

NANCY McPeak

From: Carol Gottstein <cgfflask@gmail.com>
Sent: Tuesday, June 21, 2016 2:54 PM
To: ANDREW THOMAS; NANCY McPeak; LARA WEISIGER; Trish Spencer
Subject: Planning Agenda File #2016-3033. Email Missing From Exhibit 4: Correspondence

Follow Up Flag: Follow up
Flag Status: Flagged

Fwd: Proposed Senior Care Facility at Harbor Bay Business Park. How are you planning to get residents of this facility to the hospital? By Ferry???

Dear Andrew, Nancy, Mayor Spencer, and City Clerk:

Please add this to the correspondence for agenda item 7-A.

Last Nov 2015, I sent all of you the attached email. I never received a reply or even an acknowledgement. I note that this email is NOT included in Exhibit 4: Correspondence for the upcoming 6/22/2016 Planning Board. After reading the current staff report, I find my comments are just as valid and the same concerning issues remain.

Does An Assisted Living Facility Meet the Permitted Use Test Under AMC 30-4.7- AP Administrative Professional District?

In the Staff Report for this agenda item. under Zoning Compliance for Assisted Living Facility, it appears the Planner is still relying on the Webster's Dictionary definitions of nursing home and rest home. This reliance is inappropriate, as the State of California does not use Webster's Dictionary definitions when it licenses assisted living facilities or nursing homes. ALFs are licensed by Dept of Social Services. Nursing Homes are licensed by the Dept of Health.

Even a brief review of Google search for assisted living facility vs nursing home in California repeatedly encounters the reminder "an assisted living facility is NOT a nursing home". The term "rest home" remains so undefined that it is meaningless and should probably be removed from the Municipal Code.

I don't doubt that Westmont ALFs are fine places to live. But the Planning Board must be mindful of the fact, unless a separately licensed medical facility is added, that a stand-alone Assisted Living Facility IS NOT A MEDICAL FACILITY. No medical services can be provided there, and the liability insurance they must carry reflects that fact. See my original email below for more detail.

Since Westmont ALFs do not meet the definition of a "Medical Facility", as listed under AMC 30-4.7 b.2, it is hard to understand how this is a Permitted Use of this zone.

Since Medical Care Cannot and Will Not Be Available at Westmont Harbor Bay ALF, Is the Transport Time to the Nearest Emergency Medical Facility Acceptable?

Please read my original email below. In the staff report Draft Resolution, the only Transportation concerns mentioned relate to traffic generated by ALF employees, and well residents performing ADLs. There is no mention of emergency transport times on Doolittle Drive or Island Drive to nearest hospitals.

I did not see any other correspondence from health care professionals attached to this agenda item, but it might be wise to solicit the opinions of other local health care professionals to see if they share my concerns. Thank you.

Carol Gottstein MD
UC Irvine California College of Medicine Class of 1993
1994 Graduate Kaiser Permanente Internal Medicine Resident Internship
Former Resident Physician, UCSF Anesthesiology Program

----- Forwarded message -----

From: **Carol Gottstein** <cgfflask@gmail.com>

Date: Tue, Nov 10, 2015 at 11:00 AM

Subject: Proposed Senior Care Facility at Harbor Bay Business Park

To: Andrew Thomas <ATHOMAS@alamedaca.gov>, NANCY McPeak <NMcPeak@alamedaca.gov>

Cc: Trish Herrera Spencer <tspencer@alamedaca.gov>, Lara Weisiger <LWEISIGER@alamedaca.gov>

RE: Planning Board Meeting 11/9/2015; Agenda Item File #2015-2258

Dear Mr. Thomas and members of the Planning Board and Community Development Department

One of the speakers last night on the proposed Harbor Bay assisted living facility actually brought up the most important point to be considered by persons who would actually live there = is it too far away from the nearest hospital or Medical Center? According to Google Maps, the Harbor Bay Ferry is approximately equal driving time=17 minutes= from either Alameda Hospital or San Leandro Kaiser. If I had to choose, I would prefer to be taken to San Leandro Kaiser, because there is no unpredictable drawbridge en route. But even 17 minutes is a long time in an emergency. Given that the ambulance must depend on either Island Drive or Doolittle Drive not to be backed up with traffic, and that once committed to one route, there is no alternative, I find this location to be too remote to house such a fragile population which will be more in need of medical services than the rest of the general public.

I fear there is enough ambiguity in the meanings of the words "care" and "assisted" to the non-medically trained public, that more will be expected from this facility than it can provide.

Bluntly: there will be an uproar when the facility didn't get Grandma to the doctor in time!

City Staff erred in using the Websters Dictionary definition of a nursing/rest home to gauge the appropriateness of this location for this facility. The only definitions that count are those used by the Department of Health and Human Services. A "nursing home" is a facility licensed to provide nursing care. An "assisted living" facility cannot give any such care, and there will not be a doctor or nurse on the premises. Assisted Living residents needing medical care will have to be transported by ambulance to a suitable facility.

From <https://www.caring.com/articles/assisted-living-versus-skilled-nursing-care>

"Skilled nursing care may only be administered within a facility that is licensed to do so. Legally, this kind of facility is licensed as a skilled nursing facility, although it may have a different business name that it markets itself as, such as an "extended care" or "long-term care" facility. Medicare and Medicaid also designate these homes as skilled nursing facilities. Because skilled nursing facilities bill Medicare and/or Medicaid for skilled nursing care, they must comply with many complex legal regulations and requirements. Assisted living facilities are regulated by the state Department of Social Services, not the Department of Health, which regulates nursing homes. Assisted living facilities do not have the same safety or administrative requirements as a skilled nursing facility, **and they are prohibited from giving care they are not licensed to give.**"

Please circulate this letter to the members of the Planning Board and Community Development Staff as appropriate. Thank you.

Carol Gottstein DDS MD
1114 Grand Street
Alameda, CA 94501
510-522-1679

NANCY McPeak

From: LARA WEISIGER
Sent: Wednesday, June 22, 2016 8:13 AM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Assisted Living Center on Esplanade on Harbor Bay

From: mary anderson [mailto:mtlanderson@gmail.com]
Sent: Wednesday, June 22, 2016 7:23 AM
To: LARA WEISIGER
Subject: Assisted Living Center on Esplanade on Harbor Bay

Please read my letter because I am not well enough to come to the hearing.

My husband and I regularly walk along the Esplanade. It is beautiful, peaceful, and it is so calming in addition to the exercise. We regard this as a great treasure.

WILDLIFE: We enjoy the birds, and most of all the Jackrabbits. We always take children there, who are so excited to see them. Most children never see wild animals in the wild. Mainly they see animals on videos. Live animals are not the same.

SIZE: The proposed plan is NOT what was approved before. This new plan is for two HUGE buildings, instead of the seven smaller buildings that were previously approved.

SPACES: Also there was going to be SPACE between those seven buildings. Those seven smaller buildings, and the open spaces between would be more appropriate to the views along the bay and the open feeling. They would be more attractive to pedestrians, bikers, and drivers. They would also allow animals to pass through.

PARKING: Surely more parking places would encourage more visitors to the residents of an assisted living center. This has to be off-street. More on-street parking is desperately needed for people who want to walk along the Bay path and also commuters. We do not want the path to be available only to people who can walk a long way to get there.

NEED: Yes, an assisted living center is needed for the Alameda area. That need is not relevant to the location. I am not aware that any other locations have been publicly considered. If this proposal was to build it where the tennis courts and dog park are, I do not think that NEED would be offered as a justification.

Thank you for reading this.

Sincerely, Mary T Anderson

NANCY McPeak

From: ANDREW THOMAS
Sent: Wednesday, June 22, 2016 8:10 AM
To: NANCY McPeak
Subject: Fwd: Westmont at Harbor Bay

Sent from my iPhone

Begin forwarded message:

From: Linda Soulages <lindasoulages@gmail.com>
Date: June 20, 2016 at 3:08:20 PM PDT
To: <athomas@alamedaca.gov>
Subject: Westmont at Harbor Bay

Alameda needs more senior residential communities like the Westmont at Harbor Bay. We are an aging society and we're going to have to build more these in our community. What a lovely location for the residents to be able to have a water view and be able to walk along the shoreline. I think it is shameful for a few people to opposed this project. All of us someday will need to live in an environment with some extra help. Please approve this outstanding project and pave the way for more . Thank you

Linda Soulages

NANCY McPeak

From: LARA WEISIGER
Sent: Tuesday, June 21, 2016 10:46 PM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Westmont Senior Living Application at Shoreline Park

From: Mary Tigh [mailto:marytigh@gmail.com]
Sent: Tuesday, June 21, 2016 10:44 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Fwd: Westmont Senior Living Application at Shoreline Park

----- Forwarded message -----

From: **Mary Tigh** <marytigh@gmail.com>
Date: Tue, Jun 21, 2016 at 10:28 PM
Subject: Westmont Senior Living Application at Shoreline Park
To: jkwhite@alamedaca.gov, dburton@alamedaca.gov, kkoster@alamedaca.gov, ssullivan@alamedaca.gov, mhenneberry@alamedaca.gov, dmitchell@alameda.gov, lzuppan@alamedaca.gov

Chairman Knox White and Planning Board Members:

Please return the application of Pacific Union Land Investors requesting permission to construct an oversized senior living facility on the vacant lot south of Harbor Bay Ferry Terminal and ask them to design it to be the size and have the environmental mitigation measures the Planning The board already approved for this property way back in 2008.

The percentage of the land which Pacific Union Land Investors wants to cover with buildings will increase from 14.3% to 26.5% - an increase of 85.3%

This large expanse of building adjacent to the Shoreline Park walking trails will seriously interfere with the enjoyment of the park. The Espanade Plan, approved by the Planning Board in 2008, called for ten smaller buildings, each pair separated by a landscaped corridor interrupting the expanse of building, providing a view corridor of those landscaped corridors through to the lagoon area on Adelpian Way, and providing corridors for cover and transit for birds and wildlife between San Francisco and Shoreline Park. Pacific Union Land Investors' proposal takes away all of these mitigation protections and will damage Shoreline Park.

Please send back the application and have it re-worked to comply with the previously approved Esplanade Plan. Our wild life and our Alameda families deserve this. It seems to me that a senior living facility could be built elsewhere, but once space on Shoreline Park is taken away our families and children will be denied that open space for enjoying the out of doors and each other in so many and varied ways.

Thank you for taking my suggestion into consideration.

My best regards,

Mary Tigh

NANCY McPeak

From: LARA WEISIGER
Sent: Tuesday, June 21, 2016 7:29 PM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Westmont Living Facility on Bay Farm

From: Ceci B. [mailto:cc.13.me@gmail.com]
Sent: Tuesday, June 21, 2016 12:27 PM
To: LARA WEISIGER <LWEISIGER@alamedaca.gov>
Subject: Westmont Living Facility on Bay Farm

Dear Alameda Planning Board Members,

I'm a second generation native Alamedan. My father and grandfather both worked for the Alameda Naval Air Station and I've raised my children here as well for the past 17 years however for the first time I am considering leaving the land where I've been so deeply rooted for the past two- generations.

Over the past few years I've steadily seen the face of our once small and sleepy unique bedroom community become over- developed resembling every other ugly generic chain- infested road-stop and strip mall. My parents recall the days when Alameda was full of independently owned upscale business and boutiques and when the local job economy was rich and thriving with local manufacturing.

I realize that the problem of private development, especially that of public spaces, is a transnational epidemic and I'm heartened to know that the people of Alameda, just as any other community of impassioned locals, want to preserve the original dignity and few sparse parcels of remaining land. As a mother I'm also looking at the bigger picture and questioning the legacy we will be leaving the generations to come- one of cheap chains and goods and foreign privately- owned apartment buildings or a locally owned economy and beautiful nature preserves that benefit local ecosystems of people, animals, insects, flora and fauna.

Please represent the interest of the local Alamedans you are intended to serve and vote to invest in projects which strengthen and preserve our small town charm and natural landscapes and keep them out of the hands of for- profit foreign investors.

Sincerely,

Cecilia Barnard

San Francisco Bay Conservation and Development Commission

455 Golden Gate Avenue, Suite 10600, San Francisco, California 94102 tel 415 352 3600 fax 415 352 3606

June 17, 2016

Chris Garwood, Vice President
Pacific Union Land Company Inc.
675 Hartz Avenue, #300
Danville, CA 94526

SUBJECT: Proposed Westmont Living Senior Residential Facility, Harbor Bay Business Park
BCDC Legal Inquiry File MC.MC.7204.451.6

Dear Mr. Garwood:

We received the Conceptual Site Plan you submitted for the proposed Westmont Living Senior Residential Facility within the Harbor Bay Business Park, on Bay Farm Island, in the City of Alameda, Alameda County. The site plan is entitled "Westmont of Harbor Bay, Alameda, California" ("Conceptual Site Plan"), and is dated May 31, 2016, though the file name of the submitted PDF indicates the plan was updated as of June 7, 2016.

Based on our review of the Conceptual Site Plan, we have determined that the plan, in concept, is generally consistent with the development standards contained in Section 6.B.2 ("Soft-Urban Landscape Area") of the Third Amendment to the Third Supplementary Agreement ("TSA"), Harbor Bay Isle Shoreline, Harbor Bay Business Park — Phase III, Alameda, California, dated March 15, 2013, and with the public access and landscape improvement plans dated November 13, 1990, and with the public access and landscape improvement plans approved for this area, titled "Landscape Improvement Plans, Alameda Shoreline Park, Tract 5905 & Tract 4500 — Phase 3B," dated October 1, 1989 and approved by our office on November 21, 1990.

Although, as noted above, we have applied to your project the development standards for the "Soft-Urban Landscape Area" contained in the TSA and in plans approved by the BCDC under the terms of the TSA, it remains a matter of concern to the BCDC that Pacific Union Land Co. is not a party to the TSA. We are allowing Pacific Union to avail itself of the benefit of the TSA (in the form of an exemption from the otherwise applicable permit requirements of the McAtteer-Petris Act ("MPA")) and in exchange for that allowance we expect Pacific Union, in lieu to applying for an obtaining a permit under the MPA, to be willing to enter into a contractual arrangement with the BCDC whereby the development standards in the TSA become legally binding on Pacific Union and its successors and which provides for a termination of the

Chris Garwood
June 17, 2016
Page 2

exemption provided by the TSA upon the initial buildout of the property to which the TSA pertains, including but not limited to the property on which you are constructing your project. We are presently engaged in discussions with HBIA and its counsel on a contractual mechanism that will achieve these results. When we have a draft contractual document designed for these purposes we will forward it to you for your consideration and eventual execution. Again, execution of such an agreement is necessary in order for Pacific Union to enjoy the benefit of the exemption from the permit requirements of the MPA which the TSA affords.

If you have any questions, please do not hesitate to contact me at 415-352-3618 or ethan.lavine@bcdca.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'E. Lavine', with a horizontal line extending to the right.

ETHAN LAVINE
Principal Permit Analyst

EL/ra

cc: HBIA, c/o Dr. Daniel Reidy

NANCY McPeak

From: LARA WEISIGER
Sent: Tuesday, June 21, 2016 9:40 AM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Westmont Senior Living Application at Shoreline Park

From: Donna Cheng [mailto:donnacheng2@yahoo.com]
Sent: Tuesday, June 21, 2016 8:55 AM
To: jkwhite@alamedaca.gov; David Burton; Mike Henneberry; Kristoffer Koster; David Mitchell; Sandy Sullivan; Lorre Zuppan
Cc: LARA WEISIGER
Subject: Westmont Senior Living Application at Shoreline Park

Chairman Knox White and Planning Board Members:

I have lived in Harbor Bay for over twenty years. When we moved here we were told that the property along the Shoreline would be the future home to several small buildings/store fronts which would preserve our community environment.

The size and layout of an impending proposal for this facility is contrary to the originally intended design of this lot.

I am writing to ask that you send back the application of Pacific Union Land Investors from Danville, CA for permission to construct an oversized senior living on the vacant lot so that they can design it to be the size and have the environmental mitigation measure the Planning Board already approved for this property in 2008. The size of the building in their application reflects a building that is too big.

The developers of the Stacey & Witbeck building and the McGuire and Hester building currently under construction were both able to live with the Floor Area Ratio of 0.25. Even Harbor Bay Isle Associates, in 2008, requested a Floor Area Ratio of only 0.27. Pacific Union Land Investors is asking to increase the Floor Area Ratio to 0.47 which is an increase of 74%.

The percentage of the land which Pacific Union Land Investors wants to cover with the building will increase from 14.3% to 26.5% an increase of 85.3%.

This large long expanse of building adjacent to the Shoreline Park walking and biking trails will seriously interfere with the enjoyment of the park. The Esplanade Plan approved by the Planning Board in 2008 called for ten smaller buildings, each pair separated by a landscaped corridor interrupting the expanse of building, providing a view corridor of the landscaped corridors through to the lagoon area on Adelphian Way and providing corridors for cover and transit for birds and wildlife between San Francisco Bay and Shoreline Park on the west side and the lagoons of Harbor Bay. Pacific Union Land Investors' proposal takes away all of these mitigation protections and will damage shoreline Park.

Please send back this application to have it re-worked to comply with the previously approved Esplanade Plan.

Sincerely,

Donna Cheng
308 Sweet Rd.
Alameda, CA 94502

NANCY McPeak

From: LARA WEISIGER
Sent: Tuesday, June 21, 2016 9:10 AM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: No to Westmont Living Facility Development Plan

-----Original Message-----

From: msackerman@gmail.com [mailto:msackerman@gmail.com]
Sent: Monday, June 20, 2016 10:11 PM
To: LARA WEISIGER
Subject: No to Westmont Living Facility Development Plan

Dear Planning Board Members,

I am concerned about the present plan for Westmont Living on Bay Farm. It's huge size will lack view corridors, have minimal setbacks, and seriously impact and endanger the wild life habitat. We need responsible & thoughtful development and this building does not meet that criteria. It does not provide enough open space for people and wild life. At the very least, please require the developer to provide wildlife corridors as a condition of approval.

Thank you,
Natalie Ackerman
Concerned Alamedan

Sent from my iPhone

NANCY McPeak

From: LARA WEISIGER
Sent: Monday, June 20, 2016 3:56 PM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Please forward the Planning Board Chariman and Members

From: Reyla Graber [mailto:reylagraber@aol.com]
Sent: Monday, June 20, 2016 3:50 PM
To: LARA WEISIGER
Subject: Please forward the Planning Board Chariman and Members

Re: Westmont Senior Living Application at Shoreline Park

Chairman Knox White and Planning Board Members:

Pacific Union Land Investors is asking this Planning Board to rely on information contained in the Environmental Impact Report approved by a different City Council on March 5, 1977, and an Addendum to it approved on April 4, 1989. Neither the EIR nor the Addendum to it, was included in the Staff Report. Has each of you read those 1977 and 1989 documents? Until you have, you are not in a position to approve the use of those reports to certify that they are adequate to consider this application, nor are you in a position to consider this application.

Since 1977 and 1989, what the scientific community and our community in general knows and appreciates about environmental issues has changed extremely. The importance of habitat has increased. Global warming has seriously changed the weather, local temperatures, local rainfall, and the species which can thrive, survive and are attracted to the changed environment. A new study is needed.

During the winter and when there is rain, the subject land is covered with birds. Previous studies in connection with Harbor Bay applications reveal that dozens of species, including endangered and threatened species, inhabit this piece of land during the winter, not in April and May when the studies in your packet were performed. Asking you to rely on April and May reports when the writers and the applicant have actual knowledge that many birds are there in the winter is nothing less than dishonest.

Just because Black-Tailed Salt-Marsh Jackrabbits are not endangered or threatened in the state generally does not mean that the property owner has an open-season to kill them or displace them. The project needs to be re-designed to incorporate mitigation measures to minimize the impact on the Black-Tailed Salt-Marsh Jackrabbits.

For example, the Esplanade Plan applied for by Harbor Bay Isle Associates and approved by the Planning Board and the City Council in 2008 called for 7 smaller buildings on this parcel, each separated by a landscaped area. These separations not only would provide natural light, air and view corridors for the people in the area, they would provide cover, food and transit corridors for the Black-Tailed Salt-Marsh Jackrabbits, birds and other species to get back and forth between the portions of Shoreline Park north and south of the project, and to get back and forth between San Francisco Bay and Shoreline Park west of the project, and the lagoons and landscaped areas on the residential side of the project.

Please send back this application to have it re-worked to keep some of the environmental mitigation measures included in the 2008 Esplanade Plan or new mitigation measures to take into account wintering birds; salt marsh jack rabbits and depriving people of open space, view corridors etc.

Very truly yours,
Reyla Graber

NANCY McPeak

From: Dorothy Freeman <dfreeman@pacbell.net>
Sent: Monday, June 20, 2016 1:02 PM
To: NANCY McPeak
Subject: Planning Board June 22, 2016: Item 7A

Follow Up Flag: Follow up
Flag Status: Flagged

June 20, 2016

Alameda Planning Board
City Hall
2263 Santa Clara
Alameda, CA 94501

Re: Westmont Senior Living Application at Shoreline Park

Chairman Knox White and Planning Board Members:

I realize this letter contains text that you will have received in several letters. I agree with the content and ask that you please send this development back for reconsideration. The shoreline should be respected by everyone, even businesses. Also, while the natural wild life in these fields are not endangered species, the wild life is important to the people who live in the community and enjoy them. We value open space for the creatures who live there and the relaxation watching them brings us. The development is simply too large in structure and the loss of the open space will be felt by all of us.

Please send back the application of Pacific Union Land Investors from Danville CA for permission to construct an oversized senior living building on the vacant lot south of the Harbor Bay Ferry Terminal, so that they can design it to be the size and have the environmental mitigation measures the Planning Board already approved for this property in 2008. It's too big.

The developers of the Stacey & Witbeck building and the McGuire and Hester building under construction, were both able to live with the Floor Area Ratio of 0.25. Even Harbor Bay Isle Associates, in 2008, requested a Floor Area Ratio of only 0.27. Pacific Union Land Investors is asking to increase the FAR to 0.47! An increase of 74%!

The percentage of the land which Pacific Union Land Investors wants to cover with buildings will increase from 14.3% to 26.5%, and increase of 85.3%!

This large long expanse of building adjacent to the Shoreline Park walking and biking trails, will seriously interfere with the enjoyment of the park. The Esplanade Plan approved by the Planning Board in 2008, called for ten smaller buildings, each pair separated by a landscaped corridor interrupting the expanse of building, providing a view corridor of those landscaped corridors through to the lagoon area on Adelphian Way, and providing corridors for cover and transit for birds and wildlife between San Francisco Bay and Shoreline Park on the west side and the lagoons of Harbor

Bay. Pacific Union Land Investors' proposal takes away all of these mitigation protections and will damage Shoreline Park.

Please send back this application to have it re-worked to comply with the previously approved Esplanade Plan.

Respectfully yours,
Dorothy Freeman

NANCY McPeak

From: LARA WEISIGER
Sent: Monday, June 20, 2016 11:37 AM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Westmont Living building

Follow Up Flag: Follow up
Flag Status: Flagged

For Planning Board. Thanks!

-----Original Message-----

From: Emma Kung [mailto:esheely@mail.com]
Sent: Friday, June 17, 2016 12:43 PM
To: LARA WEISIGER
Subject: Westmont Living building

Hello,

I am a Harbor Bay resident. I have been dismayed to watch the Esplanade buildings going up. The first building was not so bad, but it is disappointing to see the huge second one going up with no view corridors and to hear a fence will be built around it. I do not want yet another oversized building to be approved. The city is allowing destruction of a beautiful piece of land and it is heartbreaking. If the land cannot be left natural, at least it should be used for ferry boat parking.

Thank you,
Emma Kung
12 Britt Ct.
Alameda, CA 94502

Sent from my iPad

NANCY McPeak

From: LARA WEISIGER
Sent: Monday, June 20, 2016 11:33 AM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Hearing on Westmont project for Senior Living construction next to harbor bay ferry

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,
The below is for the Planning Board meeting. Thanks!
Lara

From: Ron Kamangar [mailto:ronkamangar@hotmail.com]
Sent: Thursday, June 16, 2016 2:07 PM
To: LARA WEISIGER
Cc: Ron Kamangar
Subject: Re: Hearing on Westmont project for Senior Living construction next to harbor bay ferry
Importance: High

Hello,

This letter is addressed to Lara Weisiger, City Clerk. I am not able to attend, and am writing this note to put my thoughts down regarding meeting scheduled for Public Hearing regarding construction of a new Senior Housing in Bay Farm Island. Please print and share this letter with the members of the hearing for their kind considerations.

Firstly, I've lived a block away from the proposed site for nearly 2 decades as a homeowner. Over these many years and almost daily walks of 2-5 miles a day all around the shoreline park and being a naturalist in nature, I've observed quite a bit of nature and wildlife and its gradual demise due to great deal office buildings, asphalt, parking lots, roads, yet more houses. And now we have many proposed building to what remains of our open space. The paving over of the lot next to the BF Ferry building to build a Nursing Home (sorry Senior Living). This construction does not make sense at all for the following reasons:

1. The neighborhood around the proposed site has been considered to be a "bedroom" community and there are no 24 hour operations are near these homes. All the new office buildings and other ancillary work, stop around 5 and everybody packs up and goes home before 7PM. With a construction of a 24 hour facility and 55 workers plus all the delivery trucks, and food preparations, and traffic coming and goings of 3 shifts of workers next to this community, it creates a great deal of traffic and congestion and air pollution. All nursing homes have laundry facility, and washing of resident cloths are done in-home, therefore they spew a great deal of dryer smells (fabric softeners + clorox bleach etc.) into the air that the neighbors have to breath at all hours of day or night. I worked in a nursing home for many years, so I know what I'm talking about. Having a parking lot to accommodate all the cars of the staff and residents, and the Parking lights on all night long would add light pollution. One must also consider that some of the facility, would be taking smoking breaks at all hours

of the night in the parking lots. This will cause more complaints from home directly behind the proposed site. In other words, do you want to have a 24 operation with lights, smells, traffic , noise build next to YOUR home?

2. Building a senior living (aka Nursing Home) under flight path of at least 300-500 planes a day taking off from Oakland Airport is NOT a good idea. I hear jet noise day and night and it is very jarring at times. The typical jet plane produces around 125 db of noise when it is over the BF Ferry building. In other words, you can not hear a typical conversation when a jet is over head. Just imagine day and night 300-500 of them. Would you consider putting your parents or loved one in such noisy area so they can get "rest" and live out their golden years? Just because a proposal creates 55 jobs, and millions for the fly by night construction company who wants to make a fast buck at the expense of our community , are you really going to greenlight this project? All this jet noise and ferry boat fumes next door would cause harm to the health of the residents that are supposed to be housed and treated there.

3. If the above notes don't convince you as to the insanity of this project , please consider the following. I've been a big advocate for nature and its precious flora and fauna in the past decades. The burrowing Owl is just one of the beautiful animals that used to make their homes in many of the parcels of lands that is now covered by ugly office building and asphalt parking lots. I've not seen one in the past few years, so I assume they are gone elsewhere or most like scenario is that due to habitat loss they have met their demise. There used to be several colonies of hundreds of Jackrabbits living in the Bay Farm island. In the past year we've counted only half a dozen! And three of those are caught in between two buildings , that we feed daily with carrots. They have lost their habitat due to over-zealous building boom (hence more taxes for city coffers).

4. Regarding the commentary dated 16th in the Alameda Sun : "Westmont has done its homework":
The article was by Mr Garwood & O'rourke (spokesmen for the Westmont Project) states that "no active bird nests, and other endangered species were observed within the zone of the project site during the May 4 study". I strongly disagree with their premise , and urge them to notice that within this so-called zone of the project site on that week, there was another major construction was going on - and still not completed - right next door, on the same parcel of land! You don't have to be a zoologist, to notice that when major construction is going on within a few feet of the proposed site, with all the noise and air pollution from the diesel engines and jack hammering , you WONT find any wildlife, because they are running for their lives. Just because you did not see any wildlife on May 4th , does not mean they do not exist. Believe me they did or a few still exist, as I've been walking the whole area for couple of decades. Endangered species as Alameda Garter Snake and beetles were very common in all of these Bay Farm lands before they were covered by ugly office building and asphalt. Birds and jackrabbits are timid and shy creatures, and don't like to sit and watch construction crews putting building and parking lots on their former habitats. Perhaps if their land was left alone by the adjacent "development", the authors of the article have seen them and taken note. Lets be honest and Lets call a spade a spade. when you are promoting yet one more building and the associated parking lots you are neglecting the needs of other species that make that land home. If any animals (endangered or not) are in the way of constructing a building and making a quick buck, they will be destroyed or driven away. Well, there is no more room for the animals to go, therefore they will be killed by dogs, run over by cars etc.

Sincerely,
M. Ron Kamangar
14 Leonard Court,
Alameda , CA 94502
510-219-4186

NANCY McPeak

From: LARA WEISIGER
Sent: Wednesday, June 22, 2016 2:43 PM
To: ANDREW THOMAS; Farimah Brown; NANCY McPeak; ERIN GARCIA
Subject: FW: Westmont Senior Center

From: leoraalameda@att.net [mailto:leoraalameda@att.net]
Sent: Wednesday, June 22, 2016 2:38 PM
To: LARA WEISIGER
Subject: Fw: Westmont Senior Center

Please forward to the following- Thank you.

Planning Board Members Dave Burton, Mike Henneberry, Kristofer Koster, David Mitchell, Sandy Sullivan, John Knox White, and Lorre Zuppan.

Many years ago, a group of citizens calling themselves Save Our Shoreline (SOS) worked for some three years to insure that there was a shoreline promenade 100 feet wide as promised in the Harbor Bay Isle EIR. Somehow in time, as is often the case, that promise was forgotten and houses were shown to be built on the water in first development plans. SOS took note and worked to bring the 100' open space promenade back into the plan. We succeeded in creating a shoreline trail, but failed to get the 100' band of open space we felt the community would need for a minimal amount of park land for residents and visitors that would surely come for the views westward.

As one of those who fought for open space along the Bay Farm water front, I am compelled now to remind those with powers of decision and shaping Alameda's future, that open space adequate to give nature room to exist remains critical to the quality of life in every community. All people and especially the young need room to explore and play freely in nature's realm in order to develop broad vision and learn fundamental lessons about seasons, ecosystems, the rhythms of nature. Good planning insures that this is built into our neighborhoods. Nature must be a part of our everyday life, to witness and experience while growing up. Nature is one of a the fine memories of children, or it should be. As city planners, please consider the consequences to the

quality of life from dense development that is designed for little more than economic growth.

I realize that complex regulations facing everyone these days can make decisions difficult, but while sitting on the Planning Board, I must assume you know what you can do to create the best possible communities with a balance of resources that includes room for a few Jack Rabbits and birds both resident and migratory.

Please consider nature when building over land that is certainly occupied. Only year round surveys can help us to understand what plants and animals are at risk. Consider that this development may exclude some species from all of Alameda's residential neighborhoods. That there are so many residents concerned about this tells you that they are seriously concerned about the loss.

I am not asking you to do this so much for the animals as for our human residents who will be less astute and have an empty place in their hearts for having missed getting to know them. Please, consider this while making decisions about lands that serve the last remnants of our wild neighbors. We should not have to travel miles to see a rabbit, snake, or lizard. They should be a part of our lives.

Thank you for what ever you can do to make Alameda wildlife friendly, to make a decision regarding Westmont S.C. that will benefit all residents of our city.

Leora Feeney
510-522-0601
leoraalameda@att.net

Henry Dong

From: NANCY McPeak
Sent: Monday, June 20, 2016 11:04 AM
To: Henry Dong
Subject: FW: Please forward this email to John Knox White - thank you

This needs to be included

Nancy McPeak
City of Alameda
Community Development Department
2263 Santa Clara Avenue
Alameda, Ca 94501
510-747-6854

-----Original Message-----

From: LARA WEISIGER
Sent: Monday, June 20, 2016 9:58 AM
To: NANCY McPeak <NMcPeak@alamedaca.gov>; ERIN GARCIA <EGARCIA@alamedaca.gov>
Subject: FW: Please forward this email to John Knox White - thank you

Please forward to John as request. Thanks!

-----Original Message-----

From: Patricia Gannon [mailto:pg3187@gmail.com]
Sent: Monday, June 20, 2016 8:18 AM
To: City Clerk
Subject: Please forward this email to John Knox White - thank you

Honorable John Knox White
Chairman, Alameda Planning Board
City Hall
Santa Clara at Oak Street
Alameda, CA 94501

RE: Proposed Westmont Senior Living Facility on Bay Farm Island.

Dear Chairman White:

I am writing to urge the Planning Board not to approve this project.

This beautiful 5-acre open space next to the Harbor Bay ferry has been enjoyed for many years by Alamedans who walk, bicycle and jog in this area. They love the open vistas and the birds and other wildlife who make their home here. It is also home to a colony of Salt Marsh Black Tailed Jack Rabbits. These Jack Rabbits have lived on Bay Farm forever but are being pushed back further and further with increasing development.

The proposed Westmont Senior Living facility is a massive building, 103,000 square feet, which is way oversized for a 5-acre lot that directly abuts the Shoreline trail. In 2008 the Planning Board and City Council approved the Esplanade plan for this area. It called for small, low-rise buildings separated by landscaped corridors between them, allowing views and access for birds and other wildlife between the lagoons and Shoreline Park. No parking lots for cars were to abut Shoreline Park. The proposed Westmont Senior Living facility violates the agreement between Harbor Bay and the city. Additionally, it may be out of compliance with BCDC regulations. If the Esplanade Plan and its mitigation measures are to be ignored, then a new comprehensive environmental study is required by law and should be requested by the Planning Board and City Council so that they have all the information to make the best decision for Alameda.

Nature, open space and wildlife are too important to be ignored. Alamedans deserve thoughtful and responsible development.

Please do not approve this project.

Thank you.

Patricia M. Gannon

1019 Tobago Lane

Alameda, CA 94502

pg187@gmail.comarbHH

June 21, 2016

Alameda Planning Board
City Hall
2263 Santa Clara
Alameda, CA 94501

John Knox White, Chairman
jkwhite@alamedaca.gov

Mr. David Burton
dburton@alamedaca.gov
Mr. Kristoffer Koster
kkoster@alamedaca.gov

Ms. Sandy Sullivan
ssullivan@alamedaca.gov

Ms. Lorre Zuppan
lzuppan@alamedaca.gov

Mr. Michael Henneberry
mhenneberry@alamedaca.gov
Mr. David Mitchell
dmitchell@alamedaca.gov

Re: Westmont Senior Living Application at Shoreline Park

Attachments: Department of Social Services Citations of Westmont of Morgan Hill and Yelp Reviews of Westmont of Morgan Hill

Dear Chairman Knox White and Planning Board Members,

I am writing regarding the proposed development of a Senior Living Facility on 5.5 acres of open space at 2900 Harbor Bay Parkway which would sit 35 feet back from the Bay Trail, adjacent to the San Francisco Bay.

Pacific Union Land Company, the developer, has partnered with Westmont as the facility operator and they are proposing to house, in their words,

“ 120 seniors with 87 assisted living units and 30 memory care beds”

I am very concerned about placing a memory care unit on this parcel due to its location by the bay and Westmont's very poor record as a responsible and safe operator of senior facilities.

They have been cited by the Department of Social Services for serious infractions including:

- **non-functioning alert systems,**
- **no supervision of seniors engaged in activities**
- **incorrect administration of medications.** (see attached Facility Evaluation Reports)

Their reviews on Yelp and Senior Advisor.com by family members are truly disturbing, in stark contrast to Oakmont of Mariner Point which receives 4 and 5 star ratings.

March 2015 Yelp: 1 star on Westmont of Morgan Hill: “Westmont looks lovely and is a nice place to live if you are fully independent (hence the 1 star). However plan on problems and the need to carefully monitor any assistive living services. My 98 year old mother has lived there for 2 years and pays an extra \$450/month, doubling to \$900 in July) for medication management

Because they waited until the last minute to renew her narcotic pain medicine, it ran out. My mother is currently without this medication. They are also not following doctor's orders in dispensing her pain pill. Two other times, my mother pushed her call button during the night shift to request pain medication only to be ignored for over an hour. Had she fallen or had a stroke or heart attack, she would have been dead. Extreme negligence for which they received a citation. Within the last few months administrative staff including two directors have suddenly left. "

Feb 2016: Senior Advisor. com: 3 stars on Westmont of Morgan Hill "Understaffed with unusually high staff turnover. Food quality of rotating menu reported to be frequently unsatisfactory"

Again in Feb 2016: Senior Advisor.com 1 star "There have been so many issues here in the last few months. When new management took over many great caregivers left because of problems. My mother is in the memory care area and until 2 weeks ago there was no activity director (a major problem for dementia) People sat in one room and then moved to another, all day. The care givers did their best but they never had enough help"

Westmont's reviews on Glass Door, a Website for employees, back up these 1 and 3 star ratings. Employees from their facilities throughout California cited these problems: **retaining staff, lack of training ,no orientation, no policy procedures review, not enough management staff, management salaries are 11 years old, they pay minimum wage without raises for up to 3 years, shoe string budget, not enough support staff for residents especially over- night and weekends, especially understaffed in Memory Care section.** On the Glass Door website only 22 % of the reviewers would recommend working at Westmont to a friend. They got a 1.9 rating out of 5 stars. Again, in contrast, 54% of Oakmont employees would recommend working there to a friend and Oakmont received a 3.1 star rating.

You have told the Pacific Union Land Company that a Senior Facility complies with the Commercial Manufacturing Zoning for this parcel. People are not commodities, seniors with memory impairment need much more than "memory beds". A disregard for safety systems is a serious concern for a property housing people with memory issues. They will live next to a large body of water, and a trail leading to a ferry and an airport. This application needs further review and an examination of our City's responsibility for the public safety of these future residents.

Very truly yours,

Patricia Lamborn
3226 Encinal Ave.
Alameda , CA 94501

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 435294345
Report Date: 07/28/2015 12:00:00 AM
Date Signed 08/04/2015 03:19:37 PM

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 2580 N. FIRST STREET, STE. 350 SAN JOSE, CA 95131	
FACILITY EVALUATION REPORT			
FACILITY NAME: WESTMONT OF MORGAN HILL		FACILITY NUMBER: 435294345	
ADMINISTRATOR: DALTON GODWIN		FACILITY TYPE: 740	
ADDRESS: 1160 COCHRANE ROAD		TELEPHONE: (408) 779-8490	
CITY: MORGAN HILL		ZIP CODE: 95037	
CAPACITY: 112		DATE: 07/28/2015	
TYPE OF VISIT: Case Management - Other		UNANNOUNCED TIME BEGAN: 01:55 PM	
MET WITH: Dalton Godwin		TIME COMPLETED: 06:00 PM	
NARRATIVE			
1	While conducting the investigation on the complaint, the following deficiencies were noted and cited.		
2	Please see LIC 809D for deficiencies cited.		
3			
4	Deficiencies, POC, civil penalty, and appeal rights were discussed with Dalton, the executive director,		
5	during the exit interview.		
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25**SUPERVISOR'S NAME:** Vivien Helbling
LICENSING EVALUATOR NAME: Sarah Yip
LICENSING EVALUATOR SIGNATURE:**TELEPHONE:** (408) 324-2185
TELEPHONE: (408) 324-2112
DATE: 07/28/2015

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:**DATE:** 07/28/2015

This report must be available at Child Care and Group Home facilities for public review for 3 years.

LIC809 (FAS) - (06/04)

Page: 1 of 2

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
CCLD Regional Office, 2580 N. FIRST STREET,
STE. 350
SAN JOSE, CA 95131**FACILITY EVALUATION REPORT (Cont)****FACILITY NAME:** WESTMONT OF MORGAN HILL**FACILITY NUMBER:** 435294345**DEFICIENCY INFORMATION FOR THIS PAGE:****VISIT DATE:** 07/28/2015Deficiency
Type
POC Due Date
/

DEFICIENCIES

PLAN OF CORRECTIONS(POCs)

Section Number			
Type A 07/29/2015 Section Cited 87219(g)	1 2 3 4 5 6 7	87219 Planned Activities g) Participation of volunteers in planned activities shall be encouraged, and such volunteers shall be under the direction and supervision of the employees responsible for the activity program. LPA observed no staff supervising residents during activity at visit.	1 2 3 4 5 6 7 Administrator had instructed staff via staff meeting regarding supervision of residents CORRECTED
Type A 07/28/2015 Section Cited 87211(a)(1)(D)	1 2 3 4 5 6 7	87211(a)(1)(D) Reporting Requirements. The licensee shall send a written report, within seven days, to the licensing agency and the person responsible for the resident when any incident occurs which threatens the welfare, safety or health of any resident.	1 2 3 4 5 6 7 Administrator will submit plan of correction regarding reporting requirements to CCL by POC date. REPEAT VIOLATION \$150 CIVIL PENALTY ASSESSED
	8 9 10 11 12 13 14	Incidents on 7/4 and 7/8 regarding resident #1's aggressive behavior which threatened the welfare of other resident were not reported to CCL.	
	1 2 3 4 5 6 7		

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Vivien Helbling
LICENSING EVALUATOR NAME: Sarah Yip
LICENSING EVALUATOR SIGNATURE:

TELEPHONE: (408) 324-2185
TELEPHONE: (408) 324-2112
DATE: 07/28/2015

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.
FACILITY REPRESENTATIVE SIGNATURE:
DATE: 07/28/2015

LIC809 (FAS) - (06/04)

Page: 2 of 2

Find tacos, cheap dinner, Max's

Near Westmont, IL

Log In

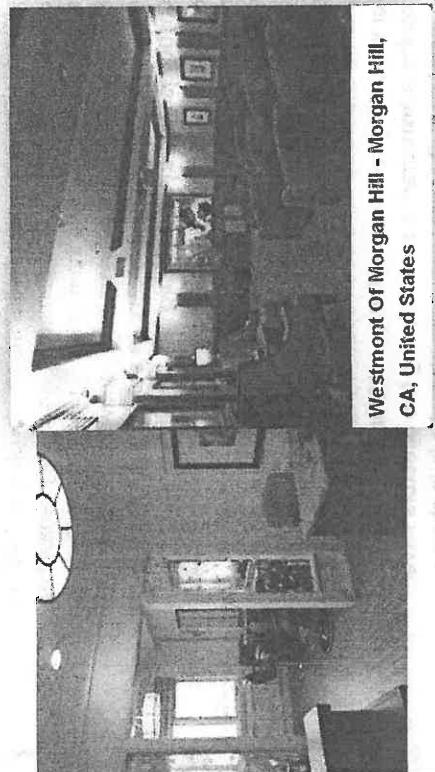
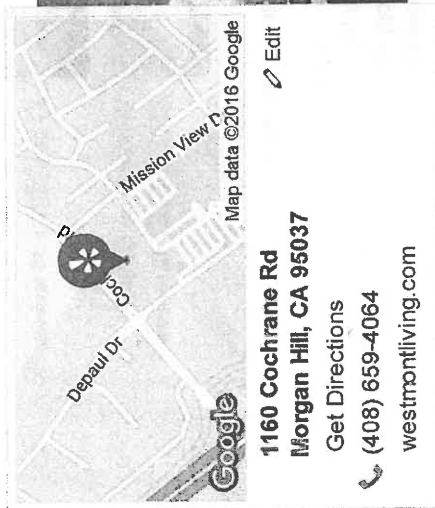
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Westmont Of Morgan Hill

★★★★★ 3 reviews Details

Retirement Homes Edit



See all 15

Westmont Of Morgan Hill - Morgan Hill, CA, United States

Today 9:00 am - 5:00 pm Open now

Recommended Reviews for Westmont Of Morgan Hill

Sort by Yelp Sort Language English (3)

Search reviews

Your trust is our top concern, so businesses can't pay to alter or remove their reviews. Learn more.

Hours

Mon	9:00 am - 5:00 pm
Tue	9:00 am - 5:00 pm Open now
Wed	9:00 am - 5:00 pm
Thu	9:00 am - 5:00 pm
Fri	9:00 am - 5:00 pm
Sat	9:00 am - 5:00 pm
Sun	9:00 am - 5:00 pm

With so few reviews, your opinion of **Westmont Of Morgan Hill** could be huge. Start your review today.

Deb U.
San Jose, CA
1 friend
11 reviews



3/10/2015

First to Review

Westmont looks lovely and is a nice place to live if you are fully independent (hence the 1star), however, plan on problems and the need to carefully monitor any assistive living services. My 98-year-old mother has lived there for 2 years and pays an extra \$450/ month, doubling to \$900 in July) for medication management in which they renew her prescriptions and bring them to her 3 times a day. Because they waited until the last minute to renew her narcotic pain medicine, it ran out and I spent 3+ solid hours on the phone unsuccessfully trying to straighten out the mess. My mother is currently without this medication. They are also not following doctors orders in dispensing her pain pill. Two other times, my mother pushed her call button during the night shift to request pain medication only to be ignored for over an hour. Had she fallen or had a stroke or heart attack, she would have been dead!Extreme negligence for which they received a citation. Within the last few months administrative staff including two directors have suddenly left. Currently I have no idea who is in charge there, as we are never informed regarding staff changes, and the regional director is on vacation. Westmont is a pretty package but inside the glossy wrapping are significant deficiencies that can affect resident safety. I would not be at all surprised if they faced a lawsuit at some point

Gayle D.
Campbell, CA
0 friends
3 reviews



10/28/2015

Do NOT do it. Do not place your loved one here. I so agree with the other two posts. We placed our mother here July

Edit business info

Deb U.
First to review

You might also consider

People also viewed



Carlton Senior Living Of San Jose
15 reviews



Atria Willow Glen
18 reviews



Willow Glen Center
12 reviews

Browse nearby

Restaurants
Nightlife
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Show all

2014. For the first few months all was ok. Then they hired a new manager for the memory care unit and she was not compassionate with the residents. It seemed she was trying to get more money out of us. She made up stories about my mom trying to throw herself to the ground and other stories. They made us hire a one on one outside caretaker for my mom, which cost us an extra \$6,000 in addition to what we pay them, which was \$5,769.00. Soon after she was fired along with all upper management and things got better for a short time. Then management changed again and everything reverted back. There is huge problem with a facility that changes management every six months. I am happy to say we have moved our mother to to facility that actually cares for their residents. I can go on and on but again I leave you with this DO NOT place your loved one here.

Karen B.
San Jose, CA
0 friends
6 reviews

7/28/2015

Don't let the pretty exterior fool you. We moved my Dad into the memory care area in 2014. At that time everything went exceptionally well. Management and staff were extremely helpful and caring. BUT new owners took over in early 2015, and everything quickly changed. We wanted a private room and were willing to pay for it. Even though his room was technically a "buddy room" they did not assign a room mate for 9 months, and we were told by management that we would have the option to convert to a private room before any room mates were moved in. Despite the fact that there were several vacant rooms, we were shocked when we got a phone call saying we had to come move my father's things to accommodate a room mate within 24 hours. At that time my father had to be hospitalized for an infection, and they moved a room mate into his room while he was gone. That's NOT how you treat memory care people. When I took a couple of minutes away from the hospital, I walked into my Dad's room to find all his things roughly shoved into a corner and all his pictures ripped off the walls and thrown onto the floor. His television had been disconnected and the new room mate's television installed.

Both beds were pushed up against the walls against electrical outlets (hello Fire Marshall, are you listening?) The manager for the memory care unit is extremely rude, and circumvented all the wishes of our family regarding our father's care. When I asked why we were not given the option for a private room as promised, I was told none were available. REALLY? I just walked past 5 vacant rooms. Then I realized they can only get 6K per month for a private room versus 12K for the same room with 2 occupants. You cannot walk in unannounced under the new regime (a big warning flag per "A Place For Mom"). I will say that the actual hands-on caregivers were very sweet to my father, but they were hired under the old owners. We immediately moved Dad out, and were entitled to a refund for 50% of the month. Our contract states that any refunds would be received within 30 days. It took 60 days and 2 phone calls to finally get it. I could go on-and-on, but I'll leave it with this: RUN, RUN, RUN away from this place!!

Page 1 of 1

1 other review that is not currently recommended

You Might Also Consider

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Careers	Support	Online Ordering from Eat24	United States
Press	Yelp Mobile	Yelp SeatMe	
Investor Relations	Developers	Business Success Stories	
Content Guidelines	RSS	Business Support	

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 435294345

Report Date: 01/20/2016

Date Signed 01/20/2016 06:05:31 PM

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 2580 N. FIRST STREET, STE. 350 SAN JOSE, CA 95131	
FACILITY EVALUATION REPORT			
FACILITY NAME: WESTMONT OF MORGAN HILL		FACILITY NUMBER:	435294345
ADMINISTRATOR: DALTON GODWIN		FACILITY TYPE:	740
ADDRESS: 1160 COCHRANE ROAD		TELEPHONE:	(408) 779-8490
CITY: MORGAN HILL		STATE: CA	ZIP CODE: 95037
CAPACITY: 112		CENSUS: 86	DATE: 01/20/2016
TYPE OF VISIT: Required - 5 Year		UNANNOUNCED TIME BEGAN:	08:45 AM
MET WITH: Dalton Godwin, Leo Rodrigues		TIME COMPLETED:	06:15 PM
NARRATIVE			
1	LPA Raymond Usac conducted an unannounced Five (5) Year Required Inspection and met with		
2	Executive Director Dalton Godwin and Maintenance Director Leo Rodrigues.		
3			
4	Outside perimeter was toured and observed fences and facility facade were in good repair. All outdoor		
5	and indoor passageways were noted free from obstructions. There were no items found such as toxins		
6	that could constitute a danger in the premises, inside and out. The facility room temperature varies		
7	from 71 to 73 degrees F. The facility hot water temperature tested from the ground and second floor		
8	levels ranges from 109 to 118 degrees F. Both Assisted Living (AL) and Memory Care (MC)		
9	apartments were randomly inspected including bathroom/showers with non-skid mats and grab bars.		

10 Resident apartments were clean and free from odor during this inspection. Motion detectors and its log
 11 entry were observed in MC units to monitor residents. Delayed Egress doors in MC units were tested
 12 and functional. Staff responding to resident summons varies from 2 to 3 minutes. Common areas such
 13 as the dining room, living room, theater room, and outside patio were observed and clean. Both
 14 Perishable and Non-Perishable food supplies were inspected and has met the minimum requirement of
 15 one week supply and two days supply for perishable foods. Dishwasher Machine hot water
 16 temperature log was observed and noted at 180 degrees F. Kitchen Freezer and Refrigerator were
 17 observed and has zero (0) and 35 degrees F respectively. Carbon Monoxide and Smoke Alarm
 18 Detectors were observed and operational. Fire Extinguishers were last serviced on January 2016.
 19 Facility transportation underwent maintenance services last January 2016. The executive director has a
 20 valid RCFE Administrator's Certificate and spends a sufficient number of hours to manage and oversee
 21 the operation of the facility. There were adequate direct care staff scheduled for both units including
 22 staff responsible for assisting with resident's medication. Staff training was also reviewed (medication,
 23 dementia and other related training). Direct Care Staff has first aid training. Deficiency was cited
 24 during today's inspection. Please see LIC809D. Facility to submit the following forms: LIC 500, LIC
 25 308, LIC 610E, LIC 400 and Liability Insurance within 2 weeks. Exit Interview and appeal rights were
 conducted with Mr. Dalton Godwin. **Annual Required-5 Year Inspection will be completed at a later
 date.**

SUPERVISOR'S NAME: Anthony Studebaker
LICENSING EVALUATOR NAME: Raymond Usac
LICENSING EVALUATOR SIGNATURE:

TELEPHONE: (408) 324-2112
TELEPHONE: (408) 314-5102
DATE: 01/20/2016

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 01/20/2016

This report must be available at Child Care and Group Home facilities for public review for 3 years.
 LIC809 (FAS) - (06/04) Page: 1 of 2

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
 COMMUNITY CARE LICENSING DIVISION
 CCLD Regional Office, 2580 N. FIRST STREET,
 STE. 350
 SAN JOSE, CA 95131

FACILITY EVALUATION REPORT (Cont)

FACILITY NAME: WESTMONT OF MORGAN HILL

FACILITY NUMBER: 435294345

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 01/20/2016

Deficiency Type	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
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POC Due Date / Section Number			
Type B 02/03/2016 Section Cited 87303(i)(1)(B)	<p>1 Maintenance and Operation. Facilities licensed for 16 or more and/or facilities that have separate floors or buildings shall have a signal system which meets specified requirements: Transmit a visual and/or auditory signal to a central staffed location or produce an auditory signal at the living unit loud enough to summon staff.</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	<p>1 Executive Director must submit a written plan of correction to CCL by POC due date. Written plan may include daily testing of pagers and pullcords, and battery testing.</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>	
	<p>8 During a random test of emergency pullcords in the memory care unit. No staff responded to all 3 pullcord activations.</p> <p>9</p> <p>10 Rooms tested were 121B at 11:07am, 122 at 11:09am, and SPA at 11:01am. Upon checking with staff after the activation at 11:14am, 1 pager did not receive any alert signal and 1 pager just received the alert signals at 11:14am. (continued in next column)</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p>	<p>8 (cont) The delay in transmitting the alert signal to the staff is inappropriate.</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p>	
	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>		
	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>		

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Anthony Studebaker

TELEPHONE: (408) 324-2112

LICENSING EVALUATOR NAME: Raymond Usac	TELEPHONE: (408) 314-5102
LICENSING EVALUATOR SIGNATURE:	DATE: 01/20/2016
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 01/20/2016

LIC809 (FAS) - (06/04) Page: 2 of 2

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 435294345

Report Date: 10/13/2015

Date Signed 10/14/2015 09:52:12 AM

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 2580 N. FIRST STREET, STE. 350 SAN JOSE, CA 95131	
FACILITY EVALUATION REPORT			
FACILITY NAME: WESTMONT OF MORGAN HILL		FACILITY NUMBER: 435294345	
ADMINISTRATOR: DALTON GODWIN		FACILITY TYPE: 740	
ADDRESS: 1160 COCHRANE ROAD		TELEPHONE: (408) 779-8490	
CITY: MORGAN HILL		ZIP CODE: 95037	
CAPACITY: 112		DATE: 10/13/2015	
TYPE OF VISIT: Case Management - Incident		UNANNOUNCED TIME BEGAN: 12:30 PM	
MET WITH: Dalton Godwin		TIME COMPLETED: 05:00 PM	
NARRATIVE			
1	LPA Raymond Usac conducted an unannounced case management inspection regarding an incident		
2	(medication errors) that occurred on 8/30/2015 and 9/6/2015 and met with Executive Director Dalton		
3	Godwin. Upon LPA's arrival residents and staff were engaged in various activities. LPA interviewed Mr.		
4	Godwin, Medicine Technician (MT) Frehiwot Zeray and MT Yadirra Munoz. LPA obtained and reviewed		
5	Staff Schedule for August 2015, Resident 1 MAR, In-Service Training log for MTs and a copy of an		
6	Email correspondence for former MT.		
7			
8	MT Yadirra showed LPA how the QuickMar (Electronic Monitoring for Resident Medications) works.		
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11 See LIC809-D for deficiency cited. Civil Penalty was assessed for repeated citation on section
12 87465(a)(5), cited on 1/23/2015. Appeal rights was issued. Deficiency, civil penalty, and exit interview
13 was conducted with Mr. Dalton Godwin.
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SUPERVISOR'S NAME: Anthony Studebaker
LICENSING EVALUATOR NAME: Raymond Usac
LICENSING EVALUATOR SIGNATURE:
TELEPHONE: (408) 324-2112
TELEPHONE: (408) 314-5102
DATE: 10/13/2015

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:
DATE: 10/13/2015

This report must be available at Child Care and Group Home facilities for public review for 3 years.
LIC809 (FAS) - (06/04) Page: 1 of 2

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY
FACILITY EVALUATION REPORT (Cont)
CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
CCLD Regional Office, 2580 N. FIRST STREET,
STE. 350
SAN JOSE, CA 95131

FACILITY NAME: WESTMONT OF MORGAN HILL
FACILITY NUMBER: 435294345
DEFICIENCY INFORMATION FOR THIS PAGE:
VISIT DATE: 10/13/2015

Deficiency Type POC Due Date /	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
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Section Number			
Type A 10/14/2015 Section Cited 87465(a)(5)	1 Incidental Medical and Dental Care Services. The licensee shall assist residents with self-administered medications when needed. 2 On 9/6/15, MT administered incorrect medications to R1 which included: Aspirin 81mg, Citalopram 20mg, Multi-Vitamin and Triamterene-HCTZ 37 /125mg 1/2 tablet 3 4 5 6 7	1 Executive Director conducted a re-in-service/training to all MTs. MT underwent additional online training and will be observed by LVN for med passing prior to administering medicines to residents. CORRECTED DURING INSPECTION. 2 3 4 5 6 7 REPEAT VIOLATION ON SECTION 87465(a)(5). \$150 CIVIL PENALTY ASSESSED	1 2 3 4 5 6 7 1 2 3 4 5 6 7 1 2 3 4 5 6 7

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Anthony Studebaker

TELEPHONE: (408) 324-2112

LICENSING EVALUATOR NAME: Raymond Usac

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LIC809 (FAS) - (06/04) Page: 2 of 2