

Zoning Code Clean-Up – Item 9	
Section 6118 – Healthcare Trailers	
<b>Overview</b>	The update will clarify the intent of the health care trailer ordinance, and add language to permit requirements and health care trailer approval requirements to ensure health care trailers are temporary and for the provision of health services for mentally or physically impaired persons.
Strike-through Changes	
6118.b.3 HEALTH CARE TRAILERS	
<p>3. A dwelling for temporary health care on a lot where there is a permanent single family dwelling is permitted subject to the requirements set forth below. This trailer is exclusively for temporary occupancy by either:</p> <p>a) Providers of health services which are required by an occupant of the main dwelling <u>who are mentally or physically impaired and require physical care</u>, or</p> <p>b) Relatives <u>by blood or marriage</u> of an occupant of the main dwelling who <u>are mentally or physically impaired and</u> require physical care.</p> <p>c) <u>The intent of the health care trailer ordinance is to fulfill the desire of the County to provide homeowners (with limited space in the main dwelling) with the opportunity to install temporary transitional housing for relatives who are mentally or physically impaired or for health care providers who can provide physical care for owners when they become mentally or physically impaired. The permits for health care trailers are intended to be temporary. As such, health care trailer permits shall be granted for three one-year periods subject to annual renewal. If, after the initial three year period; there is a continued need for a health care trailer; ownership has not changed; and, the owner has complied with the provisions of the ordinance, then the Director of Planning &amp; Development Services may grant a permit extension for additional one-year periods subject to annual renewal. Such additional one-year periods shall not exceed a total of two years. The permit may not be extended beyond five years. Applicants whose <del>accessory dwelling</del> health care trailer needs are more permanent in nature should seek a permanent housing solution.</u></p> <p><u>A provider of health services may include the following: a person related by blood, marriage, or adoption to the mentally or physically impaired person or a person 18 years or older that is physically capable of providing assistance associated with the seven activities of daily living described below.</u></p> <p><u>A healthcare trailer permit may be revoked if the permit holder violates any provision of this ordinance or other applicable ordinances. All permit application documents requiring applicant signatures shall be signed by the applicant under “Penalty of Perjury”.</u></p> <p>The following are requirements for health care trailer approval:</p> <p>a) The health care unit shall be a trailer or mobilehome not exceeding 800 square feet measured from the interior surface of the exterior walls</p> <p>b) The trailer shall meet main building setbacks-<u>and shall not be visible from the abutting streets.</u></p>	

- c) The trailer shall be placed within 50 feet of the main dwelling, unless a constraint renders placement within 50 feet of the main dwelling infeasible.
- d) The trailer shall be connected to existing utility systems or required expansion of said systems on site whenever possible.
- e) Prior to issuance of a building permit for a health care trailer a Certificate of Need signed by a physician licensed to practice medicine in the State of California shall be submitted to and approved by the Director. The Certificate shall confirm that the mentally or physically impaired person requesting the health care trailer requires assistance with one or more of the seven activities of daily living described below. The Certificate shall be renewed annually.
- 1) Eating, which shall mean feeding oneself by getting food in the body from a receptacle (such as a plate, cup, or table) or by a feeding tube or intravenously.
  - 2) Bathing which shall mean washing oneself by sponge bath or in either a tub or shower, including the act of getting into or out of a tub or shower.
  - 3) Contenance, which shall mean the ability to maintain control of bowel and bladder function; or when unable to maintain control of bowel or bladder function, the ability to perform associated hygiene (including caring for a catheter or colostomy bag).
  - 4) Dressing, which shall mean putting on and taking off all items of clothing and any necessary braces, fasteners, or artificial limbs.
  - 5) Toileting, which shall mean getting to and from the toilet, getting on or off the toilet, and performing associated hygiene.
  - 6) Transferring, which shall mean the ability to move into or out of bed, a chair or wheelchair.
  - 7) Ambulating, which shall mean walking or moving around inside or outside the home regardless of the use of a cane, crutches, or braces.
- f) The Director may request a second opinion from a county appointed physician licensed to practice medicine in the State of California to validate a Certificate of Need signed by a licensed physician if evidence of non-compliance with this ordinance is submitted to PDS.
- g) Prior to the approval of a health care trailer permit or health care trailer permit renewal, notice will be provided to surrounding property owners within 300 feet. The applicant shall provide a notarized statement that all property owners within 300 feet have been notified.
- h) When the health care need no longer exists, the unit shall be removed. Failure to comply is a violation of The Zoning Ordinance and may result in any or all remedies or penalties specified in the Enforcement Procedures commencing with Section 7700, including a \$1,000 fine per day or six months jail sentence or both.
- i) If the applicant complies with the terms of the temporary occupancy permit, then, upon removal of the trailer coach by the applicant, the full amount of any previously furnished deposit shall be refunded or security released.