

## Text Amendment for Sub-Acute Care Facilities

### FMC Section 15-6703 – Public and Semi-Public Use Classifications

Pursuant to FMC Section 15-6703 (Public and Semi-Public Use Classifications), the use classification of **Hospitals and Clinics** is described as State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

The general use classification of **Hospitals and Clinics** includes three (3) specific sub-classifications of **Hospital**, **Clinic**, and **Substance Abuse Treatment Clinic**. These more specific uses are described as follows:

1. **Hospital.** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.
2. **Clinic.** A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale. This classification includes substance abuse treatment and recovery programs which are not residential in nature and which exclusively administer counseling services.
3. **Substance Abuse Treatment Clinic.** A facility that administers medication, or supervises the self-administration of medication, for substance abuse treatment.

This Text Amendment Application requests to amend Section 15-6703 of the FMC to introduce **Sub-Acute Care Facility** as a new sub-classification to the more general use of Hospitals and Clinics. The proposed use is more intense than a clinic and less intense than a hospital in that it would allow patients to receive overnight care typically following emergency medical treatment or surgery at a hospital ambulatory surgery center that are not able to be cared for in their own home. Patients are referred by a medical doctor for medical procedures requiring rehabilitative and therapeutic care following a surgical procedure. Sub-acute care facilities are focused on in-patient care, including medical supervision, 24-hour skilled nursing and supportive care, pharmaceutical, dietary, social, and physical activities as licensed by the California Department of Public Health. The proposed use is different from other existing uses included in Section 15-

6702 (Residential Use Classifications) in that the facilities are not residential in nature, patient care is temporary, and facilities occur in a more institution-like environment such as a medical office complex and not a residential home. Furthermore, the use does not include treatment facilities for alcoholism, drug abuse, sexual or psychological disorders.

The proposed new use classification is described as follows:

**Sub-Acute Care Facility.** *A facility providing a level of care needed by a patient who does not require hospital acute care but who requires more intensive licensed skilled nursing care than is provided to the majority of patients in a skilled nursing facility. Sub-acute care facilities are focused on in-patient care, including medical supervision, 24-hour skilled nursing and supportive care, pharmaceutical, dietary, social, and physical activities as licensed by the California Department of Public Health. Patients are referred by a medical doctor for medical procedures requiring rehabilitative and therapeutic care following a surgical procedure. This use is different from other similar uses which are classified as residential uses (e.g. Elderly and Long-Term Care, Residential Care Facilities) in that patient stays shall not exceed 30-days and facilities have a more institution like environment. This use does not include treatment facilities for alcoholism, drug abuse, sexual or psychological disorders.*

The proposed Text Amendment Application also proposes to amend Table 15-1302 (Use Regulations – Employment Districts) of the FMC to allow the proposed use of Sub-Acute Care Facility as a permitted use in the **O (Office)** zone district with an approved Conditional Use Permit and subject to specific limitations.

Amended TABLE 15-1302, LAND USE REGULATIONS-EMPLOYMENT DISTRICTS

<b>Use Classification</b>	<b>O</b>	<b>BP</b>	<b>RBP</b>	<b>IL</b>	<b>IH</b>	<b>Addition Regulations</b>
<b>Public and Semi-Public Use Classifications</b>						
Hospitals and Clinics						
Hospital	C(11)	C(11)	C(11)	C(11)	C(11)	
<i>Sub-Acute Care Facility</i>	<i>C(17)</i>	–	–	–	–	
Clinic	P	P	P	C	–	
Substance Abuse Treatment Clinic	C(13)	C(13)	C(13)	C(13)	C(13)	
<b>Specific Limitations:</b>						
<b>17.</b>						
<ul style="list-style-type: none"> <li><i>Must be within a medical office complex that includes two (2) or more medical offices/medical office buildings; one of which must be directly associated with the sub-acute care facility;</i></li> <li><i>Building height for sub-acute care facilities shall not exceed 35 feet;</i></li> </ul>						

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