

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Planning Commission

**FROM:** Anne McIntosh, Director of Community Development

**THROUGH:** Laurie B. Jester, Planning Manager

**BY:** Ted Faturos, Assistant Planner  
Jason Masters, Assistant Planner

**DATE:** September 13, 2017

**SUBJECT:** Consideration of Amendments to the Municipal Code and Local Coastal Program (LCP) Related to Urgent Care Medical Uses.

**RECOMMENDATION:**

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **DIRECT** Staff to draft Municipal Code and Local Coastal Program (LCP) Amendments to address the Urgent Care land use.

**BACKGROUND:**

On November 15, 2016 the City Council directed Staff to research and gather data on the Urgent Care land use after hearing concerns from some residents regarding a new Exer Urgent Care that began tenant improvements at 3215 North Sepulveda Boulevard. The City Council asked staff to study the Urgent Care land use and come back at a future date with information and recommendations on how to effectively regulate the use. At the July 18, 2017 meeting after Exer Urgent Care neighbors spoke with concerns about the use, the City Council asked staff to prepare an Interim Zoning Ordinance (IZO) for a future agenda. On August 1<sup>st</sup> a Citywide IZO for Health Care uses was reviewed by City Council but was not adopted. On August 7<sup>th</sup> the City Council approved an IZO for Health Care uses limited to Sepulveda Boulevard (Ordinance No. 17-0015-U- Attachment A). The IZO prohibits new Health Care facilities on Sepulveda Boulevard. The Council also requested that staff prepare a Zoning Code Amendment to study and address Urgent Care. A 45-day report on the IZO was presented to the City Council on September 5<sup>th</sup> and a public hearing for an extension of the IZO is scheduled for City Council review on September 19<sup>th</sup>.

**DISCUSSION**

There are currently three Urgent Care offices operating in the City: Providence Medical Institute- Manhattan Beach Urgent Care (1010 N. Sepulveda Boulevard), Torrance Memorial Urgent Care (855 Manhattan Beach Boulevard), and Minute Clinic inside the CVS (2900 N Sepulveda Boulevard). Exer Urgent Care is constructing the City's fourth Urgent Care office by repurposing a former mortuary located at 3245 N Sepulveda Boulevard.

Urgent Care offices are currently classified as “Office- Business and Professional” under MBMC 10.08.050 Commercial Use Classifications. The Office- Business and Professional land use encompasses many types of offices uses, “...including, but not necessarily limited to: licensed or certified physicians, psychologists, psychiatrists, chiropractors, and massage, acupuncture, and acupressure therapists.” This classification includes medical/dental laboratories incidental to an office use.

### ***Defining Urgent Care***

The Urgent Care use, sometimes referred to as “immediate care”, is a form of healthcare that has grown in popularity in recent years. Urgent Care offices promote themselves as a more convenient and affordable alternative to the doctor’s office or emergency room for health issues that require immediate attention but are not life threatening. Urgent Care offices have a few distinguishing characteristics that separate them from traditional medical office uses. First, unlike most medical offices, Urgent Care offices allow patients to visit a doctor without previously scheduling an appointment. Second, Urgent Care offices tend to be open for more hours beyond the traditional 8am to 5pm office hours of most medical offices. Urgent Care offices also tend to be open on Saturdays and Sundays, while traditional medical offices tend to be closed on weekends. Third, some Urgent Care offices tend to offer services that might not be available to most primary care doctors’ offices, including x-rays, sutures, and some basic medical tests like performing a throat culture to determine if a patient has strep throat. Some Urgent Care offices even have pharmacies on site. Patients do not have an assigned doctor, but see whoever is on duty. Attachment B has a more thorough explanation of Urgent Care medicine that comes from the American Academy of Urgent Care Medicine.

### ***Urgent Care Offices vs Hospitals***

The California Health and Safety Code goes into great detail about what types of medical facilities meet the State’s definition of a hospital (Attachment C). California law also requires hospitals to be built to a much higher life/safety standard than a typical building so that hospitals can provide care after earthquakes and other disasters. None of the existing or proposed Urgent Care offices located in the City can be classified as a hospital as defined by California law.

### ***Medical-Related Land Uses in the Code***

The Manhattan Beach Municipal Code defines several medical-related land uses (Attachment D). These uses defined in the Land Use Classification portion of the Code are Emergency Health Care, Convalescent Facilities, Residential Care- General, Hospitals, Ambulance Services, Laboratories, and Offices- Business and Professional, with medical offices falling under the Offices- Business and Professional land use classification. Staff categorizes the Urgent Care use as an Office- Business and Professional land use.

Staff reached out to several cities to identify how they classify Urgent Care offices with respect to land use. The only City that Staff could find that has a specific Urgent Care land use classification is the City of Cotati (Attachment E). Like Manhattan Beach, the

cities of Tustin, Laguna Hills, Glendora, Yuba City, Beverly Hills, Calabasas, Redondo Beach, Culver City, El Segundo, Gardena, Hermosa Beach, Inglewood, Torrance, Rolling Hills Estates, and West Hollywood all do not have a specific land use classification for Urgent Care offices, but rather classify Urgent Care offices as general office use, medical office use, or similar land use. Of all the Cities mentioned above, only the City of Cotati requires a Conditional Use Permit or other discretionary application specifically for an Urgent Care use.

### ***Neighbor Impacts***

Some residents have raised concerns that Urgent Care offices have a higher impact on neighbors than other medical office uses. Some concerns have been raised about the possibility of ambulances with loud sirens dropping off patients at Urgent Care offices, drug-addicts loitering around pharmacies attached to Urgent Care offices, extended evening hours, and a general increase in traffic, noise, and exterior light. Other residents claim that an Urgent Care office is an emergency room with lab equipment, and would thus require a Use Permit as both Emergency Health Care and Laboratory land uses require Use Permits.

#### *Ambulance Delivery*

Manhattan Beach Paramedics are required by California law to drop patients off at a hospital with an emergency room, and thus do not and cannot drop off any patients at any Urgent Care offices. Little Company of Mary and Torrance Memorial in Torrance are the main hospitals where Manhattan Beach Paramedics drop off patients, with Harbor/UCLA Medical Center being the primary drop off point for trauma patients. Manhattan Beach Paramedics have picked up patients from the City's existing Urgent Care offices in order to transport them to a local hospital's emergency room, just as they would pick up a patient from their residence or office or anywhere in the City in an emergency situation.

#### *Drug Addicts Loitering Around Pharmacy*

The Manhattan Beach Police Department has confirmed that there have not been any reported issues with drug addicts loitering around any of the existing pharmacies in the City. Furthermore, the Police Department has confirmed that there have not been any attempted robberies of pharmacies in the City. There is no reason to believe that any pharmacy attached to an Urgent Care would encourage any additional amount of crime. There are a number of Pharmacies in the City associated with retail uses and medical uses, such as CVS and Walgreens.

#### *Extended Hours*

Urgent Care offices tend to be open past the typical 5:00 pm closing time of most medical offices, with many staying open until 8:00 or 9:00 pm. Many resident-adjacent businesses in the City also stay open past 5:00 pm, including hair salons, restaurants, bars, tutoring centers, yoga and fitness studios, retail stores, gas stations, etc.

### *Parking and Traffic*

The Code requires that any medical office provide one parking space for every 200 square feet of building area. Urgent Care offices, like all businesses, must meet all parking requirements. If an Urgent Care wishes to open but cannot meet the Code's parking requirements, they may apply for a Use Permit after conducting a parking demand study showing that the business operations and conditions on site require less parking than the one per 200 square feet requirement.

### *Laboratories*

Laboratories require Use Permits in the General Commercial (CG) zone, and are not allowed in any other Commercial zone (see Attachment D for how the Laboratory land use classification is defined in the Code). Staff believes the intent of the Laboratory land use classification is to regulate laboratories that may contain hazardous chemicals, loud equipment, noxious odors, and other negative byproducts of operations. Urgent Care offices generally do not have the type of equipment that produces these types of negative effects. Rather, Urgent Care offices have incidental lab equipment that aids in administering routine medical tests that are directly related to the medical service provided. Common tests requiring lab equipment include pregnancy tests, X-rays, blood and urine tests, strep culture, and other basic medical tests.

### ***Policy Direction***

Staff believes there is an opportunity to update the Municipal Code and the Local Coastal Program (LCP) by refining the existing medical-related land use classifications and by creating an Urgent Care land use classification that would include some basic performance standards, but still allow the use by right in commercial zones. Urgent Care performance standards could include the following:

#### Staff Recommended Performance Measures:

- 1- Setting reasonable operating hours to discourage late night office hours. As some guidance, a Use Permit is required for Food and Beverage Sales (grocery stores, liquor stores and delis) that operate between 10:30 PM and 6:00 AM in the CL, CD and CNE Zones (10.16.020 F-9). These limitations do not apply in the CC and CG zone.
- 2- Requiring a minimum distance between the main entry of the Urgent Care office and neighboring residential uses.

#### Other Performance Standards to Discuss that Staff Does Not Recommend:

- 3- Requiring a minimum distance between Urgent Care Facilities.
- 4- Prohibiting ambulance transport **to** the facilities, only allow **from** the facilities.
- 5- Only allowing patients of the Urgent Care to use the on-site pharmacy.

Alternatively, the Planning Commission might feel that existing land use regulations have sufficiently regulated all medical related land uses, including Urgent Care offices,

and there is no need to create an Urgent Care land use classification with performance standards. The Zoning Code [10.16.020 (B)] requires a Use Permit for all new commercial projects, not just medical –related land uses, over 5,000 square feet in buildable floor area or sites over 10,000 square feet in area. Furthermore, the Code already has a number of existing regulations that address the potential negative impacts of business operation, such as requiring the screening of exterior lights so there is no off-site glare, prohibiting excessive noise that would disturb a reasonable person of normal sensitivity, and setting site landscaping requirements in order to create green space in commercial projects.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (“CEQA”), the Community Development Department has determined that amendments to the Municipal Code and Local Coastal Program that address the Urgent Care land use are exempt from the requirements of CEQA and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

### **PUBLIC INPUT**

A ¼ page display ad public notice for the proposed MBMC and LCP Code Amendments was published in the Beach Reporter newspaper on August 31, 2017, in compliance with state and local law and mailed to the California Coastal Commission. Interested parties, including residents and Urgent Care office administrators, were also emailed. The draft MBMC and LCP Amendments, including the staff report and attachments, have been made available at the Manhattan Beach County Library, the Police Department and at the Community Development Department. The staff report and attachments are also posted on the City’s website.

### **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, accept testimony, discuss the issues, and direct Staff to draft amendments to the Municipal Code and Local Coastal Program that address the Urgent Care land use.

#### Attachments:

- A. Ordinance No. 17-0015U- IZO Health Care Facilities
- B. American Academy of Urgent Care Medicine- Definition of Urgent Care Medicine
- C. California Health and Safety Code Section 1250- Definition of a Hospital
- D. Manhattan Beach Municipal Code Medical-Related Land Use Classifications
- E. City of Cotati’s Land Use Classification for Urgent Care

cc. California Coastal Commission

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ORDINANCE NO. 17-0015-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH  
PROHIBITING THE ESTABLISHMENT OF NEW HEALTH CARE  
FACILITIES ON SEPULVEDA BOULEVARD IN THE CITY AND  
DECLARING THE URGENCY THEREOF

THE MANHATTAN BEACH CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. Moratorium. Notwithstanding any other ordinance or provision of the Manhattan Beach Municipal Code, no application for a building permit, site plan review, or any land use entitlement shall be accepted for processing or approved for the conversion of any existing space to, or the construction of a new building for the establishment of any of the following uses on Sepulveda Boulevard unless the City has issued a use permit for such use prior to adoption of this Ordinance. For purposes of this Ordinance, Health Care Facilities includes but are not limited to:

- A. Medical or dental offices, including, but not limited to, licensed or certified physicians, psychologists, psychiatrists, dentists, and chiropractors;
- B. Medical or dental laboratories, either as a primary use or incidental to an office use;
- C. Emergency health care facilities, hospitals, medical clinics and urgent care facilities;
- D. Assisted care facilities;
- E. Any residential care facility or adult day health center; and
- F. Convalescent facilities.

SECTION 2. This Ordinance does not apply to residential care facilities that serve six or fewer persons.

SECTION 3. Term. This Ordinance shall expire, and the moratorium on new health care facilities imposed hereby shall terminate, 45 days after the adoption of this Ordinance, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858.

SECTION 4. Hardship Exemption. An application for a building permit, site plan review, or any other land use entitlement for the establishment of any Health Care Facility located on Sepulveda Boulevard may be approved if the applicant has obtained a hardship exemption from the City Council. Hardship exemption applications shall be filed in writing with the Director of Community Development and shall contain all documentation relied upon to support the hardship claim. A hardship exemption application must be filed no later than 10 days in advance of a regular meeting of the City Council in order to be considered at such meeting; otherwise the application shall be considered at the following regular meeting. The City Council shall grant a hardship



exemption upon making a finding that denial of the exemption and enforcement of this Ordinance against the applicant's property would result in the applicant being deprived of all economically viable use of the property. The City Council may consider other factors in order to determine hardship.

SECTION 5. CEQA Finding. The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance would have a significant effect on the environment, because the Ordinance will impose greater limitations on development in the City by temporarily prohibiting new health care facilities, and will thereby serve to reduce potential significant adverse environmental impacts. It is therefore exempt from California Environmental Quality Act review pursuant to Title 14, Section 15061(b)(3) of the California Code of Regulations.

SECTION 6. Penalty. Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.

SECTION 7. Legislative Findings. Due to a recent proliferation of health care facilities, including medical offices, urgent care facilities, clinics, and treatment centers on Sepulveda Boulevard, the City is currently studying new zoning code regulations for these uses. Many of these uses are treated as a type of professional office and approved ministerially due to the lack of specific use classifications for certain health care-related uses. The proliferation of new health care facilities has a detrimental impact on economic development goals, potential sales tax revenues, the diversity of commercial land uses, and the activation of pedestrian activity along Sepulveda Boulevard in the City. Further, the ministerial approval of some, but not all, health care uses adversely effects the variety of health care options in the City. This Ordinance is necessary to prevent the establishment of additional health care facilities while the City studies the appropriate locations and consistent standards for these uses.

The City Council finds that property owners are likely to submit applications for land use entitlements to establish health care facilities. Due to the proliferation of these uses, the City needs to adopt this Ordinance to give the City time to modernize its use classifications and definitions for health-related uses and to establish permanent regulations for these uses. The City intends to study and adopt permanent regulations within a reasonable time. The Department of Community Development, Planning Commission, the City Council, and the people of Manhattan Beach require a reasonable, limited, yet sufficient amount of time to consider and establish permanent regulations to allow needed health care facilities without causing a detrimental effect to the general welfare in the City. Given the time required to study and prepare new regulations, conduct duly noticed public hearings before the Planning Commission and the City Council, the City Council finds that this Ordinance is necessary to prevent the establishment of

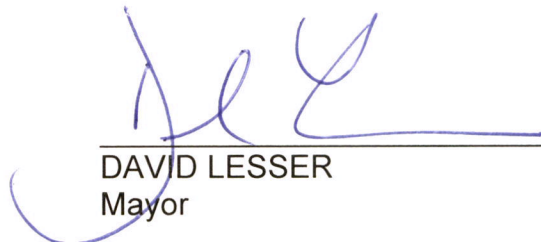


additional health care facilities and continued proliferation of new health care facilities on Sepulveda Boulevard.


Based upon the foregoing, the City Council hereby finds that there is a current and immediate threat to the public health, safety, or welfare if new health facilities were established on Sepulveda Boulevard, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for such uses which is required in order to comply with the City's Zoning Ordinance would result in that threat to public health, safety, or welfare. Due to the foregoing circumstances, it is necessary for the preservation of the public health, safety, and welfare for this Ordinance to take effect immediately. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code Sections 65858 and 36937(b) and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

ADOPTED on August 7, 2017.

AYES: Hersman, Napolitano, Howorth and Mayor Lesser.  
NOES: Montgomery.  
ABSENT: None.  
ABSTAIN: None.

  
\_\_\_\_\_  
DAVID LESSER  
Mayor

ATTEST:

  
\_\_\_\_\_  
LIZA TAMURA  
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.  
CITY OF MANHATTAN BEACH )

I, Liza Tamura, City Clerk of the City of Manhattan Beach, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance, being Ordinance No. 17-0015-U was duly passed and adopted by the said City Council, approved and signed by the Mayor, and attested by the City Clerk, of said City, all at an adjourned regular meeting of the said Council duly held on the 7<sup>th</sup> day of August 2017, and that the same was so passed and adopted by the following vote, to wit:

Ayes: Hersman, Napolitano, Howorth and Mayor Lesser.  
Noes: Montgomery.  
Absent: None.  
Abstain: None.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said City this 7<sup>th</sup> day of August, 2017.



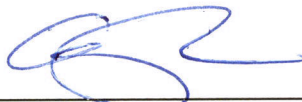
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City Clerk of the City of  
Manhattan Beach, California

(SEAL)

CERTIFICATE OF PUBLICATION

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.  
CITY OF MANHATTAN BEACH )

I, Liza Tamura, City Clerk of the City of Manhattan Beach, California, do hereby certify that Ordinance No. 17-0015-U has been duly and regularly published according to law and the order of the City Council of said City and that same was so published in The Beach Reporter, a weekly newspaper of general circulation on the following date, to wit August 17, 2017 and in witness whereof, I have hereunto subscribed my name this 21<sup>st</sup> day of August, 2017.



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City Clerk of the City of  
Manhattan Beach, California

## Attachment B

### Source: American Academy of Urgent Care Medicine

<http://aaucm.org/about/urgentcare/default.aspx>

#### Definition of Urgent Care Medicine

Urgent Care Medicine (UCM) is the provision of immediate medical service offering outpatient care for the treatment of acute and chronic illness and injury. It requires a broad and comprehensive fund of knowledge to provide such care. Excellence in care for patients with complex and or unusual conditions is founded on the close communication and collaboration between the urgent care medicine physician, the specialists and the primary physicians.

Urgent care does not replace your primary care physician. An urgent care center is a convenient option when someone's regular physician is on vacation or unable to offer a timely appointment. Or, when illness strikes outside of regular office hours, urgent care offers an alternative to waiting for hours in a hospital Emergency Room.

#### Understanding the Scope of Urgent Care Practice

Because urgent care practitioners are on the “front lines” of medicine, they need to be proficient in evaluating and caring for – at least initially – any patient who walks into an urgent care medicine center or urgent care clinic. For this reason, there is some overlap in the scope of practice between UCM and all existing medical specialties that involve direct patient care. Because of the convenience of UCM centers, patients choose these facilities when they are unable to see their usual doctor in a timely fashion or choose not to go to a hospital emergency department.

For most patients seen in an ambulatory medicine setting, the UCM specialist can fully care for the presenting problem, either independently or in consultation with another specialist. Sometimes patients will require follow-up with or referral to another specialist, transfer to an emergency department, or direct hospitalization (with inpatient care by the consultant). UCM specialists do not perform surgery (other than wound repair and skin lesion removal), do not care for inpatients, and typically do not engage in the continuing medical care of chronic medical problems.

Of all of the existing specialties, UCM shares the most in common with family practice and emergency medicine, though there is enough uniqueness of practice that UCM, in reality, is a separate specialty with a distinct knowledge base, skill set, and required breadth of experience. UCM shares with family practice (FP) its broad scope: caring for both male and female patients of any age with any complaint. UCM differs from FP in that its primary focus is on acute medical problems.

Because specialization is the result of focused attention and having experience in a particular area, acute care represent the majority of what UCM specialists do – versus FP practitioners who divide their time caring for some acute, but predominately chronic health issues. Because of this, their experience and expertise in acute care is more extensive than that of FP practitioners. The FP's area of practice that is distinct from UCM involves continuity of medical care and, for some FP practitioners, inpatient care and obstetrics.

## **Attachment B**

As with FP, UCM shares a broad scope with Emergency Medicine (EM) as well: caring for both male and female patients of any age with any complaint. UCM differs from EM in that its primary focus is on acute medical problems at the lower end of the severity spectrum. UCM specialists have expertise evaluating and treating these patients with only simple office-based laboratory tests (e.g., urinalysis, pregnancy test, rapid strep assay) and X-ray. There is no immediate access to extensive laboratory testing or advanced imaging (e.g., CT scanning and ultrasound). Those who present to an urgent care center who, in the judgment of the UCM specialist, require this, are transferred to a hospital emergency department. Due to the simpler administrative procedures and costs associated with office-based versus hospital-based practice, similar care in an UCM setting can generally be provided more quickly and economically than in an EM setting. The area of EM's practice that is distinctive from UCM involves the definitive care of critically ill patients and the ability to observe patients for an extended period of time.

## Attachment C

### HEALTH AND SAFETY CODE - HSC

#### DIVISION 2. LICENSING PROVISIONS [1200 - 1796.63]

( Division 2 enacted by Stats. 1939, Ch. 60. )

#### CHAPTER 2. Health Facilities [1250 - 1339.59]

( Chapter 2 repealed and added by Stats. 1973, Ch. 1202. )

#### ARTICLE 1. General [1250 - 1264]

( Article 1 added by Stats. 1973, Ch. 1202. )

#### **1250.**

As used in this chapter, “health facility” means a facility, place, or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which the persons are admitted for a 24-hour stay or longer, and includes the following types:

(a) “General acute care hospital” means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, and dietary services. A general acute care hospital may include more than one physical plant maintained and operated on separate premises as provided in Section 1250.8. A general acute care hospital that exclusively provides acute medical rehabilitation center services, including at least physical therapy, occupational therapy, and speech therapy, may provide for the required surgical and anesthesia services through a contract with another acute care hospital. In addition, a general acute care hospital that, on July 1, 1983, provided required surgical and anesthesia services through a contract or agreement with another acute care hospital may continue to provide these surgical and anesthesia services through a contract or agreement with an acute care hospital. The general acute care hospital operated by the State Department of Developmental Services at Agnews Developmental Center may, until June 30, 2007, provide surgery and anesthesia services through a contract or agreement with another acute care hospital. Notwithstanding the requirements of this subdivision, a general acute care hospital operated by the Department of Corrections and Rehabilitation or the Department of Veterans Affairs may provide surgery and anesthesia services during normal weekday working hours, and not provide these services during other hours of the weekday or on weekends or holidays, if the general acute care hospital otherwise meets the requirements of this section.



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## Attachment D

### Medical Related Land Use Classifications

#### **MBMC 10.08.040 Public and semipublic use classifications.**

**Emergency Health Care.** Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.

**Convalescent Facilities.** Establishments providing care on a twenty-four (24) hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.

**Residential Care, General.** Twenty-four (24) hour non-medical care for seven (7) or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California

**Hospitals.** Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

#### **MBMC 10.08.050 Commercial use classifications.**

**Ambulance Services.** Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.

**Laboratories.** Establishments providing medical or dental laboratory services; or establishments with less than two thousand (2,000) square feet providing photographic, analytical, or testing services. Other laboratories are classified as limited industry.

**Offices, Business and Professional.** Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, graphic design, interior design, real estate, insurance, investment, legal, veterinary, and medical/dental offices, including, but not necessarily limited to: licensed or certified physicians, psychologists, psychiatrists, chiropractors, and massage, acupuncture, and acupressure therapists. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

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## Attachment E

### City of Cotati Municipal Code Section 17.90.020

**“Medical services – Clinic, urgent care”** means a facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

1. Medical offices with five or more licensed practitioners and/or medical specialties;
2. Outpatient care facilities;
3. Urgent care facilities;
4. Other allied health services.

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under “Offices – Professional/administrative.”

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