

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, February 16, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m. AB 57 Discussion with Development Services Divisions/Departments

AB 57 is a new state statute that was codified as Section 65964.1 and effective on January 1, 2016 . Under the new statute, local government must act on wireless facilities applications for “eligible facilities requests”, collocation, or new facilities within the shot clock time limits established by the FCC. Failure to take action on a wireless facility within the allotted time limits will result in a “deemed approved” application.

2. 9:30 a.m. – 10:30 a.m. Proposed transitional care facility at 4120 Waring Rd.

Zoning: Commercial Professional
Land Use: Professional Commercial
Neighborhood Area: Tri-City
Assessor Parcel Number: 166-500-32, -33, -34, & -35
Contact Person: Kelly Kanaster
Tel.: (760) 692-1924, ext. 276
Email: kelly@lightfootpg.com

Attachments:

1. Maps
2. Project Description Letter
3. Conceptual Site Plans

¹ *The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



California
LEGISLATIVE INFORMATION

AB-57 Telecommunications: wireless telecommunication facilities. (2015-2016)

Assembly Bill No. 57

CHAPTER 685

An act to add Section 65964.1 to the Government Code, relating to telecommunications.

[Approved by Governor October 09, 2015. Filed with Secretary of State
October 09, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 57, Quirk. Telecommunications: wireless telecommunication facilities.

Existing law requires a city, including a charter city, or county to administratively approve an application for a collocation facility on or immediately adjacent to a wireless telecommunications collocation facility, as defined, through the issuance of a building permit or a nondiscretionary permit, as specified. Existing law prohibits a city or county from taking certain actions as a condition of approval of an application for a permit for construction or reconstruction for a development project for a wireless telecommunications facility.

Under existing federal law, the Federal Communications Commission issued rulings establishing reasonable time periods within which a local government is required to act on a collocation or siting application for a wireless telecommunications facility.

This bill would provide that a collocation or siting application for a wireless telecommunications facility is deemed approved if the city or county fails to approve or disapprove the application within the reasonable time periods specified in applicable decisions of the Federal Communications Commission, all required public notices have been provided regarding the application, and the applicant has provided a notice to the city or county that the reasonable time period has lapsed.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 65964.1 is added to the Government Code, to read:

65964.1. (a) A collocation or siting application for a wireless telecommunications facility, as defined in Section 65850.6, shall be deemed approved if all of the following occur:

- (1) The city or county fails to approve or disapprove the application within a reasonable period of time in accordance with the time periods and procedures established by applicable FCC decisions. The reasonable period of time may be tolled to accommodate timely requests for information required to complete the application or may be extended by mutual agreement between the applicant and the local government, consistent with applicable FCC decisions.
- (2) The applicant has provided all public notices regarding the application that the applicant is required to provide under applicable laws consistent with the public notice requirements for the application.
- (3) (A) The applicant has provided notice to the city or county that the reasonable time period has lapsed and

that the application is deemed approved pursuant to this section.

(B) Within 30 days of the notice provided pursuant to subparagraph (A), the city or county may seek judicial review of the operation of this section on the application.

(b) This section does not apply to eligible facilities requests.

(c) The Legislature finds and declares that a wireless telecommunications facility has a significant economic impact in California and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution, but is a matter of statewide concern.

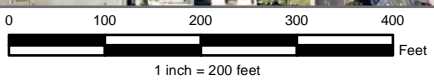
(d) As used in this section, the following terms have the following meanings:

(1) "Applicable FCC decisions" means In re Petition for Declaratory Ruling, 24 FCC Rcd. 13994 (2009) and In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, Report and Order, 29 FCC Rcd. 12865 (2014).

(2) "Eligible facilities request" has the same meaning as in Section 1455 of Title 47 of the United States Code.

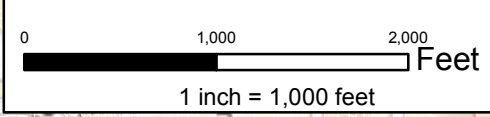
(e) Except as provided in subdivision (a), nothing in this section limits or affects the authority of a city or county over decisions regarding the placement, construction, and modification of a wireless telecommunications facility.

(f) Due to the unique duties and infrastructure requirements for the swift and effective deployment of firefighters, this section does not apply to a collocation or siting application for a wireless telecommunications facility where the project is proposed for placement on fire department facilities.





Project Site



Locator Map



Rangecomm Development
APN: 166-500-32/33/34/35

Source:
 SanGIS 6-12
 ArcGIS Online Imagery 2010

Oceanside Development Summary



rangecomm
development

Executive Summary

RangeComm Development is proposing a state of the art Transitional Care Facility at the 4120 Waring Road, in Oceanside. This facility is specifically designed to provide high acuity post-acute healthcare services; however, it will feature an upscale hospitality atmosphere as opposed to an institutional design. The subject site will be improved with interesting walks, a tasteful monument, directional signage, and landscaping surrounding the common areas and structure. The facility's architectural design will be tailored to complement surrounding development. The patient areas will feature premium rooms and baths, a modern therapy center, café/bistro, physician exam rooms, activity rooms, media/game rooms, dining, and staff offices. Meals are offered in a restaurant style environment and feature open seating dining and menu-based offerings prepared by culinary professionals.

Transitional care is not differentiated from traditional skilled nursing care with respect to state licensure. However, there are significant operational differences between transitional care and traditional skilled care. The concept of transitional care refers generally to patients who predominantly require moderate to extensive rehabilitation services following a short stay in a hospital for conditions such as major joint replacement, stroke or major cardiac events. Unlike a traditional nursing home which primarily serves patients with long term care needs, a transitional care facility provides patient rooms in a hospitality theme setting. The average length of stay for patients at a facility of this type is approximately 20-30 days before discharge. Patients are admitted directly from a hospital and remain under direction of their primary physician. Patients are typically non-ambulatory or may be ambulatory with assistance. By virtue of their point within the recovery process, they may be unable to perform standard bathing and dressing functions. The focus is on stabilizing their therapy and nursing needs so that they can return home as soon as possible and continue their recovery with home health and/or outpatient therapy support.

This Alternative to the traditional post-acute care delivery model combines the latest in medical management technology, advanced therapy programs, and medically supported care in a comfortable, hotel-like environment. The emphasis on therapy and rehabilitation allows the facility to cater to the considerable number of residents in the greater San Diego County area being discharged from hospitals who are now being served by older, inferior facilities, many of which are becoming functionally obsolete. Institutional settings often garner resistance from patients who don't feel they need to be in a nursing home. In many cases, community residents are leaving the market for more suitable alternatives elsewhere. By locating in close proximity to Tri-City Medical, residents of the facility can have convenient access to quality doctors and other medical practitioners during their recovery, thus enhancing their recovery experience.

Location

This Location provides the ability to meet all the critical element thresholds for both healthcare consumers and their various healthcare providers: (i) purpose-built therapy centers; (ii) aesthetically-pleasing design in an upscale atmosphere; (iii) location in close proximity to area homes and major hospital infrastructure and physician group practices.

Transitional Care typically has patients stay for durations of 20-30 days and is a relatively new subset of healthcare facilities. The use is best suited between commercial and residential zones, in close proximity to other healthcare developments.

The Site is located in Oceanside's Tri-City area. The site will provide a transitional commercial/healthcare use that will pair well with neighboring multifamily and single family uses. The development will be architecturally designed to blend with its surroundings. Additionally, while this development will draw visiting families into the community who can patronize local businesses, the use is a low trip generator and will not heavily impact the current traffic system, or require large parking fields that are typical of hospitals and other high traffic healthcare developments.

Community Benefits

City Residents will now have access to a pure transitional care facility. This state of the art facility focuses on getting patients home quicker, and provides a peaceful space to focus on recovery. While traditional rehabilitation services are available in the area currently; they take place in institutional settings, that were not purpose-built for this subset of care. This facility will offer the upscale, resort style recovery that any patient would prefer over a long term setting they are often years away from.

Well Paying Jobs will be offered to the community to take advantage of local skill sets. Similar projects produced more than 100 full time jobs. The median wage of jobs produced by similar projects is \$55,000. These positions can help the community avoid losing highly talented workers to other communities. The retention of educated middle class individuals can help spur future economic development within the City.

Administrator	\$139,000
Director of Nursing	\$120,000
Admissions Directors	\$80,000
Assistant Director of Nursing	\$75,000
Therapy Professionals	\$70,000
Registered Nurses	\$70,000
Unit Managers	\$70,000
Supervisors	\$62,000
Licensed Practical Nurses	\$58,000
Culinary Staff	\$45,000

City Commerce will also increase as this state of the art facility draws patients to the facility from outside of the community as well. Families visiting those patients will likely patronize City businesses. In addition, new development can inspire redevelopment and renovation of area properties as well as raising property values and desirability for complementary developments.

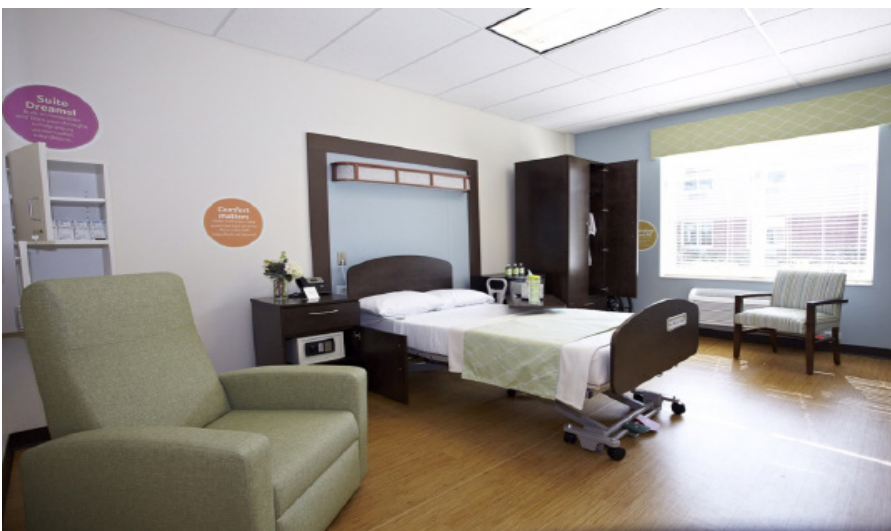
City Government will also benefit from this development. The City will receive additional tax revenue through property taxes to support educational, municipal, and infrastructure requirements.

Past Success

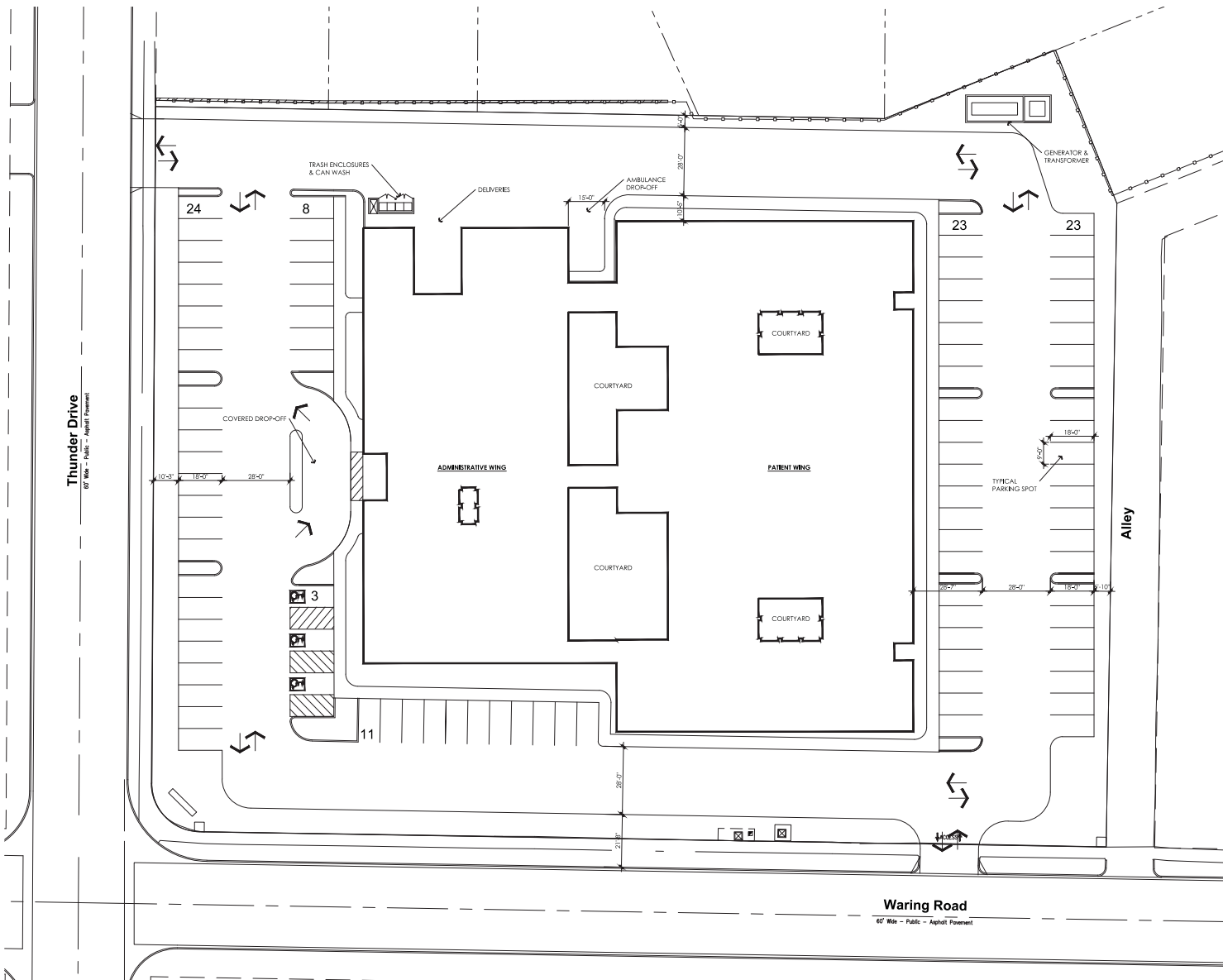


A **Recent Example** of this model is the Transitional Care Center of Arlington Heights. This \$24 million, two story, 71,000 square foot facility recently opened on a main thoroughfare in Arlington Heights, IL. The design was styled to fit with local architecture and reflect the community that it serves.

Modern Design and gracious hospitality services, including spas and bistros are just a few of the many amenities that offer patients the opportunity to improve their outlook on care. This purpose built facility has two dedicated gyms with over 5,000 square feet of state of the art rehabilitation space, outfitted with the latest equipment. This facility represents the future of post acute care.



Patient Rooms are designed for comfort and recovery. These deluxe suites boast plenty of light and ample space. High end technology and modern furniture create a resort like feel that is in stark contrast to institutional long term care settings.



SITE INFORMATION:

GROSS AREA: 2.63 ACRES
 EXISTING ZONING: PC
 PROPOSED FLOOR AREA RATIO: 32.33%

BUILDING DATA:

OCCUPANCY: B, I-2
 CONSTRUCTION TYPE: VA + IA
 STORIES: 2
 BUILDING AREA:
 PATIENT WING: ±22,750 S.F.
 SECOND STORY: ±22,750 S.F.
 MAIN BUILDING: ±14,300 S.F.
TOTAL BUILDING AREA: ±59,800 S.F.

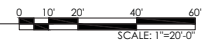
PROPOSED BED COUNT: 120 BEDS
 PROPOSED ROOM COUNT: 62 ROOMS

SNF PARKING TABULATION:

REQUIRED PARKING :
 S.N.F. (1 PER 3 BED): 40
 PROPOSED PARKING PROVIDED:
 STANDARD SPACES: 89
 HANDICAP SPACES: 3
TOTAL PROPOSED SPACES: 92

PROPOSED OVERALL SITE PLAN

OCEANSIDE SKILLED NURSING FACILITY



ARCHITECTURE + INTERIORS + PLANNING
 321 NORTH RAMPART STREET, SUITE 101
 ORANGE, CA 92668 · P: 714.937.1985
 PROJECT#: 151192 · JANUARY 20, 2014

