

June 23rd, 2017

P9633

Mr. Victor Fong  
W&F Palladium  
820 N. Diamond Bar Blvd.  
Diamond Bar, CA 97165**Re: Well and Fit Adult Day Care Health Center, Inc. - Parking Demand Study  
105 Mercury Circle, Pomona, CA 91768**

Dear Mr. Fong:

Per your request, we have conducted a parking demand study for the proposed Well and Fit Adult Day Care Health Center located at 105 Mercury Circle in the City of Pomona. This letter presents our methodology and findings, and compares the parking requirements with two existing Adult Day Care Centers located in the City of Pomona and Orange.

**PROPOSED ADULT DAY CARE HEALTH CENTER****Project Description**

The project proposes an Adult Day Care Health Center (ADHC) in existing vacant building located at 105 Mercury Circle in the City of Pomona. The proposed project will occupy an existing building with a floor area of 12,000 square feet over a lot size of 26,420 square feet. The proposed project parking area consists of twenty four (24) parking spaces including one (1) handicap and one (1) van parking space. See **Appendix A** for proposed project site plan.

The Well and Fit Adult Day Health Care, Inc. was incorporated on September 10, 2001 and operates as a for-profit corporation. Well and Fit Adult Day Health Care Center's incorporators have a background in helping the elderly through volunteerism in church and community. The Adult Day Health Care Program hours will be from 8:00 AM. to 2:30 PM, Monday through Friday. Administrative hours will operate from 8:00 AM – 4:00 PM. The center will have 75 clients per 4 hour shift and a maximum of 75 clients at any given time of the day a maximum of fifteen (15) employees. The center will have a mini bus shuttle service that will pick up and drop off the clients from their homes to the center.

**Existing Conditions**

Immediate vehicular access to the project site is provided via Pacific Street. A brief description of the adjacent access roadways present in the project vicinity is provided in the following paragraphs. See **Appendix B** for location of the proposed Well and Fit Adult Day Care Health Center project site and adjacent roadways.

*Pacific Street* is local street with one lane in each direction that provides access for the businesses to Pomona Boulevard. There is on-street parking allowed on both sides of Pacific Street.

*Pomona Boulevard* is an east-west minor arterial with one lane in each direction with a Two-Way-Left-Turn-Lane (TWLTL) in the vicinity of the project site. There is on-street parking allowed on both sides of Pomona Boulevard in the vicinity of the project site.

### **Parking Requirements**

City of Pomona off-street parking requirements does not explicitly provide a parking requirement for Adult Day Care Health Centers. City of Pomona in their letter dated January 23rd, 2017 (See **Appendix C**), made a general comment to provide justification for the requested Minor Deviation Variance for reduced parking requirement. The comment states that the justification should include examples of similarly-sized facilities in the area with square footages, number of parking spaces required, number of employees, and number of clients.

### **SURVEY METHODOLOGY**

LIN Consulting, Inc. conducted field observations at two similarly sized facilities. With City staff's prior concurrence on the methodology and time, the field observations at the two survey sites were performed during three weekdays starting 30 minutes before the opening of the facility to 30 minutes after the closing of the facility. Based on results of the parking demand survey, LIN Consulting developed a parking demand rate which can be applied to an Adult Day Care Health Center facility in City of Pomona. Parking demand refers to observable parking occupancy, or to what extent drivers use existing supplies of parking, on-site and off-site parking spaces. Parking demand rate is determined by dividing gross floor area of the building by observed parking occupancy.

### **PARKING DEMAND SURVEY SITES**

The study screened through a number of existing Adult Day Care Health Centers in and around Los Angeles and Orange Counties which are similar in size and have an independent parking facility as that of proposed project in City of Pomona. Several Adult Day Care Health Centers located in and around Los Angeles and Orange County, were contacted to conduct a parking demand study on the site. In this process Pomona Adult Day Health Care located at 324 Paloma Drive in City of Pomona and Mayfair – Adult Day Care located at 1524 East Mayfair Avenue in City of Orange provided their consent to conduct parking demand study. These two facilities provide similar services to the proposed project and have their own independent parking.

#### **Pomona Adult Day Health Care**

Pomona Adult Health Care is located at 324 Paloma Drive on the northeast corner of the intersection of Paloma Drive and Monterey Avenue in the City of Pomona (See **Appendix D**). This is an Adult Day Care Health Center facility housed in 11,490 square foot building

and has approximately one hundred (100) clients and twenty (20) employees. The center has a shuttle service that takes the clients to and from the facility. The center provides a total of sixteen (16) parking spaces including five (5) handicapped parking spaces. Pomona Adult Health Care is open from 7:30 AM to 1:30 PM from Monday through Friday.

### **Mayfair – Adult Day Care**

Mayfair – Adult Day Care is located at 1524 Mayfair Avenue between Lincoln Street and Tustin Street in the City of Orange (See **Appendix E**). This is an Adult Day Care Health Center facility that provides In-Home Care, Adult Day Care and includes social services and programs for seniors. Mayfair - Adult Day Care is located in a 6,080 square foot building and has approximately sixty (60) clients and forty (40) employees. The center does not have a shuttle or van service and most of the clients are picked up and dropped off by the employees in a car with maximum of 3 clients per vehicle. The center provides a total of twenty four (24) parking spaces including three (3) handicapped parking spaces. Mayfair – Adult Day Care is open from 8:00 AM to 2:00 PM from Monday through Friday.

Table 1 shows the schedule of the survey conducted at both sites and the parking demand survey sheets are included in **Appendix F**.

**Table 1. Parking Survey Schedule**

<b>Facility</b>	<b>Day</b>	<b>Time</b>
Pomona Adult Day Health Care	Tue June 6th, 2017 through Thursday June 8th, 2017	7:00 AM to 2:00 PM
Mayfair – Adult Day Care	Tue June 13th, 2017 through Thursday June 15th, 2017	7:00 AM to 3:00 PM

### **SURVEY RESULT**

The survey data from the two sites is compiled and analyzed to identify the peak parking period during typical weekdays. Table 2 lists the gross floor area of the building and total number of clients at the survey sites and the total number of spaces occupied during the peak parking period. Based on the survey data the peak parking utilization of the Pomona Adult Day Health Care parking facilities occurred at 11:00 AM on Wednesday, June 7th, when a total of twelve (12) parking spaces were utilized. The peak parking utilization of the Mayfair – Adult Day Care parking facilities occurred at 12:00 PM on Wednesday, June 14th, when a total of twenty four (24) parking spaces were utilized. Peak parking requirement is calculated based on the gross floor area of the building and the total number of clients compared with observed parking occupancy during peak parking period.

The parking demand per survey data is summarized in **Appendix G** by survey site and survey time.

**Table 2. Peak Parking Occupancy and Parking Requirement**

Facility	Building Area (A)	Number of Employees (B)	Peak Parking Occupancy (C)	Peak Parking Requirement	
				By GFA* (A/C)	By Number of Employees (B/C)
Pomona Adult Day Health Care	11,490 Sq. Ft.	20	12	1 space per 950 Sq. Ft.	1 space per 1.67 employees
Mayfair – Adult Day Care	6,080 Sq. Ft.	40	24	1 space per 250 Sq. Ft.	1 space per 1.67 employees

GFA – Gross Floor Area, \*Rounded down

**CONCLUSION**

The result of parking demand survey shows that the larger Adult Day Care Health facility in City of Pomona (Building area 11,490 Sq. Ft.) has less parking demand than the smaller facility in City of Orange (Building area 6,080 Sq. Ft.). This is because most of the clients at these Adult Day Care Health Centers do not drive by themselves but instead either use shuttle service provided by the facility or have to be dropped off and picked up to and from the facility. The parking demand at these facilities is mostly generated by employees and therefore the parking requirement shall be based on the maximum number of employees employed by the facility.

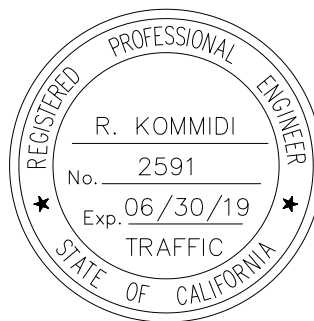
Based on a review of the parking demand survey data, it can be concluded that an Adult Day Health Care facility with shuttle service requires one parking space for every 1.67 employees. Accordingly, the proposed Well and Fit Adult Day Care Health Center, which proposes to employ a maximum of fifteen (15) employees, would therefore require nine (9) parking spaces in all. Well and Fit Adult Day Care Health Center currently proposes to provide a total of twenty four (24) parking spaces including one (1) van parking space and one (1) handicapped parking space.

Sincerely,

LIN Consulting, Inc.  
a California corporation



Ray Kommidi, P.E., T.E.,  
Senior Project Manager

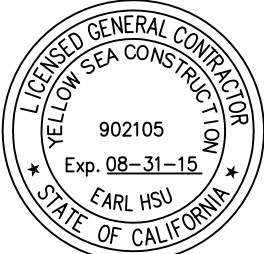



Attachment: Appendix A-G

**Appendix – A**

**Site Plan**

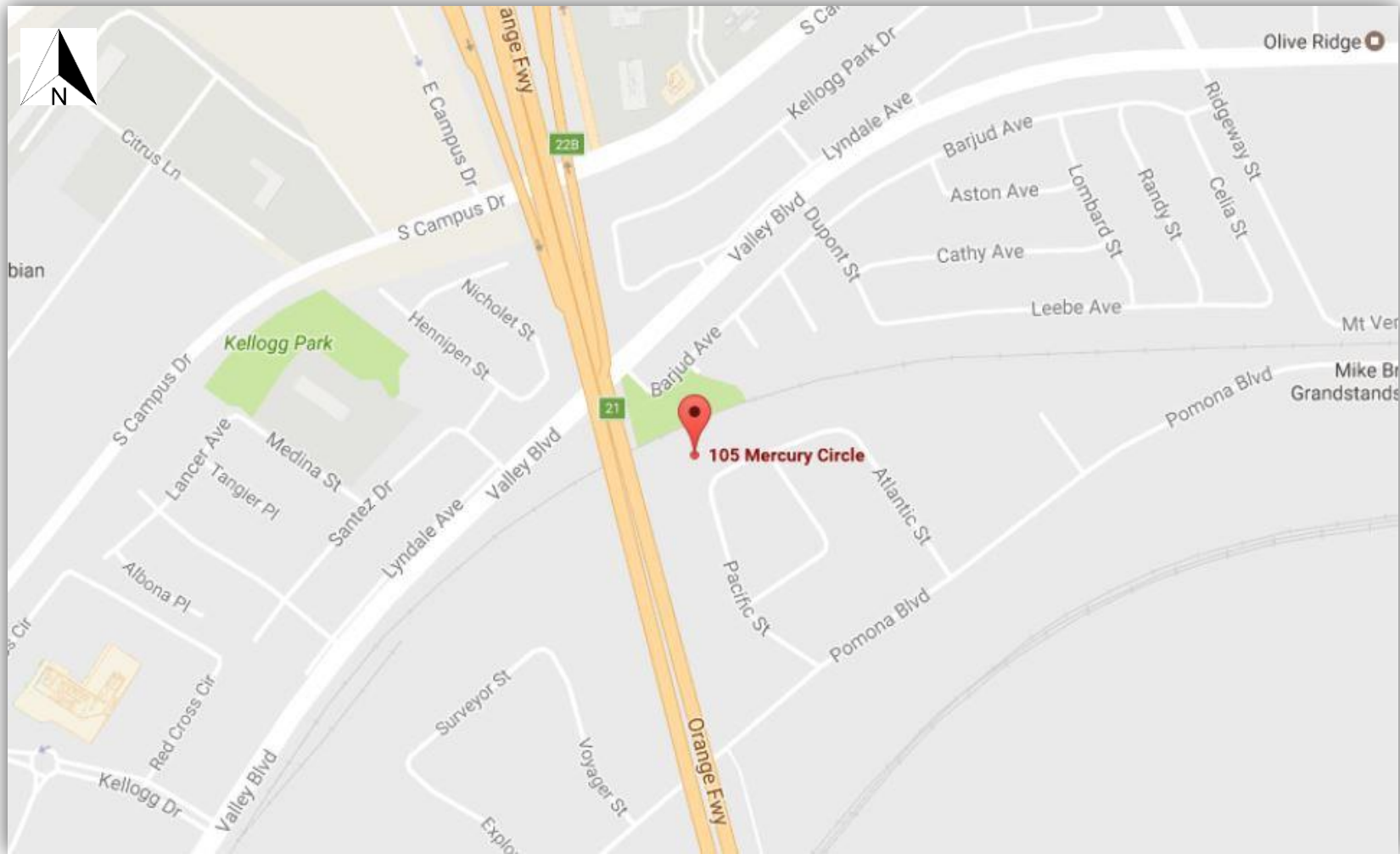


DATE	
2/8/17	
SCALE	
3/32"=1'	
REVISION	
C.U.P. REV.-1	
SHEET TITLE	
SITE PLAN	
	
3129 S. Hacienda Blvd., #303 Hacienda Heights, CA 91745 tel: (626) 318-3000 fax: (626) 696-6666 e-mail: ywong@charter.net	
 <b>YELLOW SEA CONSTRUCTION CO.</b> CAL. STATE LIC. # B 902105 COMMERCIAL * INDUSTRIAL	
PROJECT NAME	WELL & FIT ADHC
	105 MERCURY CIR., POMONA, CALIF. 91768
SHEET NUMBER	
A-1	

**Appendix – B**

**Project Location**





Source – Google Maps

**Well and Fit Adult Day Care Health Center, Inc. – 105 Mercury Circle, Pomona, CA.**



**Appendix – C**

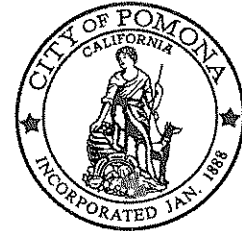
**Conditional Use Permit Letter**

# THE CITY OF POMONA

Planning Division

Development & Neighborhood  
Services Department

January 23, 2017



WF Palladium Inc.  
820 N. Diamond Bar Blvd.  
Diamond Bar, CA 91765  
Attn: Victor Fong

**Re: Conditional Use Permit (CUP 6213-2016)  
105 Mercury Circle**

Dear Mr. Fong:

Your application for Conditional Use Permit for a new adult daycare center in an existing building located at 105 Mercury Circle. The subject site is within the M-2 (General Industrial) zone. Based on the information provided with the submittal, the application has been determined to be incomplete for the following reasons:

## APPLICATION MATERIALS

1. Provide labels for all occupants within 400' of the proposed use to be used for noticing of the public hearing. The labels that were provided appear to be only for the property owners.

## SITE PLAN

1. The minimum dimensions for standard parking spaces are 9.5' x 18'.
2. Dimension the parking spaces near the eastern property line.
3. Show and note the location of the required loading spaces. Per the Pomona Zoning Ordinance, daycare centers shall provide passenger loading areas at the rate of one (1) on-site passenger loading space per each twenty-five (25) parking spaces, with a minimum of one (1) loading space required.
4. Per the Pomona Zoning Ordinance, any day care center service adults shall provide at least one (1) parking space for vans. The van space is in addition to the required car parking spaces. Demonstrate how this requirement will be met.

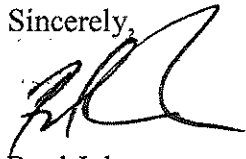
## GENERAL COMMENTS

2. Provide justification for the requested Minor Deviation Variance for a reduced parking requirement. Justification should include examples of other similarly-sized facilities in the area with square footages, number of parking spaces required, number of employees, and number of clients.

Please be advised that the continued processing of your application will only occur when the above mentioned items are addressed and resubmitted to the City of Pomona Planning Division. Please note that additional information may be necessary pending subsequent review by other City departments. If you voluntarily choose to not continue with the processing of your application, a refund of application fees can be obtained upon the submittal of a withdrawal letter to the Case Planner identified below.

Upon receipt of the above mentioned items, the Planning Division will commence another review of the submitted material to determine completeness of the application. At that time, you will receive a letter stating whether or not the application is complete. Please be advised that additional comments or items may be requested. If you have any questions, or would like to discuss the information being requested, please contact Cecily Session-Goins, Assistant Planner, at 909-620-3634 or via e-mail at [cecily\\_session-goins@ci.pomona.ca.us](mailto:cecily_session-goins@ci.pomona.ca.us).

Sincerely,



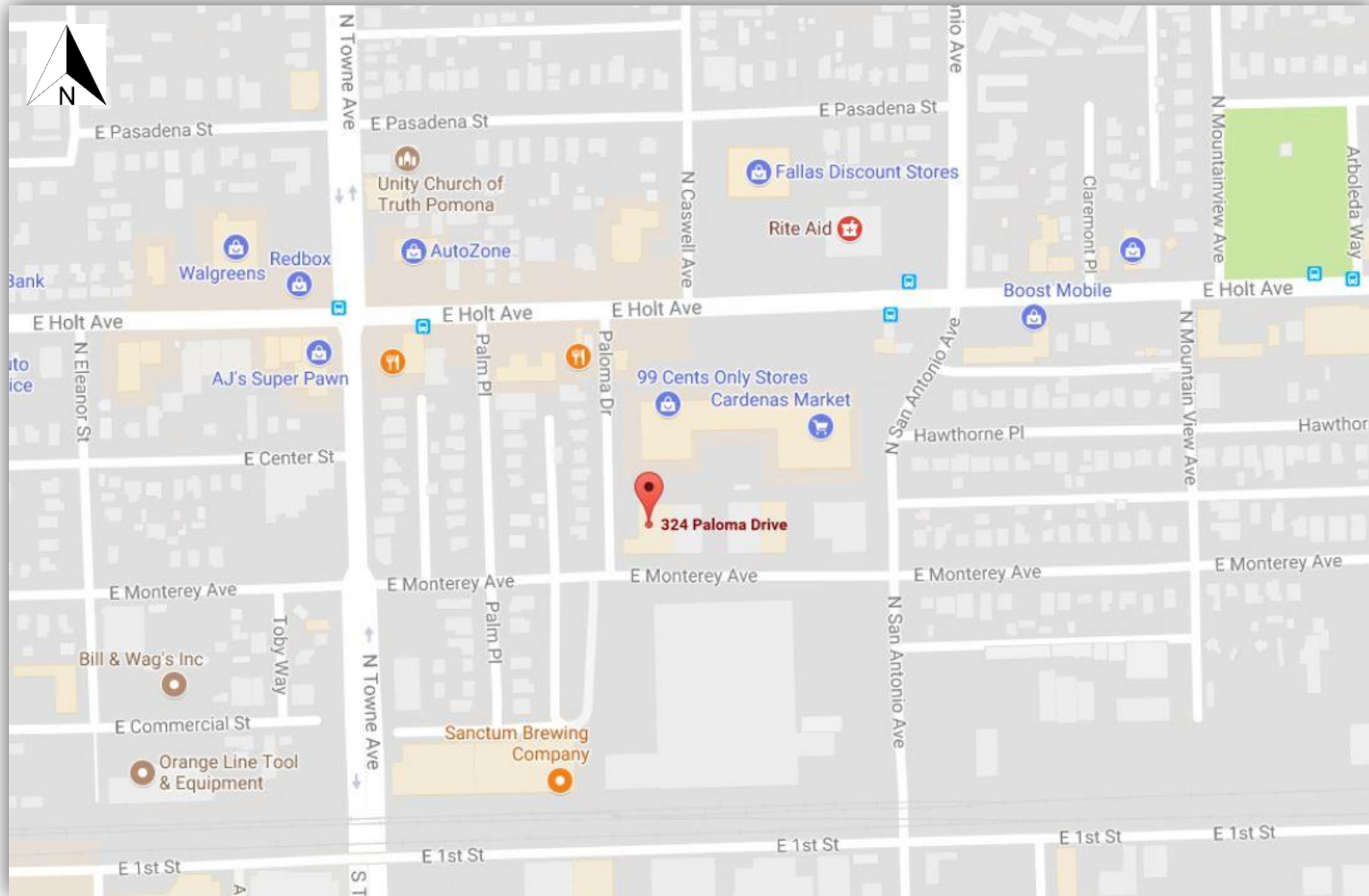
Brad Johnson  
Development Services Manager

cc: Case File: CUP 6213-2016

\\STORAGE\\CH-Depts\\Planning\\Master Planning\\PLANNING COMMISSION\\Incomplete Letters\\105 Mercury Cir (CUP 6213-2016).doc

**Appendix – D**

**Pomona Adult Day Health Care - Location Map**

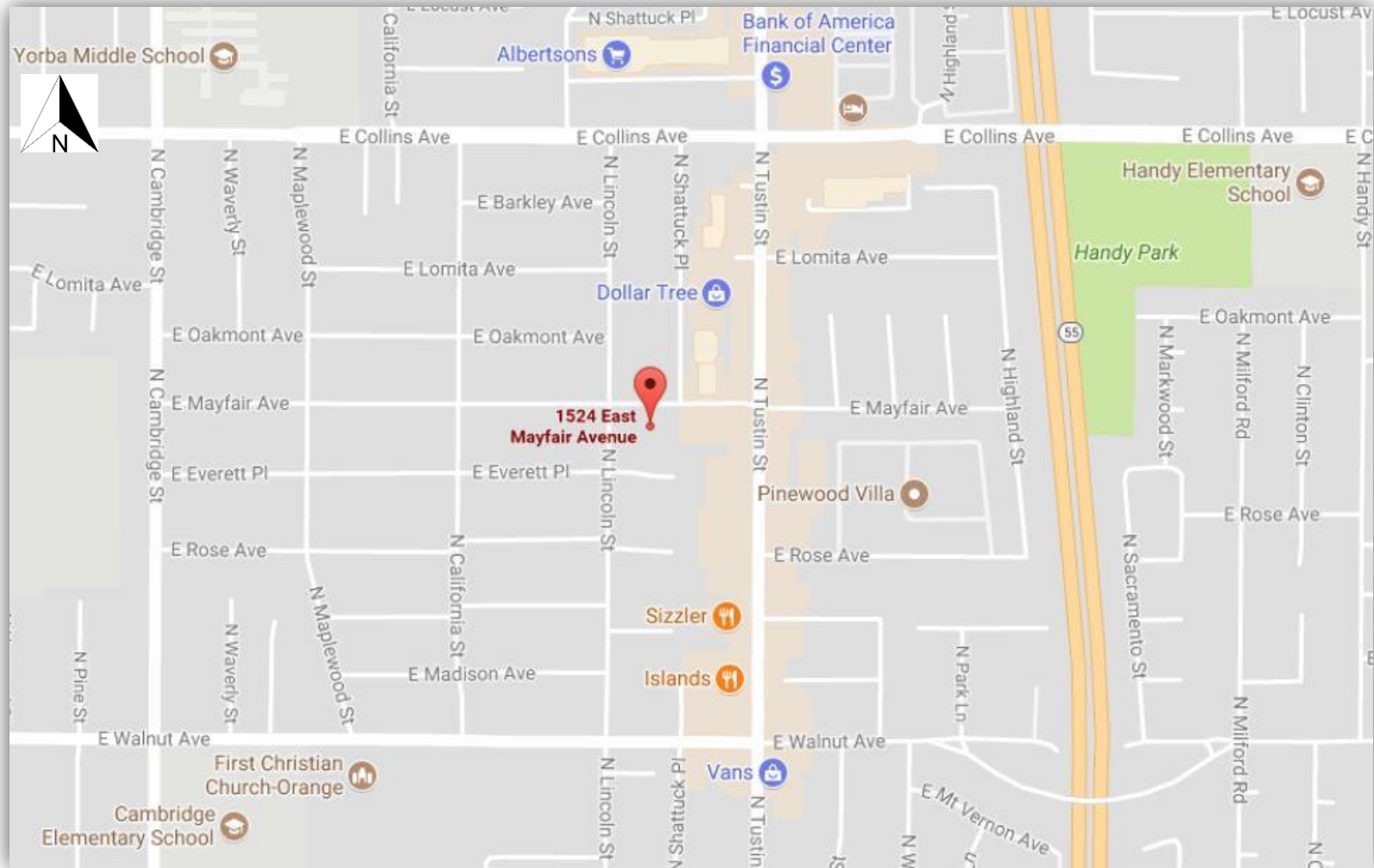


Source – Google Maps

**Pomona Adult Day Health Care -324 Paloma Drive, Pomona, CA.**

**Appendix – E**

**Mayfair – Adult Day Care - Location Map**



Source – Google Maps

**Mayfair – Adult Day Care – 1524 Mayfair Avenue, Orange, CA.**



**Appendix – F**

**Parking Survey Data**

Date	6/6/2017
Day	Tuesday
By	LIN Consulting, Inc.
Survey Site	Pomona Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>11</b>	<b>5</b>	<b>16</b>
7:00 AM	3	0	3
8:00 AM	7	2	9
9:00 AM	7	2	9
10:00 AM	8	2	10
11:00 AM	8	2	10
12:00 PM	7	1	8
1:00 PM	7	3	10
2:00 PM	7	1	8

Date	6/7/2017
Day	Wednesday
By	LIN Consulting, Inc.
Survey Site	Pomona Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>11</b>	<b>5</b>	<b>16</b>
7:00 AM	3	0	3
8:00 AM	5	0	5
9:00 AM	7	1	8
10:00 AM	7	1	8
11:00 AM	10	2	12
12:00 PM	9	2	11
1:00 PM	8	1	9
2:00 PM	8	0	8

Date	6/8/2017
Day	Thursday
By	LIN Consulting, Inc.
Survey Site	Pomona Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>11</b>	<b>5</b>	<b>16</b>
7:00 AM	3	0	3
8:00 AM	5	0	5
9:00 AM	6	0	6
10:00 AM	7	1	8
11:00 AM	7	1	8
12:00 PM	8	1	9
1:00 PM	7	1	8
2:00 PM	7	0	7

Date	6/13/2017
Day	Tuesday
By	LIN Consulting, Inc.
Survey Site	Mayfair - Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>21</b>	<b>3</b>	<b>24</b>
7:00 AM	1	0	1
8:00 AM	5	0	5
9:00 AM	19	1	20
10:00 AM	17	1	18
11:00 AM	18	0	18
12:00 PM	19	0	19
1:00 PM	21	0	21
2:00 PM	14	0	14
3:00 PM	2	0	2

Date	6/14/2017
Day	Wednesday
By	Lin Consulting, Inc.
Survey Site	Mayfair - Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>21</b>	<b>3</b>	<b>24</b>
7:00 AM	1	0	1
8:00 AM	5	1	6
9:00 AM	15	1	16
10:00 AM	17	1	18
11:00 AM	21	1	22
12:00 PM	23	1	24
1:00 PM	21	2	23
2:00 PM	6	2	8
3:00 PM	2	1	3

Date	6/15/2017
Day	Thursday
By	LIN Consulting, Inc.
Survey Site	Mayfair - Adult Day Health Care

	Number of Parked Vehicle Count		
	Non Handicapped Spaces	Handicapped Spaces	Total
<b>Time</b>	<b>21</b>	<b>3</b>	<b>24</b>
7:00 AM	0	1	1
8:00 AM	4	2	6
9:00 AM	16	2	18
10:00 AM	17	2	19
11:00 AM	16	2	18
12:00 PM	17	2	19
1:00 PM	5	2	7
2:00 PM	2	2	4
3:00 PM	1	1	2



## **Appendix – G**

### **Parking Demand Survey Data Analysis**

# EXHIBIT G1: PARKING SURVEY AT POMONA ADULT DAY HEALTH CARE, POMONA

Survey Location:

**Pomona Adult Day Health Care**  
324 Paloma Dr.  
Pomona, CA 91767

Basic Information:

Gross Floor Area (GFA) of the Building = 11,490  
Total Parking Space = 16  
Total No. of Employees = 20

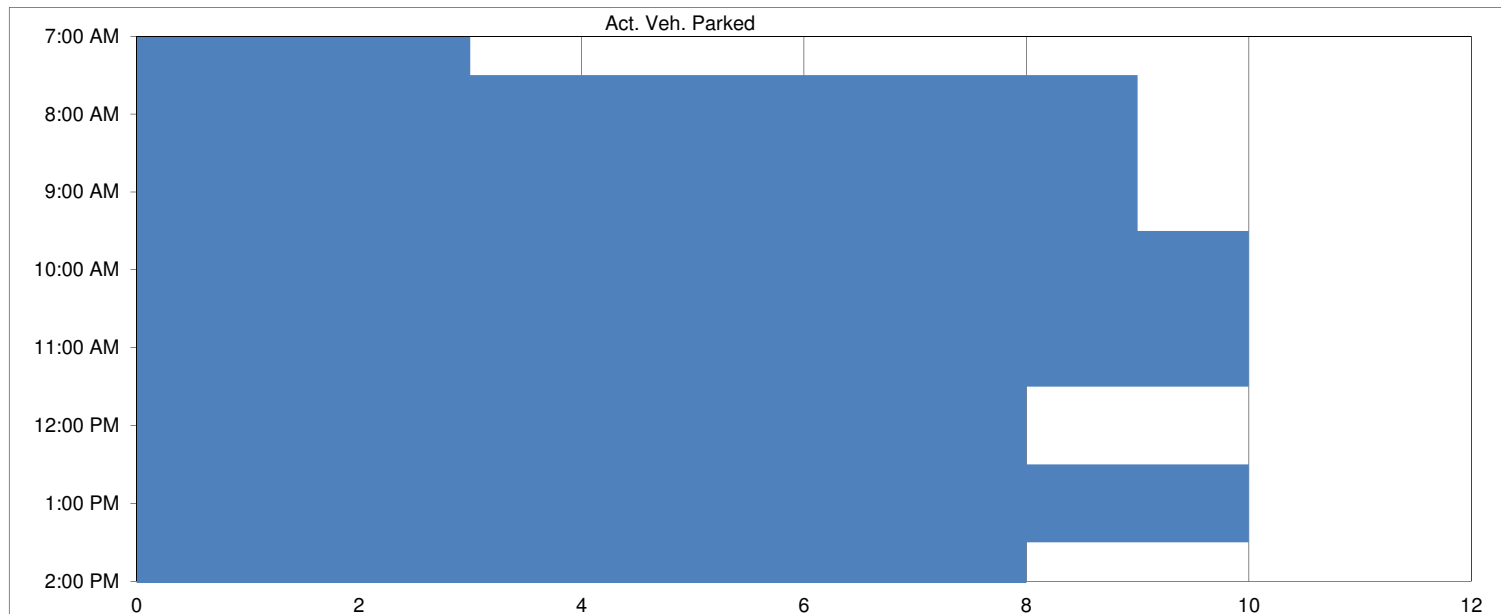
Sq Ft

Surveyed By:

LIN Consulting, Inc.  
Date: 06/06/17 (Tuesday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	3	19%	3,830	6.67
8:00 AM	9	56%	1,277	2.22
9:00 AM	9	56%	1,277	2.22
10:00 AM	10	63%	1,149	2.00
11:00 AM	10	63%	1,149	2.00
12:00 PM	8	50%	1,436	2.50
1:00 PM	10	63%	1,149	2.00
2:00 PM	8	50%	1,436	2.50

\* The MOST parked vehicle found: 10 vehicles at 10:00 AM, 11:00 AM, and 1:00 PM.



## EXHIBIT G2: PARKING SURVEY AT POMONA ADULT DAY HEALTH CARE, POMONA

Survey Location:

**Pomona Adult Day Health Care**  
324 Paloma Dr.  
Pomona, CA 91767

Basic Information:

Gross Floor Area (GFA) of the Building = **11,490**  
Total Parking Space = **16**  
Total No. of Employees = **20**

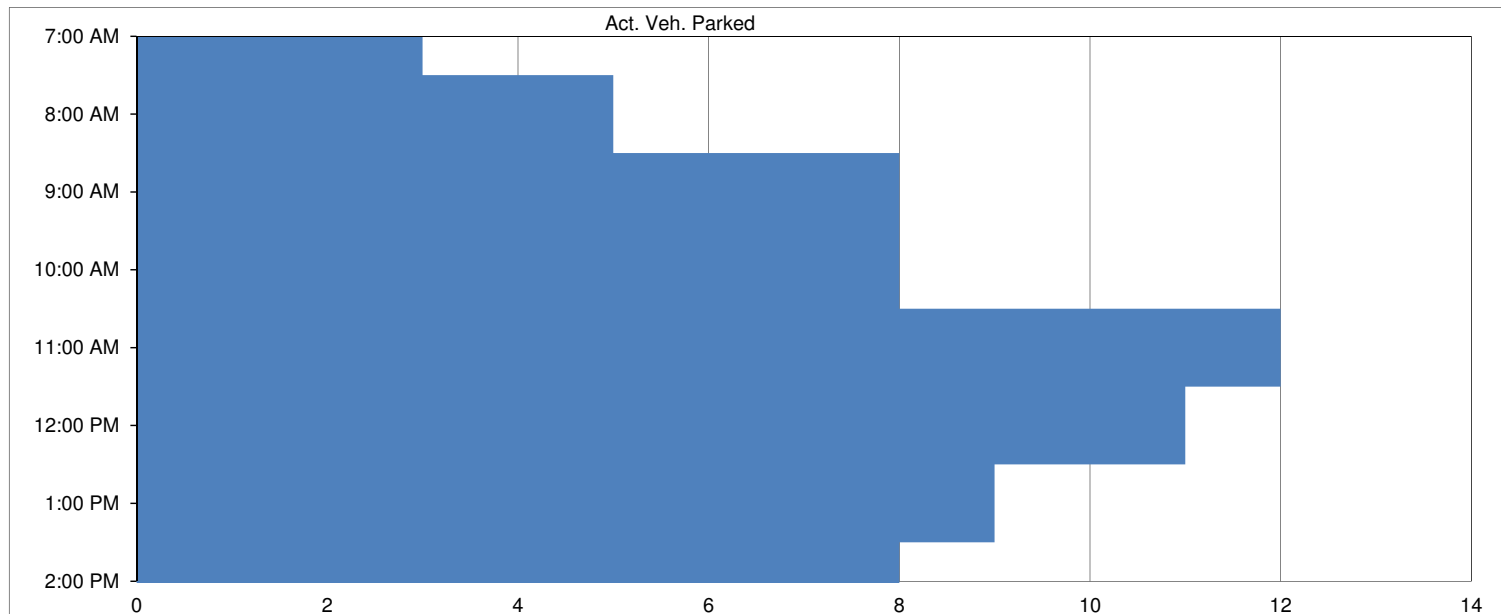
**Sq Ft**

Surveyed By:

LIN Consulting, Inc.  
Date: 06/07/17 (Wednesday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	3	19%	3,830	6.67
8:00 AM	5	31%	2,298	4.00
9:00 AM	8	50%	1,436	2.50
10:00 AM	8	50%	1,436	2.50
11:00 AM	12	75%	958 *	1.67
12:00 PM	11	69%	1,045	1.82
1:00 PM	9	56%	1,277	2.22
2:00 PM	8	50%	1,436	2.50

\* The MOST parked vehicle found: 12 vehicles at 11:00 AM.



### EXHIBIT G3: PARKING SURVEY AT POMONA ADULT DAY HEALTH CARE, POMONA

Survey Location:

**Pomona Adult Day Health Care**  
324 Paloma Dr.  
Pomona, CA 91767

Basic Information:

Gross Floor Area (GFA) of the Building = **11,490**  
Total Parking Space = **16**  
Total No. of Employees = **20**

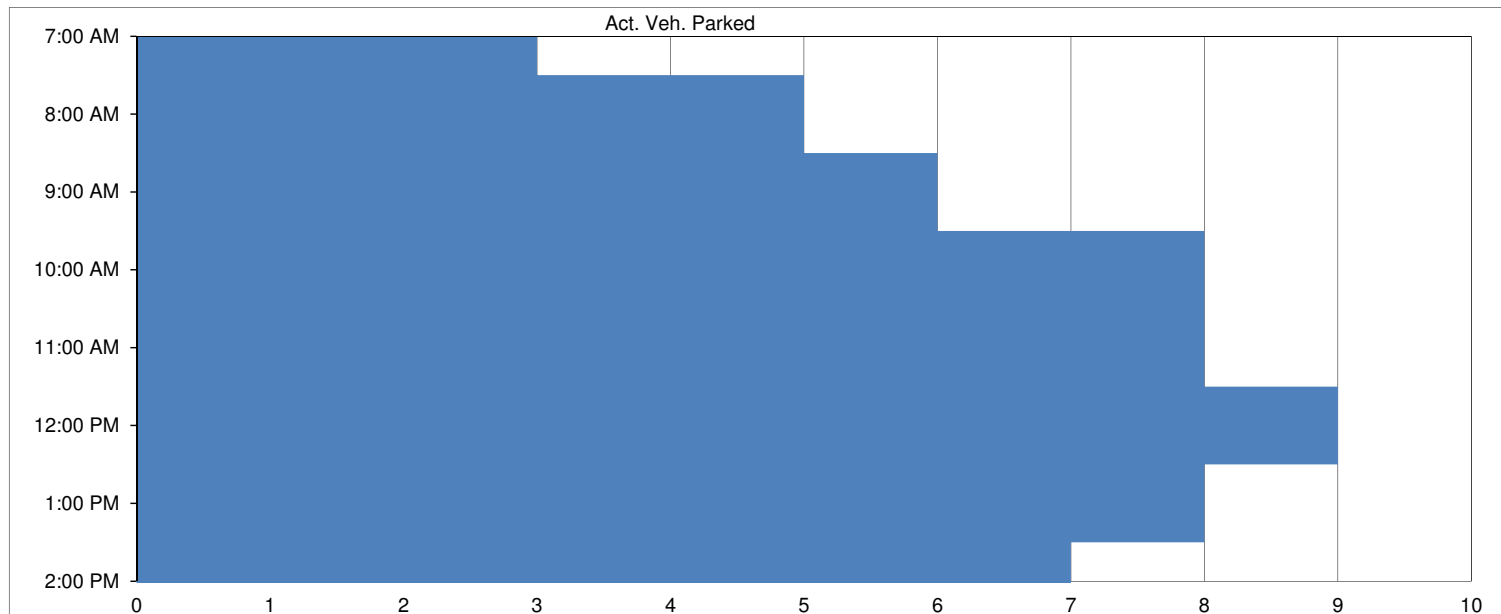
**Sq Ft**

Surveyed By:

LIN Consulting, Inc.  
Date: 06/08/17 (Thursday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	3	19%	3,830	6.67
8:00 AM	5	31%	2,298	4.00
9:00 AM	6	38%	1,915	3.33
10:00 AM	8	50%	1,436	2.50
11:00 AM	8	50%	1,436	2.50
12:00 PM	9	56%	1,277 *	2.22
1:00 PM	8	50%	1,436	2.50
2:00 PM	7	44%	1,641	2.86

\* The MOST parked vehicle found: 9 vehicles at 12:00 PM.



# EXHIBIT G4: PARKING SURVEY AT MAYFAIR - ADULT DAY HEALTH CARE, ORANGE

Survey Location:

**Mayfair - Adult Day Health Care**  
1524 E. Mayfair Ave.  
Orange, CA 92867

Basic Information:

Gross Floor Area (GFA) of the Building = **6,080**  
Total Parking Space = **24**  
Total No. of Employees = **40**

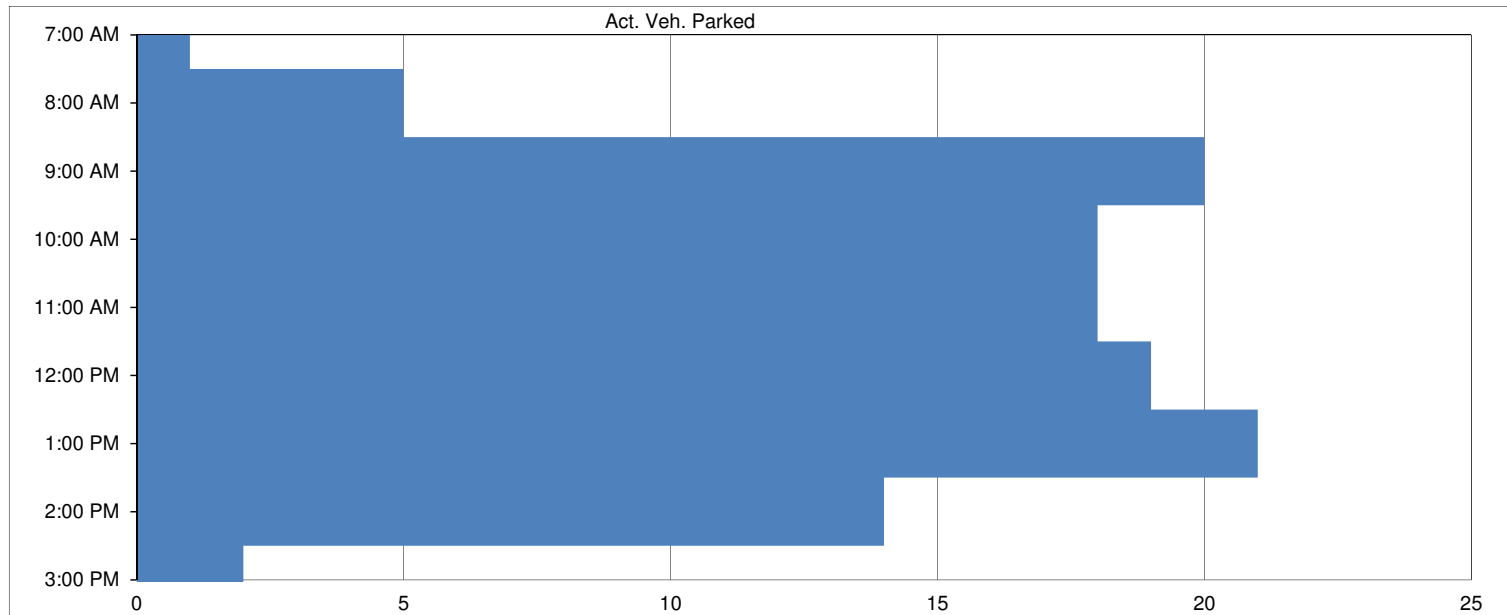
Sq Ft

Surveyed By:

LIN Consulting, Inc.  
Date: 06/13/17 (Tuesday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	1	4%	6,080	40.00
8:00 AM	5	21%	1,216	8.00
9:00 AM	20	83%	304	2.00
10:00 AM	18	75%	338	2.22
11:00 AM	18	75%	338	2.22
12:00 PM	19	79%	320	2.11
1:00 PM	21	88%	290 *	1.90
2:00 PM	14	58%	434	2.86
3:00 PM	2	8%	3,040	20.00

\* The MOST parked vehicle found: 21 vehicles at 1:00 PM.



# EXHIBIT G5: PARKING SURVEY AT MAYFAIR - ADULT DAY HEALTH CARE, ORANGE

Survey Location:

**Mayfair - Adult Day Health Care**  
1524 E. Mayfair Ave.  
Orange, CA 92867

Basic Information:

Gross Floor Area (GFA) of the Building = **6,080**  
Total Parking Space = **24**  
Total No. of Employees = **40**

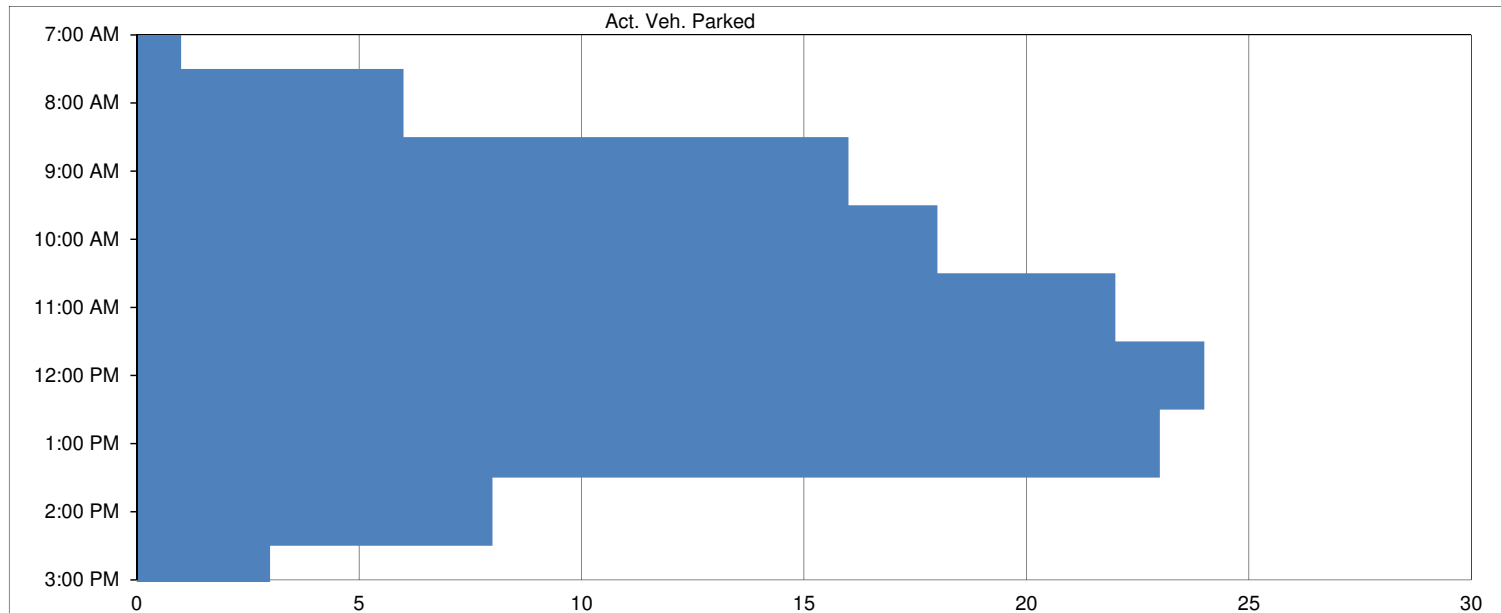
Sq Ft

Surveyed By:

LIN Consulting, Inc.  
Date: 06/14/17 (Wednesday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	1	4%	6,080	40.00
8:00 AM	6	25%	1,013	6.67
9:00 AM	16	67%	380	2.50
10:00 AM	18	75%	338	2.22
11:00 AM	22	92%	276	1.82
12:00 PM	24	100%	253 *	1.67
1:00 PM	23	96%	264	1.74
2:00 PM	8	33%	760	5.00
3:00 PM	3	13%	2,027	13.33

\* The MOST parked vehicle found: 24 vehicles at 12:00 PM.



# EXHIBIT G6: PARKING SURVEY AT MAYFAIR - ADULT DAY HEALTH CARE, ORANGE

Survey Location:

**Mayfair - Adult Day Health Care**  
1524 E. Mayfair Ave.  
Orange, CA 92867

Basic Information:

Gross Floor Area (GFA) of the Building = **6,080**  
Total Parking Space = **24**  
Total No. of Employees = **40**

Sq Ft

Surveyed By:

LIN Consulting, Inc.  
Date: 06/15/17 (Thursday)

Time Period	# of Parked Car	% Occupied	GFA per Parking Space (Sq Ft)	Employees per Parking Space
7:00 AM	1	4%	6,080	40.00
8:00 AM	6	25%	1,013	6.67
9:00 AM	18	75%	338	2.22
10:00 AM	19	79%	320	2.11
11:00 AM	18	75%	338	2.22
12:00 PM	19	79%	320	2.11
1:00 PM	7	29%	869	5.71
2:00 PM	4	17%	1,520	10.00
3:00 PM	2	8%	3,040	20.00

\* The MOST parked vehicle found: 19 vehicles at 10:00 AM and 12:00 PM.

