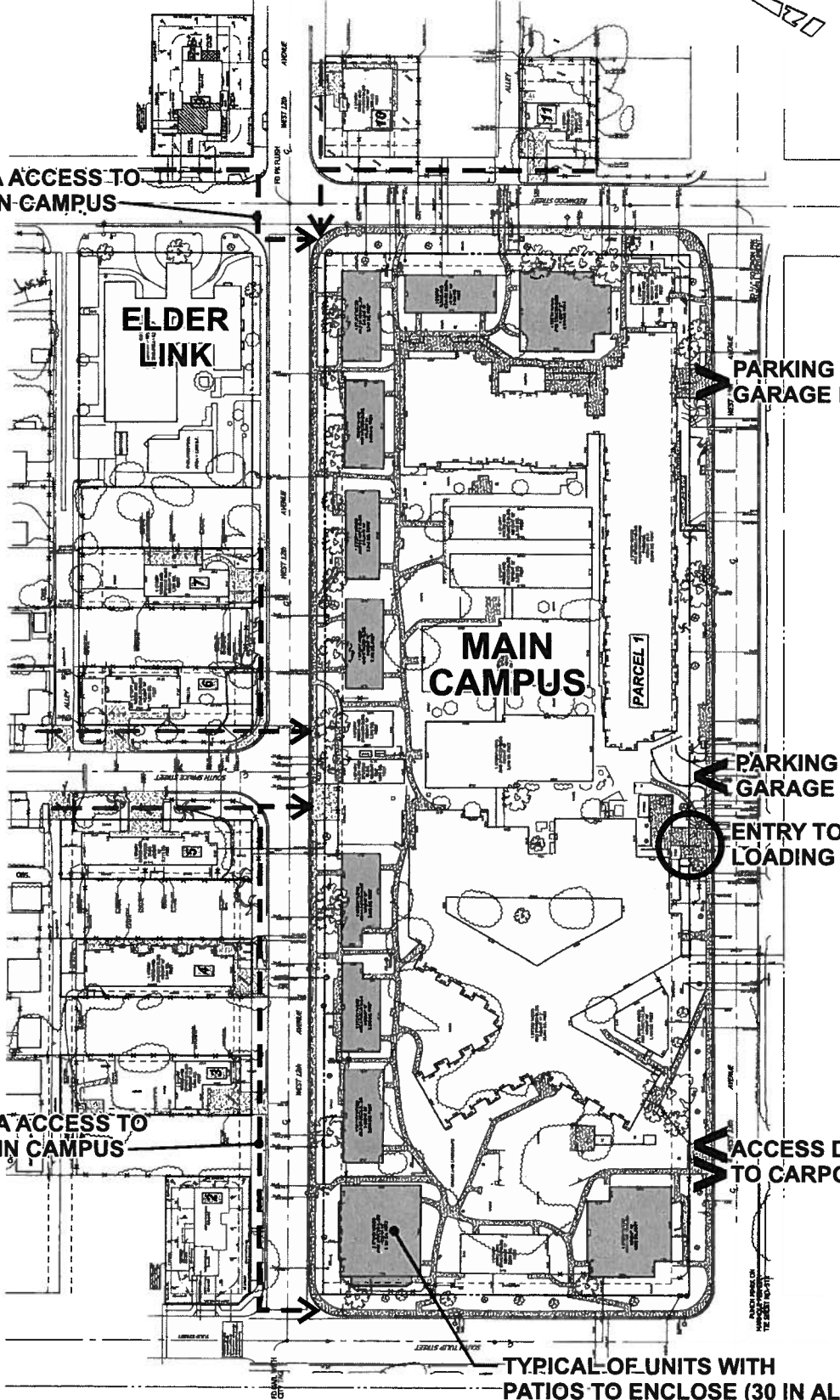
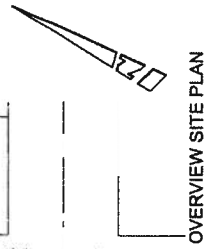
ACCESS DRIVE
TO CARPORTS

TYPICAL OF UNITS WITH
PATIOS TO ENCLOSE (30 IN ALL)

PROPOSED PATIO ENCLOSURE & PROJECT ACCESS PHG 10-0004



SITE PLAN



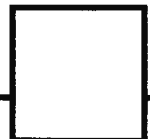


Main Campus Assisted Living Units

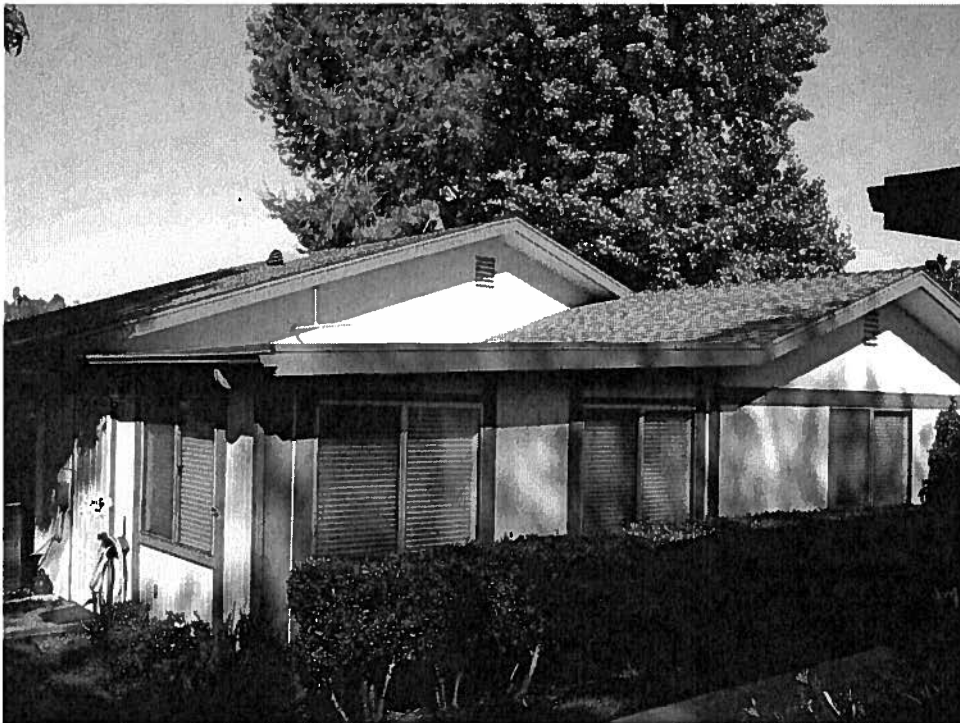


Elder Link

**EXISTING FACILITIES
APPROVED UNDER PREVIOUS CUP
PHG 10-0004**



PHOTOS



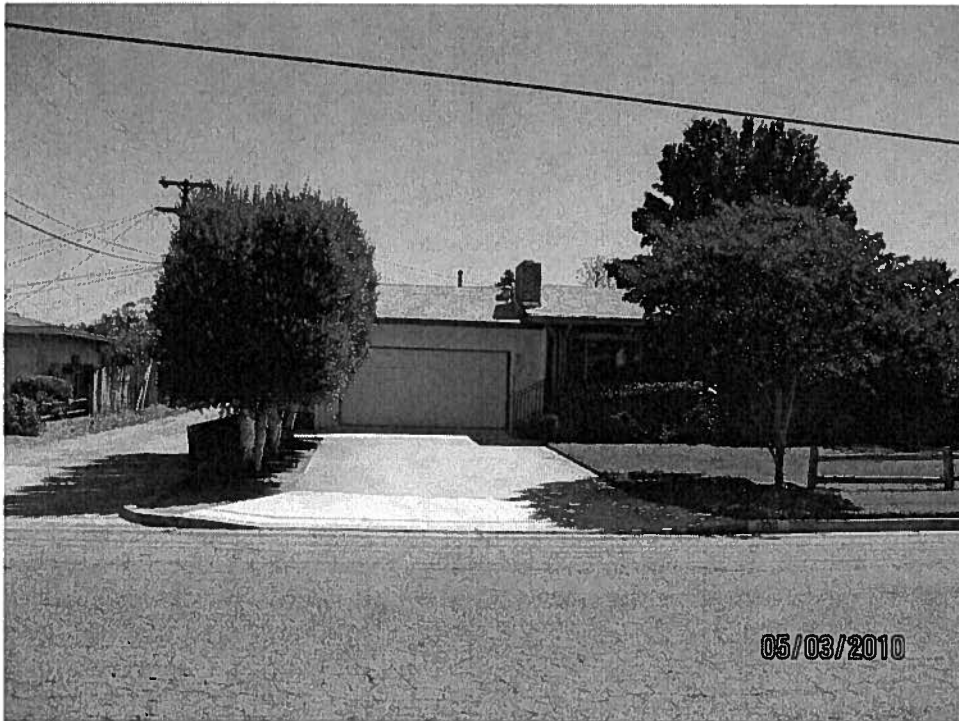
**ENCLOSING EXISTING COVERED PATIOS
PHG 10-0004**



PHOTOS

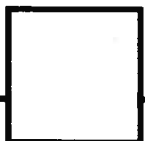


1122 S. Redwood St.

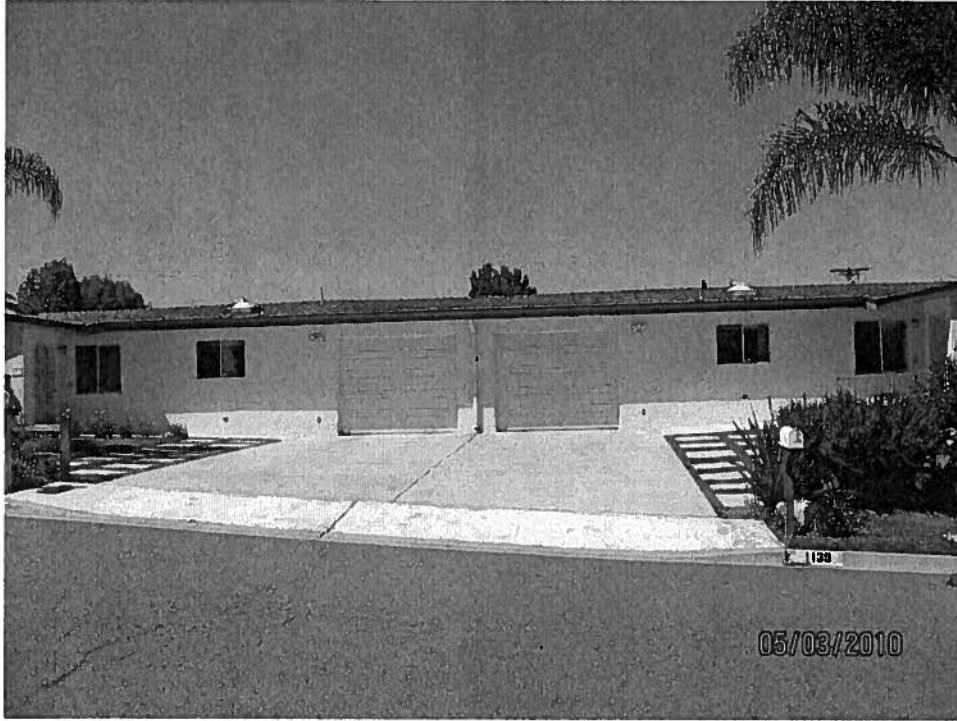


1230 S. Redwood St.

**EXISTING NEIGHBORHOOD RESIDENCES
ACQUIRED BY REDWOOD TERRACE
PHG 10-0004**



PHOTOS

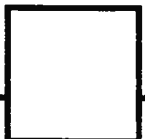


1139-1141 S. Spruce St. Duplex

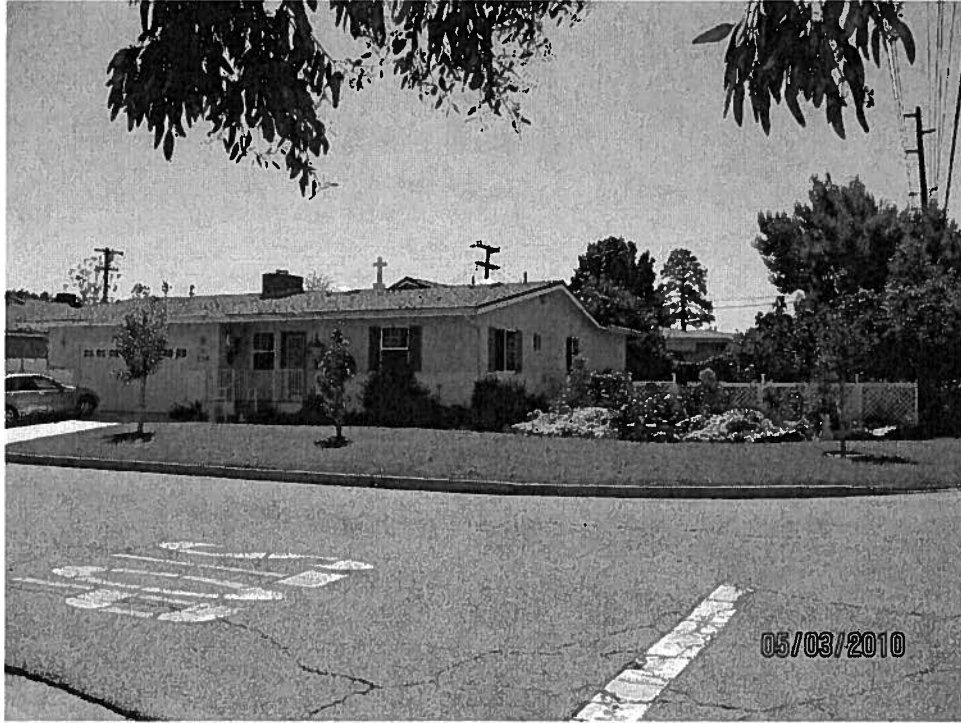


1140 S. Spruce St.

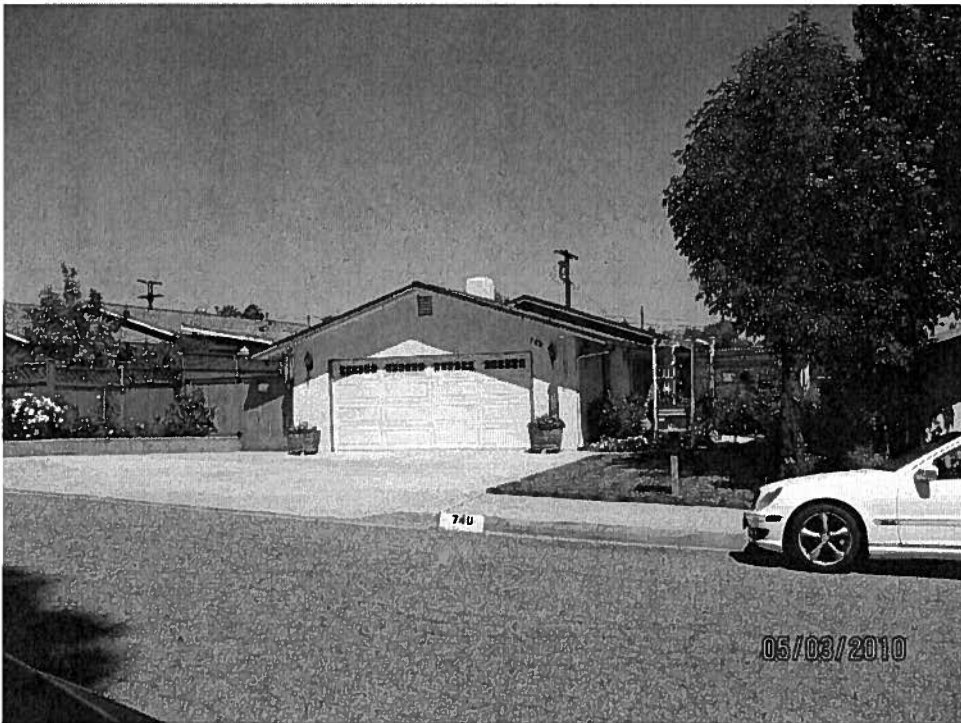
**EXISTING NEIGHBORHOOD RESIDENCES
ACQUIRED BY REDWOOD TERRACE
PHG 10-0004**



PHOTOS



651 W. 12th Ave.

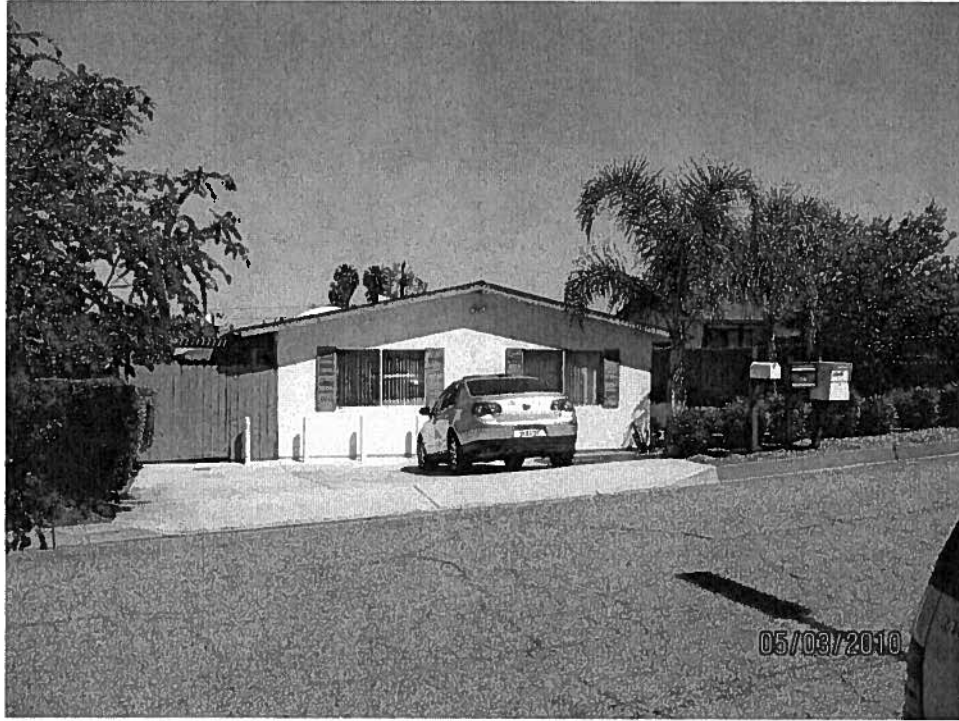


740 W. 12th Ave.

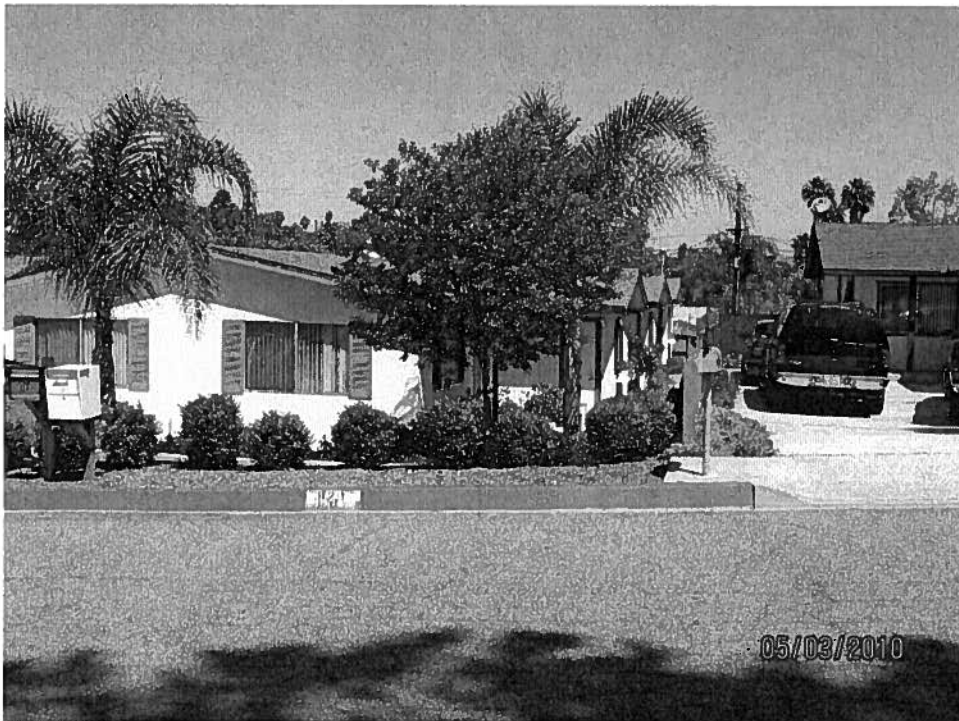
**EXISTING NEIGHBORHOOD RESIDENCES
ACQUIRED BY REDWOOD TERRACE
PHG 10-0004**



PHOTOS

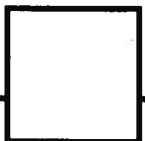


820-824 W. 12th Ave. Triplex

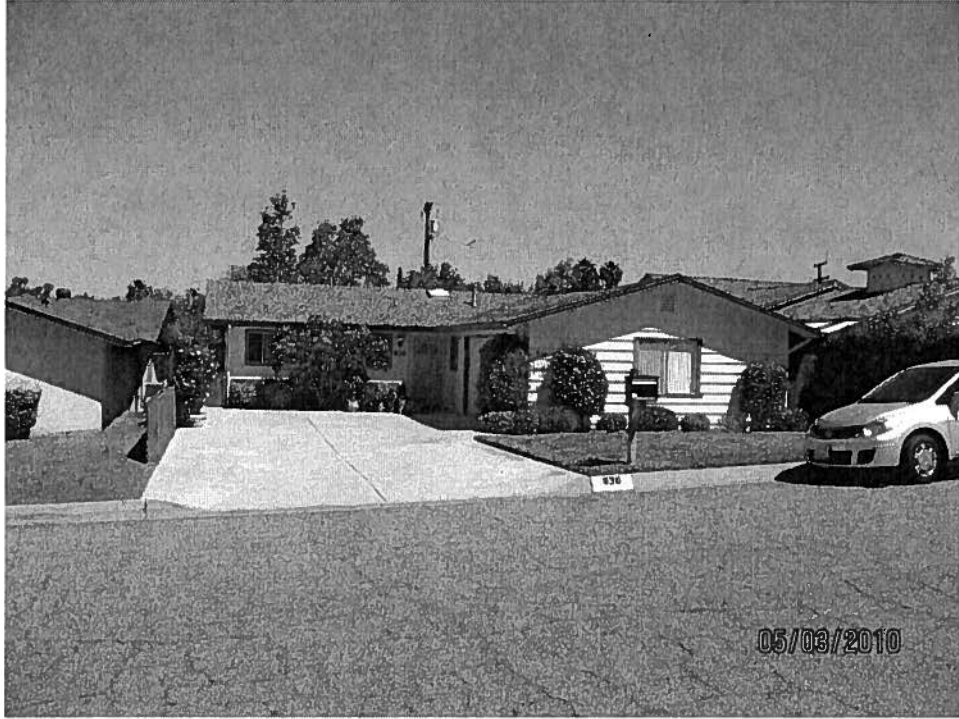


820-824 W. 12th Ave. Triplex Side View

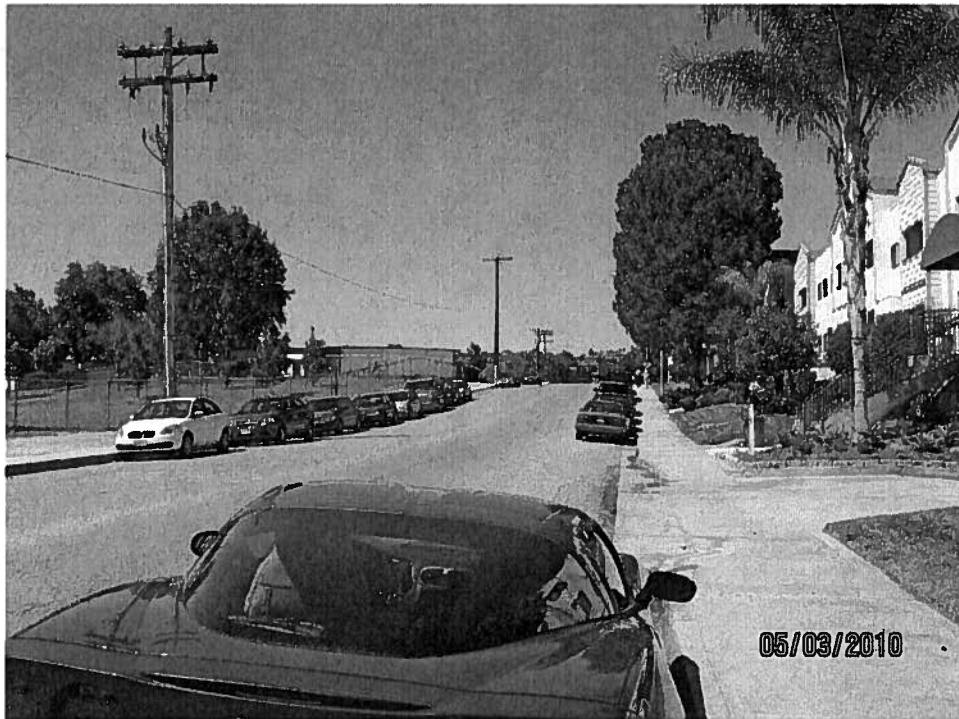
**EXISTING NEIGHBORHOOD RESIDENCES
ACQUIRED BY REDWOOD TERRACE
PHG 10-0004**



PHOTOS



836 W. 12th Ave.



Street parking along 13th Ave.

**PROPOSED PROJECT
PHG 10-0004**

PHOTOS

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH - R-1-7 with existing single family residential development.

SOUTH - R-1-7 with existing single family residential development and Felicita Elementary School.

EAST - R-1-7 with existing single family residential development and Grace Evangelical Lutheran Church.

WEST - R-1-7 with existing single family residential development.

B. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service – The Police Department has stated that they have no concerns with the project nor concerns regarding their ability to provide service to the various properties within this Modification request.
2. Effect on Fire Service –The Fire Department has expressed no concerns relative to its ability to provide service to the various properties within this Modification request. Both fire stations numbers 5 & 6 are within the five minute response time mandated by the General Plan.
3. Traffic – The project is not anticipated to generate any more traffic than already exists in the area.
4. Utilities – City sewer and water services are available from existing mains in the adjacent streets. Because the project relies on already existing units, it will not materially degrade the levels of service of the public sewer and water systems.
5. Drainage – There are no significant drainage courses within or adjoining the property. Runoff from the project will be directed to the adjoining public street or other approved drainage facility. Because the project relies on units already existing, it will not materially degrade the levels of service of the existing drainage facilities.

C. ENVIRONMENTAL STATUS

1. The project is exempt from environmental review in conformance with the California Environmental Quality Act's section 15303 "New Construction or Conversion of Small Structures" and a Notice of Exemption has been prepared.

D. CONFORMANCE WITH CITY POLICY

General Plan - The current General Plan land use designation on the main campus site is U2 (Urban II), up to 12 DUs per acre. It is currently developed with 21.2 DUs per acre, which was approved through the PUA (Planned Unit Approval) process in 1986. The current General Plan land use designation for the residential properties to become part of the facility is U1 (Urban I), up to 5.5 DUs per acre. The existing aggregate density of the nine parcels is 7.9 DUs per acre. Both the main campus and the existing neighborhood residences were developed at an earlier date when the zoning and General Plan allowed for higher densities. While three of the residential properties (820-824 W. 12th Ave., 1139-1141 S. Spruce & 1230 S. Redwood St.) do not meet current General Plan density rules and are considered legal non-conforming, the remaining six properties do. The project will be required to conform to the provisions of the Citywide Facilities Plan through the payment of fees to ensure that the Quality of Life Standards will continue to be met. Redwood Terrace's request to incorporate existing residences into their operation will not result in the addition of more units to the neighborhood and so the density of the area will be left unchanged.

As the City's General Plan is being updated, it should be noted that the current Draft of the General Plan Update shows the two blocks along 12th and 13th Avenues between Redwood Street and Centre City Parkway being changed to a General Plan designation which will allow mixed residential and business. This will operate as a live-work arrangement similar to how the current Neighborhood Professional District of the Downtown Specific Plan works now. Under the new zoning, an individual could, for example, live and also operate an accounting business out of the same structure. The

three Redwood Terrace-owned properties at 1122 & 1230 S. Redwood Street and 651 W. 12th Avenue would be affected by the change if adopted by voters in November 2012. But even if adopted, the use as residences by Redwood Terrace would continue to be consistent with the new zoning under the Conditional Use Permit. The other properties associated with Redwood Terrace will have no zoning changes.

E. ISSUE ANALYSIS

1. Whether the proposed expansions affects the neighborhood adversely, ie.; regarding pedestrian access, traffic, and parking.

Pedestrian Improvements:

Under the Conditions of Approval for this CUP Modification, the applicant will be required to provide further curb, gutter and sidewalk improvements along the north side of 12th Avenue and the east side of Redwood Street to insure ADA compliant pedestrian access along the Public Way. These improvements will allow pedestrians to walk more safely to the main campus from any of the nine Independent Living properties acquired by Redwood Terrace. The applicant has requested the possibility of paying an in lieu fee instead of actual construction in certain areas along West 12th Avenue. Our Engineering Department has maintained the position that it will be necessary to complete the improvements, but may be able to offer some flexibility as to where the improvements are done depending on actual site conditions so long as a continuous path of travel can be established for all Independent Living residents.

Parking:

One neighbor filed a complaint last year regarding street parking along West 12th Avenue. Staff found in its research of the issue that all the uses existing on the main campus and the Elder Link facility today have been operating at the same levels for many years. These uses were constructed with the requisite number of parking spaces required at that time of their approval. At that time the zoning and General Plan requirements allowed for higher densities. No change to the main campus or Elder Link is currently proposed that would alter the existing uses or require an increase to existing parking beyond what was previously approved. However, with Felicita Elementary School and Grace Evangelical Lutheran Church on the corners of South Redwood Street and West 13th Avenue, an abundance of cars parking within the surrounding neighborhood is to be expected on those occasions when large functions take place. Since most all of the nine existing properties recently acquired by Redwood Terrace have 2-car garages and adequate driveway space for two additional cars, they have the same off-street parking facilities as the other single-family units in the neighborhood. In 1990 the Elder Link project included 16 parking spaces, 13 of which were designated for use by 13 additional employees leading to an increase in available off-street parking in the area. Staff feels the nature of the Redwood Terrace facility and its existing parking availability will not degrade the traffic or parking in the surrounding neighborhood. Additionally, the enclosing of the 30 patios on campus will not increase the number of residents or staff, nor adversely affect traffic or parking.

Traffic:

Although there would be no change in the residential use or average daily trips attributed to the nine additional Independent Living properties acquired, the expectation is that the senior residents would generate fewer than 10 ADT per unit. In addition, the number of Redwood Terrace employees will remain the same. Therefore, there will be no increase in traffic in the neighborhood because of the nine properties added, nor the proposed improvements on the main campus.

2. Whether the changes are aesthetically appropriate for the neighborhood.

Redwood Terrace has extensively renovated and rehabilitated each of the nine residential properties it has acquired. Among the improvements are new roofs, new curbs, gutters, sidewalks and driveways and new landscaping. The applicant will be required to provide further improvements along the north side of 12th Avenue for further safe pedestrian access. The aesthetics and functionality of the neighborhood will be enhanced by these changes. They will also likely affect neighborhood property values positively. The proposal to enclose the 30 rear covered patio areas on 30 Assisted Living units will likely have no effect on the neighborhood as the enclosures will use the same materials and colors as the existing Assisted Living units and will not be readily seen except from within the campus complex. There are no design review issues with this project.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The main campus is located at 710 W. 13th Avenue comprising the entire block between 12th & 13th Avenues and Tulip & Redwood Streets. Across the street to the north at the corner of 12th Avenue and Redwood Street (addressed as 1151 S. Redwood Street) is Redwood Terrace's Elder Link facility which operates as an elder daycare center. Nine other 1-story residential properties have been acquired by Redwood Terrace across the street from their main campus. Most all of buildings owned and operated by Redwood Terrace on the main campus, at the Elder Link facility and the residential neighborhood structures they have acquired are 1-story and of wood and stucco construction. The only exception is one 2-story building with parking underneath that is located along 13th Avenue facing Felicita Elementary School. It is also of wood and stucco construction.

B. SUPPLEMENTAL DETAILS OF REQUEST

CURRENT CONDITIONS

<u>Parcel:</u>	<u>Property Address:</u>	<u>Type:</u>	<u>Lot Size:</u>	<u>Bldg Size:</u>	<u>Height:</u>	<u># Units:</u>	<u>Lot Coverage:</u>
1	710 W 13 th Ave.	Main Campus	271,920 SF	(various)	1 & 2-story	133*	49%
2	854 W 12 th Ave.	Residence	7,810 SF	1,385 SF	1-story	1	24%
3	836 W 12 th Ave.	Residence	8,000 SF	1,418 SF	1-story	1	18%
4	820-824 W 12 th Ave	Triplex	8,000 SF	3,884 SF	1-story	3	49%
5	1139-1141 S Spruce	Duplex	8,000 SF	2,771 SF	1-story	2	36%
6	1140 S Spruce	Residence	7,250 SF	1,603 SF	1-story	1	22%
7	740 W 12 th Ave.	Residence	7,250 SF	1,765 SF	1-story	1	24%
8	1151 S Redwood	Elder Link	30,000 SF	11,100 SF	1-story	0	37%
9	1122 S Redwood	Residence	10,200 SF	1,383 SF	1-story	1	18%
10	651 W. 12 th Ave.	Residence	6,800 SF	2,200 SF	1-story	1	32%
11	1230 S Redwood	Residence	5,525 SF	1,376 SF	1-story	1	25%

* The main campus also includes an additional 59 beds in their skilled nursing facility.

OPERATION OF THE FACILITIES

Redwood Terrace currently operates as a comprehensive senior care facility. It provides elder daycare services at its Elder Link where seniors come for the day, but do not stay for the night. In the portions of the facility where seniors do reside, there are four levels of care provided: Independent Living, Assisted Living, Memory Care, and Skilled Nursing Care. The level of care is determined on an individual basis in conjunction with each resident, their family, their physician, and Redwood Terrace staff. Independent Living residents are able to perform all the activities of daily living on their own. There are panic buttons in their residences monitored 24/7, cleaning and maintenance services provided, and they may come to the main campus and use the facilities there. These are the contracted services that would be provided to the residents of the nine additional properties. Assisted Living residents need help or choose to have help with the activities of daily living. As an example, they may be able to dress and bathe on their own but may have difficulty preparing meals, so use the dining room. Medication management is also a typical function of assisted living. Memory Care residents have been diagnosed with Dementia, Alzheimer's, or have another cognitive impairment that requires on-going help and supervision. Skilled nursing residents may be temporary or longer term residents. They may be temporary when recovering from surgery or other medical conditions, or may require long-term management of chronic conditions. No changes are proposed for the existing Assisted Living, Memory Care or Skilled Nursing components. The number of employees full and part-time operating in three shifts in all Redwood Terrace facilities is 172. The largest shift (day shift) has 102 employees. These numbers are consistent with those previously approved and so no increase in employees is anticipated.

CURRENT CARE BEING PROVIDED

<u>Types:</u>	<u># Units:</u>	<u>Location of Units/Beds:</u>
Independent Living	98	86 main campus, 12 in residential properties acquired across the street
Assisted Living	29	main campus
Memory Care	6	main campus
Skilled Nursing	59 beds	main campus

C. CODE COMPLIANCE ANALYSIS

	<u>Proposed</u>	<u>Required</u>
1. Off-Street Parking:		
Main Campus (R-2-8):	existing to remain	130 spaces as per previous zoning and PUA
All other properties (R-1-7)	existing to remain	2 covered spaces, or per prior approvals

D. GENERAL PLAN COMPLIANCE

1. General Plan:
 - a. Land Use Element Designations:
 - Main Campus: U2 (Urban II – up to 12 D.U. per acre)
 - Other Properties: U1 (Urban I – up to 5.5 D.U. per acre)
 - b. Circulation Element:

Tulip Street and 13th Avenue are classified as Local Collector streets in the Circulation Element with right-of-ways of 66'. 12th Avenue, Redwood and Spruce Streets are unclassified residential City streets built to City standards but with a right-of-way less than 66'.
 - c. Noise Element:

Neither the existing facility nor any of the additional properties being requested for inclusion lie within any current Noise Corridors.
 - d. Ridgeline:

The site is not located on or near any intermediate or skyline ridgelines.
 - e. Trails:

There are no trail dedications required at this site.

EXHIBIT "A"

FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG10-0004

1. Approval of this Conditional Use Permit Modification is based on sound principals of land use in response to services required by the community as senior care facilities are generally allowed in residential areas with compatible design elements.
2. This request will not cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed expansion of the facility does not increase the number of employees or residents already present in the neighborhood.
3. This Conditional Use Permit Modification has been considered in relationship with its effect on the community. As conditioned, the proposal would improve pedestrian circulation and would not increase the parking needs or traffic in the neighborhood from their present levels.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PHG10-0004

General

1. Prior to or concurrent with the issuance of building permits, the appropriate development fees and Citywide Facility fees shall be paid in accordance with the prevailing fee schedule in effect at the time of building permit issuance, to the satisfaction of the Community Development Director.
2. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Building Official, and the Fire Chief.
3. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees, commissioners, or board members assume responsibility for the accuracy of said legal description.
4. Fire hydrant spacing and location must be approved by the Fire Department. The number, timing and minimum GPM fire flow shall be coordinated with the Fire Chief. Any necessary fire protection facilities and improvements shall be subject to the review and approval of the Fire Department.
5. All requirements of the Public Art Partnership Program, Ordinance No. 86-70 shall be satisfied prior to building permit issuance. The ordinance requires that a public art fee be added at the time of the building permit issuance for the purpose of participating in the City Public Art Program.
6. All exterior lighting shall conform to the requirements of Article 1072, Outdoor Lighting (Ordinance No. 86-75).
7. Any proposed signage associated with this project must comply with the City's Sign Ordinance (Ord. 92-47).
8. All improvements to the facility must comply with all current Storm Water requirements.
9. The City of Escondido hereby notifies the applicant that the County Clerk's office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with the California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable), a check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specific time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
10. All patio enclosures will require building permits. Only enclosures for existing covered patios on Assisted Living units at the facility are allowed under this Conditional Use Permit Modification approval.

ENGINEERING CONDITIONS

STREET IMPROVEMENTS AND TRAFFIC

1. Project owner shall provide continuous pedestrian access that consists of an ADA compliant 5 foot wide sidewalk between the main Redwood Terrace Senior Care campus and all the properties included in the Conditional Use Permit. Current ADA compliance sidewalks shall be provided at the following locations:
 - a. 12th Avenue: Spruce Street to Tulip Street, and along 651 W. 12th Avenue.
 - b. Spruce Street: along 1139-1141 and 1140 S. Spruce Street.
 - c. Redwood Street: along 1220, 1230 and 651 W. 12th Avenue.
2. Project owner shall install current ADA compliance curb ramps with truncated domes at the following locations:
 - a. Intersection of West 12th Avenue and Redwood: all corners except the northeasterly corner.
 - b. West 12th Avenue and Tulip Street: SE corner.
 - c. West 12th Avenue and Spruce Street: northerly corners and corresponding access points to the south.
3. A cash security shall be posted to pay any costs incurred by the City to clean-up eroded soils and debris, repair damage to public and private property/improvements, install new BMPs, and stabilize and/or close-up a non-responsive or abandoned project. Any moneys used by the City for cleanup or damage will be drawn from this security. The remaining portion of this cleanup security shall be released upon final acceptance of the grading and improvements for this project. The amount of the cash security shall be \$5000.00.

All improvements shall be constructed in accordance with the current City standards and to the satisfaction of the City Engineer. City encroachment permit shall be obtained for all the work with public right-of-way.



CITY OF ESCONDIDO
 PLANNING DIVISION
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
 Attn: Vanessa Esquivel
 P.O. Box 121750
 San Diego, CA 92112-1750

From: City of Escondido
 Planning Division
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No.: CUP Modification to allow improvements to existing Senior Care Facility – PHG 10-0004

Project Location - Specific: 1122 & 1230 S. Redwood St., 1139, 1140 & 1141 S. Spruce St., and 651, 740, 820, 822, 824, 836 & 854 W. 12th Ave. (APNs 236-091-1200, 236-094-0100, 236-072-2700, 236-074-0100, 236-094-1500, 236-074-0300, 236-0722-2900, 236-072-3100 and 236-072-4200) totaling approximately 1.5 acres are to be added to the main campus at 710 W. 13th Ave. and 1151 S. Redwood St. (APNs 236-073-0100 and 236-074-1700) located along West 12th Ave. and West 13th Ave. between Redwood St. and South Tulip St.

Project Location - City: Escondido, CA

Project Location - County: San Diego

Description of Project:

A Modification to a previously approved Conditional Use Permit to allow the Redwood Terrace Continuing Care Retirement Community to expand by acquiring twelve (12) existing residential units on separate lots located along Redwood Street and 12th Avenue. These units are across the street from the main campus and will become part of the facility's operations. In addition, the Modification proposes to allow enclosing existing 210+ SF backyard patios into living space on each of thirty (30) existing assisted living units already on the main campus.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project

Name: Orest Dolyniuk for Redwood Senior Homes & Services/Southern California Presbyterian Homes (SCPH)

Address: 1125 East Broadway #231, Glendale, CA 91205 Telephone: (818) 259-7568

Private entity School district Local public agency State agency Other special district

Exempt Status:

Categorical Exemptions. CEQA Section 15303 Class 3 (a)(b)(e) "New Construction or Conversion of Small Structures."

Reasons why project is exempt:

1. The proposed development is consistent with the U1 and U2 General Plan designation and the R-1 and R-2 zoning on the property, and no variances are required.
2. All services and access to the property are available or can be provided to local standards.
3. The proposed development will not cause the removal of any sensitive habitat or affect any cultural or historic resources.
4. The upgrade will not increase pollutants, increase noise or increase density in the area.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: Paul K. Bingham
 Paul K. Bingham, Assistant Planner II

3/8/12
 Date

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant



Clay Phillips
City Manager
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4631 Fax: 760-839-4578

September 12, 2011

Mr. Dennis Pasch
826 West Twelfth Avenue
Escondido, CA 92025

RE: Concern about on-street parking along the 800 block of West 12th Avenue
C2011.0034 / Project Case #PHG10-0004

Dear Mr. Pasch:

We appreciate you contacting us and sharing your neighborhood concerns. The City of Escondido acknowledges receipt of your specific complaint regarding parking issues on West 12th Avenue across from the Redwood Terrace elderly care facility.

Employees in several City departments have been investigating the parking situation. I understand that a Police Officer talked to you on August 24, 2011 and determined that the on-street parking was open to public parking. Planning Division staff is researching the conditions of approval for the original and any subsequent Conditional Use Permit (CUP) approvals for the Redwood Terrace care facility to determine what the parking requirements are for its employees and guests.

As you may know, the operators and owners of the Redwood Terrace development have filed an application to modify the CUP to add several existing residences on 12th Avenue and Redwood Street to their facilities (Project Case #PHG10-0004). The application is incomplete at this time and staff is working with the applicant to get the additional information required to make the application complete for the review process. As part of this modification process, city staff will be assessing the parking requirements for the expansion, any previously approved parking conditions or restrictions, and the potential parking impacts to neighboring properties. These issues will be resolved as part of the project review and public hearing.

I understand you have also talked with the Project Planner, Paul Bingham, who is researching previous approvals for Redwood Terrace. He will keep you informed of the findings of his research. The CUP modification request will be a public hearing before the Planning Commission, which will be publicly noticed, including large signs posted in your neighborhood. A specific notice will be mailed to you inviting you to attend the hearing. Staff anticipates the project going to the Planning Commission before the end of the year. Please contact the project planner, Paul Bingham, directly at 760-839-4306, or Rozanne Cherry, Principal Planner, at 760-839-4536, with any additional questions.

Thank you again for your involvement in our community.

Sincerely,

Clay Phillips
City Manager

cc: Barbara Redlitz, Director of Community Development
Corine Neuffer, Deputy City Attorney
Brian Gustafson, Code Enforcement Manager
Paul Bingham, Assistant Planner II