

Public Correspondence Item 3

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Flannery, Kathleen](#); [Slovick, Mark](#); [Neufeld, Darin](#); [Armstrong, Jacob](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, September 16, 2020 8:12:17 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ralph Schmiedicke submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 3. Bonsall Carefield Facility Site Plan and Rezone; PDS2019-STP-19-005, PDS2019-REZ-19-001 To speak on this item call (619) 343-2539 and use ID 756 615 864#

eComment: My home butts against the property. The project is appropriate. 1. Property is currently a fire hazard and 2. Will have minimal vehicle traffic and noise and is more compatible for the community than the type of structure that the property is currently zoned for. 3. Bonsall lacks an elder care facility. 4. Carefield has gone above and beyond in their community outreach to ensure that the local community has had ample opportunity to express any concern. Please approve this project. Thank you

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September 15, 2020

Douglas Barnhart, Chairman
San Diego County Planning Commission
5510 Overland Ave.
San Diego, CA 92123

Re: Solana Carefield Assisted Living Facility

Dear Chairman Barnhart:

I am representing Carefield Living LLC, which is proposing an Assisted Living Facility (Group Care) in the Bonsall Area. This Facility would be located approximately 750 feet south west of the intersection of SR 76 and South Mission Road in the Bonsall Area. The property is in the Office Professional Plan Designation and is zoned C30, Office Professional.

The request is a Site Plan and Rezone. The C30 Zone does not permit Group Care, which includes Assisted Care Facilities, so the request is to change the zoning to the C46 Medical Center Use regulation. This zone is generally more restrictive than the C30 and is consistent with the Office Professional Plan Designation as well as permitting Group Care with a Site Plan.

This facility would consist of 80 units with 6 of the units having 2 beds for a total occupancy of 86 residents. There would also be 41 staff spread over 3 shifts. 24 of the units would be in the memory care section of the project. There would be a common kitchen, and outside recreation facilities such as a swimming pool, Bocce Ball Court, and outdoor dining. Based on the other facilities operated by Carefield Living, the typical age of a resident is anticipated to be 85. There will be 45 parking spaces, and for higher visitation dates, such as Christmas or Mother's Day, a valet service will be provided to park visitor's cars. Residents are not permitted to have their own cars or drive to and from the facility unless they have an order from their doctor, but there will be transportation provided by the facility.

The Architecture and landscaping have been carefully designed to fit with the character of the Bonsall Community and to reduce the impact to the homes on the ridge to the northwest of this property.

We would request that Planning Commission recommend approval to the Board of Supervisors for the following reasons:

1. There is a need for this type of facility in Bonsall.

There is a need for those individuals who require some degree of assistance in everyday living, but do not want to leave their community. This is recognized by the Community in the Bonsall Community Plan Text, Policy LU-3.1.6 which reads:

Encourage the development of assisted living facilities adjacent to the Bonsall River Village, while maintaining assisted living and conventional residential units.

This project is not adjacent to the Bonsall River Village, but is within 800 feet.

2. This use will be an asset to the Community.

This will be an attractive facility that will not generate a great deal of traffic or noise. Additionally, it has been designed to be enhance the ambiance of the Bonsall Community.

3. This use will be more compatible with the neighborhood and the community than an office professional building which would only be permitted with only a Site Plan for Design Review by the present zoning.

a. The Site Plan required by the C46 has its own set of findings to be made in addition to the requirements of the Bonsall Design Guidelines and the Building Code. An office building would only need to be comply with the Bonsall Design Guidelines and the Building Code.

b. The trip generation of a similar sized office building would be more than that of the requested use. An office use would thereby create more traffic and noise.

c. The Assisted Living Facility would be more compatible with the surrounding neighborhood.

3. The project has been situated on the lot to minimize impacts to the neighbors on the ridge.

a. The buildings on this project have been moved as close to the road as possible to maximize the distance to the homes on the ridge.

b. Much of the parking has been placed in the front of the building to minimize noise and activity near the homes on the ridge. (The parking in the front of the building will be shielded from views along SR 76—See point 4 below)

c. The ridge to the northwest slopes up as you move from Thoroughbred Lane north. Therefore, the home closest to Thoroughbred Lane has the lowest elevation. Thus the single story buildings have been placed closest to Thoroughbred Lane to accommodate this home.

4. Landscaping has been selected to lessen the impacts to the homes on the ridge and to protect views from SR76.

a. Moundings will be placed between the parking areas and SR 76, and on those moundings will be a combination of bushes and trees interspaced so the vehicles in the parking area will not be visible from SR76, but not so solid that they will totally block a view of the buildings comprising this project.

b. Trees will be planted on the slope at the rear of the buildings that are spaced far enough apart to avoid blocking the views of the homes on the ridgeline, but still serve as a buffer between the homes and this facility.

5. This development will help protect the homes to the northwest from fires.

The subject property burned during the Lilac Fire of 2017. The grass had been kept mowed by the owner of the property in accordance with the direction of the North County Fire Protection District, but still burned. Firefighters were able to keep the fire from damaging the homes on the ridge by lining up along the fence line of the homes. Having the dried grass removed and replaced with irrigated vegetation would be helpful to the safety of the homes. In addition, there will be a fire truck turnaround behind the buildings so emergency vehicles would be able to come closer to the homes. Finally, there would be two additional fire hydrants along the Mission Road frontage of the property.

6. This project has received positive recommendations from the Bonsall Community Sponsor Group as well as the Planning and Development Services Staff.

On April 2, 2020 the Bonsall Community Sponsor Group voted 4-1 to recommend approval of the project. PDS is also recommending approval of the project.

In closing, we would appreciate your recommendation of approval to the Board of Supervisors.

Sincerely,

James Chagala

James Chagala, Ph.D.
Principal