



CITY OF POMONA

PLANNING COMMISSION REPORT

DATE: March 13, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Planning Division

SUBJECT: **CONDITIONAL USE PERMIT (CUP 10607-2018):** A Conditional Use Permit to allow the establishment of a licensed adult day care facility within an existing 14,241 square foot structure on an approximately 0.75 acre property located at 1275 E. Holt Avenue in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP).

STAFF RECOMMENDATION

The Planning Division recommends that the Planning Commission adopt the attached PC Resolution (Attachment 1) recommending approval of Conditional Use Permit (CUP 10607-2018), subject to conditions.

PROJECT/APPLICANT INFORMATION

Address	1275 E. Holt Avenue
Assessor's Parcel Number (APN)	8323-017-032
Lot Size	32,670SF (0.75 Acres)
General Plan Land Use Designation	Neighborhood Edge
Zoning District	City Gateway Segment - PCSP
Historic District	N/A
Specific Plan	Pomona Corridors Specific Plan: City Gateway Segment
City Council District	District 4
Applicant	Anthony Chin, Gentle Heart Day Care Center
Property Owner	Zhong Zhuang

RELATED ACTIONS

Historic Preservation	N/A
Code Enforcement	9/15/2018: Code case for transient camp, closed.
Building & Safety	09/24/1970 Demolition of small building. 10/17/1972 Concrete tilt-up 14,241 SF building. 03/08/1973 Fire sprinkler system installation.
Planning	N/A

PROJECT BACKGROUND AND DESCRIPTION

The applicant, Anthony Chin for Gentle Heart Daycare Center Corporation, is requesting a Conditional Use Permit to allow the establishment of a licensed adult day care facility. The subject site sits west of the intersection of East Holt Avenue and East End Avenue between two commercial properties. The proposed use is entirely within an existing 14,241 square foot structure, where the applicant is proposing tenant improvements to accommodate their adult day care program operations. The subject site is a 32,670 square foot (0.75 acre) parcel located at 1275 E. Holt Avenue in the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP) (Attachment 2).

The Gentle Heart Daycare Center Corporation is a newly formed for-profit corporation for the sole purpose of providing community-based adult services for underserved adult and senior populations in California. The Corporation is committed to improving the lives of people and families affected by medical conditions that negatively impact their quality of life. Their mission statement is to “avoid early institutionalization by delivering continuum of care.” The programs they offer include nursing care, rehabilitation, social work services, meals, supervision, and daily curriculum activities (Attachment 3).

The proposed adult day care will operate Monday through Friday, from 8:00 a.m. to 4:00 p.m. and the program hours will be Monday through Friday, 8:00 a.m. to 2:30 p.m. The total maximum number of employees would be 25, separated between a morning and afternoon shift, consisting of 10 and 15 employees respectively. The applicant anticipates serving a maximum of 200 clients per day with approximately 100 clients at any given time. The proposed floor plan consists of a lobby entrance on the south of the structure facing Holt Avenue, a main dining/common area, a nurse station, a kitchen, a conference room, exam rooms, administrative offices, activity rooms, multipurpose rooms, storage rooms, changing rooms, and restrooms (Attachment 4). All the program activities associated with the proposed use will take place within the building and no clients will be allowed to stay overnight. Clients of the program will receive van transportation to and from the facility provided by Gentle Heart Daycare Center Corporation.

Applicable Code Sections

Pursuant to Pomona Zoning Ordinance (PZO) Section .5809-14, a Conditional Use Permit is required for Day Care Center uses in the City Gateway Segment of the Pomona Corridors Specific Plan and Section .5809-14.D outlines development standards for Group Care Facilities.

Surrounding Land Use Information

The property to the north of the subject site is developed with multi-family residences. The property to the west of the subject site is a Mixed Martial Arts Training Center. The property to the east is a commercial business and the property to the south of the subject site is developed with a restaurant (Attachment 5). Additional land use information is summarized in Table 1.

Table 1. Land Use Summary

	Existing Land Use	Zoning Designation	General Plan Designation
Subject Site	Existing Commercial Structure	City Gateway Segment - PCSP	Neighborhood Edge
North	Multi-Family Residences	City Gateway Segment - PCSP	Residential Neighborhood
South	Restaurant	City Gateway Segment - PCSP	Workplace District Edge
East	Commercial	City Gateway Segment - PCSP	Residential Neighborhood
West	Commercial	City Gateway Segment - PCSP	Residential Neighborhood

ZONING COMPLIANCE ANALYSIS

Site Development Standards

The project site is zoned City Gateway Segment of the PCSP and is subject to the development standards of the PCSP. The applicant is only proposing interior tenant improvements and no exterior alterations or expansion to the existing building. The proposed use is subject to the development standards for Group Care Facilities serving seven or more persons as outlined in Section .5809-14-D of the Pomona Zoning Ordinance. The following table summarizes the required development standards:

Table 2. 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 space and two van parking spaces provided.	Yes
Fencing	Six-foot high decorative block wall along property lines except in front yard.	Combination of existing and new six-foot high split face block wall.	Yes
Landscaping	Landscaping to be	Existing landscape planters	Yes

	consistent with neighborhood and regularly maintained.	and parking lot landscaping to be improved as outlined in the Conditions of Approval.	
Lighting	Lighting directed away from other properties and no greater than one foot candle of illumination.	Existing light fixtures throughout the subject site.	Yes

Off-Street Parking

The PZO does not establish a required off-street parking ratio for Adult Day Care Facilities. Therefore, a parking study may be taken into consideration by the Planning Commission when the proposed development does not adequately provide for off-street parking as it currently exists. Based on the supplemental letter and parking justification study that was submitted by the applicant, the required findings can be made as outlined in the attached draft resolution and the table below.

Table 2. *Parking Study Table*

Use	Tenant Space Square Footage	Parking Ratio Determined by Parking Study	Required Off-Street Parking Determined by Parking Study	Off-Street Parking Provided
Proposed Adult Day Care Facility: 25 Employees 200 Clients Maximum	14,241 SF	1 space per 1.67employees	15 parking spaces	19 Standard; 2 ADA; 2 Van accessible; 1 loading space

The applicant has provided a supplemental letter and a previously completed parking study by a registered traffic engineer (Attachment 6) stating that their off-street parking needs can be met at the subject site due to the fact that their clients do not drive and arrive by van. The previously completed parking study was for a facility similar in size and use, and was completed within the past two years. The supplemental letter and previous parking study provides examples of other facilities that operate with a similar use and serve similar clientele. Per Section .503F-4 and .503F-5, the Planning Commission may approve a parking study that includes the basis for the recommended number of off-street parking spaces. Since the clients of the adult day care center are not capable of driving, the only off-street parking spaces that the applicant will need are determined by a ratio of one space per 1.67 employees, for a total of 15 spaces, with the

additional required van space and a loading space. To ensure that the site will be able to provide compliant parking at all times, a condition of approval is included in the draft resolution which requires that the applicant adhere to the parking study at all times and limit the number of clients to 200 and maximum number of employees to be 25.

ISSUES ANALYSIS

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 applicant is proposing to improve and utilize an existing building in the City Gateway Segment of the PCSP. 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.

Land Use Compatibility

The proposed adult day care facility serving adult and elderly 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. The activities on the subject site will take place indoors at all times. Staff has determined that there will be sufficient off-street parking to allow the subject use determined by the supplemental letter and parking study submitted. Based on these factors, staff believes that the project will be a positive addition to the general area with the recommended conditions of approval.

GENERAL PLAN CONFORMITY

The General Plan designation of the subject site is located within the Neighborhood Edge place type. The Neighborhood Edge place type is defined by corridors that connect employment and mixed-use activity centers with each other. Two goals of the General Plan (6D.G2 and 6D.G1) for the Neighborhood Edge place type are to:

“Maximize the value of all properties along the City’s most visible and prominent corridors” and to “improve the physical character, economic vitality, and mobility function of the City’s most visible and well-traveled corridors.”

Therefore, approval of the proposed Conditional Use Permit to allow an adult day care facility would not be detrimental to the City and it would increase the value of the property by activating a structure that is currently vacant. The proposed adult day care facility would also improve the physical character of the corridor because the adult day care facility would establish regular maintenance of the corridor-facing exterior.

ENVIRONMENTAL REVIEW

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 (Class 1 - Existing Facilities), because the proposed project will utilize existing structures where all public services and facilities are available to serve the project with only alterations to the interior of the structure.

PUBLIC COMMUNICATIONS

A copy of the public hearing notice was published on March 2, 2019 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 February 28, 2019 (Attachment 7). 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 Group 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.

Respectfully Submitted:

Prepared By:

Anita D. Gutierrez, AICP
Acting Development Services Director

Alex Jimenez
Assistant Planner

PC ATTACHMENTS:

- 1) Draft PC Resolution for CUP 10607-2018
- 2) Vicinity Map & Aerial Photograph
- 3) Operations Summary Provided by Applicant
- 4) Project Plans
- 5) Site Photographs
- 6) Off-Street Parking Plan Provided by Applicant
- 7) Radius Map & Public Hearing Notice

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