

# CITY OF ARCADIA

---

## Arcadia Planning Commission Regular Meeting Agenda



**Tuesday, March 22, 2022, 7:00 p.m.**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from Planning Services at (626) 574-5423. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

根据《美国残障人法案》的规定，需要提供残障相关调整或便利设施才能参加会议的残障人士（包括辅助器材或服务），可向规划服务部请求获得此类调整或便利设施，电话号码 (626) 574-5423。请在会前 48 小时通知规划服务部，以便作出合理安排，确保顺利参加会议。

Pursuant to the City of Arcadia's Language Access Services Policy, limited-English proficient speakers who require translation services in order to participate in a meeting may request the use of a volunteer or professional translator by contacting the City Clerk's Office at (626) 574-5455 at least 72 hours prior to the meeting.

根据阿凯迪亚市的语言便利服务政策，英语能力有限并需要翻译服务才能参加会议的人可与市书记官办公室联系（电话：626-574-5455），请求提供志愿或专业翻译服务，请至少在会前 72 小时提出请求。

---

### **CALL TO ORDER**

### **ROLL CALL**

Zi Lin, Chair  
Kenneth Chan, Vice Chair  
Brad Thompson, Commissioner  
Vincent Tsoi, Commissioner  
Marilynne Wilander, Commissioner

### **SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

#### **PUBLIC COMMENTS (5 minute time limit per person)**

Each speaker is limited to three (5) minutes per person, unless waived by the Planning Commission. Under the Brown Act, the Commission or Board Members are prohibited from discussing or taking action on any item not listed on the posted agenda.

#### **PUBLIC HEARING**

All interested persons are invited to appear at a public hearing and to provide evidence or testimony concerning any of the proposed items set forth below for consideration. Separate and apart from the applicant (who may speak longer in the discretion of the Commission) speakers shall be limited to **five (5) minutes per person**. The applicant may additionally submit rebuttal comments, at the discretion of the Commission.

You are hereby advised that should you desire to legally challenge in court or in an administrative proceeding any action taken by the City Council regarding any public hearing item, you may be limited to raising only those issues and objections you or someone else raised at the public hearing or in written correspondence delivered to the City Council at, or prior to, the public hearing.

1. **Resolution No. 2090** – Approving Conditional Use Permit No. CUP 21-05 with a Categorical Exemption under the California Environmental Quality Act (“CEQA”) for a new adult day care center with up to 210 adults at 253 E. Foothill Boulevard

**Recommendation:** Adopt Resolution No. 2090

**Applicant:** Mailian and Associates

*There is a ten day appeal period after the adoption of the Resolution. if adopted, appeals are to be filed by 4:30 p.m. on Friday, April 1, 2022.*

#### **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Commission, staff, or the public request that specific items be removed from the Consent Calendar for separate discussion and action.

2. Minutes of the February 22, 2022, Regular Meeting of the Planning Commission

**Recommendation:** Approve

#### **MATTERS FROM CITY COUNCIL LIASION**

#### **MATTERS FROM PLANNING COMMISSIONERS**

#### **MATTERS FROM ASSISTANT CITY ATTORNEY**

#### **MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

#### **ADJOURNMENT**

The Planning Commission will adjourn this meeting to Tuesday, April 12, 2022, at 7:00 p.m.

## Welcome to the Arcadia Planning Commission Meeting!

The Planning Commission encourages public participation, and invites you to share your views on City business.

**MEETINGS:** Regular Meetings of the Planning Commission are held on the second and fourth Tuesdays of each month at 7:00 p.m. in the City Council Chambers. A full Planning Commission agenda packet with all backup information is available at City Hall, the Arcadia Public Library, and on the City's website at [www.ArcadiaCA.gov](http://www.ArcadiaCA.gov). Copies of individual Agenda Reports are available via email upon request ([Planning@ArcadiaCA.gov](mailto:Planning@ArcadiaCA.gov)). Documents distributed to a majority of the Planning Commission after the posting of this agenda will be available for review at the Planning Services Office in City Hall, 240 W. Huntington Drive, Arcadia, California.

**CITIZEN PARTICIPATION:** Your participation is welcomed and invited at all Planning Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Planning Commission. The City requests that persons addressing the Planning Commission refrain from making personal, slanderous, profane, or disruptive remarks. When the Chair asks for those who wish to speak please come to the podium and state your name and address for the record. Please provide a copy of any written materials used in your address to the Planning Commission as well as a copy of any printed materials you wish to be distributed to the Planning Commission.

**MATTERS NOT ON THE AGENDA** should be presented during the time designated as "PUBLIC COMMENTS." In general, each speaker will be given (5) minutes to address the Planning Commission; however, the Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers time to address the Planning Commission. **By State law, the Planning Commission may not discuss or vote on items not on the agenda. The matter will automatically be referred to staff for appropriate action or response, or will be placed on the agenda of a future meeting.**

**PUBLIC HEARINGS AND APPEALS** are items scheduled for which public input is either required or desired. Separate and apart from an applicant or appellant (who may speak longer at the discretion of the Planning Commission), speakers shall be limited to (5) minutes per person. The Chair, at his/her discretion, may shorten the speaking time limit to allow all speakers to address the Planning Commission. The applicant or appellant may also be afforded an additional opportunity for rebuttal comments.

**AGENDA ITEMS:** The Agenda contains the regular order of business of the Planning Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Planning Commission can be fully informed about a matter before making its decision.

**CONSENT CALENDAR:** Items listed on the Consent Calendar are considered to be routine by the Planning Commission and may be acted upon by one motion. There will be no separate discussion on these items unless a member of the Planning Commission, Staff, or the public so requests. In this event, the item will be removed from the Consent Calendar and considered and acted on separately.

**DECORUM:** While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the Planning Commission or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the proceedings, including, but not limited to, conduct that prevents other members of the audience from being heard when it is their opportunity to speak, or which prevents members of the audience from hearing or seeing the proceedings. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. All persons attending the meeting are expected to adhere to the City's policy barring harassment based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, sexual orientation, or age. The Chief of Police, or such member or members of the Police Department, may serve as the Sergeant-at-Arms of the Planning Commission meeting. The Sergeant-at-Arms shall carry out all orders and instructions given by the presiding official for the purpose of maintaining order and decorum at the meeting. Any person who violates the order and decorum of the meeting may be placed under arrest and such person may be prosecuted under the provisions of Penal Code Section 403 or applicable Arcadia Municipal Code section.



# STAFF REPORT

Development Services Department

**DATE:** March 22, 2022

**TO:** Honorable Chairman and Planning Commission

**FROM:** Lisa L. Flores, Planning & Community Development Administrator  
By: Vanessa Quiroz, Associate Planner

**SUBJECT:** RESOLUTION NO. 2090 - APPROVING CONDITIONAL USE PERMIT NO. CUP 21-05 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FOR A NEW ADULT DAY CARE CENTER WITH UP TO 210 ADULTS AT 253 E. FOOTHILL BOULEVARD  
**Recommendation: Adopt Resolution No. 2090**

## **SUMMARY**

The Applicant, Mailian and Associates, on behalf of the business owner, Khoren Dishigrikian, is requesting approval of Conditional Use Permit Application No. CUP 21-05 for a new adult day care center (dba: Regal Adult Day Health Center) with up to 210 senior citizens and special needs adults at 253 E. Foothill Blvd. It is recommended that the Planning Commission adopt Resolution No. 2090 (Attachment No. 1) and find this project Categorical Exempt under CEQA and approve Conditional Use Permit No. CUP 21-05, subject to the conditions listed in this staff report.

## **BACKGROUND**

The subject site is currently developed with a 13,123 square foot, single-story commercial building that was built in 2008 for the pharmaceutical retail store, Walgreens. The store closed in 2019 and it has since remained vacant. The property is zoned C-G, General Commercial and is located on north side of Foothill Boulevard between N. 2<sup>nd</sup> Avenue and. 5<sup>th</sup> Avenue, and it is surrounded by other commercial properties along Foothill Boulevard with adjacent single-family residential properties to the north - refer to Attachment No. 2 for an Aerial Photo with Zoning Information and Photos of the subject property.

The site currently has 64 parking spaces (60 standard and four (4) ADA spaces), a drive-through lane for the former pharmacy, and two (2) driveways entrances along Foothill Boulevard – refer to Figure No. 1 below for an ariel view of the shared driveway entry.



Figure No. 1: Ariel view of the subject site and the adjoining site to the west.

## **PROPOSAL**

Regal Adult Day Health Center is a program-based day care center that will provide care and health management support to senior citizens and special needs adults. The business owner is looking to expand his business and open a second location in Arcadia. His existing adult day care center is located in North Hollywood and it has been in operation for 10 years with approximately 195 seniors or special needs adults.

Regal Adult Day Health Center will operate at a similar scale with up to 210 patrons. There will be a total of 21 staff members which will consist of an Administrator, Physician, Nurse, Social Worker, Program Director, Dietitian, Pharmacist, and Physical, Occupational, and Speech therapists as well as the shuttle drivers and support staff. The adult day care center will operate from 8:00 AM to 2:30 PM daily, while the administration hours of the center will be from 7:00 AM to 4:00 PM. The adult day care will provide transportation services, meals (catered), recreation and social activities and nutritional counseling as well as nursing services, medication management, and therapy services to all patrons. The adult day care will operate all year around. As a program-based day care center, enrollment span will be based on the care and medical needs of the individual.

A tenant improvement is proposed to provide six (6) offices, an employee room, food preparation room, ADA (Americans with Disabilities Act) compliant restrooms, an activity room, and a large open seating area – refer to Figure No. 2 and Attachment No. 3 for the proposed floor plan. The exterior façade will remain largely the same except for a new

exterior door to provide an additional entry point and to meet Fire Code per condition no. 9 of the staff report.

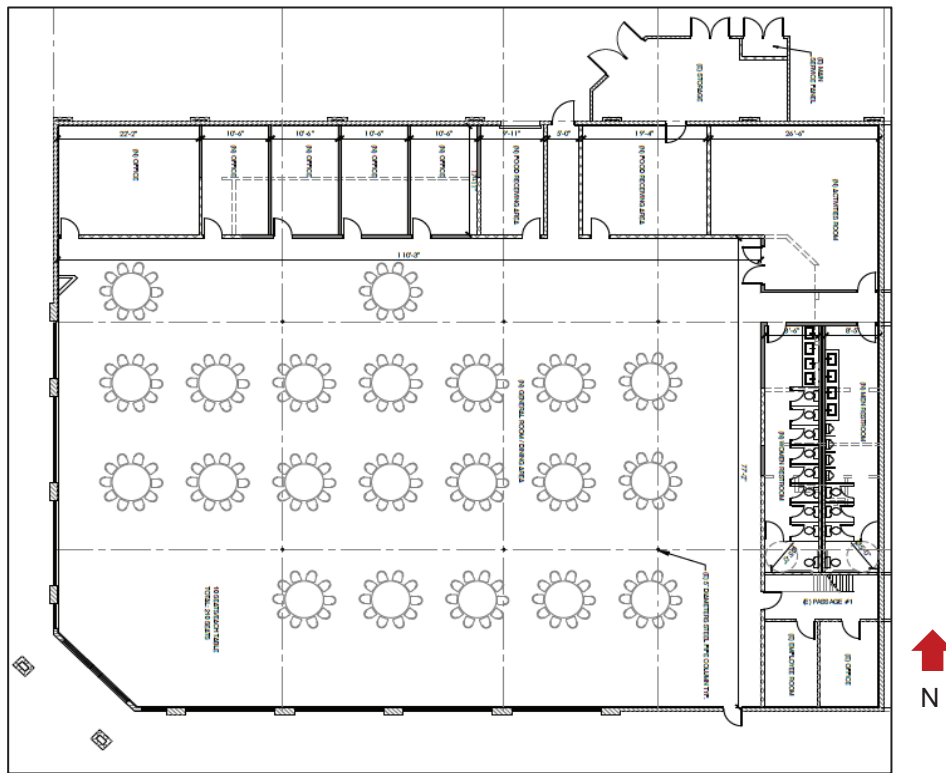


Figure No. 2: The Proposed Floor Plan

The proposed adult day care center requires 63 parking spaces for the use— refer to Table No. 1 below for the required parking and breakdown. Although the site has sufficient parking for the use, the business owner is proposing to provide a shuttle service (pick-up and drop-off) as part of his business operation to minimize any potential parking, circulation, and vehicular traffic impacts due to the number of patrons the adult day care will have. With the shuttle service, the use will only require 42 spaces— refer to Table No. 1 below for the parking breakdown.

Table No. 1

# of individuals	Parking Spaces Required	
	1 space per 5 adults without shuttle service	1 space per 10 adults with shuttle service
210 (Patrons)	42 spaces	21 spaces
21 (Employees)	Plus 1 space per employee	Plus 1 space per employee
	21 spaces	21 spaces
<b>Total spaces required</b>	<b>63 spaces</b>	<b>42 spaces + 6 shuttles</b>

The parking lot will be reconfigure to accommodate the six (6) van shuttle space with ADA accessible loading areas. This will result in the removal of three (3) regular parking stalls along the front and west side of the building for a new total of 61 spaces (51 standard, four (4) ADA stalls, and six (6) shuttle spaces) – see Figure No. 3 below for the proposed site plan. The site will have a surplus of 13 parking spaces for the use of the family, friends, and caretakers.

As for the shuttle service, the 15 passenger vans will pick-up and drop-off the adults from their residence within a 5-mile radius of this site. There will be a total of 6 vans, and at least 180 adults will be required to utilize this service as part of the operation. The shuttle pick-ups will begin at 7:00 AM and there will be a two-hour window to drop off the adults at the facility. The adults will be shuttled back to their residence starting at 1:30 PM.

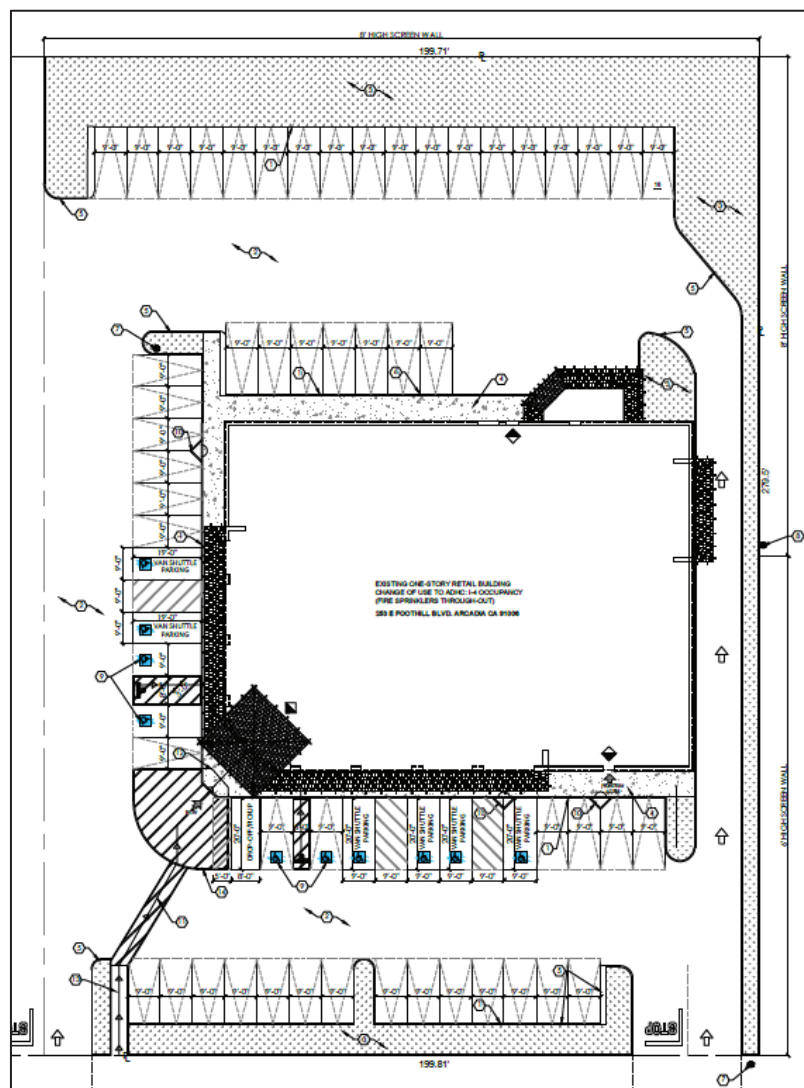


Figure No. 3 The Proposed Site Plan

## **ANALYSIS**

The City's Development Code allows a day care center in the C-G zone subject to the review and approval of a Conditional Use Permit to ensure that the proposed business is an appropriate use for the property and is compatible with other uses in the surrounding area. The proposed use is compatible with the other surrounding uses since the site is on a major commercial corridor and it is surrounded by other service-based businesses such as the grocery store, education/music tutoring centers, and other service-based businesses. There is only one adult day care center currently in the city (dba: Golden Years Adult Day Health Care) at 60 W. Live Oak Avenue, therefore having another adult day care center will provide additional service to the aging and disabled population to the local residents, and surrounding communities.

There will be minimal impact to the adjacent commercial businesses since the adult day care will provide shuttle service to majority of their patrons as these individuals rely on transportation services. This shall be contractually required under their enrollment per condition no. 3 of the staff report. The shuttle service will be organized into shifts, and they will have their own designated parking spaces with ADA compliant loading area so that the patrons have space to maneuver in and out of the shuttles. Most pick-ups and drop-offs will occur towards the front of the property. The staff from this business will be required to park at the rear of the site. Additionally, there is an existing 19-foot-wide planter with mature landscaping along the rear property line that will remain in place and will continue to provide a noise and visual buffer to the residential properties.

The adult day care center will be required to comply with all the requirements regulated by the Los Angeles County Public Health Department and any State agencies that regulate adult day care centers. Should any issues or concerns arise, a condition of approval has been applied to the Conditional Use Permit to allow adjustments to address any impacts to the adjacent streets and properties. Also, a condition has been added to allow the business owner to use the existing drive-through lane as a drop-off and pick-up lane should the business owner chooses to use it in the future.

## **FINDINGS**

Section 9107.09.050(B) of the Development Code requires that for a Conditional Use Permit to be granted, it must be found that all of the following prerequisite conditions can be satisfied:

- 1. The proposed use is consistent with the General Plan and any applicable specific plan and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.**

**Facts to Support This Finding:** Approval of the adult day care center is consistent with the Commercial Land Use Designation of the site. The Commercial Land Use Designation is intended to permit a wide range of commercial uses, which serve both neighborhood and citywide markets. The site is zoned C-G, General Commercial.

Arcadia Development Code allows for a day care center in the C-G zone subject to the review and approval of a Conditional Use Permit. The proposed use will fill a vacancy and will also add a new adult day care service to the community. The adult day care center will provide shuttle services to most of the patrons. With the shuttle service, the site will have a surplus of 13 spaces that will be available for family member and care takers to utilize. Thus, the site will have more than sufficient parking for the use. The proposal also complies with all other applicable provisions of the Development Code. The use will be consistent with the intended commercial use of the property and will be required to comply with all applicable requirements and regulations required for the use by the Los Angeles Public Health Department and any State agencies that regulate adult day care centers. Therefore, approval of adult day care center will be consistent with the General Plan, goals and policies:

#### Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.

#### Parks, Recreation, and Community Resources Element

- Goal PR-5: Recreation, education, enrichment, and social service programs that respond to a broad range of community interests, promote healthy lifestyles, and meet the needs, desires, and interests of the Arcadia community.

### **2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.**

**Facts to Support This Finding:** The proposed adult day care center will occupy an entire 13,123 square foot, one-story commercial building. The proposed use will be compatible with other similar service based commercial businesses along Foothill Boulevard that include grocery stores, education/music tutoring centers, dry cleaners, and personal care services. In order for the site to accommodate the parking capacity and vehicular traffic of the adult day care center, the center will provide shuttle services to the majority of the patrons. The existing parking lot will be improved to provide six (6) shuttle spaces with adequate loading area that will be managed and arranged by the adult day care center. With the shuttle service, there will be more than sufficient parking for the use and no traffic and circulation impacts to adjacent properties and the public street are expected. The operation characteristics of the adult day care center will also be compatible with the adjoining residential properties to the north. The shuttle service will take place towards the front of the property and all activity will take place inside the building. Additionally, all existing mature landscaping along the rear of the property will remain in place and will serve as a noise and visual buffer to

the adjacent residential properties to the north. Therefore, the design, scale and characteristics of the adult day care will be compatible with existing and future land uses in the vicinity.

**3. The site is physically suitable in terms of:**

- a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood.**

**Facts to Support This Finding:** The building has sufficient tenant space to accommodate the office spaces and open area for the services, social, and recreational activities that will be provided to the adults. To accommodate the scale of the adult day care center, the business will provide an adequate pick-up/drop-off service to the majority of the patrons. The parking lot will be modified to provide six (6) shuttles that will serve up to 180 patrons to help ensure there is sufficient parking for the use. This will help manage vehicular traffic on site by reducing the scale of it and minimizing vehicular queuing on the driveway to ensure that there is no vehicular traffic spillover onto the public streets or adjacent properties. In terms of landscaping and perimeter fencing, all existing fencing and landscaping shall remain in place to minimize any visual and noise impacts to the adjacent residential properties to the north. Therefore, the site is physically suitable for the proposed adult day care center.

- b. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access.**

**Facts to Support This Finding:** The site is located along Foothill Boulevard between N. 2<sup>nd</sup> Avenue and N. 5<sup>TH</sup> Avenue with two driveways. The driveway nearest to the adjacent property with Ralphs market is for ingress only and the other driveway is for ingress/egress. These streets are designated and designed with the capacity to accommodate both public and emergency vehicles. Foothill Boulevard and nearby streets are adequate in width and pavement type to carry the traffic that could be generated by the adult day care center and to support emergency vehicle access. Therefore, the proposed use will not impact these streets.

- c. Public protection services (e.g., fire protection, police protection, etc.).**

**Facts to Support This Finding:** As part of the tenant improvement for the use, the existing single-story commercial building will be improved to meet all current safety requirements per Building Code and Fire Code. Therefore, no impacts to public protection services are anticipated.

- d. **The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).**

**Facts to Support This Finding:** The proposed business will be located within an existing commercial building, which is adequately serviced by existing utilities. The request neither includes an expansion to the building nor will be operated, in a manner that will impact the provision of utilities. Therefore, no impacts to the provision of utilities are anticipated.

4. **The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.**

**Facts to Support This Finding:** The proposed adult day care center will provide a community service to the aging and disable population of the City and the surrounding communities. The use is compatible with the other similar services businesses within the vicinity. The adult day care center will provide shuttle services to most of the patrons for the site to accommodate the adult day care. With the shuttle service, the site will have a surplus of parking for the use. Based on the operational characteristic of the adult day care center, no impacts in terms of noise or vehicular traffic to the surrounding commercial and residential properties are expected. The adult day care center will be required to comply with all applicable requirements and protocols required by the Los Angeles County Public Health Department and any State agencies that regulate adult day care centers. Therefore, the proposed adult day care center will not be detrimental to the public health or welfare, or the surrounding properties. The size and nature of the operation will not adversely affect the subject site or the surrounding businesses and properties.

## **ENVIRONMENTAL IMPACT**

It has been determined that the project qualifies as a Class 1 Categorical Exemption per the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 of the CEQA Guidelines for the use of an existing facility - refer to Attachment No. 5 for the Preliminary Exemption Assessment.

## **PUBLIC COMMENTS/NOTICE**

Public hearing notices for this item were mailed to the owners of those properties that are located within 300 feet of the subject property and published in the *Arcadia Weekly* on March 10, 2022. On March 15, 2022, staff received one comment in objection to the adult day care from a neighboring resident – refer to Attachment No. 4. The resident raised concerns that the adult day care center will further intensify the existing traffic in the area during the commuting and drop-off/pick-up hours of the middle school. As stated earlier

in the staff report, the proposed shuttle services and conditions of approval will help prevent any impacts to the street system.

### **RECOMMENDATION**

It is recommended that the Planning Commission adopt Resolution No. 2090 approving Conditional Use Permit No. CUP 21-05 for a new adult day care center with up to 210 senior citizen and special needs adults, and find that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act (CEQA), subject to the following conditions of approval:

1. The use approved by CUP 21-05 is limited to an adult day care center with up to 210 adults and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 21-05, and the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. The adult day care center hours shall be limited from 7:00 AM to 4:00 PM, daily.
3. No more than 210 adults shall be permitted at any given time. The adult day care center shall be required to provide shuttle services to a minimum of 180 adults, daily and this shall be contractually required under the enrollment process. The van shuttles shall drop-off the adults in two shifts to avoid any potential impacts on-site between the hours of 7:00 AM. to 9:00 AM. The City has the ability at any time to make any changes to the operation, including but not limited to the drop-off/pick-up operation and requiring additional signage to ensure the proposed use does not create a potential impact to the adjacent properties.
4. Prior to submittal for plan-check review with Building Services for the tenant improvement, the parking lot plan shall be revised to provide six (6) van accessible shuttle spaces compliant with Building Code Section CBC 11B-209.2. The parking lot shall be restriped prior to the issuance of the Certificate of Occupancy from the Building Services.
5. Prior to submittal for plan-check review with Building Services for the tenant improvement, the direction of the existing drive-through lane shall be revised to a south bound lane to provide an additional drive aisle. A "Do Not Enter" sign shall be added at the entry of the lane and the direction of the lane arrows shall be revised prior to the issuance of the Certificate of Occupancy from the Building Services. Should the business owner decided to use the drive lane as a drop-off/pick-up lane instead, a vehicle queuing and loading plan shall be required and will be subject to the review and approval of the City Engineer and Planning & Community Development Administrator, or designee.
6. All staff members shall be required to park at the rear of the parking lot area.

7. The business owner shall be required to notify all patrons under their contracts that the parking lot on the adjacent property to the west (Ralph's market) at 211 E. Foothill Blvd. is not part of the subject site and cannot be utilized for parking.
8. The adult day care center shall comply with all the requirements regulated by the Los Angeles County Public Health Department and any State agencies that regulate adult day care centers.
9. The tenant improvement plans submitted for Building Service plan-check review shall comply with the latest codes as applicable:
  - a. California Building Code
  - b. California Electrical Code
  - c. California Mechanical Code
  - d. California Plumbing Code
  - e. California Energy Code
  - f. California Fire Code
  - g. California Green Building Standards Code
  - h. California Existing Building Code
  - i. Arcadia Municipal Code
10. Prior to the issuance of a Certificate of Occupancy from the Building Services, the following Fire Department conditions shall be met:
  - a. A full coverage fire alarm system shall be provided.
  - b. Illuminated exit signage and emergency lighting shall be provided along all paths of egress.
  - c. Minimum rated 2A:10BC fire extinguishers shall be provided at approved locations. All required exit doors shall be equipped with panic or lever type hardware.
  - d. Latched or key operated locks are not permitted.
  - e. A knox box shall be provided at an approved location.
11. Prior to the issuance of a Certificate of Occupancy from the Building Services, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be shown on the plans submitted for plan check review with the Building Services and is subject to review and approval by the Planning & Community Development Administrator, or designee.
12. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.

13. Noncompliance with the plans, provisions and conditions of approval for CUP 21-05 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the preschool.
14. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City, and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City (“Indemnitees”) harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant’s activities in connection with Conditional Use Permit No. CUP 21-05 (“Project”) on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant’s contractors, agents, tenants, employees or any other persons acting on Applicant’s behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days’ notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City’s legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

15. Approval of CUP 21-05 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance

Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

### **PLANNING COMMISSION ACTION**

#### Approval

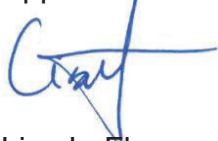
If the Planning Commission intends to approve this proposal, the Commission should approve a motion to approve Conditional Use Permit Application No. CUP 21-05 stating that the proposal satisfies the requisite findings and adopting the attached Resolution No. 2090 that incorporates the requisite environmental and Conditional Use Permit findings and the conditions of approval as presented in this staff report, or as modified by the Commission.

#### Denial

If the Planning Commission intends to deny this proposal, the Commission should approve a motion to deny Conditional Use Permit Application No. CUP 21-05, stating that the finding(s) of the proposal does not satisfy with reasons based on the record, and direct staff to prepare a resolution for adoption at the next meeting that incorporates the Commission's decision and specific findings.

If any Planning Commissioner or other interested party has any questions or comments regarding this matter prior to the March 22, 2022, hearing, please contact Associate Planner, Vanessa Quiroz, at 626-574-5422, or by email at [vquiroz@ArcadiaCA.gov](mailto:vquiroz@ArcadiaCA.gov).

Approved:



Lisa L. Flores  
Planning & Community Development Administrator

- Attachment No. 1: Resolution No. 2090
- Attachment No. 2: Aerial Photo and Zoning Information and Photos of the Subject Property and Surrounding Properties
- Attachment No. 3: Architectural Plans
- Attachment No. 4: Public Comment
- Attachment No. 5: Preliminary Exemption Assessment

# **Attachment No. 1**

Resolution No. 2090

RESOLUTION NO. 2090

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. CUP 21-05 WITH A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FOR A NEW ADULT DAY CARE CENTER AT 253 E. FOOTHILL BOULEVARD

WHEREAS, on October 4, 2021 an application for Conditional Use Permit No. CUP 21-05 was filed by the Mailian and Associates ("Applicant"), on behalf of the business owner, Khoren Dishigrikian, to allow a new adult day care center (dba: Regal Adult Day Health Center) with up to 210 senior citizens and special needs adults within an existing standalone commercial building located at 253 E. Foothill Blvd.; and

WHEREAS, on March 2, 2022, Planning Services completed an environmental assessment for the adult day care center in accordance with the California Environmental Quality Act ("CEQA") and determined that the daycare is exempt under Class 1, Section 15301 of the CEQA Guidelines pertaining to the use of an existing facility; and

WHEREAS, on March 22, 2022, a duly noticed public hearing was held before the Planning Commission on said application, at which time all interested persons were given full opportunity to be heard and to present evidence.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ARCADIA, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The factual data submitted by the Community Development Division in the staff report dated March 22, 2022 are true and correct.

SECTION 2. This Commission finds that based upon the entire record, pursuant to Section 9107.09.050 of the Arcadia Development Code, all of the following findings can be made.

1. The proposed use is consistent with the General Plan and any applicable specific plan and is allowed within the applicable zone, subject to the granting of a Conditional Use Permit, and comply with all other applicable provisions of the Development Code and the Municipal Code.

FACT: Approval of the adult day care center is consistent with the Commercial Land Use Designation of the site. The Commercial Land Use Designation is intended to permit a wide range of commercial uses, which serve both neighborhood and citywide markets. The site is zoned C-G, General Commercial. Arcadia Development Code allows for a day care center in the C-G zone subject to the review and approval of a Conditional Use Permit. The proposed use will fill a vacancy and will also add a new adult day care service to the community. The adult day care center will provide shuttle services to most of the patrons. With the shuttle service, the site will have a surplus of 13 spaces that will be available for family member and care takers to utilize. Thus, the site will have more than sufficient parking for the use. The proposal also complies with all other applicable provisions of the Development Code. The use will be consistent with the intended commercial use of the property and will be required to comply with all applicable requirements and regulations required for the use by the Los Angeles Public Health Department and any State agencies that regulate adult day care centers. Therefore,

approval of adult day care center will be consistent with the General Plan, goals and policies:

#### Land Use and Community Design Element

- Policy LU-6.7: Encourage a balanced distribution of commercial development throughout the City, ensuring that neighborhoods and districts have adequate access to local-serving commercial uses.
- Policy LU-6.8: Encourage the intensification of commercial uses on underutilized commercial properties and the transitioning of non-commercial uses on commercial properties in accordance with the Land Use Policy Map and all applicable regulations.

#### Parks, Recreation, and Community Resources Element

- Goal PR-5: Recreation, education, enrichment, and social service programs that respond to a broad range of community interests, promote healthy lifestyles, and meet the needs, desires, and interests of the Arcadia community.

2. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

FACT: The proposed adult day care center will occupy an entire 13,123 square foot, one-story commercial building. The proposed use will be compatible with other similar service based commercial businesses along Foothill Boulevard that include grocery stores, education/music tutoring centers, dry cleaners, and personal care services. In

order for the site to accommodate the parking capacity and vehicular traffic of the adult day care center, the center will provide shuttle services to the majority of the patrons. The existing parking lot will be improved to provide six (6) shuttle spaces with adequate loading area that will be managed and arranged by the adult day care center. With the shuttle service, there will be more than sufficient parking for the use and no traffic and circulation impacts to adjacent properties and the public street are expected. The operation characteristics of the adult day care center will also be compatible with the adjoining residential properties to the north. The shuttle service will take place towards the front of the property and all activity will take place inside the building. Additionally, all existing mature landscaping along the rear of the property will remain in place and will serve as a noise and visual buffer to the adjacent residential properties to the north. Therefore, the design, scale and characteristics of the adult day care will be compatible with existing and future land uses in the vicinity.

3. The site is physically suitable in terms of:

a. Its design, location, shape, size, and operating characteristics of the proposed use in order to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;

FACT: The building has sufficient tenant space to accommodate the office spaces and open area for the services, social, and recreational activities that will be provided to the adults. To accommodate the scale of the adult day care center, the business will provide an adequate pick-up/drop-off service to the majority of the patrons. The parking

lot will be modified to provide six (6) shuttles that will serve up to 180 patrons to help ensure there is sufficient parking for the use. This will help manage vehicular traffic on site by reducing the scale of it and minimizing vehicular queuing on the driveway to ensure that there is no vehicular traffic spillover onto the public streets or adjacent properties. In terms of landscaping and perimeter fencing, all existing fencing and landscaping shall remain in place to minimize any visual and noise impacts to the adjacent residential properties to the north. Therefore, the site is physically suitable for the proposed adult day care center.

b. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;

FACT: The site is located along Foothill Boulevard between N. 2<sup>nd</sup> Avenue and N. 5<sup>th</sup> Avenue with two driveways. The driveway nearest to the adjacent property with Ralphs market is for ingress only and the other driveway is for ingress/egress. These streets are designated and designed with the capacity to accommodate both public and emergency vehicles. Foothill Boulevard and nearby streets are adequate in width and pavement type to carry the traffic that could be generated by the adult day care center and to support emergency vehicle access. Therefore, the proposed use will not impact these streets.

c. Public protection services (e.g., fire protection, police protection, etc.); and

FACT: As part of the tenant improvement for the use, the existing single-story commercial building will be improved to meet all current safety requirements per Building Code and Fire Code. Therefore, no impacts to public protection services are anticipated.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

FACT: The proposed business will be located within an existing commercial building, which is adequately serviced by existing utilities. The request neither includes an expansion to the building nor will be operated, in a manner that will impact the provision of utilities. Therefore, no impacts to the provision of utilities are anticipated.

4. The measure of site suitability shall be required to ensure that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

FACT: The proposed adult day care center will provide a community service to the aging and disable population of the City and the surrounding communities. The use is compatible with the other similar services businesses within the vicinity. The adult day care center will provide shuttle services to most of the patrons in order for the site to accommodate the scale of the adult day care. With the shuttle service, the site will have a surplus of parking for the use. Based on the operational characteristic of the adult day care center, no impacts in terms of noise or vehicular traffic to the surrounding commercial and residential properties are expected. The adult day care center will be required to comply with all applicable requirements and protocols required by the Los Angeles County Public Health Department and any State agencies that regulate adult day care centers Therefore, the proposed adult day care center will not be detrimental to the public health or welfare,

or the surrounding properties. The size and nature of the operation will not adversely affect the subject site or the surrounding businesses and properties.

SECTION 3. The proposed adult daycare center is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301, of the CEQA Guidelines pertaining to the use of an existing facility.

SECTION 4. For the foregoing reasons the Planning Commission determines that the tattoo shop is Categorical Exempt per Class 1, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, and approves Conditional Use Permit No. CUP 21-05 to allow a new adult day care center with up to 210 senior citizen and special needs adults within an existing standalone commercial building at 253 E. Foothill Boulevard, subject to the conditions of approval attached hereto.

SECTION 5. The Secretary shall certify to the adoption of this Resolution.

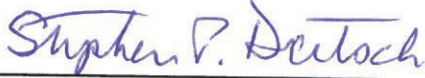
Passed, approved and adopted this 22<sup>nd</sup> day of March 2022.

\_\_\_\_\_  
Zi Lin  
Chair, Planning Commission

ATTEST:

\_\_\_\_\_  
Lisa L. Flores  
Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_

Stephen P. Deitsch  
City Attorney

Page Intentionally Left Blank

RESOLUTION NO. 2090

**Conditions of Approval**

1. The use approved by CUP 21-05 is limited to an adult day care center with up to 210 adults and shall be operated and maintained in a manner that is consistent with the proposal and plans submitted and approved for CUP 21-05, and the provisions of this Conditional Use Permit may be adjusted after due notice to address any adverse impacts to the adjacent streets, rights-of-way, and/or the neighboring businesses and properties.
2. The adult day care center hours shall be limited from 7:00 AM to 4:00 PM, daily.
3. No more than 210 adults shall be permitted at any given time. The adult day care center shall be required to provide shuttle services to a minimum of 180 adults, daily and this shall be contractually required under the enrollment process. The van shuttles shall drop-off the adults in two shifts to avoid any potential impacts on-site between the hours of 7:00 AM. to 9:00 AM. The City has the ability at any time to make any changes to the operation, including but not limited to the drop-off/pick-up operation and requiring additional signage to ensure the proposed use does not create a potential impact to the adjacent properties.
4. Prior to submittal for plan-check review with Building Services for the tenant improvement, the parking lot plan shall be revised to provide six (6) van accessible shuttle spaces compliant with Building Code Section CBC 11B-209.2. The parking lot shall be restriped prior to the issuance of the Certificate of Occupancy from the Building Services.
5. Prior to submittal for plan-check review with Building Services for the tenant improvement, the direction of the existing drive-through lane shall be revised to a south bound lane to provide an additional drive aisle. A "Do Not Enter" sign shall be added at the entry of the lane and the direction of the lane arrows shall be revised prior to the issuance of the Certificate of Occupancy from the Building Services. Should the business owner decided to use the drive lane as a drop-off/pick-up lane instead, a vehicle queuing and loading plan shall be required and will be subject to the review and approval of the City Engineer and Planning & Community Development Administrator, or designee.
6. All staff members shall be required to park at the rear of the parking lot area.
7. The business owner shall be required to notify all patrons under their contracts that the parking lot on the adjacent property to the west (Ralph's market) at 211 E. Foothill Blvd. is not part of the subject site and cannot be utilized for parking.
8. The adult day care center shall comply with all the requirements regulated by the Los Angeles County Public Health Department and any State agencies that regulate adult day care centers.

9. The tenant improvement plans submitted for Building Service plan-check review shall comply with the latest codes as applicable:
  - a. California Building Code
  - b. California Electrical Code
  - c. California Mechanical Code
  - d. California Plumbing Code
  - e. California Energy Code
  - f. California Fire Code
  - g. California Green Building Standards Code
  - h. California Existing Building Code
  - i. Arcadia Municipal Code
10. Prior to the issuance of a Certificate of Occupancy from the Building Services, the following Fire Department conditions shall be met:
  - a. A full coverage fire alarm system shall be provided.
  - b. Illuminated exit signage and emergency lighting shall be provided along all paths of egress.
  - c. Minimum rated 2A:10BC fire extinguishers shall be provided at approved locations. All required exit doors shall be equipped with panic or lever type hardware.
  - d. Latched or key operated locks are not permitted.
  - e. A knock box shall be provided at an approved location.
11. Prior to the issuance of a Certificate of Occupancy from the Building Services, one (1) Automated External Defibrillator (AED) shall be installed. The location of the AED shall be shown on the plans submitted for plan check review with the Building Services and is subject to review and approval by the Planning & Community Development Administrator, or designee.
12. All City requirements regarding disabled access and facilities, occupancy limits, building safety, health code compliance, emergency equipment, environmental regulation compliance, and parking and site design shall be complied with by the property owner/applicant to the satisfaction of the Building Official, City Engineer, Planning & Community Development Administrator, Fire Marshal, and Public Works Services Director, or their respective designees. The changes to the existing facility may be subject to building permits after having fully detailed plans submitted for plan check review and approval by the aforementioned City officials.
13. Noncompliance with the plans, provisions and conditions of approval for CUP 21-05 shall be grounds for immediate suspension or revocation of any approvals, which could result in the closing of the preschool.
14. To the maximum extent permitted by law, Applicant must defend, indemnify, and hold City, any departments, agencies, divisions, boards, and/or commissions of the City,

and its elected officials, officers, contractors serving as City officials, agents, employees, and attorneys of the City ("Indemnitees") harmless from liability for damages and/or claims, actions, or proceedings for damages for personal injuries, including death, and claims for property damage, and with respect to all other actions and liabilities for damages caused or alleged to have been caused by reason of the Applicant's activities in connection with Conditional Use Permit No. CUP 21-05 ("Project") on the Project site, and which may arise from the direct or indirect operations of the Applicant or those of the Applicant's contractors, agents, tenants, employees or any other persons acting on Applicant's behalf, which relate to the development and/or construction of the Project. This indemnity provision applies to all damages and claims, actions, or proceedings for damages, as described above, regardless of whether the City prepared, supplied, or approved the plans, specifications, or other documents for the Project.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, or any other supporting document relating to the Project, the City will promptly notify the Applicant of the claim, action, or proceedings and will fully cooperate in the defense of the matter. Once notified, the Applicant must indemnify, defend and hold harmless the Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City or any of the Indemnitees in relation to such action. Within 15 days' notice from the City of any such action, Applicant shall provide to City a cash deposit to cover legal fees, costs, and expenses incurred by City in connection with defense of any legal action in an initial amount to be reasonably determined by the City Attorney. City may draw funds from the deposit for such fees, costs, and expenses. Within 5 business days of each and every notice from City that the deposit has fallen below the initial amount, Applicant shall replenish the deposit each and every time in order for City's legal team to continue working on the matter. City shall only refund to Developer any unexpended funds from the deposit within 30 days of: (i) a final, non-appealable decision by a court of competent jurisdiction resolving the legal action; or (ii) full and complete settlement of legal action. The City shall have the right to select legal counsel of its choice that the Applicant reasonably approves. The parties hereby agree to cooperate in defending such action. The City will not voluntarily assist in any such third-party challenge(s) or take any position adverse to the Applicant in connection with such third-party challenge(s). In consideration for approval of the Project, this condition shall remain in effect if the entitlement(s) related to this Project is rescinded or revoked, whether or not at the request of the Applicant.

15. Approval of CUP 21-05 shall not be in effect unless the Property Owner and Applicant have executed and filed the Acceptance Form with the City on or before 30 calendar days after the Planning Commission has adopted the Resolution. The Acceptance Form to the Development Services Department is to indicate awareness and acceptance of the conditions of approval.

----

# **Attachment No. 2**

Aerial Photo with Zoning Information and  
Photos of the Subject Property and the  
Surrounding Properties

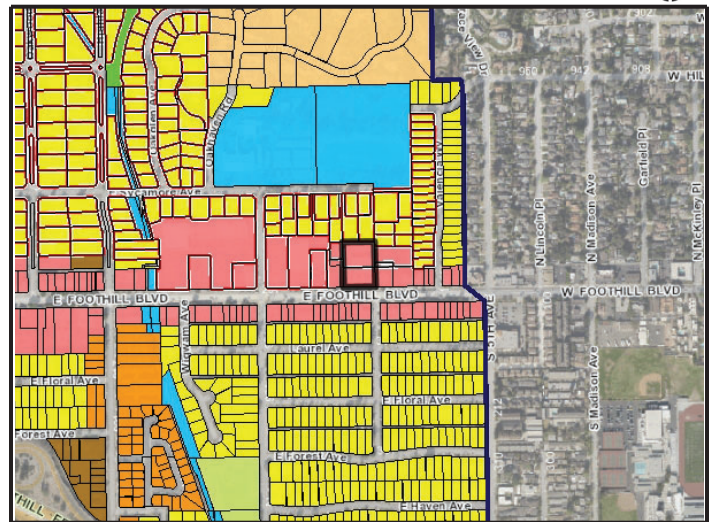
**Site Address:** 253 E FOOTHILL BLVD

**Property Owner(s):** Arcadia Burge, LLC



Property Characteristics	
<b>Zoning:</b>	C-G
<b>General Plan:</b>	C
<b>Lot Area (sq ft):</b>	55,846
<b>Main Structure / Unit (sq. ft.):</b>	13,123
<b>Year Built:</b>	2008
<b>Number of Units:</b>	0
Overlays	
<b>Architectural Design Overlay:</b>	N/A
<b>Downtown Overlay:</b>	N/A
<b>Downtown Parking Overlay:</b>	N/A
<b>Parking Overlay:</b>	N/A
<b>Racetrack Event Overlay:</b>	N/A
<b>Residential Flex Overlay:</b>	N/A
<b>Special Height Overlay:</b>	N/A

Selected parcel highlighted



Parcel location within City of Arcadia



Subject Site: 253 E. Foothill Blvd.



Ralph's Market to the west of the site.



Office building to the east.



Commercial building across the street.



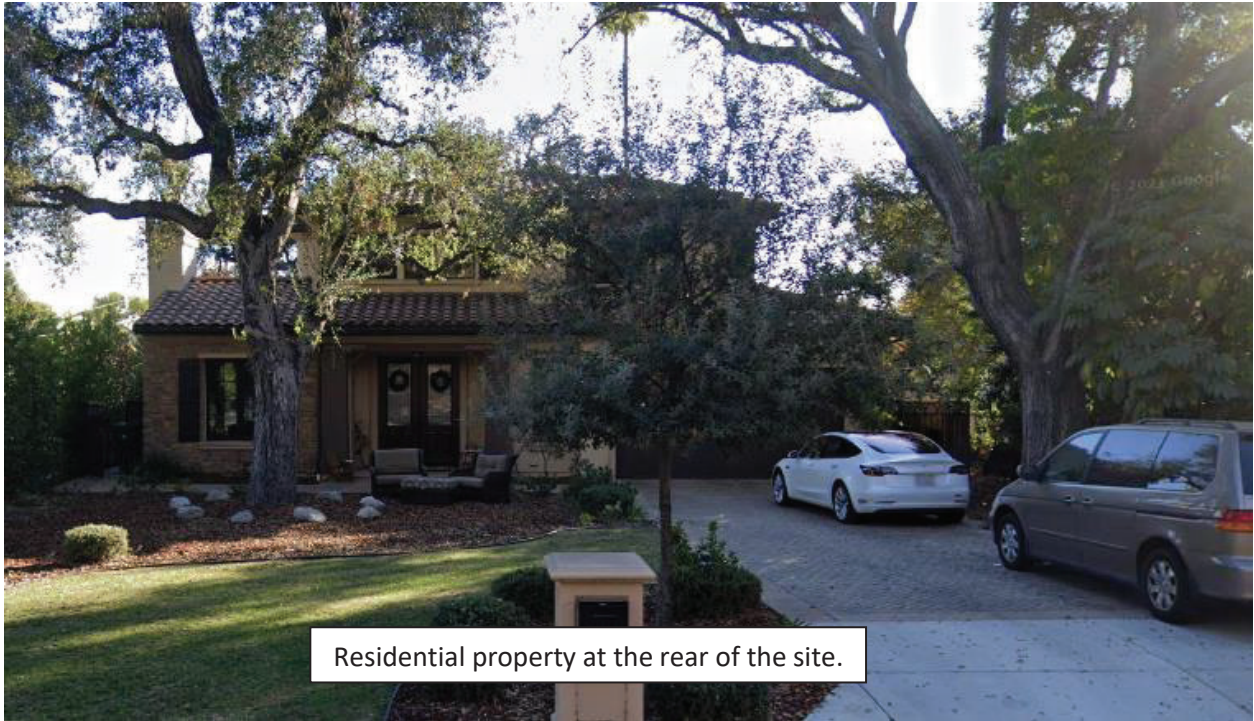
Commercial building across the street.



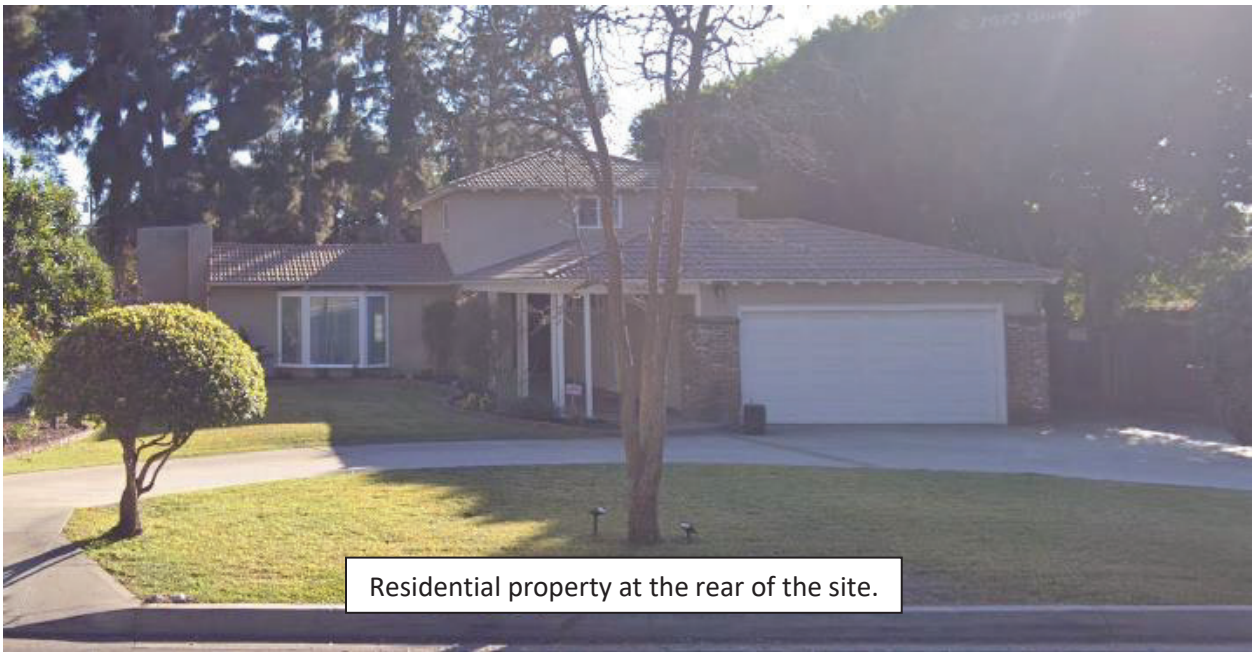
Commercial building and legal non-conforming residential house across the street.



Commercial building across the street.



Residential property at the rear of the site.



# **Attachment No. 3**

## Floor Plan and Site Plan



www.kmengineering.com  
 11100 MERRIDEN CORP DR #110, 273, 9810  
 1000 Foothill Blvd, Tujunga, CA 91066

**REVISIONS:**

NO.	

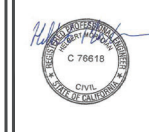
**PROJECT**

LOCATION:  
 253 E. FOOTHILL BLVD.  
 ARCADIA, CA 91006

DESCRIPTION:  
 CHANGE OF (E)  
 RETAIL SPACE TO  
 ADULT DAY CARE

PROPERTY OWNER:  
 ARCADIA BURGE, LLC

ALL DESIGN SPECIFICATIONS, DETAILS AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF K&M ENGINEERING AND DESIGN, CORP. AND SHALL NOT BE USED IN ANY OTHER WORK OR PROJECT EXCEPT PROVIDED BY AN AGREEMENT OR WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK  
 CHECKED BY: HM  
 DATE: 09-03-21  
 SCALE: AS NOTED  
 JOB NO.: 2021-101

**COVER SHEET**

SHEET:  
**T1.0**

**PROJECT INFORMATION**

PROJECT NAME : ADULT DAYCARE  
 OWNER: ARCADIA BURGE, LLC  
 490 GRAND AVE.,  
 STE. 200 OAKLAND CA  
 510-452-1433

APPLICANT: REGAL ADHC INC.  
 6391 ATOLL AVENUE  
 NORTH HOLLYWOOD, CA.

ADDRESS: 253 E. FOOTHILL BLVD. ARCADIA, CA 91006

EXISTING USE: MERCANTILE (OCCUPANCY M)  
 PROPOSED USE: ADULT DAYCARE (OCCUPANCY I-4)

**SCOPE OF WORK**

EXISTING ONE-STORY RETAIL BUILDING  
 CHANGE OF USE TO ADHC: I-4 OCCUPANCY (NFPA-13)

**LEGAL DESCRIPTION**

USE TYPE: COMMERCIAL  
 ZONE: GENERAL COMMERCIAL (C-G)  
 ASSESSOR PARCEL NO.: 5771-028-053  
 TRACT: 12834  
 LOT: 5 AND 6  
 TYPE OF CONSTRUCTION: TYPE V-NON RATED  
 (FULLY SPRINKLERED)

**BUILDING DATA**

LOT AREA: 55,819 sq.ft.  
**EXISTING AREA**  
 (E) MERCANTILE : 12,610 sq.ft. ( NO CHANGE)  
**CHANGE OF USE AREA**  
 ADULT DAYCARE: 12,610 sq.ft.  
 LAND COVERAGE : 22.5%

- OCCUPANCY CLASSIFICATION**
- BUILDING HEIGHT**  
 GROUP "I-4" - ADULT DAYCARE  
 ±31'-8"
- LANDSCAPE AREA**  
 LANDSCAPE PROVIDED: 8,628 SF  
 LANDSCAPE COVERAGE: 15.4%

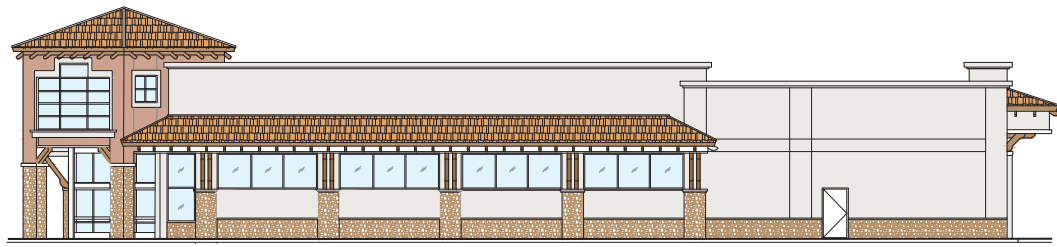
**APPLICABLE BUILDING CODES**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES:  
 - 2019 BUILDING STDS. ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
 - 2019 CALIFORNIA BLDG. CODE (CBC), PART 2, TITLE 24 C.C.R.  
 - 2019 CALIFORNIA ELECTRICAL CODE (C.E.C.) PART 3, TITLE 24 C.C.R.  
 - 2019 CALIFORNIA MECHANICAL CODE (C.M.C.), PT. 4, TITLE 24 C.C.R.  
 - 2019 CALIFORNIA PLUMBING CODE (C.P.C.), PART 5, TITLE 24 C.C.R.  
 - 2019 CALIFORNIA FIRE CODE (C.F.C.), PART 9, TITLE 24 C.C.R.

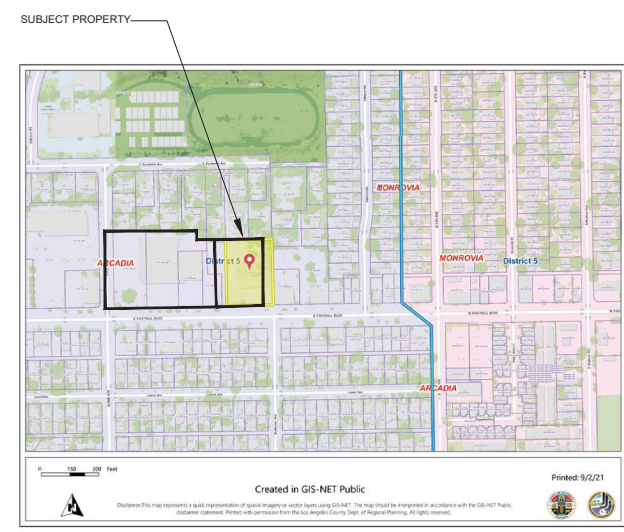
**SHEET INDEX:**

- |      |             |
|------|-------------|
| T1.0 | COVER SHEET |
| A1.0 | SITE PLAN   |
| A2.0 | FLOOR PLANS |
| A3.0 | ROOF PLAN   |
| A4.0 | ELEVATIONS  |

**NEW ADULT DAYCARE CENTER**  
 253 E. FOOTHILL BLVD.  
 ARCADIA, CA 91006



**LOCATION MAP:**



**CODE ANALYSIS**

**PARKING ANALYSIS**

MAX. PARTICIPANTS: 210  
 NUMBER OF STAFF : 1/10 PARTICIPANTS  
 =210/10=21

NUMBER OF REQUIRED PARKING:  
 1 / STAFF = 21  
 1 / 10 PARTICIPANTS (WITH SHUTTLE SERVICE\* PROVIDED)= 210/10 =21  
 TOTAL SHUTTLE PARKINGS = 6  
 TOTAL REQUIRED PARKING: 48  
 \*EACH SHUTTLE CAN FIT 15 PASSENGERS

NUMBER OF PROVIDED PARKING:  
 60 (50 REGULAR, 4 DISABILITY AND 6 SHUTTLE)

**PLUMBING FIXTURE CALCULATION:**  
 (PER CPC TABLE 422.1 & TABLE A)

(FOR NEW I-4 OCCUPANCY):  
 ADULT DAY CARE: 12,610 SF /200=63 OCCUPANTS  
 32 MALE OCCUPANTS, 32 FEMALE OCCUPANTS

I-4 INSTITUTIONAL OCCUPANCY	MALE			FEMALE	
	WATER CLOSETS	URINAL	LAVATORIES	WATER CLOSETS	LAVATORIES
REQUIRED	2	-	1	3	1
PROVIDED	4	4	4	9	4

**EGRESS ANALYSIS**

OCCUPANCIES	AREA (SF)	AREA/OCC. (SF)	OCCUPANT LOAD	REQ'D EGRESS WIDTH (.20 PER OCCUPANT)
DINING ROOM (ASSEMBLY WITH TABLE AND CHAIRS)	8,690 ±	15	579	116"
ACTIVITIES ROOM	870 ±	35	25	3"
OFFICES	1,260 ±	100	12	2"
STORAGE	1,050 ±	300	3	1"
TOTAL	12,610		597	122"

EXIT REQUIRED : MINIMUM 3  
 EXIT PROVIDED: (E) DOORS 1(68") AND 2(34")

**FIRE AND SAFETY NOTES:**

- A MANUAL FIRE ALARM SYSTEM IS REQUIRED WITH FULL NOTIFICATION COVERAGE.
- ALL EXIT DOORS FOR THE BUILDING SHALL BE PROVIDED WITH PANIC HARDWARE
- ILLUMINATED EXIT SIGNAGE AND EMERGENCY LIGHTING SHALL BE PROVIDED.

**SHUTTLE SCHEDULE AND QUEUING:**

SHUTTLE QUEUING SHOULD NOT OCCUR ON AND BEYOND THE DRIVEWAY APRON NOR SHOULD IT OCCUR ALONG FRONT PORTION OF THE PARKING LOT.  
 ALL SHUTTLES ARE EXPECTED TO START OPERATIONS STARTING 7:00AM FOR PICK-UP AND PLAN TO BE DROPPING OFF PARTICIPANTS AT THE FACILITY STARTING 8:00AM. DROP-OFF SERVICES WILL START AT 1:00PM.  
 EACH SHUTTLE WILL BE DOING TWO ROUNDS OF PICK-UP AND DROP-OFF PER DAY. SHUTTLE ROUTES AND ASSIGNMENTS ARE SCHEDULED BASED ON LOCATION PROXIMITY AND ARE PREARRANGED AND COMMUNICATED TO EACH DRIVER THE DAY PRIOR FROM OFFICE STAFF - MANAGEMENT. THUS, EACH DRIVER HAS A SET SCHEDULE FOR PICK-UP AND DROP-OFF THE DAY PRIOR AND SHUTTLES WILL ARRIVE AND LEAVE IN A STAGGERED METHOD. AS FOR PARTICIPANTS WHO WILL BE DROPPED OFF PER FAMILY/FRIENDS/CARETAKERS, THE DROP-OFF AND PICK-UP WINDOWS WILL BE BETWEEN PROPOSED BUSINESS HOURS OF THE FACULTY/PROGRAM, 8AM - 2:30PM.

**REVISIONS:**

NO.	DESCRIPTION

**PROJECT**

LOCATION:  
**253 E. FOOTHILL BLVD.  
ARCADIA, CA 91006**

DESCRIPTION:  
**CHANGE OF (E) RETAIL SPACE TO ADULT DAY CARE**

PROPERTY OWNER:  
**ARCADIA BURGE, LLC**

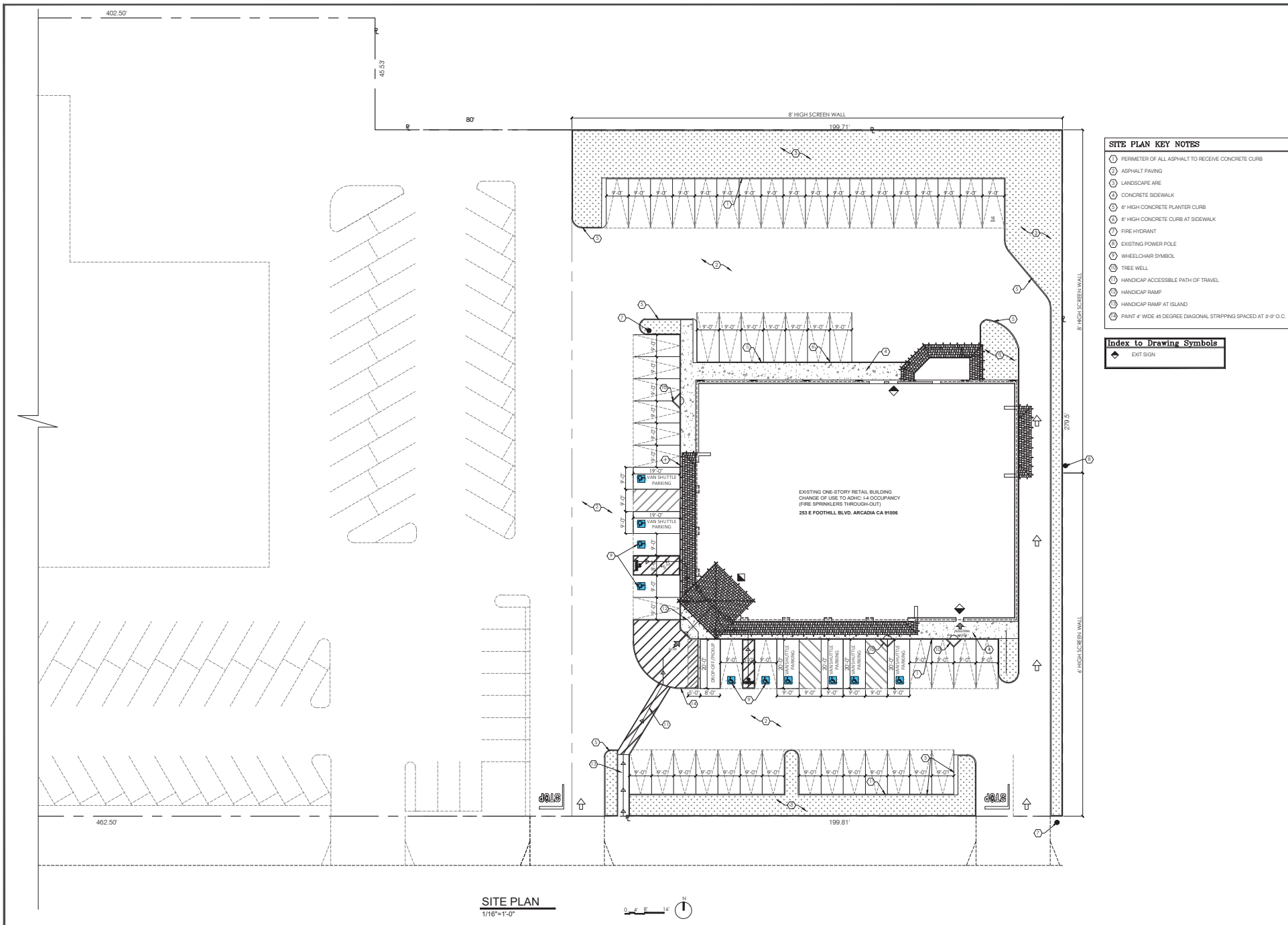
ALL DESIGN, SPECIFICATIONS, DETAILS AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF K&M ENGINEERING AND DESIGN, CORP. AND SHALL NOT BE USED IN ANY OTHER WORK OR PROJECT EXCEPT PROVIDED BY AN AGREEMENT OR WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK  
CHECKED BY: HM  
DATE: 09-03-21  
SCALE: AS NOTED  
JOB NO.: 2021-101

**SITE PLAN**

SHEET:  
**A1.0**



- SITE PLAN KEY NOTES**
- ① PERIMETER OF ALL ASPHALT TO RECEIVE CONCRETE CURB
  - ② ASPHALT PAVING
  - ③ LANDSCAPE ARE
  - ④ CONCRETE SIDEWALK
  - ⑤ 6" HIGH CONCRETE PLANTER CURB
  - ⑥ 6" HIGH CONCRETE CURB AT SIDEWALK
  - ⑦ FIRE HYDRANT
  - ⑧ EXISTING POWER POLE
  - ⑨ WHEELCHAIR SYMBOL
  - ⑩ TREE WELL
  - ⑪ HANDICAP ACCESSIBLE PATH OF TRAVEL
  - ⑫ HANDICAP RAMP
  - ⑬ HANDICAP RAMP AT ISLAND
  - ⑭ PAINT 4" WIDE 45 DEGREE DIAGONAL STRIPPING SPACED AT 3'-0" O.C.
- Index to Drawing Symbols**
- ◆ EXIT SIGN

**SITE PLAN**  
1/16"=1'-0"

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" N

**REVISIONS:**

NO.	DESCRIPTION

**PROJECT**

LOCATION:

253 E. FOOTHILL BLVD.  
ARCADIA, CA 91006

DESCRIPTION:

CHANGE OF (E) RETAIL SPACE TO ADULT DAY CARE

PROPERTY OWNER:

ARCADIA BURGE, LLC

ALL DESIGN, SPECIFICATIONS, DETAILS AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF K&M ENGINEERING AND DESIGN, CORP. AND SHALL NOT BE USED IN ANY OTHER WORK OR PROJECT EXCEPT PROVIDED BY AN AGREEMENT OR WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK

CHECKED BY: HM

DATE: 09-03-21

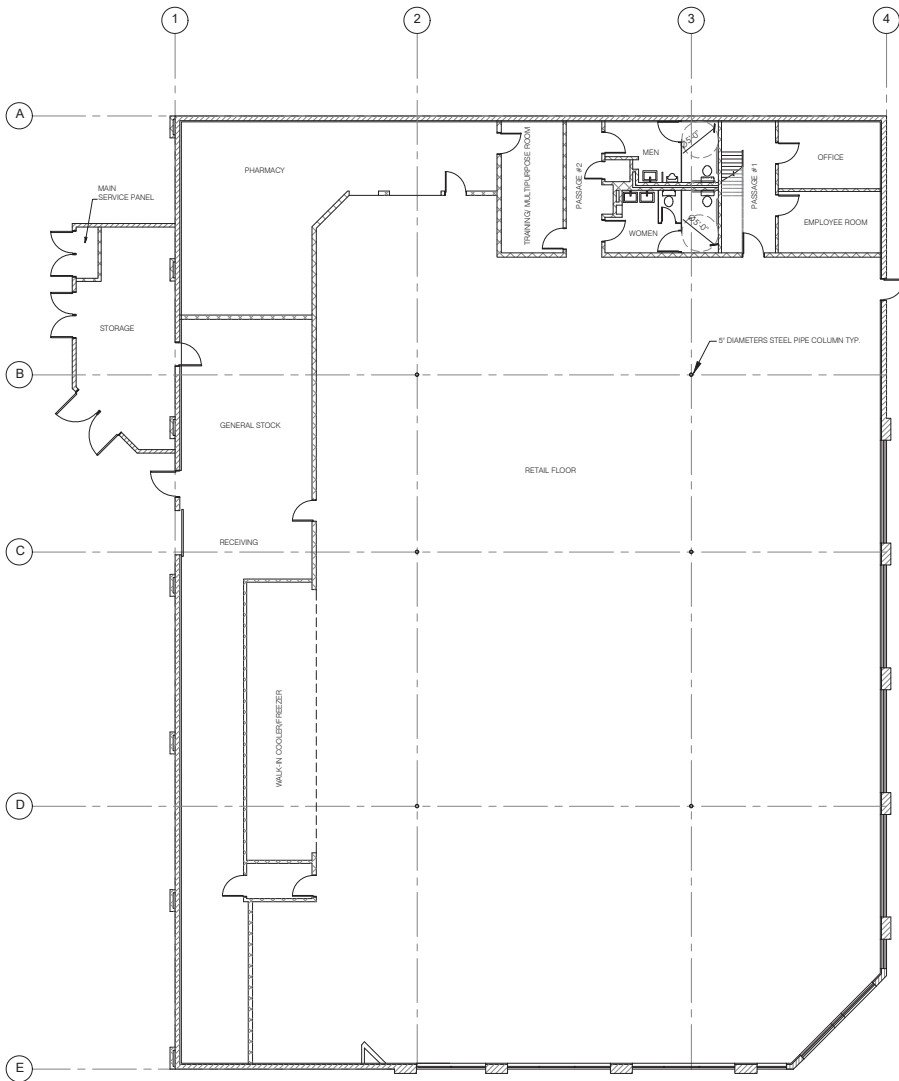
SCALE: AS NOTED

JOB NO.: 2021-101

**PLANS**

SHEET:

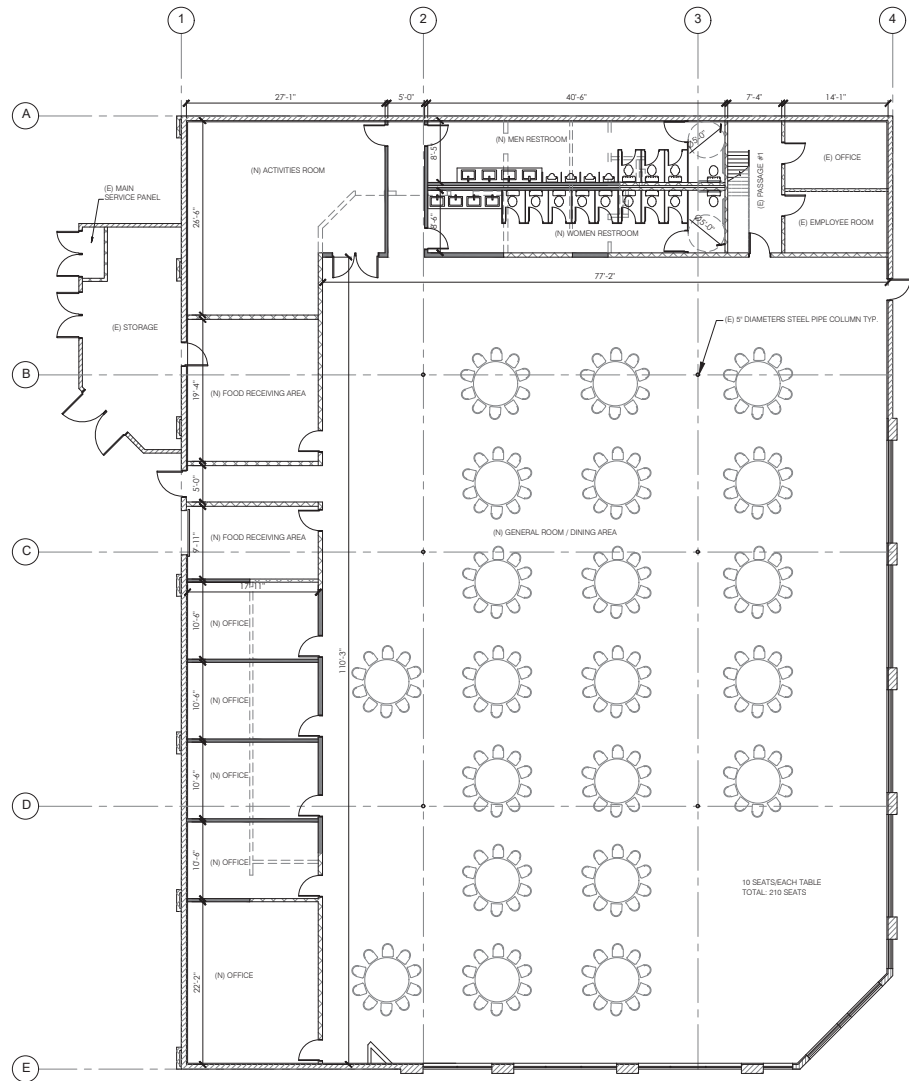
**A2.0**



**EXISTING FLOOR PLAN**  
1/8"=1'-0"

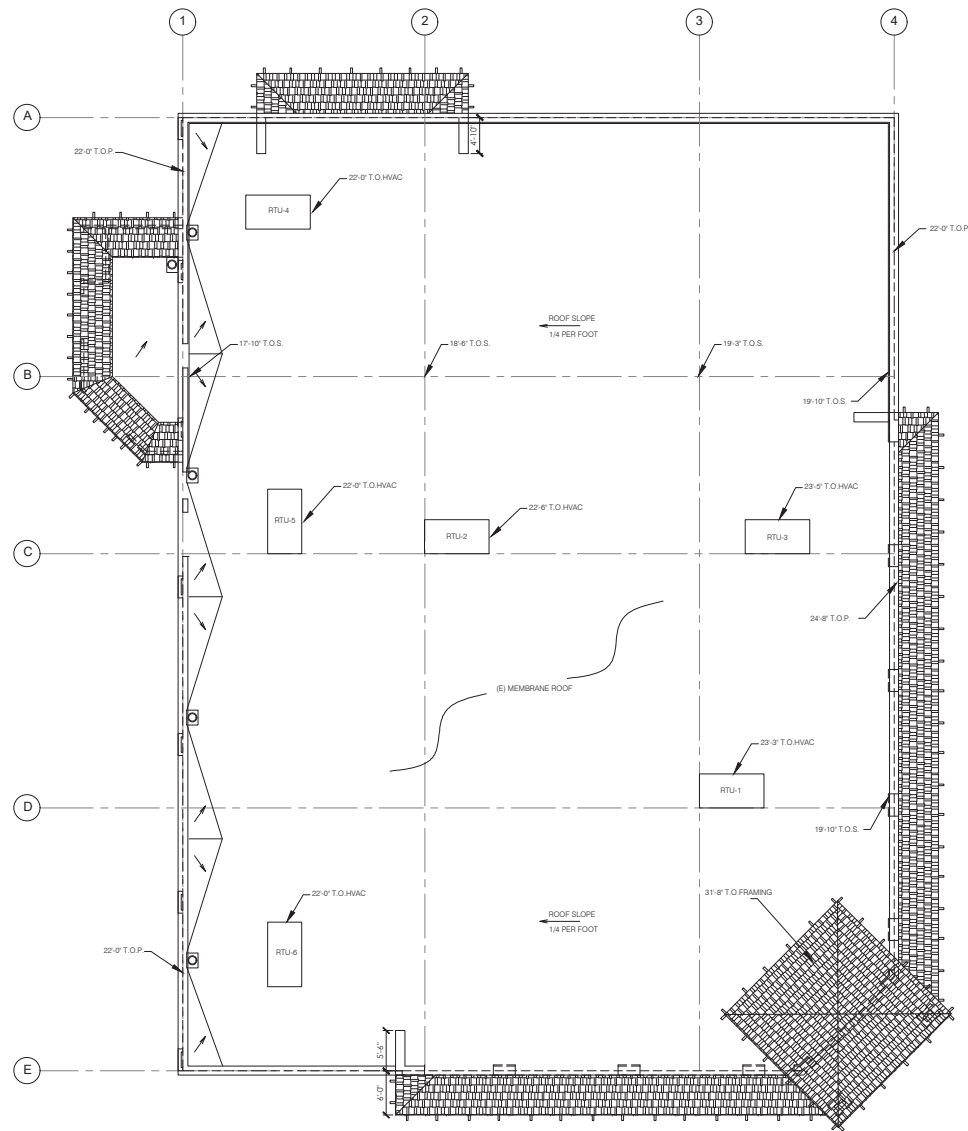
**LEGEND:**

	(E) 8" CMU WALL
	(E) 2X6 STUDS, 24" O.C.
	(E) 2X4 STUDS, 24" O.C.
	(E) TWO ROWS 2X4 STUDS 24" O.C.
	WALL TO BE REMOVED
	(N) NON LOAD BEARING WALLS



**PROPOSED FLOOR PLAN**  
1/8"=1'-0"

10 SEATS EACH TABLE  
TOTAL 210 SEATS



**ROOF PLAN**  
1/8"=1'-0"

**REVISIONS:**

NO.	DESCRIPTION

**PROJECT**  
LOCATION:  
**253 E. FOOTHILL BLVD.  
ARCADIA, CA 91006**

DESCRIPTION:  
**CHANGE OF (E)  
RETAIL SPACE TO  
ADULT DAY CARE**

PROPERTY OWNER:  
**ARCADIA BURGE, LLC**

ALL DESIGN, SPECIFICATIONS, DETAILS  
AND INFORMATION PRESENTED ON  
THESE DRAWINGS ARE AND SHALL  
REMAIN THE PROPERTY OF K&M  
ENGINEERING AND DESIGN, CORP.  
AND SHALL NOT BE USED IN ANY  
OTHER WORK OR PROJECT EXCEPT  
PROVIDED BY AN AGREEMENT OR  
WRITTEN CONSENT OF K&M  
ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK  
CHECKED BY: HM  
DATE: 09-03-21  
SCALE: AS NOTED  
JOB NO.: 2021-101

**ROOF PLAN**

SHEET:  
**A3.0**

**REVISIONS:**

NO.	DESCRIPTION

**PROJECT**

LOCATION:

253 E. FOOTHILL BLVD.  
ARCADIA, CA 91006

**DESCRIPTION:**

CHANGE OF (E)  
RETAIL SPACE TO  
ADULT DAY CARE

**PROPERTY OWNER:**

ARCADIA BURGE, LLC

ALL DESIGN, SPECIFICATIONS, DETAILS AND INFORMATION PRESENTED ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF K&M ENGINEERING AND DESIGN, CORP. AND SHALL NOT BE USED IN ANY OTHER WORK OR PROJECT EXCEPT PROVIDED BY AN AGREEMENT OR WRITTEN CONSENT OF K&M ENGINEERING AND DESIGN, CORP.



DRAWN BY: VK

CHECKED BY: HM

DATE: 09-03-21

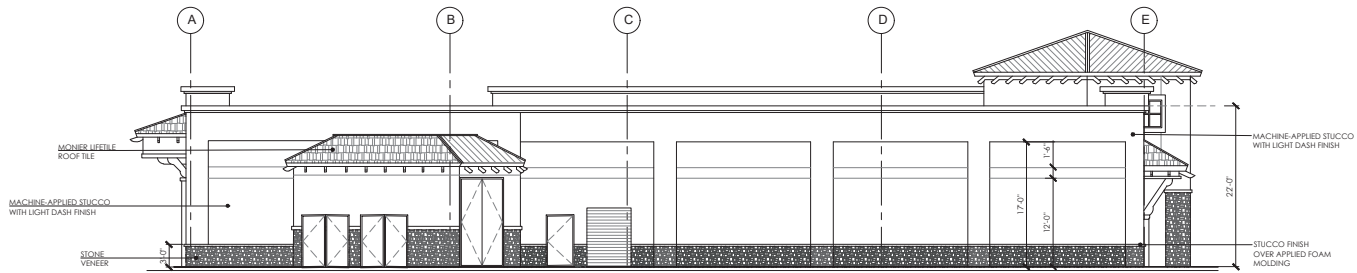
SCALE: AS NOTED

JOB NO.: 2021-101

**ELEVATIONS**

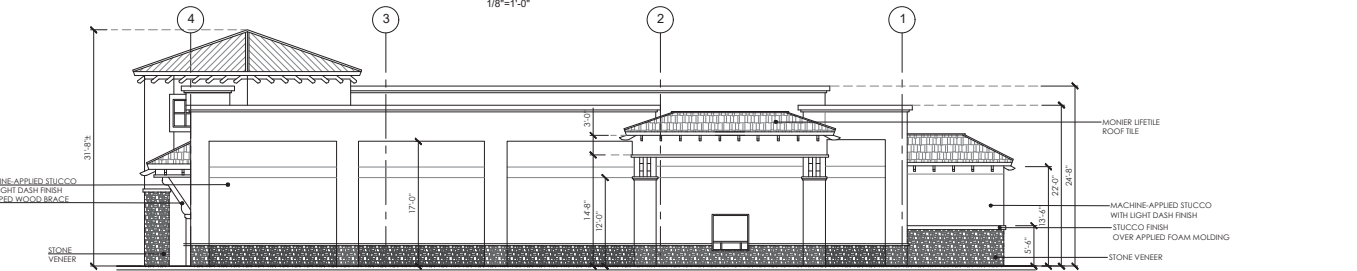
SHEET:

**A4.0**



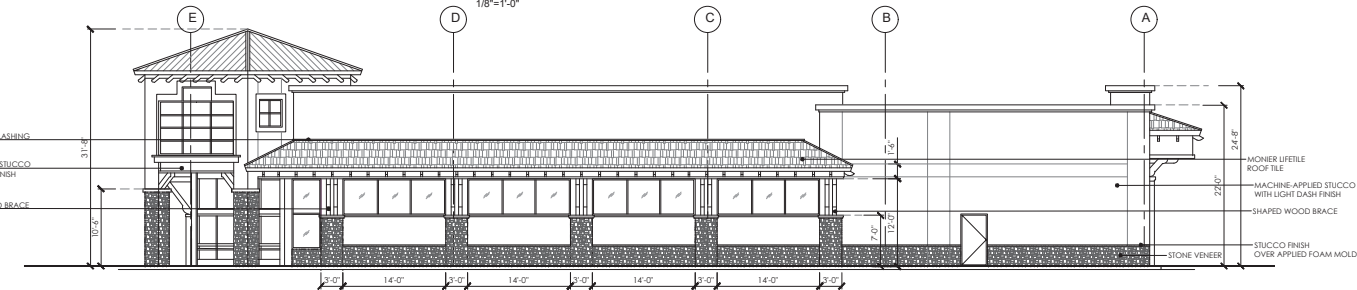
**NORTH ELEVATION**

1/8"=1'-0"



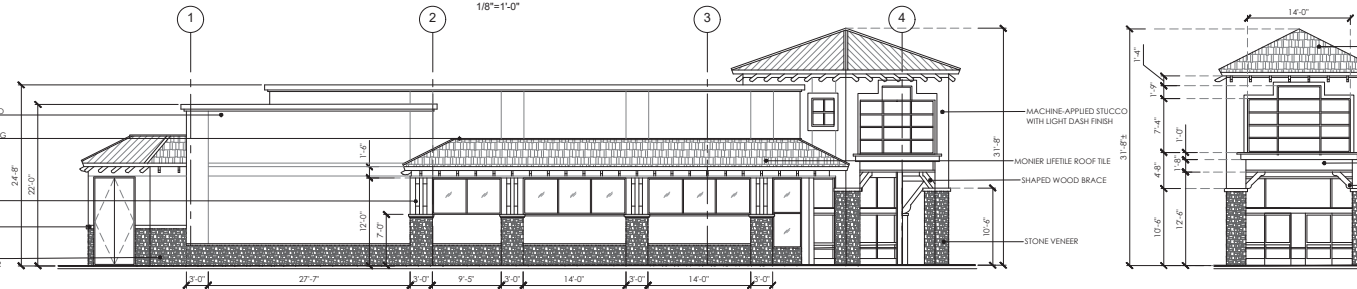
**EAST ELEVATION**

1/8"=1'-0"



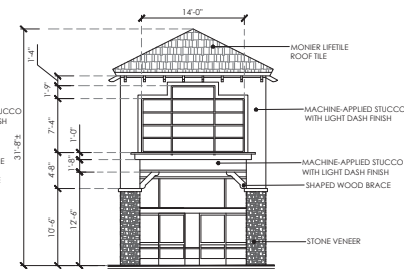
**SOUTH ELEVATION**

1/8"=1'-0"



**WEST ELEVATION**

1/8"=1'-0"



**FRONT TOWER ELEVATION**

1/8"=1'-0"

# **Attachment No. 4**

## Public Comment

CITY OF ARCADIA

WE HAVE A MIDDLE SCHOOL IN THAT AREA.

AT 7AM TO 8AM PARENTS AND CHILDREN CROSS  
FOOTHILL AND 2ND AVE. WE HAVE A RESTUARANT ON  
THE CORNER THAT HAS PROBLEMS WITH PARKING.  
AT NORTHVIEW WE HAVE BUSINESSES THAT HAVE  
PARKING PROBLEMS. ACROSS THE STREET ON  
FOOTHILL WE HAVE BUSINESSES THAT HAVE PROBLEMS  
WITH PARKING.

IT IS ALMOST IMPOSSIBLE TO GET THROUGH  
THE INTERSCETION AT 2ND AND FOOTHILL OR  
NORTHVIEW AND FOOTHILL AT 7 OR 8AM OR AT  
4P.M. TRAFFIC ON FOOTHILL AT THOSE TIMES IS  
BUMPER TO BUMPER. THIS IS NOT A GOOD PROJECT  
FOR THIS AREA.

MRS SNELSON  
626 359-6427

# **Attachment No. 5**

## Preliminary Exemption Assessment



CITY OF  
ARCADIA

## PRELIMINARY EXEMPTION ASSESSMENT

1. Name or description of project:	CUP 21-05 Conditional Use Permit to allow a new adult day care center with up to 210 adults.	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	253 E. Foothill Blvd. – The business is located along the north side of Foothill Blvd. between N. 2 <sup>nd</sup> Avenue and S. 5 <sup>th</sup> Ave.	
3. Entity or person undertaking project:	A.	
	B. Other (Private)	
	(1) Name	Mailian and Associates
	(2) Address	4447 Sunset Avenue, Montrose, CA 91020
4. Staff Determination:	<p>The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:</p>	
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	15301 – Class 1 (Use of an existing facility)
f. <input type="checkbox"/>	The project is statutorily exempt.	
	Applicable Exemption:	
g. <input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h. <input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
	Name of Lead Agency:	

Date: March 2, 2022

Staff: Vanessa Quiroz, Associate Planner



**ARCADIA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 22, 2022**

---

**CALL TO ORDER** Chair Lin called the meeting to order at 7:00 p.m.

**ROLL CALL**

PRESENT: Chair Lin, Vice Chair Chan, Thompson, Tsoi, Wilander

**SUPPLEMENTAL INFORMATION FROM STAFF REGARDING AGENDA ITEMS**

There was no supplemental information.

**PUBLIC COMMENTS (5 minute time limit per person)**

There were none.

**PUBLIC HEARING**

1. **Resolution No. 2089** – Approving Conditional Use Permit No. CUP 21-04 with a Categorical Exemption under the California Environmental Quality Act (“CEQA”) to allow a day spa and massage business at 204 E. Live Oak Avenue

**Recommendation:** Adopt Resolution No. 2089

**Applicant:** Qing Geng

Chair Lin introduced the item and Assistant Planner Edwin Arreola presented the staff report.

Vice Chair Chan commented that he recalled in previous findings for similar businesses there were requirements that a window be placed by the door for enclosed rooms. Mr. Arreola confirmed that massage businesses are not required to have a window on enclosed rooms. Those are typically required on classroom type settings for tutoring centers.

Commissioner Tsoi inquired about the large, underutilized space within the lobby area. Mr. Arreola explained that the Applicant originally wanted to use that area for treatments with curtains to screen that area, but since it was out in the open staff recommended that it be enclosed as a room, therefore a condition of approval was included to allow the applicant the option of adding a third treatment room at a later time, which would require approval from the Planning & Community Development Administrator.

Chair Lin opened the public hearing and asked if there were any speakers in support or opposition to the item.

Applicant Qing Geng spoke briefly to express his enthusiasm for opening a business in Arcadia.

Commissioner Tsoi asked the Applicant if the proposed location was a new location or relocating his current business. Mr. Geng confirmed that it is an additional new location.

Commissioner Thompson asked for clarification on the speaker's relationship to the Applicant. At this time an acquaintance to the speaker came forward to assist with translation and confirmed the speaker is the Applicant, Mr. Geng.

There were no speakers in support or opposition to the proposal.

## **MOTION- PUBLIC HEARING**

It was moved by Vice Chair Chan, seconded by Commissioner Tsoi, to close the public hearing. Without objection, the motion was approved.

## **DISCUSSION**

The Commissioners found the project to meet the requirements of the Conditional Use Permit, and that the facts to support the findings render approval.

Commissioner Thompson expressed support for the business occupying a location that has been vacant for over four years. He noted that the application had been reviewed by both the Arcadia Police Department and Los Angeles County Sheriff Department with no reported issues and that adequate parking is provided. He was in favor of approving the Conditional Use Permit.

Vice Chair Chan concurred with Commission Thompson's comments and expressed support for a new business replacing the space that was previously a dry cleaner.

Commission Wilander shared the previous sentiments about a business occupying the space and felt that all conditions were met, and that the Applicant has a satisfactory history with neighboring Alhambra where his two other locations are located.

Commissioner Tsoi and Chair Lin both agreed with the comments of their fellow Commissioners and were in support of approval.

## **MOTION**

It was moved by Vice Chair Chan, seconded by Commissioner Wilander to adopt Resolution No. 2089, approving Conditional Use Permit No. CUP 21-04 with a Categorical Exemption under the California Environmental Quality Act ("CEQA") to allow a day spa and massage parlor at 204 East Live Oak Avenue, and that the proposal satisfies the requisite findings.

## **ROLL CALL**

AYES: Chair Lin, Vice Chair Chan, Thompson, Tsoi, Wilander  
NOES: None  
ABSENT: None

*There is a ten day appeal period after the adoption of the Resolution. If adopted, appeals are to be filed by 4:30 p.m. on Friday, March 4, 2022.*

## **CONSENT CALENDAR**

2. Minutes of the January 25, 2022 Regular Meeting of the Planning Commission

**Recommendation:** Approve

It was moved by Commissioner Wilander, seconded by Chair Lin to approve the minutes of the January 25, 2022 Planning Commission Regular Meeting.

**ROLL CALL**

AYES: Chair Lin, Vice Chair Chan, Thompson, Wilander  
NOES: None  
ABSENT: None  
ABSTAIN: Commissioner Tsoi

**MATTERS FROM CITY COUNCIL LIAISON**

Council Member Beck was not present for this meeting.

**MATTERS FROM THE PLANNING COMMISSIONERS**

Vice Chair Chan expressed appreciation for Deputy Director of Development Services/City Engineer Phil Wray for having the stop sign at Third Avenue and Las Flores Avenue, which had been unlawfully removed.

**MATTERS FROM ASSISTANT CITY ATTORNEY**

Mr. Maurer had nothing to report.

**MATTERS FROM STAFF INCLUDING UPCOMING AGENDA ITEMS**

Ms. Flores briefed the Commissioners on the City Council’s approval of the Housing Element Update and an upcoming meeting with California Department of Housing and Community Development (HCD) to discuss the recent Housing Element submission. Also, she announced that the Draft Environmental Impact Report (DEIR) for the Alexan Mixed-Used Project would be posted on the City website at the end of the week for a 30-day review period, after which the project will go before the Planning Commission on April 26, 2022.

**ADJOURNMENT**

The Planning Commission adjourned the meeting at adjourned at 7:15 p.m., to Tuesday, March 8, 2022 at 7:00 p.m. in the City Council Chamber.

---

Zi Lin  
Chair, Planning Commission

ATTEST: \_\_\_\_\_  
Lisa Flores  
Secretary, Planning Commission