



MEMORANDUM

Date: October 25, 2017

To: Chair and Members of the Planning Commission

From: Planning Staff

Subject: **Item F1 – 3240 N. Garey Avenue – Conditional Use Permit (CUP 7304-2017)**

Due to errors identified in the original staff report and parking analysis (Attachment 4), the documents have been corrected and revised accordingly. Please see the attached revised staff report and parking analysis. Changes in the staff report have been highlighted in **RED** for quick identification. There is no change in staff recommendation for approval due to the errors identified.



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: October 25, 2017

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 7304-2017)**: A Conditional Use Permit to allow the establishment of an adult day care facility serving developmentally disabled clients located at 3240 N. Garey Avenue in the Pomona Corridors Specific Plan.

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) recommending approval of Conditional Use Permit (CUP 7304-2017), subject to conditions.

PROJECT/APPLICANT INFORMATION

Project Location:	3240 N. Garey Avenue
APN Information:	8367-001-062
Project Applicant:	Health Alliance ADHC, Inc.
Property Owner:	Blossom View Properties
CC District:	District # 6
Historic/CBD:	Not Applicable
Specific Plan:	Corridors Specific Plan

PROJECT BACKGROUND AND DESCRIPTION

The applicant, Health Alliance ADHC, Inc., is requesting a Conditional Use Permit to establish a licensed adult day care facility to provide programs to adults 18 years old and older who are Medi-Care recipients and who voluntarily elect to participate in adult day health programs. The subject site sits on the southeast corner of Foothill Boulevard and Garey Avenue within an existing shopping center. The proposed use is within a 7,465 square foot tenant space on an approximately 10.16 acre property. The subject use is part of a multi-tenant commercial shopping center that includes numerous retail and service tenants along with restaurants, a grocery store and bank. The tenants of the shopping center share a parking field and access. The

applicant is proposing tenant improvements to accommodate the proposed adult day care program operations (Attachment 3).

The Center will be managed by Health Alliance ADHC Inc. employing registered nurses, a program director, medical social worker, physical therapy (PT), occupational therapy (OT), speech therapy (ST), administrator, medical director, activity director, dietitian, and other office staffs to provide the following programs:

1. To provide the social, emotional, and physical well-being of impaired individuals living in the community alone or with others, in order to maintain them at or restore them to their optimal functional potential and help them to remain at or return to their homes.
2. To share with families and other persons the burden of providing substantial care to impaired elderly individuals by offering respite for one or several days during the week
3. To supplement the diagnostic evaluations conducted by other health professionals (OT, PT, ST, medical doctors, etc.) by means of sustained functional assessments.
4. To provide diagnostic and treatment services to persons who would otherwise require admission to or continued stay in a hospital or other health care facility.

The proposed adult day care program will operate Monday through Friday, between the hours of 9:00 a.m. to 3:00 p.m. There will be a maximum of 25 staff members working with the program consisting of regular staff, contract consultants and part-time contract labor. The business is approved by the State of California Department of Aging for 160 client or participants. The proposed floor plan (Attachment 3) consists of a reception and waiting area, scheduler/checkers area, computer cubicle, main activity area (144 seats), conference room, staff cubicles, two offices, filing and copy area, special activity area (18 seats), learning and language area, janitor and storage room, two men's and two women's bathrooms, food prep area, nurses station, isolation room, equipment room, and therapy rooms. With the exception of off-site training, all the program activities associated with the proposed use will take place within the building. Clients of the program will arrive to the site by public transportation or transportation services.

Applicable Code Sections

Pursuant to Pomona Zoning Ordinance (PZO) Section .580, a Conditional Use Permit is required for Day Care Center uses in **all zones including commercial and mixed use districts of specific plan areas**. PZO Section .5809-14 outlines development standards for Group Care Facilities.

Surrounding Land Use Information

The surrounding properties include commercial and multi-family residential to the north, commercial and a trailer park to the south and east, and commercial and institutional to the west. The Zoning, General Plan and existing land use designations for the surrounding properties are delineated in the following table:

Land Use Summary Table

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Commercial	Pomona Corridors Specific Plan (CSP), T5 Neighborhood Center	Urban Neighborhood
North	Commercial and Multi-Family Residential	CSP, T4 City Gateway Segment	Residential Neighborhood and Neighborhood Edge
South	Commercial and Trailer Park	CSP, T5 Neighborhood Center	Residential Neighborhood and Neighborhood Edge
East	Commercial and Trailer Park	CSP, T5 Neighborhood Center	Neighborhood Edge
West	Commercial and Institutional	CSP, T4 City Gateway Segment	Activity Center and Neighborhood Edge

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project site is zoned Neighborhood Center in the Pomona Corridors Specific Plan (CSP) and is subject to the development standards of the CSP T5 Neighborhood Center. As the CSP is silent on standards for adult day care facilities, the proposed use is subject to the development standards for Group Care Facilities serving seven or more persons outlined in Section .5809-14-D of the Municipal Code. The following table summarizes the required development standards.

Project Summary Table

Development Standards	Zoning Code Requirements	Proposed Project	Compliance Determination
Distance Separation	300 feet from another such facility.	Not within 300 feet of another adult day care facility.	Yes
Passenger loading	One loading space per 25 off-street parking spaces and one parking space for vans.	One loading and one van parking space provided.	Yes
Fencing	Six foot high block wall along all property lines except in front yard.	Block wall provided on southern and eastern property line; and not in front yard area facing both	Yes

		Garey Avenue and Foothill Boulevard.	
Landscaping	Landscaping to be consistent with neighborhood and regularly maintained.	Existing landscape planters abutting sidewalk and in parking area consistent with neighborhood and in good condition.	Yes
Lighting	Lighting directed away from other properties and no greater than one foot candle of illumination.	Light fixtures throughout the subject site.	Yes

Off-Street Parking

The PZO required off-street parking for Day Care Facilities is outlined in the chart below:

Use	Tenant Space Square Footage	Parking Ratio	Required Off-Street Parking	Provided Off-Street Parking
Proposed Adult Day Care Facility: 25 Employees 160 Clients	7,465.50 SF	1 space per employee; 1 space per every 5 students; 1 loading space; and 1 van space	25 spaces for employee parking; 32 spaces for student parking; 2 loading spaces; 1 van space	A total of 543 stalls are provided in center, and a total of 538 spaces are required, per the attached Parking Analysis.

As outlined in the chart above, the proposed use meets the requirements of the PZO.

The applicant is proposing interior tenant improvements but no exterior improvements or any expansion to the existing building. There are no proposed exterior modifications or changes to the existing property. The existing shopping center, with the exception of an approved Minor Deviation Variance 12-014 for parking, presently meets or exceeds the site development standards of the C-4 (Highway Commercial) zoning district, which was the established zone upon approval of the project. The total required parking for the shopping center, as demonstrated in the Parking Analysis prepared for the proposed project (see Attachment 4), is

538 parking spaces. A total of 543 stalls are available, resulting in a surplus of 5 spaces. The shopping center provides a sufficient number of parking spaces to accommodate the off-street parking requirements for the Group Care Facility as well as all other uses on the property.

ISSUES ANALYSIS

Issue 1: General Plan Conformity

The General Plan designation of the subject site is located within the Urban Neighborhood place type. One of the goals of the General Plan (6E.G1) for the Urban Neighborhood designation is to:

“Preserve stable neighborhoods by focusing new intensity and activity in clusters at major crossroads and areas of existing intensity throughout the City.”

The subject site sits at the southeast corner of Foothill Boulevard and Garey Avenue, a major crossroad and area of existing intensity. The proposed tenant space is within an established shopping center. The proposed project helps preserve the City’s stable neighborhoods by locating the adult day care center within an existing shopping center and complying with all required zoning standards. Therefore, the proposed adult day care center conforms to the above-mentioned goal of the General Plan. Further, the proposed use is a service for developmentally disabled adults. As such, the proposed use would provide employment opportunities for those within the associated profession that work with developmentally disabled adults and provide vocational training to clients, which is consistent with the policy 7B.P19 of the Economic Development Function of the General Plan.

“Utilize professional development and vocational training programs to enhance the quality of the area’s labor force to attract and take advantage of new employment opportunities.”

Issue 2: Zoning Ordinance Compliance

Staff has evaluated the proposed project and has determined that the proposed adult day care facility complies with the development standards required of Group Care Facilities. The proposed project conforms to the Zoning Ordinance, and as a result, the granting of this Conditional Use Permit will not adversely affect the General Plan or the Zoning Ordinance.

Issue 3: Land Use Compatibility

The proposed adult day care program for serving developmentally disabled clients is proposed in a location that minimizes the impacts to the surrounding community. The proposed project will not have a significant impact on the surrounding neighborhood since the project is consistent with its zoning designation and is within an established shopping center. The activities on the subject site will take place indoors at all times. The applicant has demonstrated that there will be

sufficient off-street parking to allow the subject use. Based on these factors, staff believes that the project will be a positive addition to the general area with the recommended conditions of approval.

ENVIRONMENTAL ANALYSIS/DETERMINATION

In accordance with the California Environmental Quality Act (CEQA) guidelines, the proposed project, under the Conditional Use Permit request, would be categorically exempt under Article 19, Section 15301 (Existing Facilities), because the proposed project will utilize existing structures where all public services and facilities are available to serve the project.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on October 6, 2017 in the Inland Valley Daily Bulletin and was sent to the owners and occupants of properties within a 1,000-foot radius of the subject site on October 5, 2017 (Attachment 5). As of the date of this report, staff has not received any comments in support or in opposition to the proposed project.

CONCLUSION

The proposed project is consistent with the land use designation contained in the City's General Plan and meets the minimum development standards for Day Care Facilities as required by the Zoning Ordinance. Based on staff's analysis of the issues and the recommended conditions of approval, the proposed project will be compatible with adjacent land uses and will not result in any negative impacts to the surrounding uses.

RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) recommending approval of Conditional Use Permit (CUP 7304-2017), subject to conditions.

Respectfully Submitted:

Mark Lazzaretto
Development Services Director

Prepared By:

Shannon Wages
Contract Planner

PC ATTACHMENTS:

- 1) Draft PC Resolution for CUP 7304-2017
- 2) Vicinity Map and Aerial Photograph
- 3) Project Plans (8-1/2" x 11") Reductions and Site Photographs
- 4) Parking Analysis Provided by Applicant
- 5) 1,000-foot Radius Map & Public Hearing Notice
- 6) Full Size Plans (Separate Cover)

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PARKING ANALYSIS FOR 3240 NORTH GAREY AVENUE (CUP-7304-2017) - PREPARED BY PLANNING STAFF OCTOBER 24, 2017

UNIT / ADDRESS	TENANT	USE CATEGORY	AREA (SF)	REGULATION SOURCE	PARKING RATIO	PARKING REQUIRED
110	JP MORGAN CHASE BANK	RETAIL SALES AND SERVICES	4,528	PZO	250	18.11
140	CARL'S JR.	RESTUARANTS	3,222	PZO	100	32.22
2398	O'REILLY AUTO PARTS	RETAIL SALES AND SERVICES	9,519	PZO	250	38.08
3294	CALIFORNIA HAIR	RETAIL SALES AND SERVICES	1,204	PZO	250	4.82
3292	COMFORT DENTAL	OFFICE	1,367	PZO	250	5.47
3290	ROYAL NAIL AND SPA	RETAIL SALES AND SERVICES	1,178	PZO	250	4.71
3288-A	SILK EYEBROW THREADING	PERSONAL & BUSINESS SERV.	1,184	CSP	333	3.55
3288-B	FRED LOYA INSURANCE	PERSONAL & BUSINESS SERV.	1,184	CSP	333	3.55
3284	VACANT (FORMER RETAIL)	SPECIALTY FOOD / GOODS	3,630	CSP	333	10.89
3280	METRO PCS	SPECIALTY FOOD / GOODS	1,357	CSP	333	4.07
3278	CUSTOM T-SHIRT PRINTING	PERSONAL & BUSINESS SERV.	1,330	CSP	333	3.99
3276	BARBER SHOP	PERSONAL & BUSINESS SERV.	1,358	CSP	333	4.07
3274	CLEANERS	RETAIL SALES AND SERVICES	1,190	PZO	250	4.76
3270	LAUNDROMAT	RETAIL SALES AND SERVICES	2,500	PZO	250	10.00
3272	VACANT (FORMER REST.)	EATING & DRINKING EST.	4,604	CSP	250	18.42
3262	POSTAL ANNEX	RETAIL SALES AND SERVICES	1,940	PZO	250	7.76
3258	VACANT (FORMER SERVICES)	SPECIALTY FOOD / GOODS	2,255	CSP	333	6.77
3254	SALLY BEAUTY SUPPLY	RETAIL SALES AND SERVICES	1,960	PZO	250	7.84
3250	VACANT (FORMER RETAIL)	SPECIALTY FOOD / GOODS	3,000	CSP	333	9.00
3248	BOOST MOBILE	SPECIALTY FOOD / GOODS	1,160	CSP	333	3.48
3240	GROUP CARE FACILITY	GROUP CARE FACILITY	7,200	PZO	1/EMPLOYEE	25.00
3240	GROUP CARE FACILITY	GROUP CARE FACILITY	-	PZO	5/STUDENT	32.00
3180	SUPERIOR GROCERIES	RETAIL SALES AND SERVICES	62,272	PZO	250	249.09
3176	LA MICHOCAN	EATING & DRINKING EST.	1,285	PZO	250	5.14
3172	GOLD TIME JEWELERY	RETAIL SALES AND SERVICES	1,285	PZO	250	5.14
3168	ELITE MEDICAL SUPPLY	RETAIL SALES AND SERVICES	1,236	PZO	250	4.94
3160	HAPPY WOK	RESTUARANTS	1,339	PZO	100	13.39
TOTAL REQUIRED						538.00
TOTAL PROVIDED						543.00
PARKING SURPLUS						5.00

PZO - Pomona Zoning Ordinance

CSP - Corridors Specific Plan