

**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 Fatuos, Assistant Planner

**DATE:** October 11, 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 **ADOPT** the attached draft resolution recommending to the City Council approval of Municipal Code and Local Coastal Program (LCP) Amendments to address the Urgent Care land use (Draft Resolution- Attachment A).

**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 at 3215 North Sepulveda Boulevard. An IZO is in effect that requires any new Health Care facilities along Sepulveda Boulevard acquire a Use Permit (Ordinance No. 17-0020-U Attachment B).

On September 13, 2017, the Planning Commission held a public hearing on the Urgent Care land use. The Planning Commission discussed how to classify the Urgent Care land use, concluded that Urgent Care seems to be a land use most similar to medical office, asked staff to return with more research, and continued the public hearing to the October 11, 2017 meeting. The Planning Commission's September 13, 2017 Draft Minutes can be found elsewhere in the Agenda Packet, and the September 13, 2017 Planning Commission staff report and attachments with complete background is provided as Attachment I.

**DISCUSSION**

The Planning Commission asked staff to provide more information on how Urgent Care offices operate in order to understand how to appropriately regulate the land use. The Planning Commission asked staff to specifically address the following topics:

***Pasadena's Urgent Care Requirements***

Planning Commission directed staff to research Pasadena's regulations for Urgent Care offices after hearing from some community members that Pasadena requires Use Permits for Urgent Care offices. Staff researched the Pasadena Zoning Code

(Attachment C) and spoke with staff from the Pasadena Planning & Community Development Department. Staff confirmed that Pasadena, like many cities, does not have a separate land use classification for Urgent Care offices. Rather, Pasadena categorizes Urgent Care offices as an “Office- Medical” land use which falls under their “Offices- Professional & Support Uses”. Furthermore, staff confirmed that Pasadena does not require Use Permits for Urgent Care offices or Office-Medical uses within the city’s commercial and industrial zones. Pasadena does require a Use Permit for almost all uses, including Office- Medical uses, in the OS and PS zones of their City. Pasadena also requires a Use Permit for almost all new construction over 25,000 square feet within their city’s commercial and industrial zones.

### ***Emergency Rooms and Doctors’ Offices***

Planning Commission asked staff to do more research to understand what distinguishes a doctor’s office from an emergency room in order to better understand where the Urgency Care office use fits the needs of today’s patients. Emergency rooms are heavily regulated by the State and are geared towards addressing life-threatening health issues, like strokes, heart attacks, severely injured limbs, and many other ailments. It is important to note that emergency rooms are required by law to provide care to all patients, regardless of the patients’ ability to pay their medical bill. In contrast, a private primary physician’s office is not required to provide care for patients who don’t pay for their services. Many people who go to emergency rooms do not actually need the extensive care potentially offered by an emergency room, and could be just as well served for their health issue by a primary physician.

Urgent Care offices promote themselves as a more convenient and affordable alternative to both the doctor’s office and emergency room for health issues that require immediate attention but are not life threatening. Information is given on the websites of some of the Urgent Care offices operating in the City not only on the types of ailments and services these Urgent Care offices offer, but also when a patient should go to an emergency room instead of an Urgent Care office (Attachment D).

### ***Parking Requirements***

Planning Commission also asked staff to research the latest parking standards for medical office uses and urgent care facilities to ensure that the City’s parking regulations are aligned with the best practices. MBMC 10.64.030 Off Street Parking and Loading Regulations dictates that required on-site parking is based on the land use. The Code requires one on-site parking space for every 300 square feet of business and professional office use, and one on-site parking spot for every 200 square feet of medical/dental office (Attachment E). Staff categorizes Urgent Care office as a medical office, and thus requires Urgent Care facilities to meet the stricter parking requirements associated with medical/dental offices mentioned above.

The Institute of Transportation Engineers (ITE) studies parking demands for a whole range of different land uses across the nation and periodically publishes their updated findings in succeeding editions of their book *Parking Generation*. ITE has found that the “average peak period parking demand” is about one vehicle for every 200 square feet of

a clinic building (Attachment F), and one vehicle for every 310 square feet of medical-dental office building (Attachment G). The City’s Traffic Engineer Erik Zandvliet has reviewed the ITE standards and believes they are applicable to and in-line with the parking demands of land uses found in of the City. The City’s code is thus either in line or stricter than the latest recommended parking requirements from Traffic Engineering professionals. The table below synthesizes these differences.

<b>Land Use</b>	<b>City’s Parking Requirement</b>	<b>ITE Average Peak Period Demand</b>
Medical/Dental Office	1 space per 200 sq ft	1 space per 310 sq ft
Clinic*	1 space per 200 sq ft	1 space per 200 sq ft

\*The Manhattan Beach Municipal Code does not have a specific land use classification for the “clinic” use, but in most cases staff would classify a clinic as a medical office use.

***Urgent Care Operating Characteristics:***

Staff has identified some broad common operating characteristics that seem to distinguish Urgent Care offices from a traditional doctor’s office. First, unlike most medical offices, Urgent Care offices allow patients to visit a doctor without previously scheduling an appointment. Patients do not have an assigned doctor, but see whoever is on duty. 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.

Staff has reached out to the City’s three existing and single proposed Urgent Care offices to answer some basic questions about their operations. Staff received responses from Exer Urgent Care (3245 N Sepulveda Boulevard), CVS Minute Clinic (2900 N Sepulveda Boulevard), and Torrance Memorial Urgent Care (855 Manhattan Beach Boulevard) that largely confirm staff’s characterization of the general operating characteristics of the Urgent Care office use (Attachment H). However, it should be noted that not all of the City’s existing urgent care offices neatly fit into these broad operating characteristics, with the Minute Clinic specifically insisting that they are not an Urgent Care use but rather a “walk-in clinic”. For instance, Minute Clinic inside CVS allows patients to set appointments in addition to accepting patients without appointments. Furthermore, the Minute Clinic’s 10:00am to 6:30pm weekday office hours are more in line with the hours of a traditional doctor’s office.

Some of these operating characteristics that staff has identified, however, are not necessarily exclusive to Urgent Care offices, and some primary care physicians might

incorporate characteristics one might identify with Urgent Care operations into their own practices. For instance, some primary care physicians might be open one or two Saturdays a month, or might offer x-rays or stitches for small cuts. These physicians probably don't identify or market themselves as Urgent Care offices, yet they do not neatly fit into what most people might think of as a "doctor's office".

No zoning code, including the City's, can describe and categorize every possible land use in existence. The Code instead has broad land use categorizations that allow Planning staff and the Community Development Director flexibility to determine if a proposed use falls into an existing land use categorization already found in the code. Staff and the Community Development Director exercise their judgement, trying to make sure than any land use in question matches the purpose and intent of the Code.

### ***Policy Direction***

Staff believes that the Urgent Care office use does not have any greater land use impacts than many family doctors' offices. Although staff has identified some broad characteristics associated with Urgent Care offices, staff feels that these traits do not have any real or significant adverse impact to the health and safety of the community and thus do not justify a higher level of scrutiny from the Code or a new regulatory framework to oversee the Urgent Care office use.

Staff recommends that the Planning Commission make some small modifications to the Code and LCP that incorporates the Urgent Care office use into the definition of Office-Business & Professional land use while also strengthening the definitions of the Hospital use and Emergency Health Care use to draw a sharper distinction between the three uses. Staff also recommends creating a distinct parking requirement for Urgent Care office use that matches the one on-site parking spot for every 200 square feet of building currently in place for the medical office use. See Attachment A for the Draft Resolution incorporating staff's recommended changes to the Code and LCP.

### **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**

The Planning Commission continued the public hearing from the September 13, 2017 meeting, which was properly noticed 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 both for the September 13<sup>th</sup> meeting and the October 11<sup>th</sup> meeting. 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 continued public hearing, accept testimony, and adopt a draft resolution recommending to the City Council approval of Municipal Code and Local Coastal Program (LCP) Amendments to address the Urgent Care land use.

### Attachments:

- A. Draft Resolution PC 17-XX
  - B. Ordinance No. 17-0020-U- IZO Health Care Facilities
  - C. Pasadena Zoning Code: 17.80.020, 17.24.030
  - D. Information from Local Urgent Care Offices' Websites
  - E. MBMC 10.64.030 Off Street Parking and Loading Regulations
  - F. Parking Demand for Clinic Land Use- Institute of Transportation Engineers, *Parking Generation, 4<sup>th</sup> Edition*, pages 197-199
  - G. Parking Demand for Medical-Dental Office Building Land Use- Institute of Transportation Engineers, *Parking Generation, 4<sup>th</sup> Edition*, pages 208-210
  - H. Responses to Staff's Questionnaire from Exer Urgent Care, CVS Minute Clinic, and Torrance Memorial Urgent Care
  - I. Staff Report and Attachments, September 13, 2017
- cc. California Coastal Commission

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**RESOLUTION NO. 17-\_\_\_\_\_**

**A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO MUNICIPAL CODE SECTIONS 10.08.040, 10.08.050, AND 10.64.030, AND LOCAL COASTAL PROGRAM SECTIONS A.08.040, A.08.050, AND A.64.030 RELATED TO URGENT CARE OFFICES**

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. The Planning Commission hereby makes the following findings:

A. On September 13, 2017 the Planning Commission conducted a duly noticed public hearing on the urgent care land use and continued the public hearing to October 11, 2017. All Health Care Facilities on Sepulveda Boulevard only, including Urgent Care, currently require a Use Permit as regulated with Interim Zoning Ordinance No 17-0020U.

B. On October 11, 2017 the Planning Commission conducted the continued public hearing from September 13, 2017, and reviewed proposed text amendments to Chapters 10.08 and 10.64 and of the Municipal Code, part of the City's Zoning Ordinance, and text amendments to Chapters A.08 and A.64 of the Local Coastal Program.

C. The Planning Commission public hearing for September 13, 2017 included a ¼ page display ad public notice published in *The Beach Recorder*, a newspaper of general circulation in Manhattan Beach.

D. The proposed text amendments have been prepared in accordance with Government Code Sections 65853, *et seq.*

E. The proposed text amendments are exempt from environmental review under the California Environmental Quality Act, (California Public Resources Code §§ 21000, *et seq.*, ("CEQA")) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, the Planning Commission finds that the amendments are not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

F. The proposed text amendments are consistent with the General Plan Goals and Policies:

Land Use Element Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

G. The proposed text amendments are consistent with the following Local Coastal Program Policy:

II. Coastal Locating and Planning New Development Policy- Policy II.1: Control Development within the Manhattan Beach coastal zone.

Section 2. The Planning Commission hereby recommends that the City Council amend MBMC Section 10.08.040 and LCP Section A.08.040 (Public and semipublic use classifications) to substantially read as follows, with all other portions of Sections 10.08.040/A.08.040 remaining in effect without amendment:

**Emergency Health Care Facility.** Facilities providing emergency medical service with no provision for continuing care on an inpatient basis. Emergency Health Care facilities are part of the emergency medical services system as defined by California Health and Safety Code.

**Hospitals.** Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis where patients may be admitted for a 24-hour stay or longer. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.

Section 3. The Planning Commission hereby recommends that the City Council amend MBMC Section 10.08.050 and LCP Section A.08.050 (Commercial use classifications) to substantially read as follows, with all other portions of Sections 10.08.050/A.08.050 remaining in effect without amendment:

**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. Urgent care facilities that may be open beyond traditional office hours and that provide patients routine medical services usually without an appointment and without an overnight stay shall be considered a medical office. These classifications include medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.

Section 4. The Planning Commission recommends that the City Council amend MBMC Section 10.64.030 and LCP Section A.64.030 (Off-street parking and loading spaces required) to add “Offices, Medical Urgent Care” between “Offices, Medical” and “Pawn Shops” to substantially read as follows, with all other portions of Sections 10.64.030 and A.64.030 remaining in effect without amendment:

Offices, Medical Urgent Care	1 per 200 sq. ft.	1
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Section 5. The Planning Commission also recommends that the City Council direct the City Clerk to make any other corresponding language changes to the MBMC and the LCP to achieve internal consistency as required.

Section 6. The Secretary to the Planning Commission shall certify to the adoption of this Resolution.



I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of October 11, 2017 and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Anne McIntosh  
Secretary to the Planning Commission

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Rosemary Lackow  
Recording Secretary

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ORDINANCE NO. 17-0020-U

AN INTERIM ORDINANCE OF THE CITY OF MANHATTAN BEACH  
EXTENDING AND AMENDING INTERIM ORDINANCE NO. 17-0015-U  
PROHIBITING THE ESTABLISHMENT OF NEW HEALTH CARE  
FACILITIES ON SEPULVEDA BOULEVARD WITHOUT A USE  
PERMIT AND DECLARING THE URGENCY THEREOF

THE MANHATTAN BEACH CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. Extension and Amendment of Interim Ordinance. Ordinance No. 17-0015-U, adopted August 7, 2017, provides that 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 Health Care Facility on Sepulveda Boulevard unless the City has issued a use permit for such use prior to adoption of Ordinance No. 17-0015-U. Ordinance No. 17-0015-U is hereby amended to require a use permit prior to the conversion of any existing space to, or the construction of a new building for the establishment of any Health Care Facility on Sepulveda Boulevard. As amended, Ordinance No. 17-0015-U is hereby extended for 10 months and 15 days to and including August 6, 2018. For purposes of this Ordinance, Health Care Facility includes but is 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. Alleviation Measure Report. In accordance with California Government Code Section 65858(d), the City Council issued a written report describing the measures taken to alleviate the condition that led to the adoption of Ordinance No. 17-0015-U.

SECTION 4. Term. 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. This Ordinance shall expire on August 6, 2018, unless extended by the City Council at a regularly noticed public hearing pursuant to California Government Code Section 65858.

ATTACHMENT B  
PC MTG 10-11-17

**SECTION 5. Hardship Exemption.** In lieu of applying for a use permit, a property owner may apply for an exemption to this Ordinance based upon hardship. 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 requiring a use permit prior to establishing a Health Care Facility 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 6. 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 requiring a use permit for 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 7. 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 8. Findings.** In adopting Ordinance No. 17-0015-U on August 7, 2017, the City Council made a number of legislative findings to support the adoption of that ordinance on an urgency basis. The City Council hereby extends Ordinance No. 17-0015-U on an urgency basis based upon those findings, incorporated herein by reference as if set forth in full, and the following findings. Additional time is necessary to study, plan, and develop appropriate regulations for new health care facilities along Sepulveda Boulevard. The recent proliferation of these use types along Sepulveda Boulevard has a detrimental impact on economic development goals, potential sales tax revenues, the diversity of commercial land uses, and the activation of pedestrian activity. Currently, the City is assessing the variety of health care options in the City. Due to the lack of specific use classifications, many of these health care-related uses are treated as a type of professional office and approved ministerially while others require discretionary approval. The ministerial approval of some, but not all, types of health care facilities adversely affects the variety of health care options in the City. To prevent an unbalanced mix of uses and health care options to serve the needs of residents, the City is currently studying and considering appropriate regulatory options to modernize its use classifications and definitions for health-related uses. This Ordinance is necessary to prevent the establishment of additional health care facilities that may be incompatible with surrounding uses 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. 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 unregulated establishment of additional health care facilities and continued proliferation of new health care facilities.

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 without a use permit, and that, unless a use permit is granted, the approval of additional subdivisions, 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 September 19, 2017.

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

  
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DAVID LESSER  
Mayor

ATTEST:

  
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LIZA TAMURA  
City Clerk

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**ATTACHMENT B  
PC MTG 10-11-17**

## 17.80.020 Definitions

### Offices (land use).

1. **Accessory.** An office facility that is incidental and accessory to another business or sales activity that is the primary use of the structure or site.
2. **Administrative Business Professional.** An establishment providing direct, "over-the-counter" services to consumers (e.g., insurance agencies, real estate offices, travel agencies, utility company offices, etc.) and office-type facilities occupied by businesses providing professional services and/or engaged in the production of intellectual property. This use includes:
  - accounting, auditing and bookkeeping services
  - advertising agencies
  - airline, lodging chain, and rental car company reservation centers
  - architectural, engineering, planning and surveying services
  - attorneys, legal services
  - commercial art and design services
  - computer software and hardware design
  - counseling services
  - court reporting services
  - data processing services
  - detective agencies and similar services
  - educational, scientific and research organizations
  - employment, stenographic, secretarial and word processing services
  - insurance claim processing
  - literary and talent agencies
  - mail order and e-commerce transaction processing
  - management and public relations services
  - media postproduction services
  - photography and commercial art studios
  - police facility used as an office where there are no jail detention facilities or storage of vehicles except the parking of police cars
  - psychologist
  - telecommunications facility design and management
  - telemarketing
  - writers and artists offices

This use does not include "Banks and Financial Services," which are separately defined.

3. **Government.** An administrative, clerical, or public contact office of a government agency, including postal facilities, together with the incidental storage and maintenance of vehicles.
4. **Medical.** An office or health facility providing health services including, without limitation, preventative and rehabilitation treatment, diagnostic services, testing and analysis. This use includes offices providing medical, dental, surgical, rehabilitation, podiatral, optometric, chiropractic and psychiatric services, and medical or dental laboratories incidental to these offices, but exclude inpatient services and overnight accommodation.

## 17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements

1. **Permit requirements.** [Table 2-5](#) identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the land use permit required to establish each use, in compliance with [Section 17.21.030](#) (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by [Table 2-5](#).

Symbol	Permit Requirement	Procedure is in <u>Section</u> :
P	<u>Permitted use</u> , <u>Code</u> Compliance Certificate required.	<a href="#">17.61.020</a>
MC	Conditional <u>use</u> , Minor Conditional <u>Use</u> Permit required.	<a href="#">17.61.050</a>
C	Conditional <u>use</u> , Conditional <u>Use</u> Permit required.	<a href="#">17.61.050</a>
E	Conditional <u>use</u> , <u>Expressive Use</u> Permit required.	<a href="#">17.61.060</a>
TUP	<u>Temporary use</u> , <u>Temporary Use</u> Permit required.	<a href="#">17.61.040</a>
—	<u>Use</u> not allowed. (See <a href="#">Section 17.21.030.A</a> regarding <u>uses</u> not listed.)	

2. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

**Table 2-5 — Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts**

LAND <u>USE</u> <sup>(1)</sup>	PERMIT REQUIREMENT BY ZONE				Specific <u>Use</u> Standards
	CO	CL- <sup>2</sup>	CG	IG	
<b><u>RESIDENTIAL USES</u></b>					
<a href="#">Boarding houses</a>	—	P	—	—	
<a href="#">Caretaker quarters</a>	P	P	P	MC	
<a href="#">Dormitories</a>	—	P	—	—	
<a href="#">Fraternity/sorority housing</a>	—	P	—	—	
<a href="#">Home occupations</a>	P	P	—	—	<a href="#">17.50.110</a>
<a href="#">Mixed-use projects</a>	P <sup>(7.8)</sup>	P <sup>(7.8)</sup>	—	—	<a href="#">17.50.160</a>



<a href="#">Multi-family housing</a>	P	P	—	—	
Residential <a href="#">accessory uses</a> and <a href="#">structures</a>	P	P	—	—	<a href="#">17.50.210</a> , <a href="#">17.50.250</a>
<a href="#">Residential care facilities</a> , general	C <sup>(2)</sup>	C <sup>(2)</sup>	—	—	
<a href="#">Residential care facilities</a> , limited	P	P	—	—	
<a href="#">Single-room occupancy</a>	—	—	P	—	<a href="#">17.50.300</a>
<a href="#">Single-family housing</a>	P <sup>(3)</sup>	P <sup>(3)</sup>	—	—	
<a href="#">Supportive housing</a>	P	P	— <sup>(4)</sup>	—	
<a href="#">Transitional housing</a>	P	P	— <sup>(4)</sup>	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY <a href="#">USES</a> <sup>(7,9)</sup></b>					
<a href="#">Clubs, lodges, private meeting halls</a>	C	C <sup>(5)</sup>	P	P	
<a href="#">Colleges - Nontraditional campus setting</a>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Colleges - Traditional campus setting</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	—	
<a href="#">Commercial entertainment</a>	—	E <sup>(8)</sup>	E <sup>(8)</sup>	E <sup>(8)</sup>	<a href="#">17.50.130</a>
<a href="#">Commercial recreation - Indoor</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.130</a>
<a href="#">Commercial recreation - Outdoor</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.130</a>
<a href="#">Cultural institutions</a>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	
<a href="#">Electronic game centers</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.100</a>
<a href="#">Internet access studios</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.100</a>
<a href="#">Park and recreation facilities</a>	C	C	C	C	
<a href="#">Religious facilities</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	MC <sup>(2,6)</sup>	—	<a href="#">17.50.230</a>
<a href="#">With columbarium</a>	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	—	<a href="#">17.50.230</a>
<a href="#">With temporary homeless shelter</a>	C	P	P	—	<a href="#">17.50.230</a>
<a href="#">Schools - Specialized education and training</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Schools - Public and private</a>	—	C <sup>(2)</sup>	C <sup>(2)</sup>	—	<a href="#">17.50.270</a>
<a href="#">Street fairs</a>	P	P	P	P	
<a href="#">Tents</a>	TUP	TUP	TUP	TUP	<a href="#">17.50.320</a>

<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT <u>USES</u> <sup>(7,9)</sup></b>					
<a href="#">Automated teller machines (ATM)</a>	P	P	P	P	<a href="#">17.50.060</a>
<a href="#">Banks</a> and financial services	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
With walk-up services	P	P	P	P	<a href="#">17.50.060</a>
<a href="#">Business support services</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Offices</a> - <a href="#">Accessory</a>	P	P	P	P	
<a href="#">Offices</a> - <a href="#">Administrative business professional</a>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Offices</a> - Governmental	P <sup>(2)</sup>	P <sup>(2)</sup>	P <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Offices</a> - <a href="#">Medical</a>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Research and development - Offices</a>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.240</a>
<a href="#">Work/live units</a>	—	—	C	—	<a href="#">17.50.370</a>
<b><u>RETAIL SALES</u> <sup>(7,9)</sup></b>					
<a href="#">Alcohol sales - Beer and wine</a>	C	C	C	C	<a href="#">17.50.040</a>
<a href="#">Alcohol sales - Full alcohol sales</a>	C	C	C	C	<a href="#">17.50.040</a>
<a href="#">Animal services - retail sales</a>	—	P	P	P	
<a href="#">Bars or taverns</a>	—	C <sup>(8)</sup>	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.040</a>
With <a href="#">live entertainment</a>	—	C	C	C	<a href="#">17.50.130</a>
<a href="#">Building materials and supplies sales</a>	—	—	P	P	
<a href="#">Commercial nurseries</a>	C <sup>(8)</sup>	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.180</a>
<a href="#">Convenience stores</a>	C	C	C	C	
<a href="#">Firearm sales</a>	—	—	—	C <sup>(8)</sup>	
<a href="#">Food sales</a>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Internet vehicle sales</a>	—	C <sup>(8)</sup>	C <sup>(8)</sup>	C <sup>(8)</sup>	
<a href="#">Liquor stores</a>	C	C	C	C	<a href="#">17.50.070</a>
<a href="#">Pawnshops</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.200</a>
<a href="#">Restaurants</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.260</a>
<a href="#">Restaurants, fast food</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.260</a>

<a href="#">Restaurants, formula fast food</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.260</a>
<a href="#">Restaurants with limited live entertainment</a>	—	P	P	P	
<a href="#">Restaurants with walk-up window</a>	—	C	C	C	<a href="#">17.50.260</a>
<a href="#">Retail sales</a>	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Seasonal merchandise sales</a>	P	P	P	P	<a href="#">17.50.180</a>
<a href="#">Significant tobacco retailers</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.330</a>
<a href="#">Swap meets</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	
<a href="#">Temporary Uses</a>	TUP	TUP	TUP	TUP	
<a href="#">Vehicle services - Automobile rental</a>	—	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Vehicle services - Sales and leasing</a>	—	—	P	P	<a href="#">17.50.360</a>
<a href="#">Vehicle services - Sales and leasing - limited</a>	—	—	P	P	<a href="#">17.50.360</a>
<a href="#">Vehicle services - Service stations</a>	—	C <sup>(8)</sup>	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.290</a>
<b>SERVICES</b> <sup>(7,9)</sup>					
<a href="#">Adult day care, limited</a>	P	P	P	—	
<a href="#">Adult day care, general</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Animal services - Boarding</a>	—	—	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Animal services - Grooming</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Animal services - Hospitals</a>	—	—	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.050</a>
<a href="#">Catering services</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Charitable institutions</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Child day-care centers</a>	P	P	P	C	<a href="#">17.50.080</a>
<a href="#">Child day care, large care homes, 9 to 14 persons</a>	P	P	—	—	<a href="#">17.50.080</a>
<a href="#">Child day care, small care homes, 1 to 8 persons</a>	P	P	P	—	
<a href="#">Detention facilities</a>	—	—	—	C <sup>(2)</sup>	
<a href="#">Drive-through business - Non</a>	—	C	C	C	<a href="#">17.50.090</a>

<a href="#">restaurants</a>					
<a href="#">Drive-through business - Restaurants</a>	—	C	C	C	<a href="#">17.50.090</a>
<a href="#">Emergency shelters</a>	—	—	MC	MC	
<a href="#">Filming, long-term</a>	C	C	C	C	
<a href="#">Filming, short-term</a>	P	P	P	P	
<a href="#">Laboratories</a>	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Life/care facilities</a>	—	C	C	—	<a href="#">17.50.120</a>
<a href="#">Lodging - Bed and breakfast inns</a>	C <sup>(8)</sup>	C <sup>(8)</sup>	C <sup>(8)</sup>	—	<a href="#">17.50.140</a>
<a href="#">Lodging - Hotels, motels</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.150</a>
<a href="#">Maintenance and repair services</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Massage establishments</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.155</a>
<a href="#">Medical services - Extended care</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	—	—	
<a href="#">Medical services - Hospitals</a>	—	—	C <sup>(2)</sup>	—	
<a href="#">Mortuaries, funeral homes</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Personal improvement services</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Personal services</a>	—	P <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Personal services, restricted</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.200</a>
<a href="#">Printing and publishing</a>	—	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Printing and publishing, limited</a>	C	P	P	P	
<a href="#">Public maintenance &amp; service facilities</a>	—	—	C <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Public safety facilities</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Sexually oriented business</a>	—	—	P	—	<a href="#">17.50.295</a>
<a href="#">Vehicle services - Vehicle equipment repair</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.360</a>
<a href="#">Vehicle services - Washing and detailing</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.290</a>
<a href="#">Vehicle services - Washing and detailing, small-scale</a>	—	P	P	P	<a href="#">17.50.290</a>
<b><u>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</u></b> <sup>(7, 9)</sup>					

<a href="#">Commercial growing area</a>	—	P	P	P	<a href="#">17.50.180</a>
<a href="#">Industry, restricted</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	
<a href="#">Industry, restricted</a> , small scale	—	P	P	P	
<a href="#">Industry, standard</a>	—	—	—	P <sup>(8)</sup>	
<a href="#">Recycling centers - Small collection facilities</a>	C	C	C	C	<a href="#">17.50.220</a>
<a href="#">Recycling centers - Large facilities</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	<a href="#">17.50.220</a>
<a href="#">Research and Development - Non-offices</a>	C <sup>(8)</sup>	C <sup>(8)</sup>	P <sup>(8)</sup>	P <sup>(8)</sup>	<a href="#">17.50.240</a>
<a href="#">Wholesaling, distribution, &amp; storage</a>	—	—	C <sup>(8)</sup>	P <sup>(8)</sup>	
<a href="#">Wholesaling, distribution, &amp; storage, small-scale</a>	—	—	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY <a href="#">USES</a></b>					
<a href="#">Alternative fuel/recharging facilities</a> <sup>(7,8,9)</sup>	—	C	C	C	
<a href="#">Accessory antenna array</a>	P	P	P	P	
<a href="#">Communications facilities</a> <sup>(7,8,9)</sup>	—	—	P	P	
<a href="#">Commercial off-street parking</a> <sup>(7,9)</sup>	C	C	C	C	
<a href="#">Heliports</a>	—	—	C	C	
<a href="#">Transportation dispatch facility</a>	—	—	C <sup>(8)</sup>	C <sup>(8)</sup>	
<a href="#">Transportation terminals</a>	—	—	C	C	
<a href="#">Trucking terminals</a>	—	—	—	C <sup>(6)</sup>	
<a href="#">Utility, major</a>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	C <sup>(2)</sup>	
<a href="#">Utility, minor</a>	P	P	P	P	
<a href="#">Vehicle storage</a> <sup>(7,8)</sup>	—	—	C	C	
<a href="#">Wireless telecommunications facilities, major</a>	C	C	C	C	<a href="#">17.50.310</a>
<a href="#">Wireless telecommunications facilities, minor</a>	MC	MC	MC	MC	<a href="#">17.50.310</a>
<a href="#">Wireless telecommunications facilities,</a>	P	P	P	P	<a href="#">17.50.310</a>

SCL					
<b><u>TRANSIT-ORIENTED DEVELOPMENT</u></b>					
<u>Transit-oriented development</u> <sup>(7,8)</sup>	P	P	P	P	<u>17.50.340</u>

**Notes:**

1. See [Section 17.80.020](#) for definitions of the listed land [uses](#).
2. [Uses on sites](#) greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
3. Allowed subject to the [development](#) standards of the RS-6 [district](#), [Section 17.22.040](#).
4. The use is permitted if it is located within a Single-Room Occupancy facility.
5. A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a [permitted \(P\) use](#).
6. A minor conditional [use](#) permit is required to establish a new [use](#). An existing [use](#) is a [permitted \(P\) use](#).
7. [Use](#) subject to limitations on hours of operation. See [Section 17.40.070](#) (Hours of Operation).
8. Conditional [Use](#) Permit [approval](#) required for new construction exceeding 25,000 sq. ft. See [Section 17.61.050.J](#) for additional requirements.
9. No more than five large trucks (except trucks associated with [vehicle services - sales and leasing](#)) shall be stored on a [lot](#). This shall apply to new [uses](#) or [uses](#) which expand by more than 30 percent of [gross floor area](#).

# Torrance Memorial Urgent Care Emergency or Urgency?

[http://www.torrancememorial.org/Medical\\_Services/Urgent\\_Care/Emergency\\_or\\_Urgency.aspx](http://www.torrancememorial.org/Medical_Services/Urgent_Care/Emergency_or_Urgency.aspx)

## **When to Visit Urgent Care, Go to the Emergency Room, or Call an Ambulance**

When seeking medical care take a second to decide where to go. Deciding where to go can mean better, more efficient care and it can save a life.

### **Urgent Care**

Torrance Memorial Urgent Care operates two centers, in Torrance and Manhattan Beach, designed to treat patients on a walk-in basis. Visit an Urgent Care Center when:

#### **Symptom**

- Minor fractures and sprains
- Infections, cold or flu
- Coughs, earaches, sore throats, influenza
- Fever
- Cuts needing stitches
- Rashes and skin infections
- Worsening reaction to an insect bit
- Head injuries

### **Emergency Room**

Torrance Memorial Medical Center Emergency Care is a designated Stroke Center, as well as an emergency department approved Pediatric Center. Fully equipped to treat acute injuries and illnesses. Go to the emergency department when:

#### **Symptom**

- Head injuries on blood thinners
- Fever over 105 F
- Bleeding that won't stop
- Bad or worsening medication reaction, overdose or poisoning

### **Ambulance**

In a life threatening emergency, the sooner a patient is treated, the better the chances of survival. Call an ambulance when:

#### **Symptom**

- Possible heart attack
- Chest pain/discomfort
- Sudden dizziness/weakness
- Heartburn, nausea or abdominal pain
- Difficulty breathing
- Pounding heart/change in heart rhythm
- Potential stroke
- Sudden numbness or weakness of the face, arm or leg, especially on side of the body
- Sudden confusion, trouble speaking or understanding
- Sudden trouble walking, dizziness or loss of balance/coordination
- Sudden trouble seeing out of one or both eyes
- Sudden, severe headache with no known cause

**ATTACHMENT D  
PC MTG 10-11-17**

## Providence Medical Institute - Manhattan Beach Urgent Care

[« Return to search](#)

### Office information

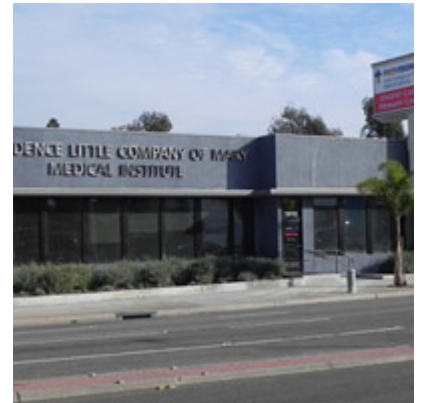
1010 N. Sepulveda Blvd.  
Manhattan Beach, CA 90266

Office Phone: 1-310-376-6262  
Toll Free Phone: 866-909-3627

### [Maps & Directions](#)

### Office hours

Mon (8:00 AM - 7:00 PM)  
Tues (8:00 AM - 7:00 PM)  
Wed (8:00 AM - 7:00 PM)  
Thu (8:00 AM - 7:00 PM)  
Fri (8:00 AM - 7:00 PM)  
Sat (9:00 AM - 5:00 PM)  
Sun (9:00 AM - 5:00 PM)



Our urgent care clinics provide treatment for minor illnesses or injuries that do not require hospitalization but need direct attention. Patients with life-threatening injuries, accidental poisonings, behavioral health or chemical dependency issues, or those who might be victims of a crime (such as an assault) should be seen in a hospital emergency department. In addition, if you experience a life-threatening injury or illness at any time, call 911 immediately or visit the nearest hospital emergency room.

Because we strive to provide complete care, not all patients who walk into the practice will be seen in the order they arrive. Some patient's needs may require more immediate attention from the physician. You can be assured that your care will be thorough and that you will be well cared for.

Walk-in appointments are available or let us know you're on your way with iTriage.

Services

[Urgent Care Services](#)

**ATTACHMENT D**  
**PC MTG 10-11-17**



NEW! See wait times and get in line ahead of time at a MinuteClinic near you. [Get started](#)

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[Clinic Locator](#) [Services](#) [Insurance & Billing](#)

**Don't wait to get your flu shot. Visit today!**

[Home](#) : [Clinic Locator](#) : Clinic Details

# Clinic Details

Set As **+**myClinic

**Inside CVS/pharmacy**  
2900 Sepulveda Boulevard,  
Manhattan Beach, CA 90266

**MinuteClinic® hours:**  
M-F: 10:00 AM - 6:30 PM  
Sat: 9:00 AM - 5:30 PM  
Sun: 9:00 AM - 5:30 PM

**Lunch hours:** \*  
M-F: 2:00 PM - 3:00 PM  
Sat: 1:00 PM - 2:00 PM  
Sun: 1:00 PM - 2:00 PM

WAIT TIME **151 min approx**

Hold place in line today

[Reserve future visit](#)

[Show CVS Pharmacy Hours](#)

## Questions?

Please contact MinuteClinic Patient Support at **1-866-389-ASAP (2727)**.

## Important information:

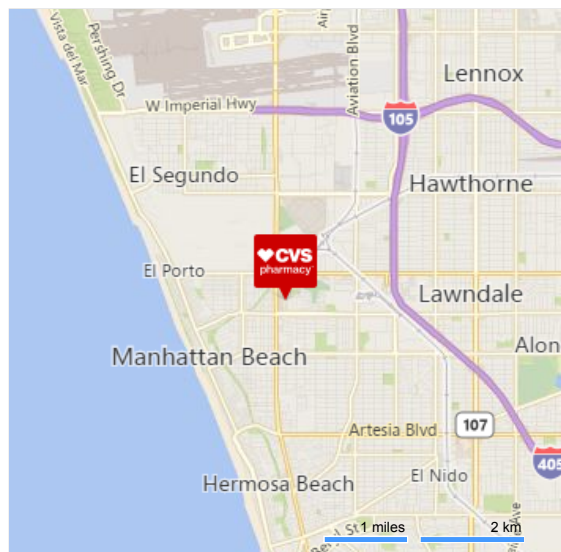
Clinic closing times may vary due to the number of patients waiting to be seen. Additional patients may not be able to sign in when the wait time extends past the posted clinic closing time.

\*Practitioners take a daily, required lunch break each day. Please note that lunch times shown are approximate and may vary.

## Map & Directions

**FROM**  **TO** **MinuteClinic®**  
 Inside CVS/pharmacy  
 2900 Sepulveda Boulevard, Manhattan Beach, CA 90266

Driving Directions



Map keyboard shortcuts

**ATTACHMENT D**  
**PC MTG 10-11-17**

## ✓ Available Services

Most services are available for those 18 months and older but ages for specific services may vary. Please check the individual service listings before your visit.

If you have a medical emergency or require immediate assistance due to an accident or injury, please call 911.

### ✓ Minor Illnesses

- Allergy Symptoms
- Bronchitis and Coughs
- Earaches and Ear Infections
- Flu-Like Symptoms
- Gout
- Indigestion and Heartburn
- Mononucleosis
- Mouth and Oral Conditions
- Mouth and Oral Pain
- Nausea, Vomiting and Diarrhea
- Pink Eye and Styes
- Sinus Infections and Congestion
- STD Evaluate & Treat
- STD Partner Treatment
- Urinary Tract and Bladder Infections
- Zika

### ✓ Minor Injuries

- Bug Bites and Stings
- Minor Burns
- Minor Cuts, Blisters and Wounds
- Splinter Removal
- Sprains, Strains and Joint Pain
- Suture and Staple Removal
- Tick Bites

### ✓ Screenings and Monitoring

- A1c Check
- Basic Health Screening
- Cholesterol Screening
- Comprehensive Health Screening
- Diabetes Monitoring
- Diabetes Screening
- High Blood Pressure Evaluation
- High Cholesterol Monitoring

### ✓ Skin Conditions

- Acne
- Athlete's Foot
- Chicken Pox
- Cold, Canker and Mouth Sores
- Dermatitis, Rash and Skin Irritation
- Hair Loss
- Impetigo
- Lice
- Minor Psoriasis
- Poison Ivy and Poison Oak
- Ringworm

**ATTACHMENT D**  
**PC MTG 10-11-17**

- Rosacea
- Scabies
- Shingles
- Sunburn
- Swimmer's Itch
- Wart Evaluation

### ▼ Vaccinations and Injections

- Birth Control Injection
- DTaP (Diphtheria, Tetanus, Pertussis)
- Flu Shots
- Hepatitis A
- Hepatitis B
- HPV (Human Papillomavirus)
- IPV (Polio)
- MMR (Measles, Mumps, Rubella)
- Meningitis
- Pneumonia
- Td (Tetanus, Diphtheria)
- Tdap (Tetanus, Diphtheria, Pertussis)
- Vitamin B12 Injection

### ▼ Wellness and Physicals

- Camp Physicals
- DOT Physicals
- Epinephrine Injection Pen Refills
- Eyelash Lengthening Consultation
- General Medical Exams
- One-Time Medication Renewal
- Smoking Cessation
- Sports Physicals
- TB Testing
- Weight Loss Program

### ▼ Travel Health

- Pre-Travel Consultation
- Malaria
- Motion Sickness Prevention
- Traveler's Diarrhea Prevention and Care
- Typhoid
- Zika

### ▼ Women's Services

- Birth Control Care
- HPV (human papillomavirus)
- Pregnancy Evaluation
- Urinary Tract and Bladder Infections
- Yeast Infections

## ▼ Insurance & Billing

### Payment options

Whether you're insured or uninsured, MinuteClinic has payment options to support you. We accept most insurance plans and cash, checks\* and credit cards are also welcome.

Use our insurance check to see if we accept your plan or check the [Price List](#) to see how much the service will cost.

\* MinuteClinic does not accept checks at our clinics inside Target.

**Choose your insurance**

**Note:** Don't see your insurance carrier or plan listed? We also

**ATTACHMENT D**  
**PC MTG 10-11-17**

Choose your carrier

ABSOLUTE TOTAL CARE

Choose your plan

Absolute Total Care - MCAid

Next

accept other payment methods, including cash, checks\* and credit cards.

\* MinuteClinic does not accept checks at our clinics inside Target.

Here's what to know when paying with insurance.

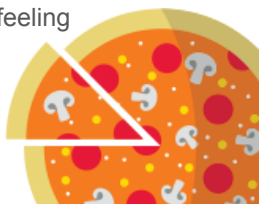
We accept most insurance plans. However, we recommend contacting your insurance company before your visit to make sure we're in network and to verify coverage for the specific service you're seeking. This will prepare you for any out-of-pocket costs (including co-pays and deductibles) that you might be responsible for.

To help determine if your insurance is accepted, we recommend taking the following steps:

- 1. Call the member service information number located on the back of your insurance card.
2. Inform your insurance that you will be visiting MinuteClinic.
3. Confirm your benefits and coverage for the specific service you're seeking. HMO members, please confirm your plan's rules to access MinuteClinic. Your out-of-pocket payment may be higher if you do not adhere to your plan's guidelines.
4. If you learn that the service you're seeking is not covered, you can still visit MinuteClinic and choose another method of payment. You can check our Price List to see how much the service will cost.
5. You can do a preliminary check online before you call.

Had your fill of indigestion and heartburn?

We have a gut feeling we can help.



Service details

Simple and easy TB testing.

Convenient, walk-in service.



Service details

We know allergies.

Get a customized treatment plan at MinuteClinic®.



Service details



We've earned the Gold Seal of Approval® from the Joint Commission

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MinuteClinic Locations

Why Choose Us
Clinical Affiliations

Services

- Minor Illnesses
Minor Injuries
Screenings & Monitoring
Skin Conditions
Travel Health
Vaccinations & Injections

Insurance & Billing

Insurance Check
Online Bill Pay

Careers

- About Us
Newsroom
History
Executive Team
Quality
Blogger Hub

Help

- FAQs
Site Map
Contact Us
Zika Virus Information

Mobile App

- Privacy
Privacy Policy
Notice of Privacy Practices
Non-Discrimination Policy

CVS Health Corporate Information

- CVSHealth.com
Investors
Newsroom
Social Responsibility

CVS/pharmacy Stores

Cancel a Visit

ATTACHMENT D
PC MTG 10-11-17

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## Insurance & Billing

<a href="#">Insurance Check</a>
<a href="#">Online Bill Pay</a>
<b><a href="#">Price List</a></b>

# Price List

## Quality and affordability. Hand in hand.

We have convenient, quality care at a lower cost than other health care providers.\*

If you will be using insurance, we recommend contacting your insurance company before your visit to be sure that the service you're seeking is covered. Your payment responsibility may vary based on your insurance coverage.

If you're uninsured or prefer to pay out of pocket, we welcome cash, checks\* and credit cards.

Our charges vary based on the number of symptoms or conditions a patient has, and whether we provide more than one service. Most visits fall within the ranges provided but charges can exceed these ranges in more complex cases.

Make sure to check the individual [service pages](#) for age and service restrictions.

Lab, tests and additional services may result in additional charges. Labs and tests cannot be purchased separately and are only performed as part of a standard visit.

- [Minor Illnesses](#) | [Minor Injuries](#) | [Skin Conditions](#) | [Wellness & Physicals](#)
- [Screenings & Monitoring](#) | [Vaccinations & Injections](#) | [Travel Health](#) | [Women's Services](#) |
- [Labs & Tests](#)

### Minor illnesses

\$89 – \$129

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Allergy symptoms</li> <li>Bronchitis &amp; coughs</li> <li>Earaches &amp; ear infections</li> <li>Flu-like symptoms</li> <li>Gout</li> <li>Indigestion &amp; Heartburn</li> <li>Mouth &amp; oral conditions</li> <li>Mouth &amp; oral pain</li> </ul> | <ul style="list-style-type: none"> <li>Mononucleosis (mono)</li> <li>Nausea, vomiting &amp; diarrhea</li> <li>Sinus infections &amp; congestion</li> <li>Sore &amp; strep throat</li> <li>STD partner treatment</li> <li>Upper respiratory infections</li> <li>Urinary tract &amp; bladder infections</li> <li>Zika</li> </ul> |
|--|--|

### Minor injuries

\$89 – \$129

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Bug bites &amp; stings</li> <li>Minor burns</li> <li>Minor cuts, blisters &amp; wounds</li> <li>Splinter removal</li> </ul> | <ul style="list-style-type: none"> <li>Sprains, strains &amp; joint pain</li> <li>Suture &amp; staple removal</li> <li>Tick bites</li> </ul> |
|--|--|

### Skin conditions

\$89 – \$129

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Acne</li> </ul> | <ul style="list-style-type: none"> <li>Poison ivy &amp; poison oak</li> </ul> |
|--|---|

**ATTACHMENT D**  
**PC MTG 10-11-17**

Athlete's foot	Ringworm
Chicken pox	Rosacea
Cold, canker & mouth sores	Scabies
Dermatitis, rashes & skin irritations	Shingles
Hair Loss	Sunburn
Impetigo	Swimmer's itch
Lice	Wart evaluation
Minor Psoriasis	

### Wellness & physicals

General medical exams (excludes annual physicals)	\$89
Camp physicals	\$69
DOT physical	\$109
DOT physical follow up	\$35
Sports physicals	\$69
Ear wax removal	\$89 – \$99
Epinephrine injection pen refills	\$69 – \$99
Eyelash lengthening consultation	\$59
One-time medication renewal	\$69 – \$99
Start to Stop® smoking cessation program	
Smoking cessation assessment	\$59
Smoking cessation follow up	\$49 each
TB test	\$35
TB test reading	\$30
Weight loss program	
Weight loss assessment	\$69
Weight loss follow-up & coaching	\$59 each

Insurance is not accepted for physicals, TB testing, and eyelash lengthening consultations. Payment is due at time of visit.

### Screenings & monitoring

Basic health screenings	\$59 – \$69
Cholesterol screenings	\$59 – \$69
Comprehensive health screenings	\$59 – \$69*
Diabetes screenings (glucose)	\$59 – \$69
A1c checks	\$59
Diabetes monitoring	\$79 – \$99
Hepatitis C test screenings (New York and Hawaii only)	\$59 – \$69*
High blood pressure monitoring	\$79 – \$99
High cholesterol monitoring	\$79 – \$99

\*Plus additional laboratory fees, see service page for details

**ATTACHMENT D**  
**PC MTG 10-11-17**

## Vaccinations & injections

Birth Control Injection	\$109
DTaP (diphtheria, tetanus, pertussis)	\$105
Flu	
Seasonal	\$45
High dose	\$70
Hepatitis A	
Adult	\$145
Child	\$118
Hepatitis B	
Adult	\$145
Child	\$118
HPV (human papillomavirus)	\$240 each
IPV (polio)	\$115
Meningitis	\$159
MMR (measles, mumps, rubella)	\$135
Pneumonia	
Pevnar 13®	\$211
Pneumovax® 23	\$120
Td (tetanus, diptheria)	\$75
Tdap (tetanus, diptheria, pertussis)	\$95
Vitamin B12 injections	\$29

\*Cost of birth control injection includes administrative fee. If patient arrives with medication, only \$28 administration fee will be charged to patient.

## Travel Health

Malaria	\$59 – \$69
Motion sickness prevention	\$89 – \$99
Traveler's diarrhea prevention & care	\$59 – \$69
Typhoid	\$142

## Women's Services

Birth control care	\$59 – \$69
Birth Control Injection	\$109
HPV (human papillomavirus)	\$240 each
Pregnancy evaluation	\$69 – \$99
Urinary tract & bladder infections	\$89 – \$129
Yeast Infections	\$89 – \$129

**ATTACHMENT D**  
**PC MTG 10-11-17**

\*Cost of birth control injection includes administrative fee. If patient arrives with medication, only \$28 administration fee will be charged to patient.

**In-clinic labs & tests** (only available in conjunction with a standard service)

A1c test	\$32
Adeno test (viral pink eye)	\$25
Blood sugar test	\$25
Flu test influenza A	\$35
Flu test influenza B	\$35
Lipid panel (cholesterol screen)	\$37
Mono test	\$22
Pregnancy test	\$25
Strep test (rapid)	\$35
Urine dip stick	\$35

**Send-out labs & tests** (only available in conjunction with a standard service)

Strep test (follow up)

Urine culture

These tests are performed by an outside laboratory. You will be billed directly by the laboratory for these services. Pricing may vary based on insurance coverage. You should contact your insurance company for more information. If you are a cash pay patient, you should contact Patient Support at 1-866-389-ASAP (2727) and select option 2.

Prices are as of 05/1/15 and are subject to change.

\* MinuteClinic does not accept checks at our clinics inside Target.



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**ATTACHMENT D  
PC MTG 10-11-17**

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## Services

### Get better and stay healthy

Our convenient services and experienced practitioners make health care easier.

MinuteClinic® walk-in medical clinics are staffed by nurse practitioners and physician assistants\* who specialize in family health care. We care for children and adults, every day with no appointment needed.

### More services to help you stay healthy

While life happens, we can help you feel better:

#### Check back often to see what's new

- |                                       |                 |
|---------------------------------------|-----------------|
| Typhoid Vaccine                       | Eczema          |
| Malaria vaccine                       | Minor Psoriasis |
| Dermatitis, Rashes & Skin Irritations |                 |

### Care from experienced practitioners

Our practitioners:

- Diagnose, treat and write prescriptions for common family illnesses such as strep throat, bladder infections, pink eye, and infections of the ears, nose and throat
- Provide common vaccinations for flu, pneumonia, pertussis and hepatitis, among others
- Treat minor wounds, abrasions, joint sprains, and skin conditions such as poison ivy, ringworm, lice and acne
- Provide a wide range of wellness services including TB testing, sports and camp physicals, and lifestyle programs such as smoking cessation and a medically based weight loss program
- Offer routine lab tests, instant results and education for those with diabetes, high cholesterol or high blood pressure
- Provide care to adults and children 18 months and older for most services\*\*
- Share records with primary care provider with patient permission

We suggest reading the What to Know sections on the service pages. This will help you to prepare and get the most out of your visit.

### Patients with the following should not seek care at MinuteClinic:

- Severe chest pain
- Severe shortness of breath or difficulty breathing
- Suspected poisoning
- Children with temperatures of 105+ °F or more
- Adults with temperatures of 103+ °F or more
- Patients with a fever lasting more than 72 hours (applies to Kentucky only)
- Conditions that require our practitioners to prescribe controlled substances

**ATTACHMENT D  
PC MTG 10-11-17**

Patients with conditions or health needs outside of our clinical scope will be directed to other health care providers within the community.

## Which would you like to explore?

- [Minor Illnesses](#)
- [Minor Injuries](#)
- [Screenings & monitoring](#)
- [Skin conditions](#)
- [Vaccines & injections](#)
- [Wellness & physicals](#)
- [Travel health](#)
- [Women's services](#)
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Disclaimer: If you have a medical emergency or require immediate assistance due to an accident or injury, please call 911.

\*MinuteClinic® employs physician assistants in select states. [See here for details.](#)

\*\*MinuteClinic sees patients 24 months or older for most services in Kentucky. Age restrictions vary by service. Please see service pages for additional details.



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10.64.030 - Off-street parking and loading spaces required.

Off-street parking and loading spaces shall be provided in accord with the following schedules. For off-street loading, references are to Schedule B which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of buildable floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, but shall exclude area for vertical circulation, stairs or elevators. Where the use is undetermined, the Community Development Director shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the Community Development Director may require the submission of survey data from the applicant or collected at the applicant's expense.

OFF-STREET PARKING AND LOADING SPACES REQUIRED		
Use Classification	Off-Street Parking Spaces: Schedule A	Off-Street Loading Spaces: Schedule B Group Number
<b>Residential</b>		
Single-Family Residential: Dwelling with Buildable Floor Area (BFA), plus any exempted basement floor area, totaling less than 3,600 square feet	2 enclosed per unit. (See Minor Exception-Chapter 10.84 for existing structure provisions)	
Dwelling with Buildable Area (BFA), plus any exempted basement floor area, totaling 3,600 square feet or more	3 enclosed per unit. (See Minor Exception-Chapter 10.84 for existing structure provisions)	
Group Residential	1 per 2 beds; plus 1 per 100 sq. ft. used for assembly purposes.	1
Multifamily Residential (includes	2 spaces, including 1 enclosed/unit. (2 enclosed per	

condominiums)	condominium unit.) In area district IV, both spaces must be enclosed. In building with less than 4 units, only 1 enclosed space is required for units with less than 550 square feet of floor area.	
Guest Parking	Condominiums: 1.0 space/unit. Apartments: 0.25 space/unit for buildings with 4 or more units. Guest parking spaces may be a compact car size. All compact spaces shall be clearly labeled "Compact." Required guest spaces for condominiums only may be in tandem configuration provided that, except for lots on The Strand, none other than resident spaces of the same unit are blocked and that such a configuration would not result in undue traffic hazard. (See following illustration "Condominium Guest Parking Provisions"). In no case shall a guest space block two tandem spaces. The dimension of standard, compact, and tandem parking spaces for all required and additional spaces shall be in accordance with the provisions of this Code.	
Residential Care, Limited	1 per 3 beds.	-
Senior Citizen	.5 per unit, plus: 1 accessible and designated guest space/5 units, one space per non-resident employee and 1 (11' w × 30' l × 10' h) loading area.	
<b>Public and Semipublic</b>		
Clubs and Lodges	1 per 100 sq. ft. used for assembly purposes.	3
Cultural Facilities	1 per 300 sq. ft. gross floor area plus upper level uncovered decks or terraces.	3
Day Care, General	1 per 7 children; maximum enrollment based on maximum occupancy load.	-
Government Offices	1 per 300 sq. ft. gross floor area.	2
Heliports	As specified by use permit.	-

Hospitals	1 per 1.5 beds.	3
Maintenance and Service Facilities	1 per 500 sq. ft.	1
Park and Recreation Facilities	As specified by use permit for private facilities.	As specified by Use Permit
Public Safety Facilities	As specified by the Community Development Director.	3
Religious Assembly	1 per 100 sq. ft. seating area.	3
Residential Care, General	1 per 3 beds; plus additional spaces, as specified by use permit.	3
Schools, Public or Private	As specified by use permit.	1
Utilities, Major	As specified by use permit.	1
<b>Commercial</b>		
Adult Businesses	1 per 250 sq. ft.	1
Ambulance Services	1 per 500 sq. ft.; plus 2 storage spaces.	-
Animal Sales and Services:		
Animal Boarding	1 per 400 sq. ft.	-
Animal Grooming	1 per 400 sq. ft.	-
Animal Hospitals	1 per 400 sq. ft.	1
Animals, Retail Sales	1 per 250 sq. ft.	1
Artists' Studios	1 per 1,000 sq. ft.	-
Banks and Savings and Loans:	1 per 300 sq. ft.	2

Drive-Up Service	Queue space for 5 cars per teller.	-
Body Art Studios	1 per 300 sq. ft.	1
Building Materials and Services	1 per 1,000 sq. ft. of lot area	1
Catering Services	1 per 400 sq. ft.	1
Commercial Recreation and Entertainment:		
Billiard/Pool Hall	1 per each pool table, plus parking associated with other uses of the establishment.	1
Bowling Alleys	4 per lane, plus 1 per 250 sq. ft. for other areas.	1
Electronic Game Centers	1 per 400 sq. ft.	-
Health/Fitness Centers	1 per 200 sq. ft. activity area, plus 1 per 250 sq. ft. for other areas.	1
Skating Rinks	1 per 5 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats; plus 1 per 250 sq. ft. floor area not used for seating.	1
Theaters	1 per 4 fixed seats, or 1 per 35 sq. ft. seating area if there are no fixed seats.	1
Other Commercial Recreation and Entertainment	As specified by the Community Development Director.	
Communications Facilities	1 per 500 sq. ft.	2
Eating and Drinking Establishments:		
General	1 per 50 sq. ft. seating area including cocktail lounge.	
With Live Entertainment	1 per 35 sq. ft. seating area; plus 1 per 35 sq. ft. dance floor	1

Take-Out Service	1 per 75 sq. ft. gross floor area plus outdoor seating area; plus queue space for 5 cars for drive-up service.	1
Food and Beverage Sales	1 per 200 sq. ft.	1
Furniture and Appliance Stores	1 per 600 sq. ft. if gross floor area exceeds 5,000 sq. ft.; otherwise, 1 per 200 sq. ft. Calculation shall include outdoor area used for continuous storage or display of merchandise	1
Funeral and Interment Services	1 per 50 sq. ft. seating area.	1
Hardware Stores	1 per 600 sq. ft. if gross floor area exceeds 5,000 sq. ft.; otherwise, 1 per 200 sq. ft.	1
Horticulture, Limited	1 per 2 acres.	-
Laboratories	1 per 500 sq. ft.	1
Maintenance and Repair Services	1 per 500 sq. ft.	1
Marine Sales and Services	1 per 350 sq. ft.	-
Nurseries	1 per 1,000 sq. ft. lot area for first 10,000 sq. ft.; 1 per 5,000 sq. ft. thereafter, plus 1 per 250 sq. ft. gross floor area.	-
Offices, Business and Professional	1 per 300 sq. ft.	1
Offices, Medical and Dental	1 per 200 sq. ft.	1
Pawn Shops	1 per 250 sq. ft.	1
Personal Improvement Services:	1 per 250 sq. ft.	-
Dance or Music Studio	1 per 600 sq. ft.	-
Personal Services	1 per 300 sq. ft.	1

Psychic Advisor	1 per 300 sq. ft.	-
Research and Development Services	1 per 400 sq. ft.	-
Retail Sales Not Listed Under Another Use Classification	1 per 200 sq. ft. for first 5,000 sq. ft.; 1 per 250 sq. ft. thereafter; bulk storage area for establishments over 5,000 sq. ft.; 1 per 1,000 sq. ft., or as specified by use permit.	1
Vehicle/Equipment Sales and Services: (vehicle/equipment inventory, storage, and service areas shall not be used to satisfy parking requirements)		
Automobile Rentals	1 per 400 sq. ft.; plus 2 storage spaces.	1
Automobile Washing	1 per 200 sq. ft. of sales, office, or lounge area; plus queue for 5 cars per washing station.	-
Service Stations	1 per 2,500 sq. ft. lot area; plus 1 per 500 sq. ft. of service bay and storage area.	-
Vehicle/Equipment Repair	1 per 300 sq. ft.	1
Vehicle/Equipment Sales and Rentals	1 per 1,000 sq. ft. of lot or floor area (including showrooms) devoted to sales or rentals.	1
Vehicle Storage	1 per 500 sq. ft.	-
Visitor Accommodations:		
Hotels, Motels and Time Share	1.1 per guest room; plus 1 per 50 sq. ft.	1
Facilities	banquet seating area, and 1 per passenger transport vehicle (minimum of 2 stalls) plus parking for other uses and facilities as required by this schedule.	
Limited	1.1 per guest room; plus 1 per passenger transport vehicle (minimum of 2 stalls).	-
Residential Hotels	1.1 per room.	1



Warehousing and Storage, Ltd.	1 per 1,000 sq. ft.	-
<b>Industrial</b>		
Industry, Custom and General	1 per 1,000 sq. ft.	2
Industry, Limited	1 per 750 sq. ft.	2
Industry, Research and Development	1 per 400 sq. ft.	2
Wholesaling, Distribution and Storage	1 per 1,500 sq. ft.	2

**SCHEDULE B: LOADING SPACES REQUIRED**

Gross Floor Area (sq. ft.)	Number of Spaces Required	
	10' × 20' × 10' Vertical Clearance	12' × 35' × 14' Vertical Clearance
<b>Use Classification Group 1</b>		
0 to 3,000		
3,001 to 15,000		0
15,001 to 50,000		1
50,001 and over		2
<b>Use Classification Group 2</b>		
0 to 10,000	1	
10,001 to 20,000		1
20,001 and over	1	1

<b>Use Classification Group 3</b>		
0 to 30,000		1
30,001 to 100,000		2
100,001 and over		3

(Ord. No. 1832, Amended, 01/17/91; Ord. No. 1838, Renumbered, 07/05/91; Ord. No. 1850, Amended, 04/02/92; Ord. No. 1891, Amended, 01/06/94; § 2, Ord. 1951, eff. July 4, 1996; § 2, Ord. 1963, eff. July 5, 1997; § 5, Ord. 1977, eff. March 5, 1998; § 2, Ord. 2050, eff. January 1, 2004; § 15, Ord. 2111, eff. March 19, 2008 and § 8, Ord. 2155, eff. February 17, 2012)

# Land Use: 630 Clinic

## Description

A clinic is any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services (compared to the medical office, which may only have specialized or individual physicians). Hospital (Land Use 610) and medical-dental office building (Land Use 720) are related uses.

## Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites were similar to those at urban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 6.4 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (three study sites) and 1.1 spaces per employee (two study sites).

Parking demand rates were provided based on the number of employees for two suburban sites. One site was 64,000 sq. ft. GFA in size. Parking demand was observed for six nonconsecutive hours between 8:00 a.m. and 7:00 p.m. at this site. The peak period parking demand ratio was 0.84 spaces per employee. The peak period occurred between 10:00 and 11:00 a.m. The other site was 9,800 sq. ft. GFA in size. Parking demand was observed for nine consecutive hours between 9:00 a.m. and 6:00 p.m. at this site. The peak period parking demand ratio was 0.80 spaces per employee. The peak period occurred between 1:00 and 2:00 p.m.

One site was observed on a Sunday. The study found the Sunday peak parking demand to be similar to the weekday peak demand at the same study site.

The following table presents the time-of-day distribution of parking demand at the one survey site with continuous parking demand data, based on building GFA as the independent variable.

<i>Based on Vehicles per 1,000 sq. ft. GFA</i>	<i>Weekday</i>	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0
5:00 a.m.	–	0
6:00 a.m.	–	0
7:00 a.m.	–	0
8:00 a.m.	–	0
9:00 a.m.	73	1
10:00 a.m.	82	1
11:00 a.m.	73	1
12:00 p.m.	86	1
1:00 p.m.	100	1
2:00 p.m.	91	1
3:00 p.m.	91	1
4:00 p.m.	82	1
5:00 p.m.	73	1
6:00 p.m.	–	0
7:00 p.m.	–	0
8:00 p.m.	–	0
9:00 p.m.	–	0
10:00 p.m.	–	0
11:00 p.m.	–	0

\* Subset of database

# Land Use: 630 Clinic

## Study Sites/Years

**Canada:**  
Windsor, ON (1986)

**United States:**  
Glen Ellyn, IL (1976); Santa Rosa, CA (1984); Syracuse, NY (1984); West Hartford, CT (1984); Santa Barbara, CA (2004)

## 4<sup>th</sup> Edition Source Number

1015

The database consisted of a mix of suburban and urban sites. Parking demand rates were similar to most urban sites and, therefore, the data were compiled and analyzed together. Average parking spaces per 1,000 square feet (sq ft) gross floor area (GFA) listed in study sites and 1.7 spaces per employee (two study sites).

Parking demand rates were provided based on the number of employees for two suburban sites. One site was 100,000 sq ft GFA in size. Parking demand was observed for six nonconsecutive hours between 8:00 a.m. and 7:00 p.m. in this site. The peak period parking demand ratio was 0.84 spaces per employee. The peak period occurred between 8:00 a.m. and 9:00 a.m. The other site was 8,800 sq ft GFA in size. Parking demand was observed for nine consecutive hours between 9:00 a.m. and 6:00 p.m. in this site. The peak period parking demand ratio was 0.85 spaces per employee. The peak period occurred between 1:00 and 2:00 p.m.

One site was observed on a Sunday. The study found the Sunday peak parking demand to be similar to the weekday peak demand at the same study site.

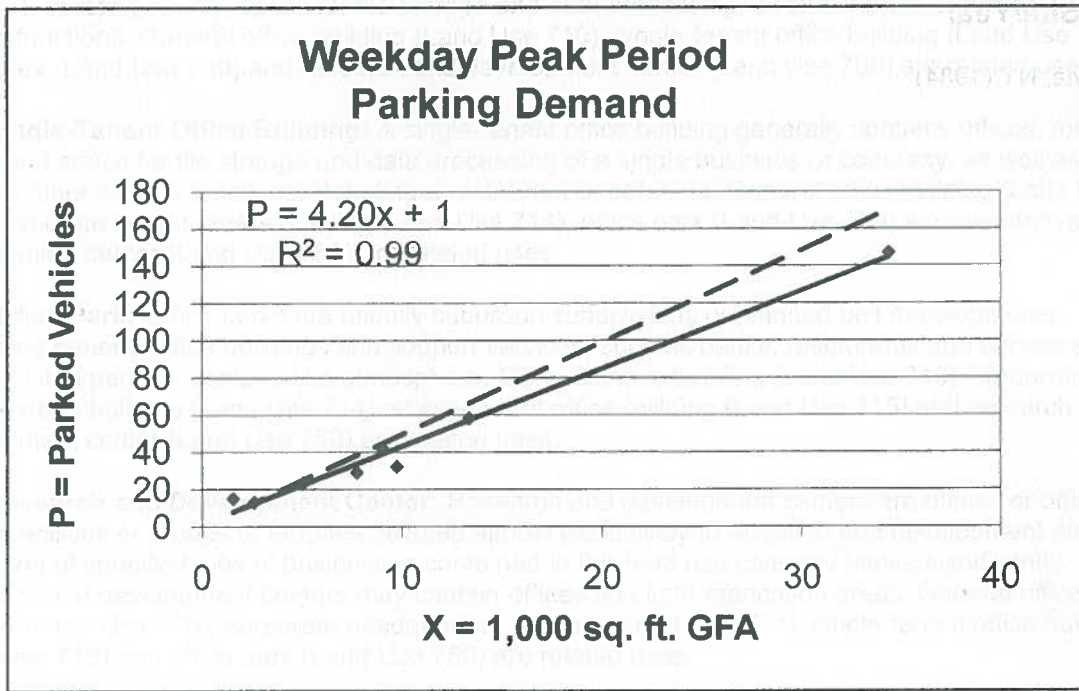
The following table presents the time-of-day distribution of parking demand at the one Sunday site with continuous parking demand data based on building GFA as the independent variable.

Hour	Peak Period	Ratio (GFA)
11:00 p.m.	0	0
10:00 p.m.	0	0
9:00 p.m.	0	0
8:00 p.m.	0	0
7:00 p.m.	0	0
6:00 p.m.	0	0
5:00 p.m.	1.7	1.7
4:00 p.m.	1.7	1.7
3:00 p.m.	1.7	1.7
2:00 p.m.	1.7	1.7
1:00 p.m.	1.7	1.7
12:00 p.m.	1.7	1.7
11:00 a.m.	1.7	1.7
10:00 a.m.	1.7	1.7
9:00 a.m.	1.7	1.7
8:00 a.m.	1.7	1.7
7:00 a.m.	1.7	1.7
6:00 a.m.	1.7	1.7
5:00 a.m.	0	0
4:00 a.m.	0	0
3:00 a.m.	0	0
2:00 a.m.	0	0
1:00 a.m.	0	0
12:00 a.m.	0	0
11:00 p.m.	0	0

# Land Use: 630 Clinic

## Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Weekday

Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.
Number of Study Sites	8
Average Size of Study Sites	10,400 sq. ft. GFA
Average Peak Period Parking Demand	4.94 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.99
Coefficient of Variation	40%
Range	3.28–9.68 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.96 vehicles per 1,000 sq. ft. GFA
33rd Percentile	4.29 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points      — Fitted Curve      - - - Average Rate

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# Land Use: 720

## Medical-Dental Office Building

### Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. Clinic (Land Use 630) is a related use.

### Database Description

The database consisted of a mix of urban and suburban sites. Parking demand rates at the suburban sites were similar to those at urban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratio: 4.0 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (77 study sites).

The two study sites with weekend parking demand observations had Saturday peak demand rates 18 and 25 percent less than the weekday peak demand rates for the same study sites.

The following table presents the time-of-day distribution of parking demand, based on data from sites with at least five hours of continuous count data.

Based on Vehicles per 1,000 sq. ft. GFA	Weekday	
	Percent of Peak Period	Number of Data Points*
Hour Beginning		
12:00–4:00 a.m.	–	0
5:00 a.m.	–	0
6:00 a.m.	–	0
7:00 a.m.	18	2
8:00 a.m.	64	3
9:00 a.m.	85	17
10:00 a.m.	100	19
11:00 a.m.	100	19
12:00 p.m.	88	19
1:00 p.m.	81	19
2:00 p.m.	90	18
3:00 p.m.	93	18
4:00 p.m.	86	17
5:00 p.m.	52	11
6:00 p.m.	63	1
7:00 p.m.	–	0
8:00 p.m.	–	0
9:00 p.m.	–	0
10:00 p.m.	–	0
11:00 p.m.	–	0

\* Subset of database

**Future studies should include data on the number of doctors working at a study site.**

# Land Use: 720

## Medical-Dental Office Building

### Study Sites/Years

#### Canada:

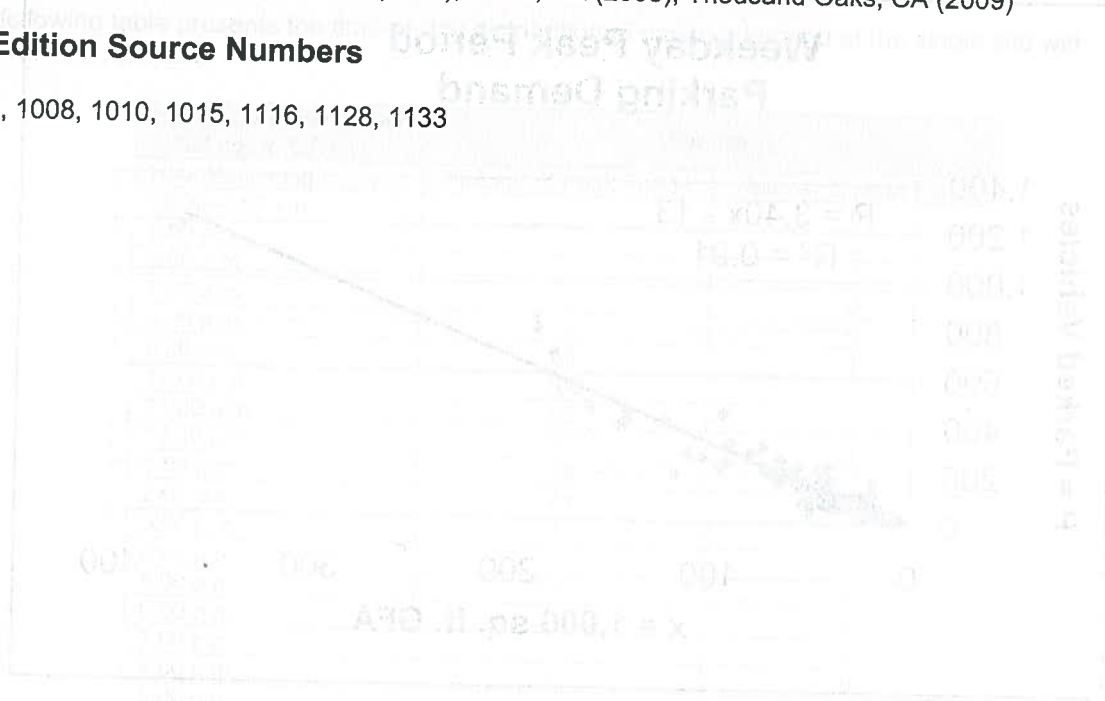
Coquitlam, BC (1992)

#### United States:

Skokie, IL (1963); Evanston, IL (1972); Munster, IN (1978); Overland Park, KS (1978); San Antonio, TX (1982); Cincinnati, OH (1986); Anaheim, CA (1988); Laguna Niguel, CA (1989); Fullerton, CA (1990); Garden Grove, CA (1990); Towson, MD (1991); Towson, MD (1992); Evesham, NJ (2002); Irvine, CA (2003); Irvine, CA (2004); Berlin, NJ (2004); Livermore, CA (2004); Thousand Oaks, CA (2005); Palo Alto, CA (2006); Pleasanton, CA (2006); Pasadena, CA (2006); Burbank, CA (2006); Encino, CA (2006); Los Angeles, CA (2006); Alpharetta, GA (2006); Atlanta, GA (2006); Geneva, IL (2006); Orlan Park, IL (2006); Evergreen Park, IL (2006); Palos Heights, IL (2006); Oak Lawn, IL (2006); Elgin, IL (2006); La Grange, IL (2006); Hoffman Estates, IL (2006); Chicago, IL (2006); Naperville, IL (2006); Barrington, IL (2006); Huntley, IL (2006); Woodstock, IL (2006); Crystal Lake, IL (2006); Algonquin, IL (2006); Joliet, IL (2006); Indianapolis, IN (2006); Carmel, IN (2006); Zionsville, IN (2006); Tampa, FL (2006); Plymouth, MN (2006); Wayzata, MN (2006); Golden Valley, MN (2006); Lancaster, PA (2006); Chambersburg, PA (2006); Wayne, PA (2006); Chelmsford, MA (2006); Westford, MA (2006); Peoria, IL (2007); Santa Barbara, CA (2007); Aliso Viejo, CA (2008); Irvine, CA (2008); Thousand Oaks, CA (2009)

### 4<sup>th</sup> Edition Source Numbers

1005, 1008, 1010, 1015, 1116, 1128, 1133

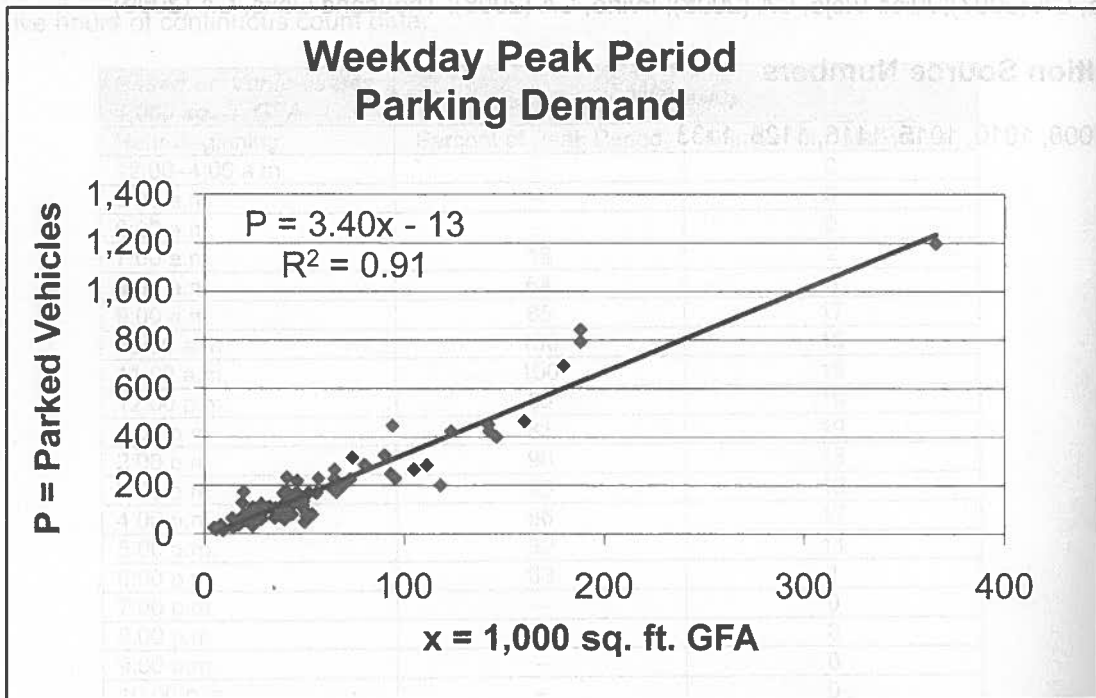




# Land Use: 720 Medical-Dental Office Building

## Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 2:00–3:00 p.m.
Number of Study Sites	86
Average Size of Study Sites	57,000 sq. ft. GFA
Average Peak Period Parking Demand	3.20 vehicles per 1,000 sq. ft. GFA
Standard Deviation	1.22
Coefficient of Variation	38%
95% Confidence Interval	2.94–3.46 vehicles per 1,000 sq. ft. GFA
Range	0.96–5.65 vehicles per 1,000 sq. ft. GFA
85th Percentile	4.27 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.68 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

— Fitted Curve/Average Rate

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You have asked us to provide input regarding the nature of our business by answering the questions below. Please note that the following is provided for general informational purposes only and are Exer makes to legal representations or warranties as to the reliability, accuracy or applicability to any specific urgent care or medical service provider.

1. How do you define Urgent Care?

An urgent care center is a medical clinic with expanded hours that is specially equipped to diagnose and treat a broad spectrum of non-life and limb threatening illnesses and injuries. Urgent care centers are enhanced by on-site radiology and laboratory services and operate in a location distinct from a freestanding or hospital-based emergency department. Care is rendered under the medical direction of an allopathic or osteopathic physician. Urgent care centers accept unscheduled, walk-in patients seeking medical attention during all posted hours of operation.

“Urgent care services” means: 1) a medical examination, diagnosis and treatment for non-life or limb threatening illnesses and injuries that are within the capability of an urgent care center which accepts unscheduled, walk-in patients seeking medical attention during all posted hours of operation and is supported by on-site evaluation services, including radiology and laboratory services; and 2) any further medical examination, procedure and treatment to the extent they are within the capabilities of the staff and facilities available at the urgent care center.

*(Urgent Care Association of America Definition of Urgent Care Center & Services)*

2. How are urgent care facilities different than a typical doctor's office?

Urgent Care facilities are positioned to handle urgent conditions that generally cannot wait to be treated by scheduled appointment. Because of this there is generally no appointment necessary to see a medical provider at an Urgent Care clinic and most offer evening and weekend operating hours. In addition, many Urgent Care facilities offer X-ray and Lab services on site as well as the capability to perform procedures such as suturing and casting. Because of the urgent nature of the services they provide, Urgent Care clinics tend to be positioned in high-visibility, consumer accessible locations.

Although an Urgent Care facility may differ from typical doctor's offices in providing same day care and additional technical services such as X-ray and lab services; the differences are generally no greater than a specialty physician's office differs from that

of a primary care physician (PCP). For example, a cardiologist would have additional equipment that a PCP's office would not and would see patients with a corresponding set of particular symptoms/needs, but the services provided would not themselves be fundamentally different. Exer offers urgent care services through board certified Emergency Medicine physicians (ER specialists) with access to additional equipment that facilitates our particular patient needs. Further, urgent care clinics are required to submit bills for services provided using the same codes and guidelines as a physician practices, essentially the same as physician practices with a particular specialty.

Urgent care facilities are more in-line in many cases with specialty physician groups, often with lower patient volumes than a typical PCP group. A typical PCP group may see 3 to 5 patients per hour. Assuming that there are 4 doctors in a typical physician practice and that they are open 8 hours per day, that group could see 96 to 160 patients in a day. Exer's busiest facility sees approximately 50 patients per day.

### 3. What's the difference between an emergency room and an Urgent Care facility?

An emergency room is generally the department of a hospital that is open 24/7 to accept patients who are in need of immediate medical attention. Urgent Care facilities handle urgent non-life threatening medical conditions that generally cannot wait to be treated at a scheduled appointment. While most offer extended evening and weekend hours they are not open 24/7.

Emergency rooms are equipped and staffed to treat life and limb threatening injuries such as chest pain, head injuries, deep wounds, uncontrolled bleeding, and unconsciousness. Conditions that may be treated at an Urgent Care include coughs, colds, sore throats, fevers, vomiting, diarrhea, minor cuts and injuries as well as lacerations and broken bones.

Emergency rooms often contain a trauma center staffed with emergency medicine physicians and surgeons in order to handle extreme cases in which there is an issue of immediate survival and a psychiatric section staffed by psychiatrists and psychiatric social workers for cases involving mental illness and substance abuse. Emergency rooms are also generally equipped with ambulance bays to accommodate ambulance traffic.

Urgent Care facilities do not contain trauma centers or provide psychiatric services and do not contain ambulance bays. Ambulance companies will not generally deliver patients to an Urgent Care facility.

In layman's terms, an Urgent Care facility is not an Emergency Room, and it would be illegal for an urgent care to hold itself out as one. They are also very different service models. An Urgent Care does not treat life or limb threatening injuries, is not subject to the stringent licensing requirements that Emergency rooms are subject to, utilizes different billing guideline, does not receive ambulance drop-offs, does not provide care for psychiatric patients that are a danger to themselves or the community, and is

not open 24/7. Further, an Urgent Care clinic may only see 25 to 55 patients per day whereas a local ER averaged over 230 patients per day last year. Exer utilizes ER physicians and has a wide range of diagnostic equipment on site in order to provide an alternative to the ER for the broadest range of community members possible. We provide these services at 1/10<sup>th</sup> the price of the ER with 1/5<sup>th</sup> the average time of care (based on actual data from a local ER) in a comfortable convenient setting.

4. When does an Urgent Care doctor decide to send a patient to an emergency room?

The decision of an Urgent Care doctor to send a patient to the emergency room depends on the medical training and experience of the doctor, the level of service the particular facility is equipped and staffed to provide as well as the condition of the patient. In general, if a patient presents to the Urgent Care facility with an emergency medical condition, the Urgent Care staff will provide stabilizing care until the patient can be safely transported to the nearest Emergency room. An emergency medical condition generally includes acute symptoms of sufficient severity such that absence of immediate medical attention could reasonably be expected to result in placing the health of the individual in immediate and serious jeopardy; causing serious or irreparable impairment to bodily function; or causing serious or irreparable dysfunction of any bodily organ or part.

Due to Exer's decision to use ER doctors and have more equipment on staff, less than 2% of our visits are referred to the ER and our Redondo Beach location averages only 2 to 3 ambulance pickups per month.

5. What type of state licenses or other professional certification does an Urgent Care facility require to operate? Please provide relevant State Health Code section if applicable.

Most states do not have any criteria specific to urgent care centers. Urgent Care facilities in California follow the rules that are in place for opening any regular medical office - business licenses, medical licenses, and applicable registration of X-ray or lab. Currently, urgent care medicine is not recognized as a specialty (or sub-specialty) by the American Board of Medical Specialties (ABMS). There are two agencies that offer voluntary urgent care accreditation, the Urgent Care Association of American (UCAOA) and the American Academy of Urgent Care Medicine (AAUCM).

September 27, 2017

Via E-Mail: [tfaturos@citymb.info](mailto:tfaturos@citymb.info)

Dear Mr. Faturos:

Thank you for taking the time to speak with me yesterday. I write to you today to respond to your request for information regarding MinuteClinic's operations.

1. As we discussed, MinuteClinic is not an Urgent Care Center and does not consider itself to be an Urgent Care Center. MinuteClinic is a walk-in clinic and provides care following evidence-based, service-specific clinical guidelines. MinuteClinic's services include the following:
  - Diagnosis and treatment (including prescribing medications when appropriate) for common illnesses such as strep throat and ear, eye, sinus, bladder and bronchial infections;
  - The treatment of minor abrasions and skin conditions;
  - Common vaccinations such as influenza, tetanus, pneumonia, pertussis and Hepatitis A & B;
  - Walk-in camp, sports, college, administrative and Department of Transportation physicals; and
  - Wellness services designed to help patients identify lifestyle changes needed to improve their current and future health, including screenings and monitoring for diabetes, high blood pressure and high cholesterol, and programs for weight loss and smoking cessation.
2. I can't opine on how services offered at an Urgent Care differs from a typical doctor's office. MinuteClinic's service may differ from a typical primary care practice in that MinuteClinic offers Department of Transportation physicals. MinuteClinic also provides some travel related vaccinations such as typhoid vaccines, and other vaccines, which are often not available at a primary care practice's office. Primary care practices will typically offer the majority of services offered at MinuteClinic but also may provide additional services that MinuteClinic does not offer.
3. Again, MinuteClinic is not an Urgent Care Center. As compared to MinuteClinic, Emergency Departments provide a vastly larger array of services and clearly can treat much more complex and sick patients. Generally, many of the services provided at MinuteClinic are likely also provided by Emergency Departments.
4. MinuteClinic sends patients to Emergency Departments if the patient requires an immediate higher level of care than that which is available at MinuteClinic. For example, if the patient

is in cardiac arrest or in critical condition, or if the patient requires an x-ray or diagnostic testing that is not available at MinuteClinic.

5. MinuteClinic itself does not require any state licenses or certifications to operate in California other than the licensure requirements for the Nurse Practitioner to practice (RN license, DEA license, furnishing license, etc.). These licenses are held by the individual practitioner, not by the MinuteClinic entity.

Thank you for the opportunity to provide responses on behalf of MinuteClinic.

Sincerely,

Greg Pauling

Area Director of MinuteClinic

916-203-6621

**From:** [Maguire, Dannell](#)  
**To:** [Ted Faturos](#)  
**Subject:** Urgent care responses  
**Date:** Wednesday, September 27, 2017 10:18:07 AM

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Mr. Faturos,

Here are the responses from the Medical Director of our Manhattan Beach facility Torrance Memorial Urgent Care.

Please let me know if you have any questions.

Thanks,

Dan Maguire  
Office Manager  
TMPN - Urgent Care  
Phone (310)784-3740  
Fax (310)375-1392  
[Dannell.maguire@tmphysicians.com](mailto:Dannell.maguire@tmphysicians.com)

Dear Mr. Faturos,

I just received your questionnaire today as the letter was dated yesterday and a response was requested by noon today.

- 1) Urgent care centers primarily treat injuries or illnesses requiring immediate care, but not serious enough to require an ER visit. Lacerations, extremity injuries, urinary tract infections are just a few examples of such injuries and illnesses.
- 2) Our urgent care center operates from 4 PM to 9 PM weekdays and 8 AM to 5 PM weekends and holidays, which are times when the primary care offices are typically not open. Urgent care facilities are able to treat lacerations, abscesses, fractures, dislocations which most physician offices are not equipped to manage. Urgent care facilities do not rely on appointments and so anyone can receive care on the day that care is needed.
- 3) We do not have advanced diagnostic testing at the urgent care such as CT scans, ultrasound, and blood work testing. We have limited medications available to administer to patients.
- 4) Based upon the patient's clinical presentation, the urgent care physician will decide if the patient warrants testing or treatment that is unavailable at the urgent care and only available in the emergency department.

Brian Miura, MD





# City of Manhattan Beach

## Community Development

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1400 Highland Avenue, Manhattan Beach, CA 90266  
Phone: (310) 802-5500 FAX: (310) 802-5501 TDD: (310) 546-3501

September 25, 2017

Dear Urgent Care Provider,

The Planning Commission of the City of Manhattan Beach will be continuing a public hearing from September 13<sup>th</sup> to October 11<sup>th</sup> regarding Urgent Care facilities. The City is looking to possibly creating regulations for the Urgent Care use in addition to crafting a land use classification. The City seeks your input in order to better understand the nature of your business's operations.

Please take a moment to answer the questions below, and try to return them to me by 12pm Tuesday, September 26<sup>th</sup>. Thank you for your cooperation.

1. How do you define Urgent Care?
2. How are Urgent Care facilities different than a typical doctor's office? What operating characteristics does a typical Urgent Care facility have that a typical doctor's office does not have? What services does a typical Urgent Care facility offer than a typical doctor's office does not offer?
3. What's the difference between an emergency room and an Urgent Care facility?
4. When does an Urgent Care doctor decide to send a patient to an emergency room?
5. What type of state licenses or other professional certifications does an Urgent Care facility require to operate? Please provide relevant State Health Code section if applicable.

Sincerely,

Ted Faturos  
Assistant Planner, Department of Community Development

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**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.

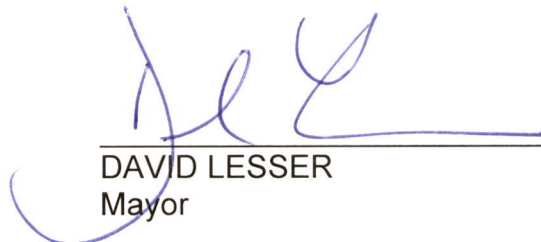
The City Council finds that property owners are likely to submit applications for land use entitlements to establish health care facilities. Due to the proliferation of these uses, the City needs to adopt this Ordinance to give the City time to modernize its use classifications and definitions for health-related 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.



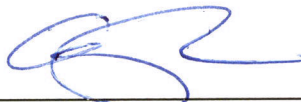
\_\_\_\_\_  
City Clerk of the City of  
Manhattan Beach, California

(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.



\_\_\_\_\_  
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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