



April 6, 2011

The City of Pleasanton  
Attn: Jenny Soo  
200 Old Bernal Avenue  
Pleasanton, CA 94566

*PCUP-185*  
**RECEIVED**

**APR 06 2011**

**CITY OF PLEASANTON  
PLANNING DIVISION**

**Subject: Pleasanton Nursing & Rehabilitation Center**

**EXHIBIT B**

Dear Ms. Soo:

As you are aware, Pleasanton Nursing & Rehabilitation Center ("Generations Healthcare") located at 300 Neal Street, Pleasanton CA 94566 is seeking to modify Conditional Use Permit UP-71-13. This letter outlines the history of the existing conditional use permit, the necessity for a modified conditional use permit, and the steps Generations Healthcare has and will continue to take to gather the support of the neighbors to obtain a modified conditional use permit.

### **History of Existing Conditional Use Permit**

In 1971, the City of Pleasanton's Planning Commission approved UP-71-13 ("CUP") which allowed the construction and operation of a 129 bed convalescent facility and the facility was completed in 1974. On July 18, 1973, the State of California licensed the facility as a 139 bed skilled nursing facility.

Generations Healthcare acquired the facility on May 1, 2003. At the time Generations Healthcare purchased the facility, the facility was licensed by the State of California and was being operated by the prior owner as a 139 bed skilled nursing facility. During the acquisition, it was represented in various legal documents that the facility was permitted and legally operating as a 139 bed skilled nursing facility; at no time was Generations Healthcare aware of the conflicting CUP. It was not until Generations Healthcare applied for a Planned Unit Development that it became aware of the conflicting CUP.

Generations Healthcare is dedicated to the presentation of its facilities and is continuously striving to enhance our residents' experience by providing a beautiful home to stay in while in our care. Since acquiring Pleasanton Nursing & Rehabilitation Center, Generations Healthcare has significantly invested in upgrades to the facility and continues to do so. Thus far Generations Healthcare has upgraded and improved Pleasanton Nursing & Rehabilitation

Center with upgraded rooms, furniture, carpet and wallpaper, with a new roof and HVAC system, new medical equipment and lush landscaping in the courtyards.

### **Necessity for a Modified Conditional Use Permit**

Generations Healthcare requests to modify the CUP to reflect how the facility has been operating for 30+ years without issue and to mirror the 139 bed licensure by the State of California. Pleasanton Nursing & Rehabilitation Center is the only skilled nursing facility in Pleasanton. The loss of ten beds would be significant to the community. It could mean ten patients residing at Pleasanton Nursing & Rehabilitation Center being relocated to another facility outside of Pleasanton, as Pleasanton Nursing & Rehabilitation Center consistently runs close to full.

Along with the number of beds, Generations Healthcare is also seeking to amend the number of parking spaces dictated in the CUP; 125 parking spaces would be required by the parking ordinance for the operation of 139 beds, Generations Healthcare seeks to modify the CUP from 99 parking spaces to 109 parking spaces.

### **Support of our Pleasanton Neighbors**

Generations Healthcare has always strived to be a good neighbor and maintain mutually beneficial and respectful relationships with its neighbors. Accordingly, we have sought the support of our neighbors as we have sought a modification to the CUP. Through several meetings with the neighbors we have identified a few concerns and have come up with solutions to address those concerns and in return the neighbors have agreed to support our request. Below is a list of the concerns and how they will be addressed:

- 1) **Signage.** Pleasanton Nursing & Rehabilitation Center is located at 300 Neal Street within a residential neighborhood and is nestled in the back of the property, approximately 100 feet from the street. The facility at times can be difficult to find for those unaware of its location or in the evenings when it is dark. Generations Healthcare will put up a sign that is compatible with the décor of the neighborhood. It will be a low-end profile sign and will be lit and visible from the street.
- 2) **Sound Fence.** Running a skilled nursing facility requires various vehicles to enter the property on a daily basis, including emergency vehicles and delivery trucks. One particular neighbor's property is adjacent to the busiest and loudest portion of our parking lot. To reduce the noise for our adjacent neighbor located at 4410 Second Street, Generations Healthcare will erect a fence with insulating foam. The cost of the fence will be paid by Generations Healthcare and will be placed on Pleasanton Nursing & Rehabilitation's property line. Drawings of the sound fence are attached as Exhibit A.
- 3) **Parking.** Currently, Pleasanton Nursing & Rehabilitation Center has 93 available parking spots. Generations Healthcare intends to do construction on the parking lot, which will include removing the existing storage tower, increasing the available

parking to 109 spaces. 109 parking spaces will be ample parking as evidenced by the Planning Commission Letter dated May 9, 2007. The City of Pleasanton has acknowledged that while the current number of parking spots does not meet what is required by the parking ordinance it appears the current parking arrangement “is able to handle the parking demand from the facility’s daily operation.” Modifying the CUP to 139 beds would not change the volume and traffic flow from the facility since the facility has already been operating at 139 beds for over 30 years. Please see Exhibit B detailing the renovated parking lot.

- 4) Front Lot. To ensure that the facility continues to compliment its surrounding neighborhood, Generations Healthcare has agreed to add language to the CUP limiting the use and detailing required maintenance of the front lot. The agreed upon added language is as follows:

“For so long as the property is used as a skilled nursing facility, improvements to be constructed and maintained on the area on the property defined as outlined in Exhibit B shall be limited to signs, sidewalks, landscaping, benches, tables, walking paths, a gazebo and other similar improvements and/or structures (collectively, the “Improvements”)

The area to be restricted is outlined in the attached Exhibit B.

- 5) Outpatient Therapy. Pleasanton Nursing & Rehabilitation Center currently provides Outpatient Therapy to its residents who have gone home but require short-term continued therapy, as required by our licensure. Outpatient therapy is conducted in our therapy room which is shown in the attached floor plan under Exhibit C. Four parking spots have been designated for outpatient therapy patients, which is in accordance with the governing rules and regulations and is shown in the attached Exhibit D. To insure the Outpatient Therapy program does not significantly add to the business operation of the facility, Generations Healthcare will agree to add the following language to the CUP:

“For so long as the property is used as a skilled nursing facility, outpatient therapy service shall be limited to servicing a maximum of five non-resident patients in the facility during any given day. Outpatient therapy services will only be available to non-residents of the Facility if the non-resident: 1) has been admitted to and discharged from the Facility, this includes all non-residents who are admitted to and discharged from the Facility in the future and 2) requires ongoing therapy services within sixty (60) days from discharge. Outpatient therapy services shall be limited to physical, occupational and speech therapy.”

## **Conclusion**

Generations Healthcare has been operating Pleasanton Nursing & Rehabilitation Center with a California State license of 139 beds. There had been no complaints concerning the operation of Pleasanton Nursing & Rehabilitation Center until the conflicting CUP was discovered. Pleasanton Nursing & Rehabilitation Center is the only provider of skilled nursing in the city and it is much needed by the community. Generations Healthcare has made, and continues to make, substantial investments into this property. We proudly employ 207 Pleasanton and immediately surrounding area residents and provide housing and care to many more residents as well. We believe we have been and intend to be an important servant to the community. Generations Healthcare is simply seeking from the City of Pleasanton a modification of the CUP in order to operate in the same manner the facility has been operating as for the past 30 plus years.

We appreciate your review and consideration of the above matter and look forward to discussing it further.

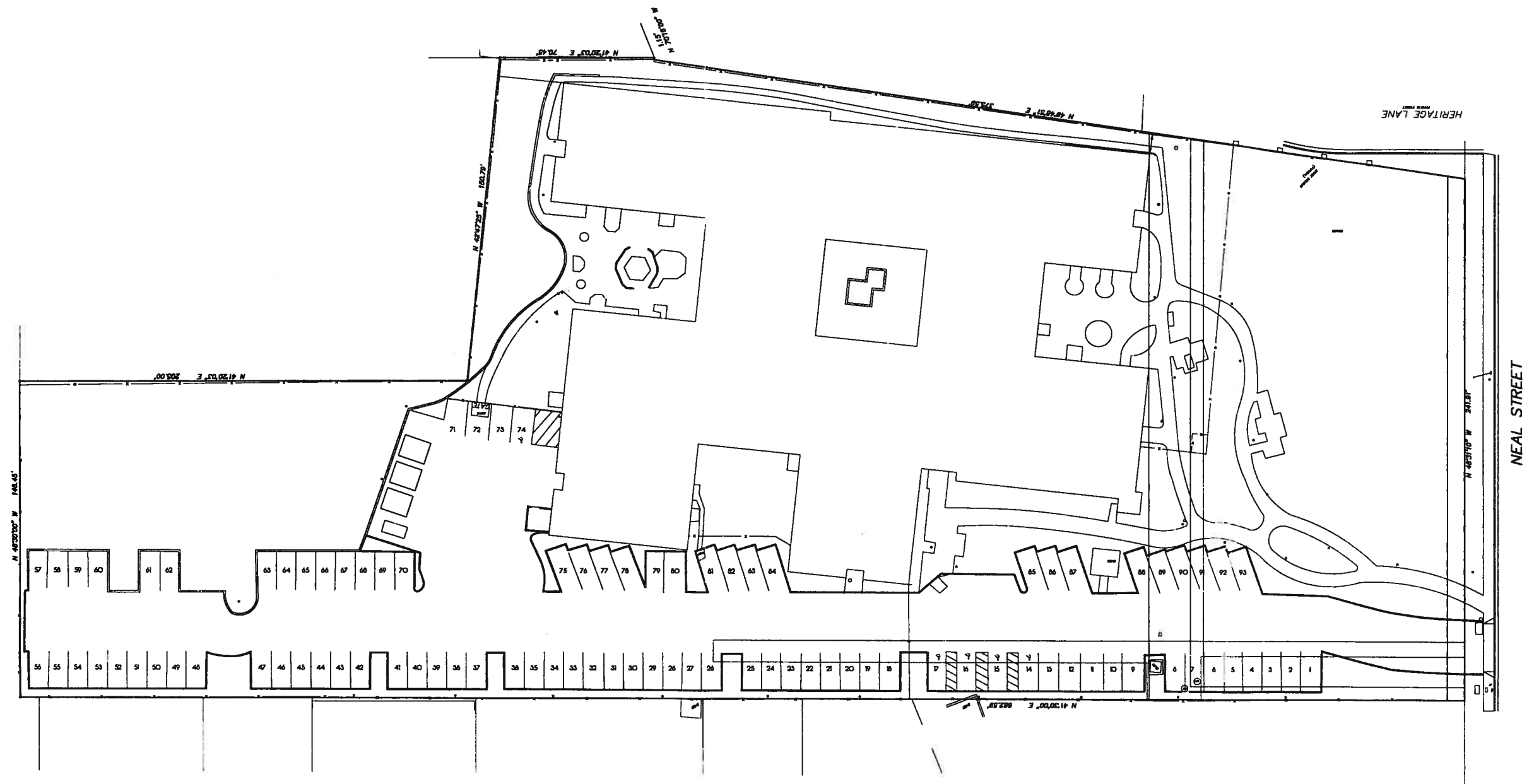
Sincerely,

Thomas Olds, Jr.  
President & CEO

**Terry J. Townsend**  
 • Architect •  
 147 Old Bernd Ave., Suite 6  
 Pleasanton, CA 94566  
 Tel 925-464-5438

**Generations Healthcare**  
 300 Neal Street  
 Pleasanton, California

Notes:



Rev.	Description	Date

Existing Parking Layout



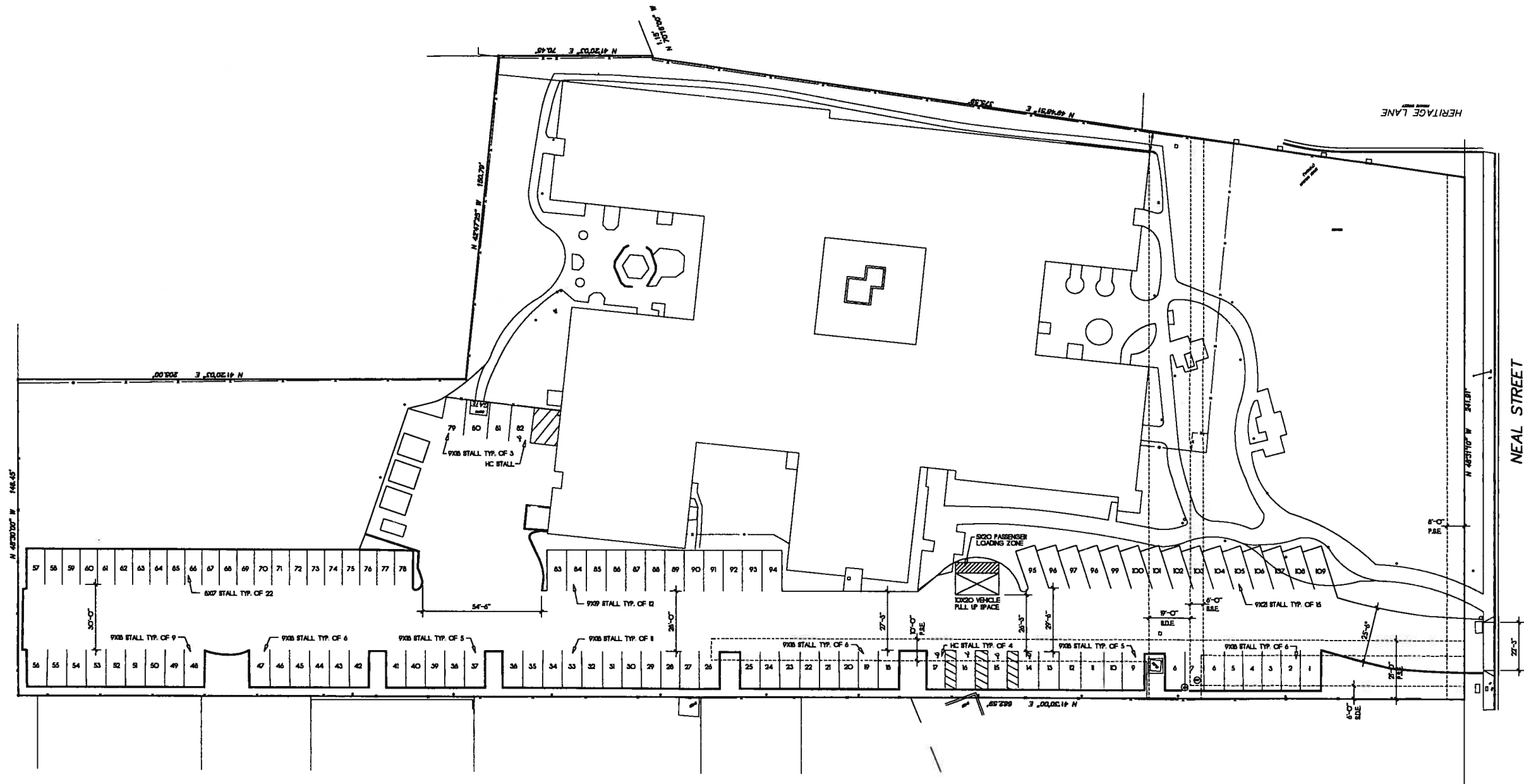
Job Number: 201007 Sheet: 1  
 Scale: 1"=20'-0"  
 Drawn: Terry  
 Checked: Terry  
 Date: 3-23-10 Of 2

**Terry J. Townsend**  
 • Architect •  
 147 Old Bond Ave., Suite 6  
 Pleasanton, CA 94566  
 Tel 925-484-5438

**Generations Healthcare**

300 Neal Street  
 Pleasanton, California

Notes



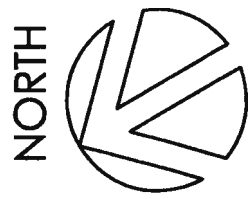
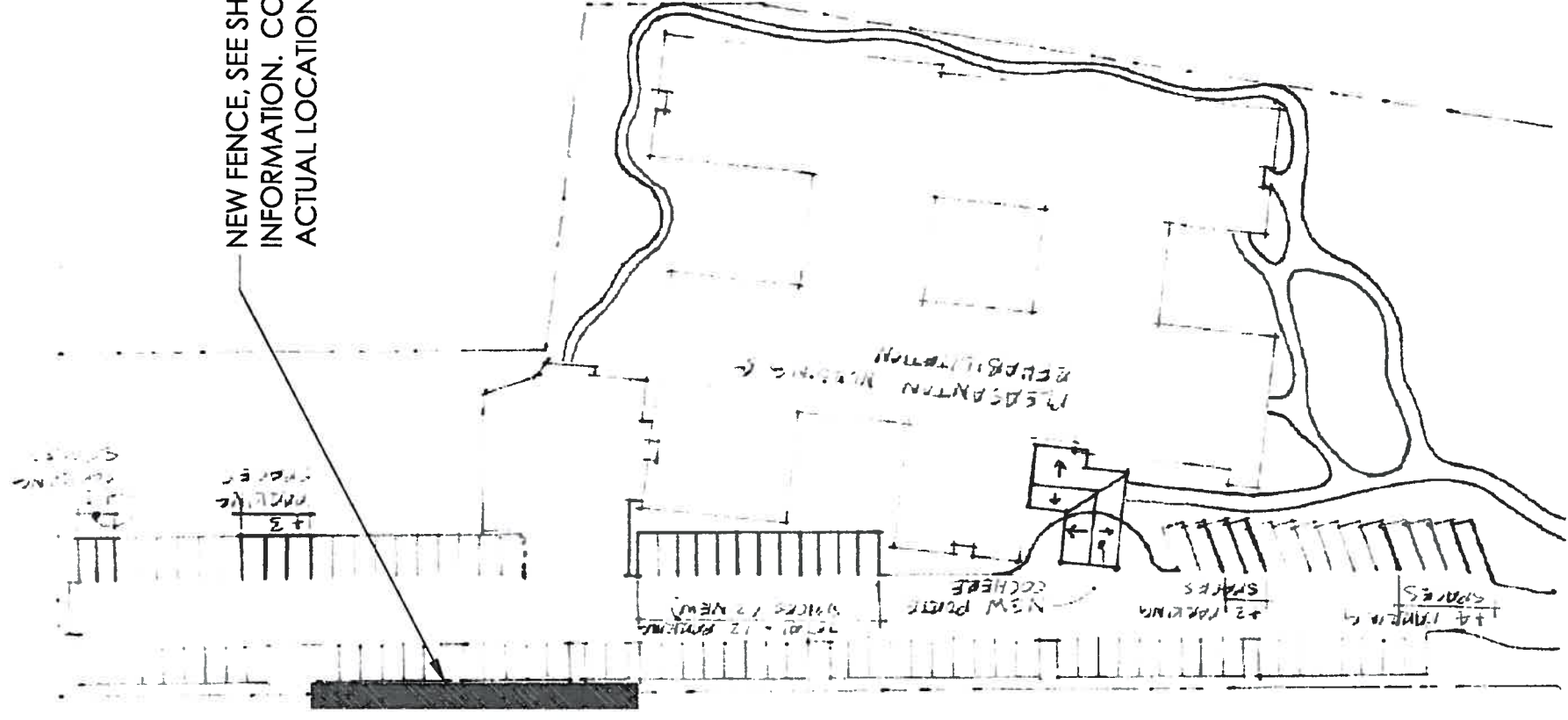
Rev	Description	Date



**Proposed Parking Layout**

Job Number: 201007 Sheet: 2  
 Scale: 1"=20'-0"  
 Drawn: Terry  
 Checked: Terry  
 Date: 5-5-10 Of 2





**SITE PLAN**

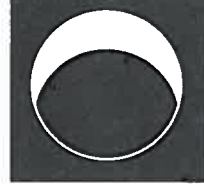
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N.T.S.

1

**NEW PERIMETER FENCE**

**GREGG MAEDO**  
**+ ASSOCIATES, INC.**

321 N. RAMPART ST., SUITE 101  
ORANGE, CA 92868 . T:714.937.1985



PROJ: PLEASANTON NURSING & REHAB CENTER

300 NEAL STREET

PLEASANTON, CA 94566

TEL: 925-462-2400

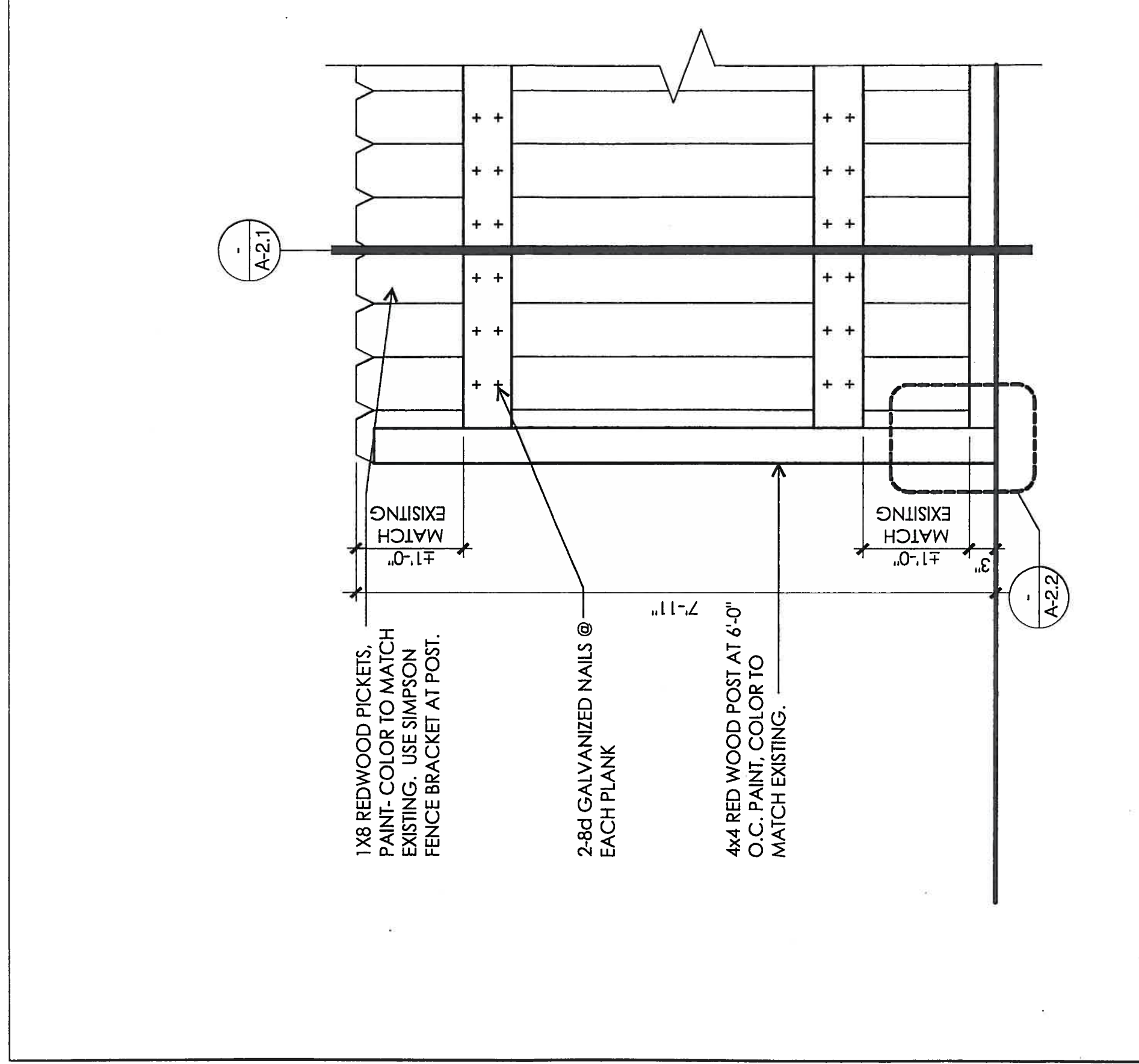
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29108

DATE: 12/18/09

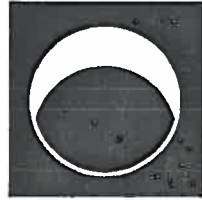
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DRWN BY: CA



**WOOD FENCE PARTIAL ELEVATION** SCALE: 3/4" = 1'-0" 1

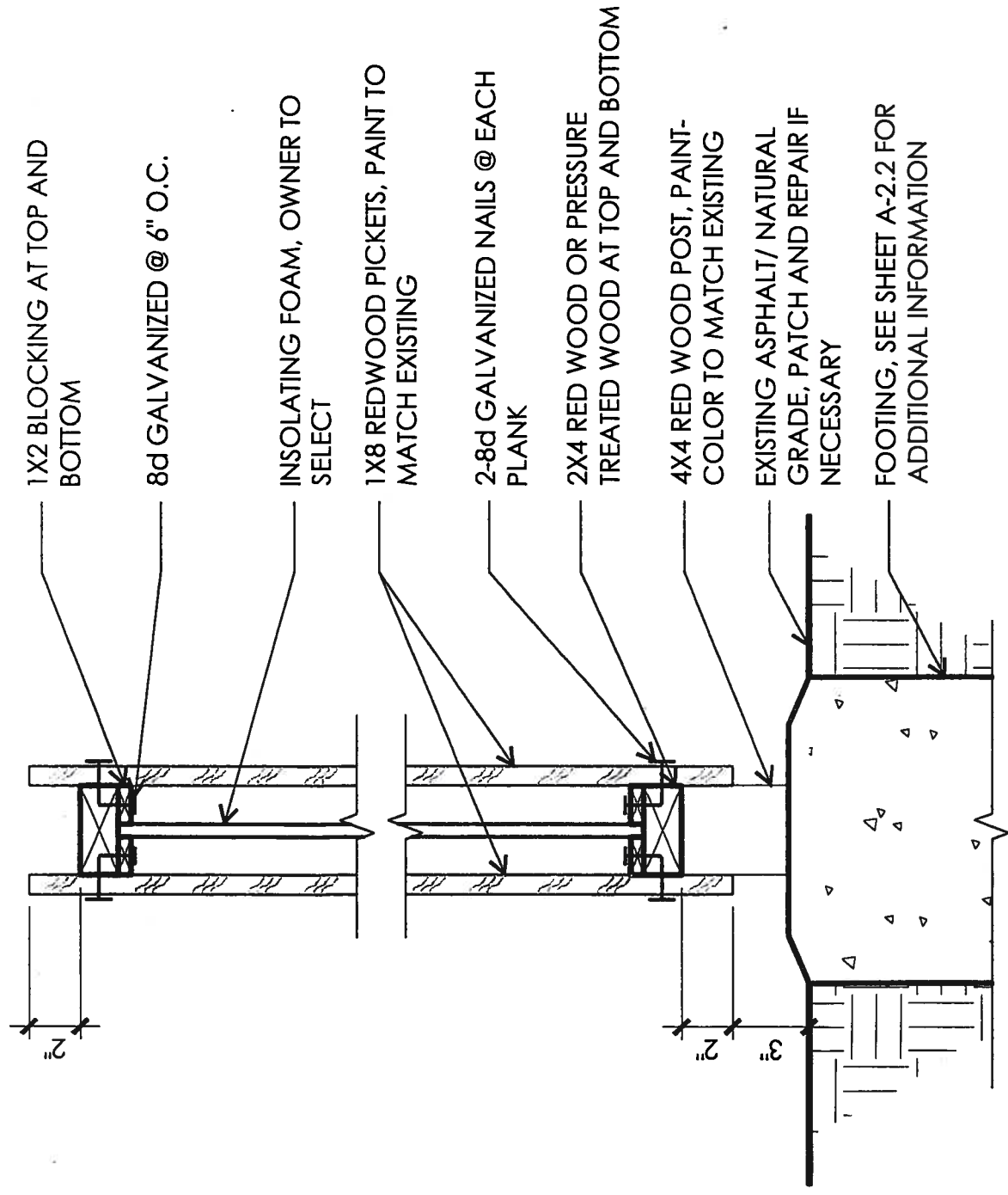
<b>NEW PERIMETER FENCE</b>	
PROJ: PLEASANTON NURSING & REHAB CENTER 300 NEAL STREET PLEASANTON, CA 94566 TEL: 925-462-2400	A-2.0 29108
DATE: 12/18/09	SCALE: N.T.S.
	DRWN BY: CA



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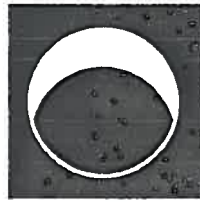
**WOOD FENCE SECTION**

SCALE:  
1 1/2" = 1'-0"

1

**GREGG MAEDO**  
**+ ASSOCIATES, INC.**

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**NEW PERIMETER FENCE**

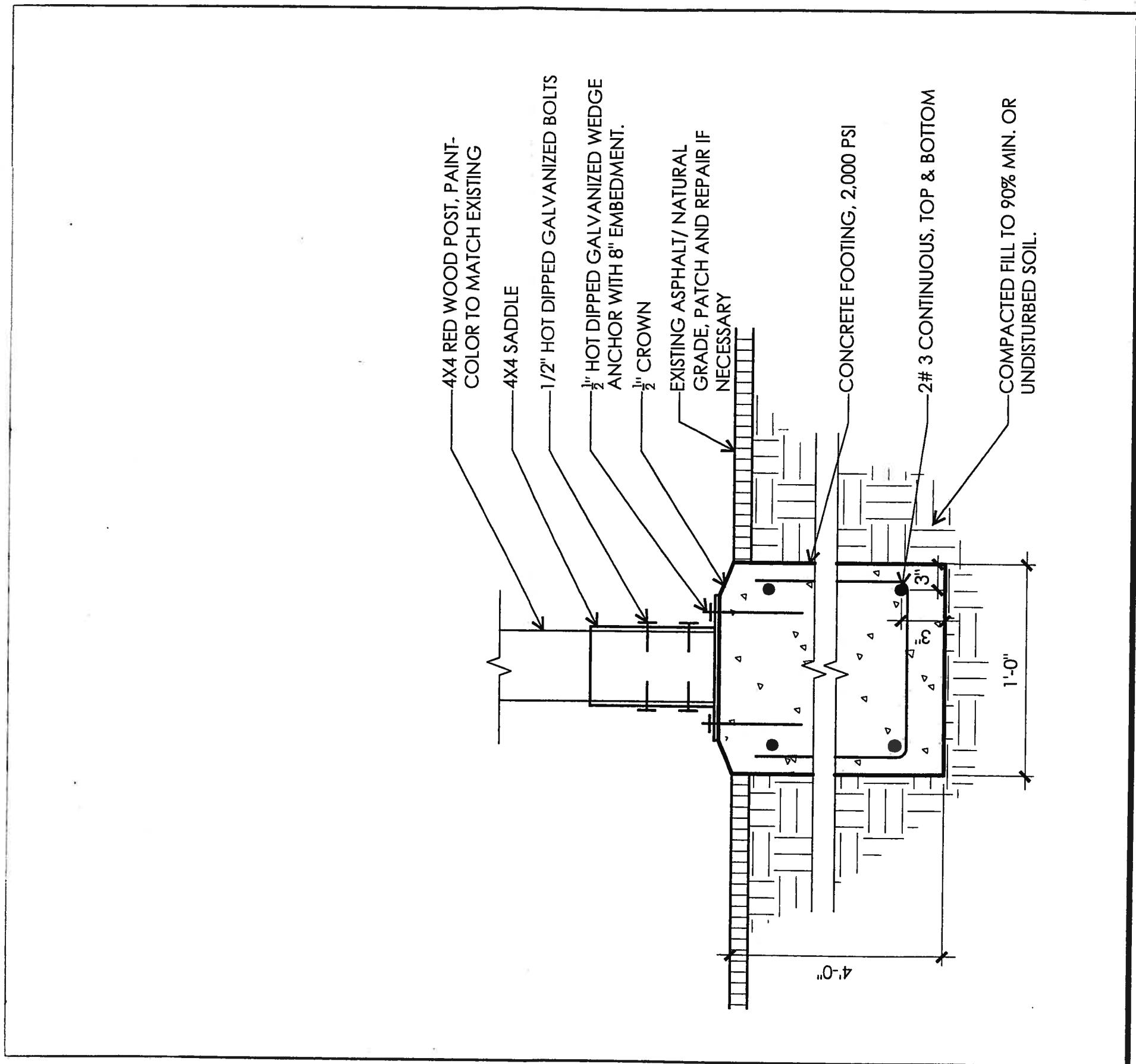
PROJ: PLEASANTON NURSING & REHAB CENTER  
300 NEAL STREET  
PLEASANTON, CA 94566  
TEL: 925-462-2400

A-2.1  
29108

DATE: 12/18/09

SCALE: N.T.S.

DRWN BY: CA



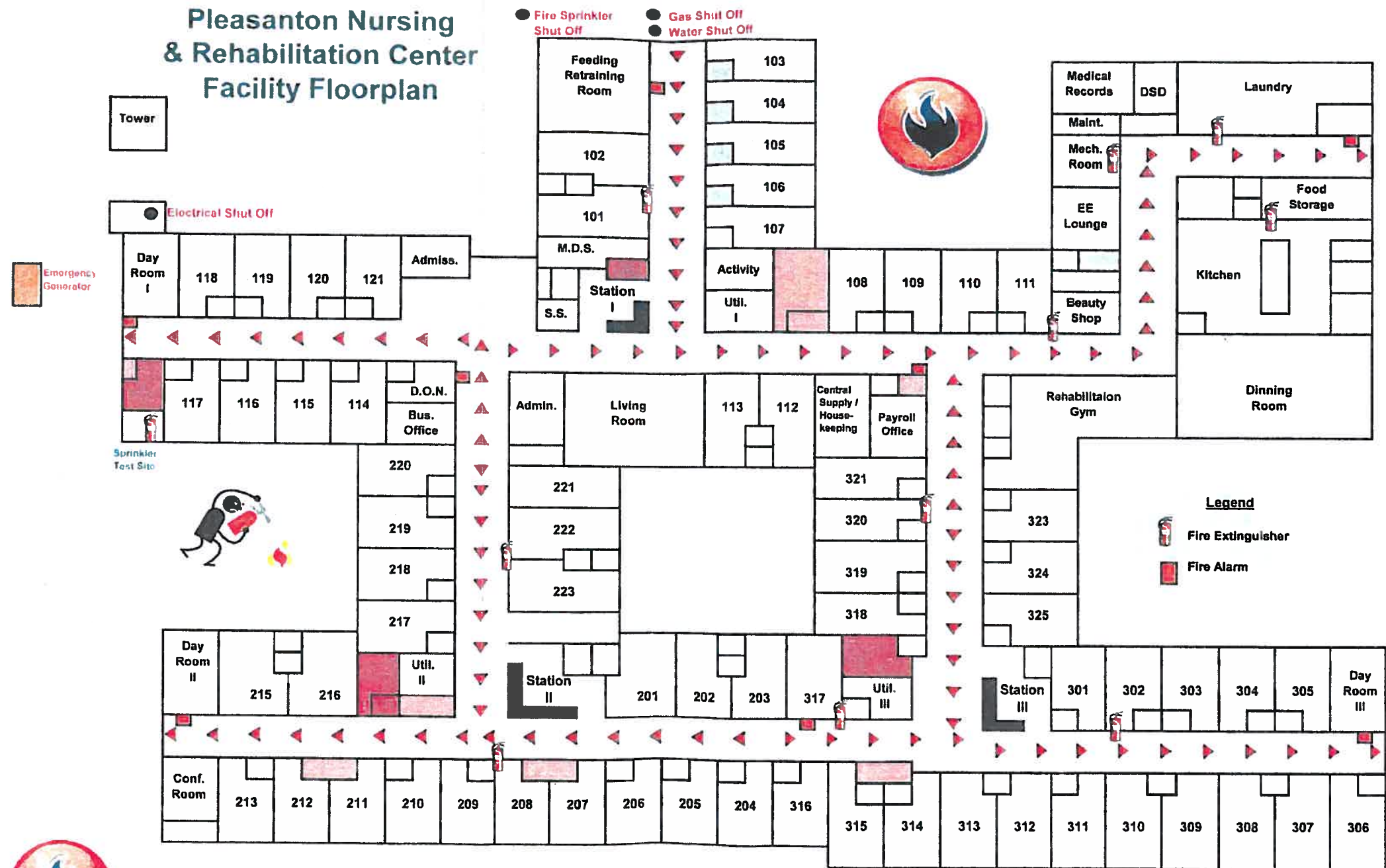
<b>POST FOOTING</b>	SCALE:	1
	1 1/2" = 1'-0"	

<b>NEW PERIMETER FENCE</b>		
PROJ:	PLEASANTON NURSING & REHAB CENTER 300 NEAL STREET PLEASANTON, CA 94566	
TEL:	925-462-2400	
DATE:	12/18/09	SCALE: N.T.S.
DRWN BY:	CA	



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# Pleasanton Nursing & Rehabilitation Center Facility Floorplan



## Evacuation Plan

