

March 6th, 2019

P9702

Mr. Jason Huang
JH Construction and Design
17107 Gale Avenue
City of Industry, CA 91745

**Re: Gentle Heart Adult Day Care Center - Parking Demand Study Letter
1275 E. Holt Avenue, Pomona, California 91767.**

Dear Mr. Huang:

Per your request, we have conducted a review of the parking demand for the proposed Gentle Heart Adult Day Care Center located at 1275 E. Holt Avenue in the City of Pomona. This letter presents our methodology, findings, and summarizes the parking requirements for the proposed Adult Day Care Center.

PROJECT DESCRIPTION

The project proposes an Adult Day Care Health Center (ADHC) in an existing vacant building located at 1275 E. Holt Avenue in the City of Pomona. The proposed project will occupy an existing building with a floor area of 14,241 square feet over a lot size of 32,670 square feet. The proposed project parking area consists of twenty three (23) parking spaces including two (2) handicap parking spaces and two (2) van parking spaces. See **Appendix A** for the proposed project site plan.

The Adult Day 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 a maximum of 200 clients and at any given time of the day a maximum of twenty five (25) employees. The center will have a shuttle service (two (2) vans) 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 Holt Avenue. 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 Gentle Heart Adult Day Care Center project site and adjacent roadways.

Holt Avenue is an east/west major arterial with two lanes in each direction. There is on-street parking allowed on both sides of Holt Avenue. Holt Avenue is served by Route 61 of the Omnitrans public transit agency. The posted speed limit on Holt Avenue in the vicinity of the project site is 35 miles per hour.

East End Avenue is a north/south collector street north of Holt Avenue and a minor arterial south of Holt Avenue. There is on-street parking allowed on both sides of East End Avenue north of Holt Avenue. East End Avenue is served by Line 480 of the Foothill Transit. The posted speed limit on East End Avenue in the vicinity of the project site is 40 miles per hour.

CITY PARKING REQUIREMENTS

City of Pomona off-street parking requirements does not explicitly provide a parking requirement for Adult Day Care Centers. City of Pomona in their letter dated November 20, 2018 (See **Appendix C**), made a general comment to demonstrate that there are sufficient numbers of parking stalls for the proposed use. City of Pomona planning division agreed that a letter summarizing the parking requirements for the proposed Adult Day Care Center based on a previous parking study done within two (2) years for the same use will be sufficient (See **Appendix D**).

WELL AND FIT ADULT DAY CARE HEALTH CENTER PARKING STUDY

LIN Consulting, Inc. (LCI) prepared a parking demand study in June 2017, for the Well and Fit Adult Day Care Health Center, Inc. located at 105 Mercury Circle in City of Pomona. As part of the parking demand study LCI conducted field observations at two (2) similarly sized facilities. With City staff's prior concurrence on the methodology and time, the field observations at the two (2) survey sites were performed during three (3) 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, LCI concluded that an Adult Day Care facility with shuttle service requires one (1) parking space for every 1.67 employees.

SUMMARY AND CONCLUSION

The proposed Gentle Heart Adult Day Care Center, which is very much similar in size and operations, proposes to employ a maximum of twenty five (25) employees, would therefore require fifteen (15) parking spaces in all. Gentle Heart Adult Day Care Center currently proposes to provide a total of twenty three (23) parking spaces including two (2) handicapped parking spaces and two (2) van parking spaces. The parking lot layout along with construction details should be reviewed and approved by the City's Department of Public Works and other pertinent agencies.

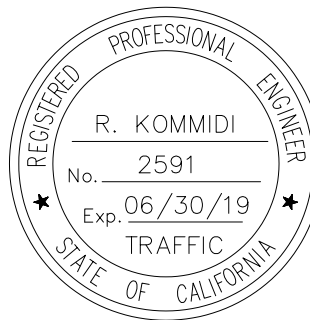
Sincerely,

LIN Consulting, Inc.
a California corporation



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

Attachment: Appendix A-D



Appendix – A

Site Plan

TENANT IMPROVEMENT
GENTLE HEART DAY CARE CENTER
1275 E HOLT AVE
POMONA, CA91767

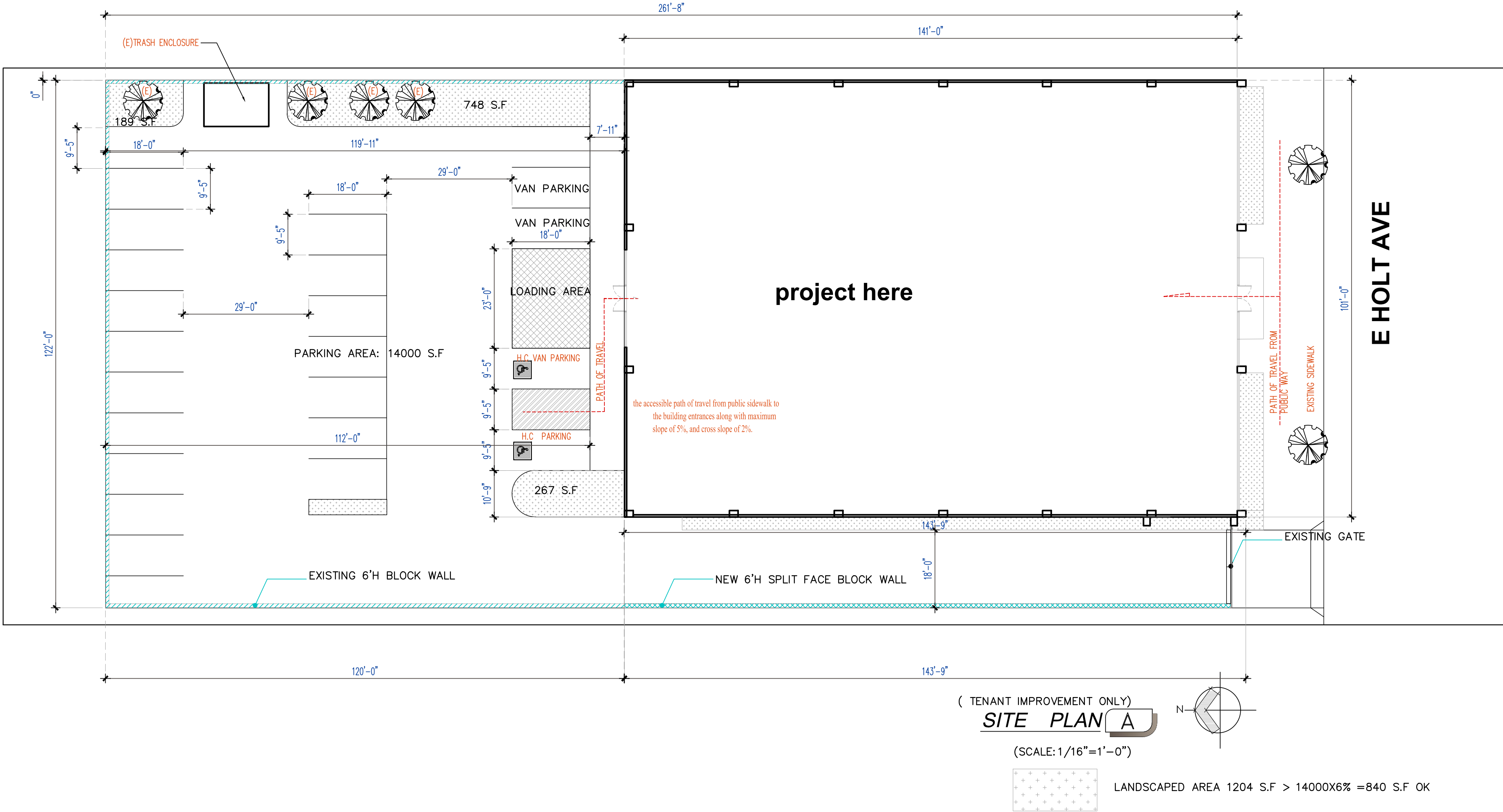
FIRE PREVENTION NOTES

- 1) EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
2) EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3) WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, CBC 2016
4) EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL.
5) EXIT SIGN SHALL BE PER CHAPTER 10, SECTION 1013 OF 2016 CBC
6) FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY NE 2A10BC
7) BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
8) COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY ON 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
9) SEPARATION OF EXITS OR EXIT-ACCESS DOORWAYS SHALL COMPLY WITH CBC 2016
10) AN APPROVAL FIXED FIRE EXTINGUISHER SYSTEM FOR THE KITCHEN HOOD, DUCTS AND COOKING SURFACES SHALL BE HANDLED BY THE LICENSED FIRE PROTECTION CO.
11) THE LICENSED FIRE PROTECTION CO. IS RESPONSIBLE FOR THE U.L. APPROVAL SYSTEM NUMBER, THE SUBMISSION U.L. APPROVAL SCHEMATIC DRAWING TO AREA INSPECTION UNIT.
12) INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH C.B.C2016, TABLE 803.5
13) ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIALS SHALL COMPLY WITH FIRE CODE CHAPTER 11
14) MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.
15) NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR FIRE SPRINKLERS.
16) Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
17) Provide approved signs or other approved notices or markings that include the words NO PARKING -FIRE LANE. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3.
18) An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.
19) The required fire flow for fire hydrants at this location is 1,500gpm, at 20 psi residual pressure, for a duration of 2 hours over and above maximum daily domestic demand. Fire Code 507.3 and Appendix B.
20) Type of construction per the Building Code Type V-B
Fire-flow calculation area 11,073sq. ft
Fire flow based on the fire-flow calculation area 2,750gpm
Reduction for fire sprinklers (maximum 50%) 1,250gpm
Total fire flow required 1,500gpm
21) All fire hydrants shall measure 6" x 4" x 2-1/2", brass or bronze, conforming to American Water Works Association Standard C503, or approved equal.
22) All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
23) The power supply for means of egress illumination shall normally be provided by the premises, - electrical supply. In the event of power supply failure, the emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. Building Code 1006.3
24) Each door in a means of egress from a Group A, or assembly area not classified as an assembly occupancy, having an occupant load of 50 or more shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Building Code 1010.1.10. Fire Code 1010.1.10
24) TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2

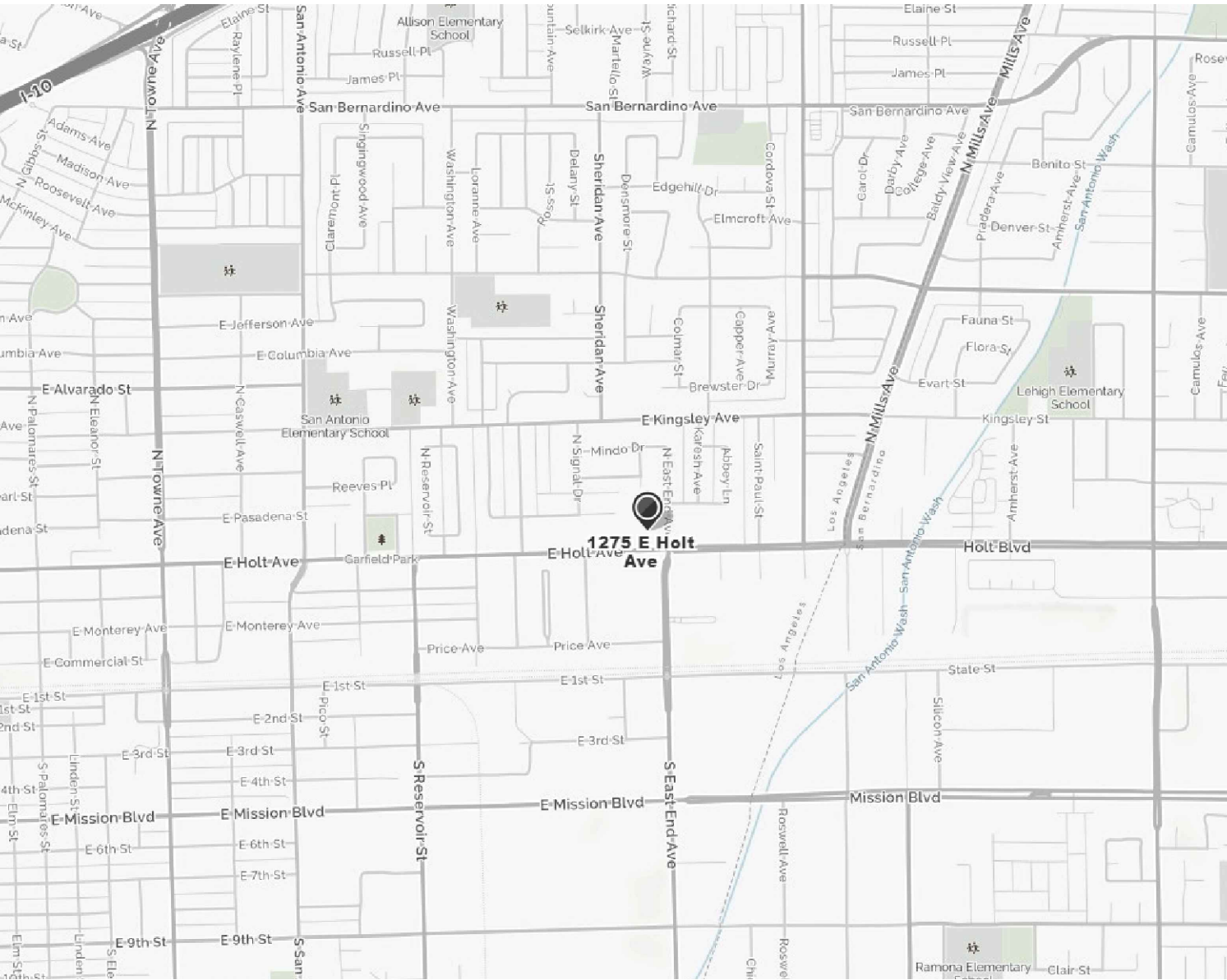
CONTRACTOR NOTES

1. BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS. PERTAINING TO THIS WORK, CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK. HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS.
2. THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.
3. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO MISC METERS.
5. THE CONTRACTOR SHALL SENT PROPER NOTICES. MAKE ALL NECESSARY ARRANGMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES.
6. THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THOUGHOUT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.
7. DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK

SITE PLAN



VICINITY MAP



SHEET INDEX

- 1) TYPE OF OCCUPANT GROUP PER CBC (2016 CBC) : I-4
2) TYPE OF CONSTRUCTION PER CBC (2016) : V - B (FIRE SPRINKLED)
3) TOTAL AREA: 14241S.F.
4) BUILDING STORIES: 1
5) APN: 8323-017-032
PARCEL MAP AS PER BK 26 PG 1 OF P M LOT 1
LOT SIZE: 32670 S.F.
6.) CODE APPLIED:
2016 CALIFORNIA BUILDING CODE (16 CBC),
2016 CALIFORNIA PLUMBING CODE (16 CPC),
2016 CALIFORNIA MECHANICAL CODE (16 CMC),
2016 CALIFORNIA ELECTRICAL CODE (16 CEC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE,
7) FIRE SPRINKLER PLAN SHALL BE SUBMITTED TO CITY OF BREA FIRE DEPARTMENT UNDER SEPARATE PERMIT
8) MAX. EMPLOYEES INCLUDING MANAGER PER SHIFT 25
9) EXISTING HVAC SYSTEM REMAIN NO CHANGE

TOTAL AREA: 14241 S.F
HOURS: 8:00 AM-2:30 PM
NUMBER OF EMPLOYEE: 25
NUMBER OF ADULTS UNDER CASE OF FACILITY ON ANY GIVEN DAY :200

- A-0 TITLE SHEET
A-1 FLOOR PLAN
A-2 CEILING PLAN
HD-1 H.C. DETAIL

CONSULTANT INFORMATION

OWNER : ZHONG ZHUANG
519 S ORANGE AVE. #D
MONTEREY PARK
ENGINEER:
PETER LEE ENGINEERING
8748 VALLEY BLVD.#L
ROSEMAD CA 91770
TEL: (626) 280-9000
FAX: (626) 280-9091
ENERGY CONSULTANT& MECH . ELE ENGINEER:
ZHIQIANG ZHANG
705 LOS LIVES DR
SAN GABRIEL CA 91775
TEL: 626-497-0558
APPLICENT : Anthony Chin
15110 E. NELSON AVE. #D
CITY OF INDUSTRY
TEL: 626-5925999
DESIGNER : JIN HUANG
243 ABOGADO AVE WALNUT CA 91789
TEL: 626-7207999

DESCRIPTION OF WORK

T. 1 EXISTING RETAIL STORE CONVERT TO DAY CARE CENTER
The Gentle heart Day Care, Inc. was incorporated on September 10, 2017 and operates as a for-profit corporation. Well and Fit Adult Day Health Care Center's incorporates 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 200 clients per 4 hour shift and a maximum of 200 clients at any given time of the day a maximum of twenty five (25) 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.

JH
construction
& design
COMMERCIAL
RESIDENTIAL
INTERIOR DESIGN

1081 OVERLOOK RIDGE RD
DIAMOND BAR, CA 91765
TEL: 626.720.7999
FAX: 626.529.0108
HODDER1969@HOTMAIL.COM

Seal:

A Project for:

TENANT IMPROVEMENT
GENTLE HEART DAY CARE CENTER
1275 E HOLT AVE
POMONA, CA91767

Client:

Revisions:

1. ST CORRECTION 2/12/19

PERMIT#

No. Description Date

Project No.:

Drawn By: JIN HUANG

Reviewed By:

Scale:

Date:

Filename:

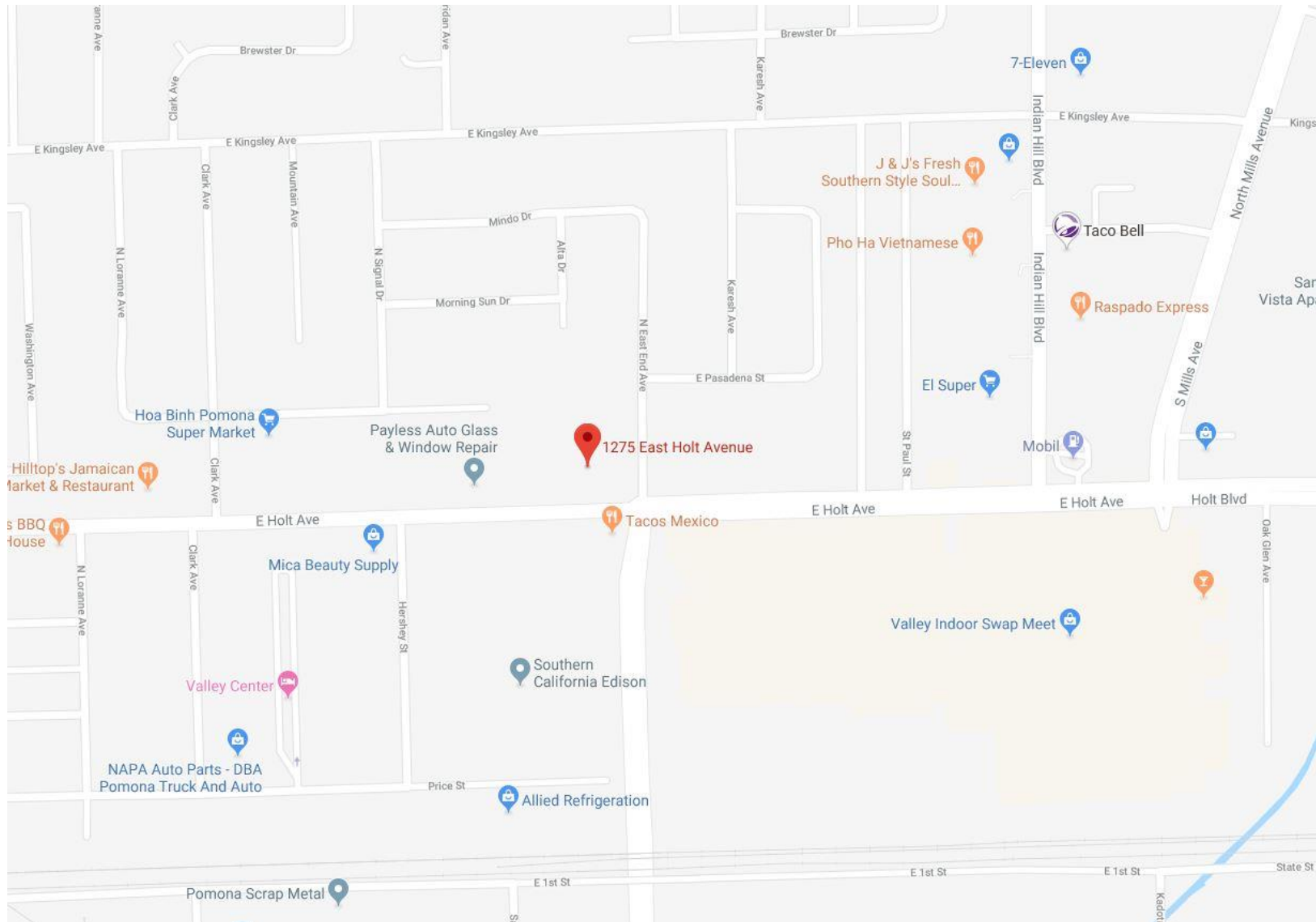
Sheet Title:

COVER SHEET

Sheet #:

A-0

Appendix – B
Project Location



Source – Google Maps

Gentle Heart Adult Day Care Center -1275 E. Holt Avenue, Pomona, CA.

Appendix – C

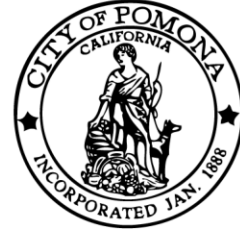
Conditional Use Permit Letter

THE CITY OF POMONA

Planning Division

Development
Services Department

November 20, 2018



Anthony Chin
15110 E. Nelson Avenue #D
City of Industry, CA 91744

Sent via e-mail

**Re: Conditional Use Permit (CUP 10607-2018)
1275 E. Holt Avenue**

Dear Mr. Chin,

The Planning Division has reviewed your application for Conditional Use Permit for a new adult daycare center in an existing building located at 1275 E. Holt Avenue. The subject site is within the City Gateway Segment of the Pomona Corridors Specific Plan (PCSP). Based on the information provided with the submittal, the application has been determined to be incomplete for the following reasons:

APPLICATION MATERIALS

1. Provide staff with a detailed Statement of Operations/Business Operation Plan. The document should include, but is not limited to, the following information: mission statement, hours of operation, clients per shift, number of employees at any time, transportation, services, etc.
2. A copy of the Title Report and Grant Deed for the property must be provided.
3. Confirm the property owner listed on the application.

SITE PLAN

1. Item 5 on Sheet A-0 should have a title reading "Project Data" and include the following data:
 - a. Lot size.
 - b. Revise the maximum employees including manager per shift (currently it reads two but also states total number of employees is 25).
2. The owner's and applicant's information should be listed on the cover sheet.
3. All plans must be to scale, including the site plan, floor plan, and elevations.
4. Provide a Conceptual Landscaping plan with a plant list and irrigation system.
5. Demonstrate compliance with the following property development standards:
 - a. A minimum of 6% of the parking lot area must be landscaped.
 - b. The minimum dimensions for standard parking spaces are 9.5' x 18'.
 - c. The minimum dimensions for handicapped parking is 14' x 18'.
 - d. The minimum drive aisle width for a two-way drive aisle is 20'.

- e. The minimum dimensions for a passenger loading space are 18' x 20'.
- f. 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.
- g. Per the Pomona Zoning Ordinance, any day care center serving adults shall provide at least one (1) parking space for vans. The van space is in addition to the required car parking spaces.
- h. Per the Pomona Zoning Ordinance, all group care facilities shall provide a six (6) foot high solid decorative block wall along all property lines, except in the front yard. Walls shall provide for safety with controlled points of entry and shall incorporate decorative materials and features including, but not limited to, "split-face" block, cobblestone, or slump stone.

GENERAL COMMENTS

1. A Parking Study will be required to demonstrate that there are sufficient numbers of parking stalls for the proposed use, refer to section .503-H.f.4 in the Pomona Zoning Ordinance for requirements. 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. The parking study must be prepared by a licensed traffic engineer.

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.

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 Alex Jimenez, Assistant Planner, at 909-620-2441 or via e-mail at alex_jimenez@ci.pomona.ca.us.

Sincerely,



Alex Jimenez
Assistant Planner

Attachments: Building & Safety Comments

cc: Case File: CUP 10607-2018
Outgoing Correspondence Folder

Appendix – D

Email Correspondence with City of Pomona

Ray Kommidi

From: Jimenez, Alex <Alex_Jimenez@ci.pomona.ca.us>
Sent: Tuesday, January 29, 2019 2:45 PM
To: Ray Kommidi
Cc: Anthony@asianweeklyusa.com; Huang Jason
Subject: RE: Parking Study - Adult Day Care Center - 1275 E. Holt Ave

Hi Ray,

As we discussed last week, I was able to receive confirmation from the Interim Development Services Director, Anita Gutierrez, that your proposal to supplement a new parking study with a previous study done within 2 years for the same use and a letter summarizing the below mentioned information, signed by a registered California Traffic Engineer would be sufficient.

Thank you,

Alex Jimenez
Assistant Planner
City of Pomona | Planning Division
505 S. Garey Avenue | Pomona, CA
(909)620-2441
alex_jimenez@ci.pomona.ca.us

Planning Counter Hours:
Mon - Thurs: 8AM-5PM

From: Ray Kommidi [<mailto:RKommidi@linconsulting.com>]
Sent: Thursday, January 24, 2019 1:37 PM
To: Jimenez, Alex
Cc: Anthony@asianweeklyusa.com; Huang Jason
Subject: RE: Parking Study - Adult Day Care Center - 1275 E. Holt Ave

Alex,

Thank you for calling yesterday. It was nice talking to you.

As discussed can you please send an email with City agreeing to traffic letter. Thanks.

Ray Kommidi, P.E., T.E.
Senior Project Manager
LIN Consulting, Inc.
21660 Copley Dr., Suite. 270
Diamond Bar, CA 91765
E-mail: rkommidi@linconsulting.com
Office (909) 396-6850 Ext.107
Mobile (714) 726-8960
Fax. (909) 396-8150

From: Ray Kommidi
Sent: Wednesday, January 23, 2019 5:03 PM
To: 'Alex_Jimenez@ci.pomona.ca.us'
Cc: 'Anthony@asianweeklyusa.com'; 'Huang Jason'
Subject: RE: Parking Study - Adult Day Care Center - 1275 E. Holt Ave

Hello Alex,

Just wanted to follow up and check if you had a chance to check with your supervisor regarding the parking study.

Thanks.

Ray Kommidi, P.E., T.E.
Senior Project Manager
LIN Consulting, Inc.
21660 Copley Dr., Suite. 270
Diamond Bar, CA 91765
E-mail: rkommidi@linconsulting.com
Office (909) 396-6850 Ext.107
Mobile (714) 726-8960
Fax. (909) 396-8150

From: Ray Kommidi
Sent: Monday, January 14, 2019 1:15 PM
To: 'Alex_Jimenez@ci.pomona.ca.us'
Cc: 'Anthony@asianweeklyusa.com'; 'Huang Jason'
Subject: Parking Study - Adult Day Care Center - 1275 E. Holt Ave

Hello Alex,

We have been approached by the owner of the proposed Adult Day Care Center located at 1275 E. Hold Ave in City of Pomona to provide a parking study.

We conducted a parking study for a similar facility located at 105 Mercury Circle in City of Pomona.

Since the previous study was conducted less than 2 years ago, can we use the parking rate developed for that facility to calculate the parking requirements for the proposed facility at 1275 E. Hold Ave ?

The proposed adult day care center plans to provide the following

1. The total area of the building is 14,000 Sq. Ft.
2. The facility will be operating from 8 AM to 1 PM from Mon to Fri.
3. The maximum number of employees working at the facility will be 25.
4. The center will have two (2) vans that will pick up and drop off clients from their home to the center.

Based on the above information and the parking rate developed from the previous study. The proposed facility will need the following in regards to parking:

1. 15 Parking spaces @ 1 space per 1.67 employees. See attached parking study for 105 Mercury Circle .
2. 2 van parking spaces.
3. Loading and unloading zone.
4. Handicapped parking spaces per City of Pomona and federal accessibility guidelines.

Please let me know if the City will be OK in drafting a letter summarizing the above and signed by a registered California Traffic Engineer.

If you have any questions please call me. Thanks.

Ray Kommidi, P.E., T.E.

Senior Project Manager

LIN Consulting, Inc.

21660 Copley Dr., Suite. 270

Diamond Bar, CA 91765

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Fax. (909) 396-8150