

702 N. Azusa, West Covina

Operations Plan (Updated 11-8-24)

TH II Los Angeles 702 Azusa LP seeks a Conditional Use Permit and an Administrative Permit to reuse an existing building at an approximately 1.4-acre property ("Site") located in the City of West Covina in order to establish a Program of All-Inclusive Care facility center serving seniors in the community ("Project").

The Project would offer community-based services and medical care services to individuals aged 55 and over who have been categorized as "nursing home eligible" by the state's Medicaid program. The Project would provide a viable alternative to nursing home placement for such patients by delivering care through a comprehensive service package of medical, behavioral, and social services that enables patients to stay in their own homes and communities.

The community-based services would include rehabilitation therapies (physical therapy, occupational therapy, speech therapy), engagement programs promoting socialization among seniors, nutritional support services including counseling and meals, and counseling services. The medical care services would include medical care from doctors and advance practice providers, nursing and medication services, dentistry care, podiatry care, optometry care, and audiology care. The Project would also oversee and coordinate ride services to and from the center as patients would not be expected to drive to the Site. Overnight services would not be provided, and all patients would reside off-site.

The hours of operation of the facility would generally be from approximately 9am to 5pm, Monday through Friday, though it is anticipated that some operational flexibility would be required. The Project anticipates that there would be a total of 40 employees and an average of 130 patients on site at any given time. During peak times, it is anticipated that there would be a total of up to 180 patients on site.

No patients would drive to the Site or park at the Site. All patients will arrive to the Site via a private van service deployed by the healthcare provider. Therefore, patients will not use any of the Site's surface-level parking, which would instead be utilized by employees of the Project and other service providers. The Project will not include any overnight services, and all patients would be returned to their homes via private van service at the end of each day.

Service vans will be parked on site overnight in designated overnight parking stalls as indicated on the project plans. The service vans will be marked with a business logo or color pattern to be easily distinguished/ associated with Habitat Health. The site will have an integrated camera/ alarm system which will be monitored by a 3rd party monitoring station after-hours. There will be no on-site security during or after business hours.