

Desert Hot Springs Congregate Home
66753 Hacienda Ave
Desert Hot Springs, CA 92240
Ph:760-894-3091

BUSINESS PLAN

5/15/2018

To: City of Desert Hot Springs
65-950 Pierson Blvd
Desert Hot Springs CA 92240

RE: Conditional Use Permit NO.04-18

Dear Scott Taschner,

Desert Hot Springs Congregate Home is proposing to run a 12 Bed Living Health Facility located at 66753 Hacienda Ave, Desert Hot Springs Ca 92240. Living Health Facility means a residential home with a capacity, of no more than 12 beds. We provide inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, and recreational. Also, we shall provide at least one type of service. The primary need of living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities (SNF). Residents shall stay and receive services in the facility until they are ready for discharge back to their old living habitat. Residents shall not have any vehicles at the premises. Facilities shall be in a homelike residential setting. Living accommodations and grounds shall be related to the facility's function and clientele. Facilities shall provide sufficient space for comfortable living accommodations and privacy for residents, staff, and others who may reside in the facility.

Common rooms, including, but not limited to, living rooms, dining rooms, and dens or other recreation or activity rooms, shall be provided and shall have sufficient space, separation, or both to promote and facilitate the program of activities and to prevent these activities from interfering with other functions. Accommodations shall ensure adequate space for residents to have visitors and for privacy during visits, if desired.

Resident bedrooms shall have adequate space to allow easy passage throughout; permit comfortable usage of furnishings; promote ease of nursing care; and accommodate use of assistive devices, including, but not limited to, wheelchairs, walkers, and patient lifts, when needed.

No room commonly used for other purposes, including, but not limited to, a hall, stairway, attic, garage, storage area, shed, or similar detached building, shall be used as a sleeping room for any resident.

No resident bedroom shall be used as a passageway to another room, bath, or toilet.

Not more than two residents shall share a bedroom.

Equipment and supplies necessary for personal care and maintenance of adequate hygiene shall be readily available to all residents. (IE, wheelchairs, hoist lift, walker etc...)

Toilets and bathrooms shall be conveniently located. At least one toilet and washbasin shall be provided per six residents. At least one bathtub or shower shall be provided per 10 residents. Individual privacy shall be provided in all toilet, bath and shower areas. Separate toilet, washbasin, and bathtub or shower accommodations shall be provided for staff.

Sufficient room shall be available throughout the facility to accommodate and serve all persons in comfort and safety. The premises shall be maintained in good repair and shall provide a safe, clean, and healthful environment.

Facilities shall have equipment and supplies appropriate to meet the routine and specialized needs of all residents.

All persons shall be protected from hazards throughout the premises:

Stairways, inclines, ramps, open porches, and other areas of potential hazard to residents with poor balance or eyesight shall be made inaccessible unless well lighted and equipped with sturdy hand railings.

Night lights shall be maintained in hallways and passages to non-private bathrooms.

All indoor and outdoor passageways and stairways shall be kept free of obstructions.

Fireplaces, woodstoves, and open-faced heaters shall be adequately screened.

Facilities serving persons who are terminally ill, catastrophically and severely disabled, mentally alert but physically disabled, or any combination of these persons, shall have an administrator who is responsible for the day-to-day operation of the facility.

For each living health facility of 12 beds serving persons who are terminally ill, catastrophically and severely disabled, mentally alert but physically disabled, or any combination of these persons, there shall be, at a minimum, a registered nurse or licensed vocational nurse awake and on duty at all times. A registered nurse shall be awake and on duty eight hours a day, five days a week.

Visiting of residents shall be daily from family from 10 AM to 8PM, no overnight staying is allowed in the facility.

Total number of employees within a 24 hour period at each 12 hour shift there shall be 5 personnel awake and on duty. Social worker, Activities person, shall be on a on call basis.

If more information is needed please don't hesitate onto contacting me at the above number

Thank you



John Gevorgyan, Board Member