



**CITY OF UNION CITY
AGENDA FOR THE REGULAR PLANNING COMMISSION MEETING
ON THURSDAY, AUGUST 3, 2023 7:00 PM**

**City Hall- Council Chamber
34009 Alvarado-Niles Road
Union City, CA 94587**

1. CALL TO ORDER:

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL:

Chairperson Lee Guio

Commissioners: Jo Ann Lew, Seyi McClelland, Amandeep Sandhu

Alternate Commissioner: Kevin Finnerty

2. ELECTION OF OFFICERS:

3. APPROVAL OF MINUTES:

- A.** The regular Planning Commission minutes for July 20, 2023 will be provided in a following packet.

4. ORAL COMMUNICATIONS:

(This is an opportunity for persons to speak on items not listed on the agenda. According to the California Government code the commission is prohibited from taking any immediate action on an item which does not appear on the agenda.)

5. WRITTEN COMMUNICATIONS:

6. PUBLIC HEARINGS:

A. CONTINUED HEARINGS:

B. NEW HEARINGS:

- 1.** ERWIN ILAO, 33131 ALVARADO-NILES ROAD, USE PERMIT (UP-23-002); The applicant, Erwin Ila on behalf of TINs Professional Nursing Corporation is seeking Use Permit (UP-23-002) approval to operate an adult day care facility for thirty (30)

developmentally disabled clients within an existing 2,580 square-foot tenant space within Building 1 of the Nakamura Center at 33131 Alvarado-Niles Road (APN: 475-148-5) in the CPA (Professional and Administrative Commercial) Zoning District. Staff recommends that this project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332, In-fill Development Projects, of the CEQA guidelines.

7. SUPPLEMENTAL STAFF REPORTS:

A. CONTINUED REPORTS:

B. NEW REPORTS:

8. ECONOMIC DEVELOPMENT REPORTS:

9. COMMISSION MATTERS:

- A.** Follow-up on Planning Commission referrals to the City Council.
- B.** Upcoming applications for the Regular Planning Commission meeting on August 17, 2023.

10. GOOD OF THE ORDER:

11. ADJOURNMENT:

A complete agenda packet is available for review at City Hall or on our website www.unioncity.org

Any writings or documents provided to a majority of City Council or Planning Commission members regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall, located at 34009 Alvarado-Niles Road, Union City, California, during normal business hours.

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested person must request the accommodation at least two working days in advance of the meeting by calling (510) 675-5319.



Agenda Item

ATTACHMENTS:

Description	Type
▣ Staff Report: Use Permit (UP-23-002)	Staff Report
▣ UP-23-002, Exhibit A: Project Plans and Statement of Use	Exhibit
▣ UP-23-002, Attachment 1: Parking Study	Attachment



Agenda Item

DATE: AUGUST 3, 2023

TO: PLANNING COMMISSION

FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: USE PERMIT (UP-23-002)

APPLICANT: ERWIN ILAO, ON BEHALF OF TINS PROFESSIONAL NURSING CORP.

LEGAL OWNER: GUPTA AND JAIN LLC

REQUEST: Use Permit (UP-23-002) to operate an adult day care facility for approximately thirty (30) developmentally disabled clients within an existing 2,580 square-foot tenant space within Building 1 of the Nakamura Center.

LOCATION: 33131 Alvarado-Niles Road (APN: 475-148-5)

SIZE OF PARCEL: 36,791 square feet (0.84 acres)

GENERAL PLAN: Office Commercial

ZONING: CPA (Professional and Administrative Commercial)

SURROUNDING LAND USES:

Table 1 – Surrounding Land Uses			
Location	General Plan Designation	Zoning District	Land Use
North	Special Industrial	MS	Warehouse
South	Residential (6 - 10 du/ac)	RS 4500	Residential
East	Residential (6 - 10 du/ac)	RS 4500	Residential
West	Private Institutional	PI	Religious Facility

ENVIRONMENTAL ASSESSMENT:

Pursuant to the California Environmental Quality Act (CEQA), this project is categorically exempt under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

LOCATION MAPS:

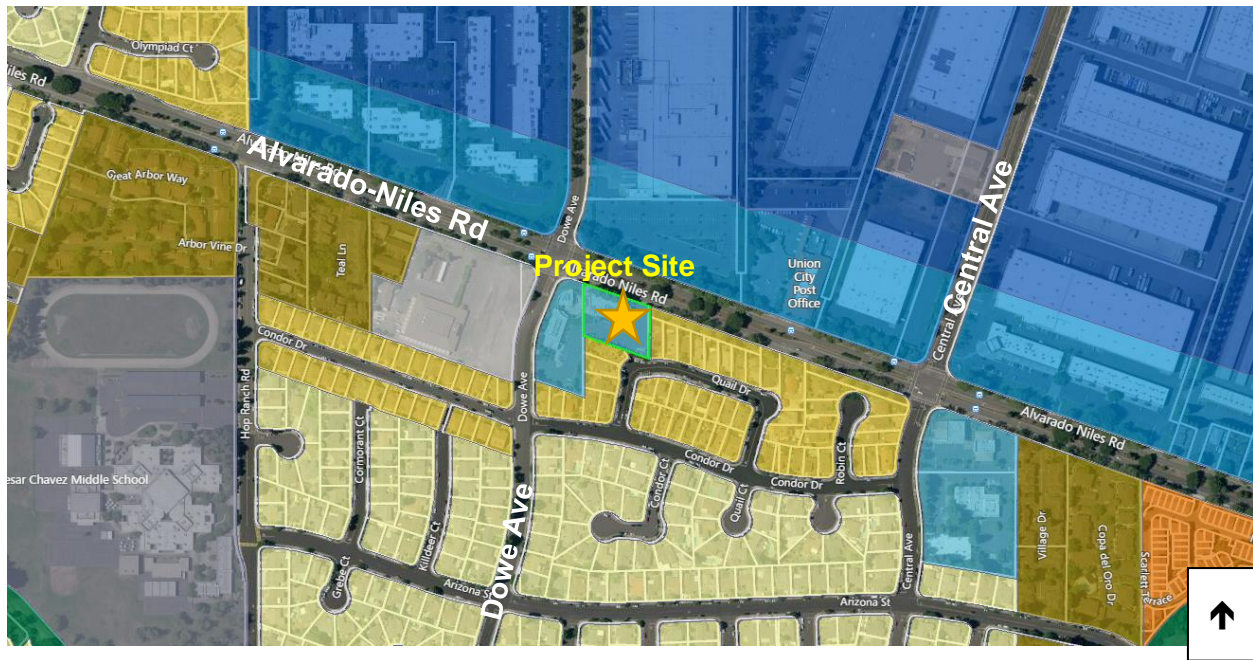


Figure 1 – Zoning Map of 33131 Alvarado-Niles Road

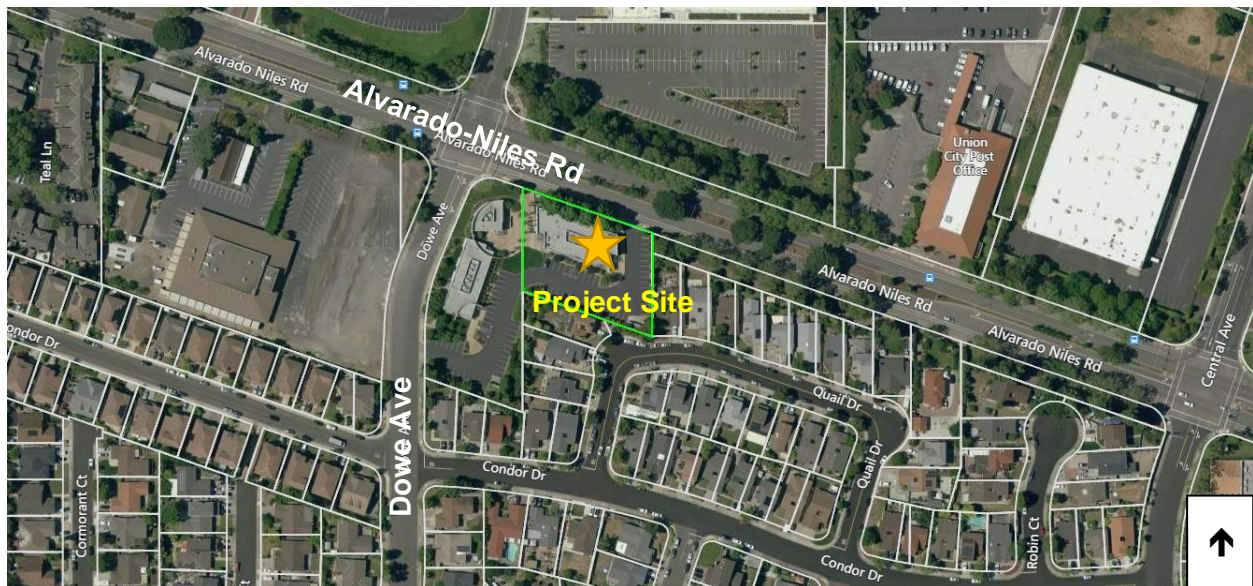


Figure 2 – Location Map of 33131 Alvarado-Niles Road

I. BACKGROUND & PROPOSAL

The site is located at 33131 Alvarado-Niles Road within the CPA (Professional and Administrative Commercial) Zoning District.

The Nakamura Center consists of three buildings at the southeast corner of Alvarado-Niles Road and Dowe Avenue, as shown in Figure 3:

Building 1 – a rectangular, multi-tenant retail building of 7,350 square-feet that fronts Alvarado-Niles Road.

Building 2 – a triangular conference center building of 2,050 square-feet at the corner of Alvarado-Niles Road and Dowe Avenue.

Building 3 – a rectangular medical building of 5,940 square-feet that fronts Dowe Avenue.

The space between Building 2 and the other two buildings forms a large courtyard improved with pavers, lighting, benches, a sculpture, and trees.



Figure 3 – Nakamura Center Buildings

The project applicant, Erwin Ilao, on behalf of TINs Professional Nursing Corp, is seeking Use Permit (UP-23-002) approval to operate an adult day care facility for approximately thirty (30) developmentally disabled clients within an existing 2,580 square-foot tenant space within Building 1 of the Nakamura Center.

The TINs staff will operate an adult day program that provides a recreational facility for developmentally disabled clients who reside in care homes within the community. Onsite activities include recreational, social activities and events such as bingo, karaoke, arts and

crafts and exercise. In some cases, community field trips will occur, such as taking clients to libraries, parks, malls and similar places, where they can socialize with the community.

TINs will staff the site on a 3:1 ratio (3 clients to 1 staff member). Meals are taken by groups with food coming from packed lunches provided by clients' respective facilities. The anticipated composition of the clients is approximately 15 ambulatory and 15 non-ambulatory. The site is Americans with Disabilities Act (ADA) accessible to accommodate the non-ambulatory clients. The program is only open to clients of the Regional Center. Hours of operation for the facility will be Mondays thru Fridays from 9:00 am to 2:00 pm. TINs' adult day program will be licensed by the California Department of Health and Human Services. This program operates as a recreational facility and will not provide any medical treatments. The project plans and Statement of Use are included as Exhibit A.

II. PROJECT ANALYSIS

A. Permit Requirements

Adult day care facilities are conditionally permitted in the CPA (Professional and Administrative Commercial) zoning district, subject to the issuance of a Use Permit, per Section 18.36.030.A of the Union City Municipal Code (UCMC).

B. Parking and Circulation

Section 18.36.150 of the Zoning Ordinance requires one (1) vehicular parking space for every ten (10) clients, plus one (1) space for every two (2) employees. The facility will accommodate up to 30 clients with a maximum of 10 employees. Given this standard, eight (8) spaces are required for the proposed use.

Para-transportation services for clients will be provided by a private company. It is anticipated that no clients will transport themselves to the site. Drop off and pick up will occur between 8:15 am and 9:30 am and 2:30 pm through 3:15 pm, respectively.

The drop-off and pick-up of clients will occur at the loading area within the parking lot. (Loading area is identified in Figure 4). It is expected that the Para Transportation service will enter the parking lot from Alvarado-Niles Road and stops at the loading area for a maximum 15 minutes, dropping off 2-5 ambulatory and non-ambulatory clients at a time. The loading area ensures that the para transportation vehicles do not impede circulation to the rest of the site. Drop off and pick up will occur between 8:15 am and 9:30 am and 2:30 pm through 3:15 pm, respectively.



Figure 4 – Proposed Loading Area

A parking analysis report (Attachment 1) has been prepared for the proposed use. The analysis evaluates parking, drop-off and pick-ups for the facility. The report concludes that based on industry standards “the proposed parking and drop off and pick up operation scenarios are acceptable as proposed and should not incur in any loss of service to the other tenants of the same site and provide the needs for the TINS Adult Care program to function as requested.”

Staff concurs with the analysis that the site provides adequate parking and can accommodate the proposed drop-off and pick-up operations for the adult day care facility.

C. Consistency with the General Plan

The project is generally consistent with the subject property's General Plan designation of Office Commercial, which allows professional and administrative services and offices and retail commercial activities that compliment or are accessory to the primary uses.

The project is consistent with General Plan Policy HQL-5.2, *Expand Health and Social Services and Programs*. The project establishes a private adult day care program that expands social services to developmentally disabled clients within Union City.

D. Noticing & Communication

Consistent with State law noticing requirements, public hearing notices were posted on site and were mailed to neighbors within 300 feet of the project site boundary. Staff has not received any public feedback regarding the project.

E. Conclusion

The City's Development Review Committee (DRC) has reviewed the proposal and, as conditioned, found that the project meets the requirements discussed above and is consistent with the General Plan.

III. REQUIRED FINDINGS

California Environmental Quality Act (CEQA)

1. *This project is categorically exempt under Section 15332, In-fill Development Projects, of the CEQA Guidelines.*

Use Permit

Section 18.56.060 of the Zoning Ordinance requires that the Planning Commission make the following findings in granting Use Permit approval. Below each finding is a discussion of how the project meets the required finding.

2. That the proposed location of the conditional use is in accord with the purposes of this title and the purposes of the district in which the site is located;

The proposed location of the conditional use is in accordance with the purposes of Title 18 and the purposes of the CPA Zoning District in which the site is located. The proposed location of the use is in accordance with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people, to protect the character and maintain the stability of business and industrial areas within the City, and to promote the orderly and beneficial development of such areas.

The proposed location of the project is also in accordance with the purpose of the CPA Zoning District, which seeks to provide an area wherein professional offices, limited personal services and light retail activities may develop in close relationship with each other.

3. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The project, as conditioned, will meet current Building and Fire Code requirements.

4. That the proposed conditional use is consistent with the general plan, any applicable specific plans, and will comply with each of the applicable provisions of Title 18.

The proposed conditional use is consistent with the General Plan designation of Office Commercial. Further, the project is consistent with General Plan Policy HQL-5.2, Expand Health and Social Services and Programs, because the project establishes a private adult day care program that expands social services to developmentally disabled clients within Union City. The proposed use will comply with each of the applicable provisions of Title 18. There are no specific plans applicable to the project site.

IV. ALTERNATIVES

1. Approve Use Permit (UP-23-002) as proposed;
2. Approve Use Permit (UP-23-002) with modified conditions;
3. Deny Use Permit (UP-23-002) with stated findings; or
4. Continue the matter for further consideration.

V. CONDITIONS OF APPROVAL

PLANNING DIVISION

General

1. All operations and actual site improvements shall be made with adherence to the plans and statement of use, listed in Exhibit A, except as they may be modified by other conditions of approval listed below. Any variation or modification from the approved plans are subject to the review and approval of the Economic and Community Development Department.
2. This application shall expire one year from the date of Planning Commission approval unless use has been established, is active and all condition of approval have been addressed.
3. The applicant and/or property owner shall adhere to all conditions of approval. Failure to adhere shall be cause for revocation of the Use Permit.
4. The applicant and/or business owner shall obtain a business license from the City and shall maintain said license as long as it operates at this address.
5. All signage, including temporary signs, shall comply with Chapter 18.30 of the Zoning Ordinance .
6. The applicant and/or property owner shall ensure that any graffiti appearing on the site be removed within forty-eight hours after discovery. If not removed in a timely manner, the City may, at its option, remove the graffiti and charge the owner for the services performed.
7. The applicant and/or property owner shall obtain all required building and fire permits for any interior tenant improvements and building signage. Plans submitted to the Building Division and Fire Department must demonstrate compliance with all applicable local and state requirements.
8. The applicant and/or property owner shall be responsible for ensuring that all contractors and subcontractors have obtained a valid City of Union City business license for the duration of the project.

BUILDING DIVISION

9. The applicant/property owner shall maintain all public and exterior private improvements to be in compliance with the Americans with Disabilities Act (ADA).

10. Any construction shall fully comply with the Building Standard Codes in effect at the time of building permit issuance.
11. The applicant/property owner shall provide detailed construction plans (working drawings) and calculations to the Building Division for plan review prior to issuance of a building permit. Plans and supporting documents shall be prepared by a state-licensed architect or engineer. Upon completion of the plan check, all applicable fees shall be paid and a building permit issued prior to commencement of any actual construction work on-site.
12. The applicant/property owner shall maintain the property to be free of litter, weeds, debris, etc., both before and after issuance of building permits. Daily litter and debris collection rounds shall be conducted on the site and an adequate number of trash receptacles shall be provided to minimize litter accumulation.
13. The applicant/property owner shall comply with the Construction and Demolition Ordinance 576-01 to divert recyclable debris away from landfills. The applicant and/or property owner shall submit a completed Construction and Demolition Waste Management Plan with their application for a construction or demolition permit.
14. The applicant/property owner shall not locate construction debris boxes within the public right-of-way (ROW), driveways or on adjacent private properties.

FIRE DEPARTMENT

15. The project shall comply with the California Building and Fire Codes and current local ordinances regarding life safety and exiting requirements by installing the required exit signs and emergency lights above all doors and ensuring that the fire sprinklers are meeting all code requirements.
16. The applicant/property owner shall provide a KNOX BOX Mode 3200 (Lock Box) with door hinge, mounted adjacent to the front door no higher than 6 feet, prior to final inspection of building permit.
17. The applicant/property owner shall pull fire and building permits for a Fire sprinkler system. Fire sprinkler systems for Building undergoing a change of occupancy or use, shall be designed and installed in accordance with the CFC and NFPA 13 fire Sprinkler Standard.
18. The applicant/property owner shall have the Fire Alarm system professionally monitored by a Central Monitoring Control Center.

ENVIRONMENTAL PROGRAMS

19. The applicant/property owner is hereby advised that unauthorized discharge of any kind to the storm water system, which includes the streets and gutters, is prohibited, and that such discharges, whether intentional or not, are subject to penalties up to \$20,000 per violation per day. This applies both to the construction phase and to routine facility operations.

ALAMEDA COUNTY WATER DISTRICT

20. The applicant/property owner shall provide the minimum clearance requirements specified by ACWD between water meters, service lines, fire hydrants or mains and the nearest utilities, buildings, and trees. Reference District Standard Drawings CL-1-08 through CL-5-08.
21. The applicant/property owner shall contact the ACWD Engineering Department for modifications of existing water facilities. Any existing water services which will not be used in the new development must be removed by the district at the developer's expense.

VI. RECOMMENDATION

The DRC recommends that the Planning Commission approve Use Permit (UP-23-002), subject to conditions, making the following specific findings in support of this approval:

California Environmental Quality Act (CEQA)

1. That the project is categorically exempt under Section 15332, In-fill Development Projects, of the CEQA guidelines; and

Use Permit

2. That the proposed location of the conditional use is in accordance with the purposes of Title 18 and the purposes of the CPA Zoning District in which the site is located. The proposed location of the use is in accordance with the purpose of Title 18, which seeks to promote and protect the public health, safety, morals, comfort, convenience, and the general welfare of the people, to protect the character and maintain the stability of business and industrial areas within the City, and to promote the orderly and beneficial development of such areas.

That the proposed location of the project is also in accordance with the purpose of the CPA Zoning District, which seeks to provide an area wherein professional offices, limited personal services and light retail activities may develop in close relationship with each other; and

3. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The project, as conditioned, will meet current Building and Fire Code requirements; and
4. That the proposed conditional use is consistent with the General Plan designation of Office Commercial. Further, the project is consistent with General Plan Policy HQL-5.2, *Expand Health and Social Services and Programs*, because the project establishes a private adult day care program that expands social services to developmentally disabled clients within Union City. The proposed use will comply with each of the applicable provisions of Title 18. There are no specific plans applicable to the project site; and

It is further recommended that the Planning Commission adopt a Resolution confirming this action.

Prepared by

Brandon H DeLucas, Associate Planner

Attachments

Exhibit A: Project Plans and Statement of Use

Attachment 1: Parking Study

Proposed Project

DBA Name: TINS Adult Day Program

Project Narrative: TINS Adult Day Program is a recreational facility for developmentally disabled clients who reside in care homes within the vicinity. The said project involves licensing the site as a Vendor of the Regional Center East Bay. During the pandemic when these clients were prevented from attending any community events outside of their respective care homes, their social and mental well being has deteriorated due to the seclusion. Post-pandemic, this program shall allow this population to once again socialize and experience normalcy in the presence of members of the community. Activities and level of care performed in this location shall comply with the requirements of the regional center according to the Lanterman Act. The State licensing bureau estimates a period of four months for approval hence the estimated opening date may be as soon as August 2023. The company behind this project is called TINS Professional Nursing Corporation based in San Francisco, CA.

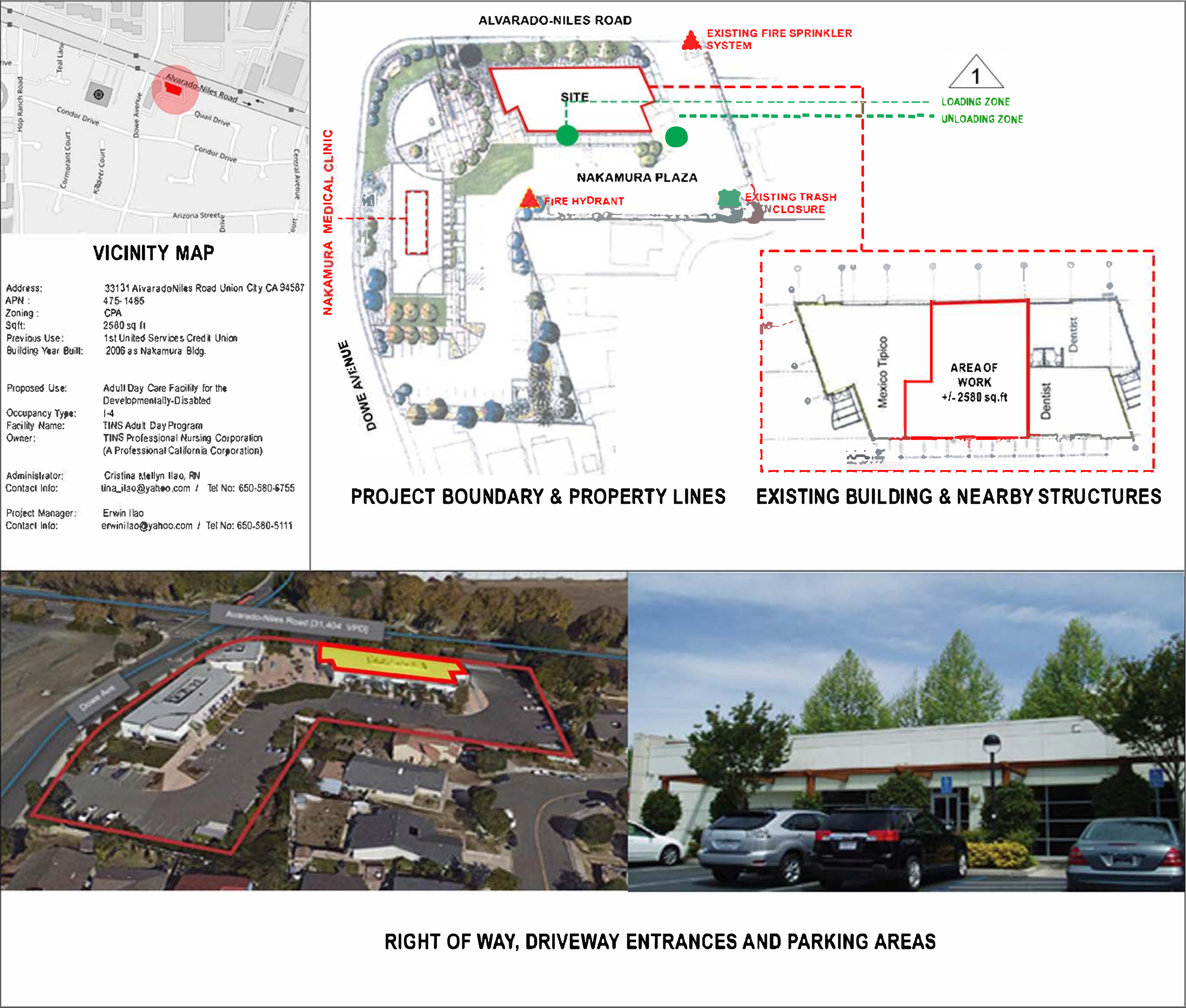
Statement of Use and Description: The subject location shall be a community-based Adult Day Care program for a 15-30 developmentally disabled clients of the Regional Center East Bay. Activities onsite includes recreational and social tasks and events like Bingo, Karaoke, Arts and Crafts and exercise. Given a set schedule, some groups of clients are taken outdoors to places like libraries, parks, malls and similar places, where they socialize and assimilate with the community.


ALL PROGRAM ACTIVITIES ARE HELD INSIDE THE FACILITY, OTHER THAN COMMUNITY FIELD TRIPS.
THIS FACILITY IS FOR RECREATION AND THERE ARE NO PATIENTS BEING TREATED INSIDE, HENCE THERE IS NO MEDICAL WASTE.

Training objectives during the day program will be age-appropriate, functional, and individualized to each consumer’s needs. TINS ADP will incorporate the concepts of normalization and least restrictive method while providing functional skills training. Staff will not be responsible for providing lunch to any clients with the exception of planned events such as parties, BBQ’s, and outings in which clients will be requested to bring money for the total cost of supplies. In an event where a client may have forgotten his or her lunch, facility employees will have in stock, snack food for emergency purposes: cookies, cup of noodles, juices. All other non-medical waste shall be disposed of at the garbage bins designated for the facility.

The loading and unloading of clients shall be undertaken safely within the private parking area designated for drop offs. Transportation services shall be managed by a private company contracted for such an endeavor. The site is supervised by staff on a 3:1 ratio. Meals are taken by groups with food coming from packed lunches provided by clients’ respective facilities. The composition of the clients maybe 15 ambulatory and 15 non-ambulatory, in which facilities for wheelchair access is required. The program is not open to the public as only clients of the Regional Center are accepted. Operation of the facility will be Mondays thru Fridays from 9:00am to 2:00pm. There maybe visitors coming from State, Regional and Care Home Facility Administrators from time to time. Meetings about client care is usually discussed in a private room. This Adult Day Program will be licensed by the CA Dept of Health and Human Services and the administrator of the facility shall be “vendorized” by the Regional Center East Bay.

EXHIBIT A



	PROFESSIONAL ENGINEER		PROJECT TITLE		SHEET CONTENTS:		REV.	DATE	REMARKS	SHEET NO: CS
	LJ CABALLERO & ASSOCIATES 897 OAK PARK BLVD. NO. 107 PISMO BEACH CA 93449 PHONE: 805-473-8238 FAX: 805-173-1735		TINS ADULT DAY PROGRAM		PROJECT BRIEF		1	4/12/23	PLANNING COMMENTS	
	CHECKED BY: L.J. CABALLERO		PROPERTY ADDRESS: 33131 ALVARADONILES RD, UNION CITY CA		VICINITY MAP					
	DRAWN BY: ARNOLDO H.		SCALE: AS SHOWN		PROJECT BOUNDARY & EXISTING BLDG.					
					RIGHT OF WAY, DRIVEWAY & PARKING					

PROJECT SCOPE

1. Construction of new fire exit

2. Construction of concrete walkway for fire exit door leading to sidewalk.

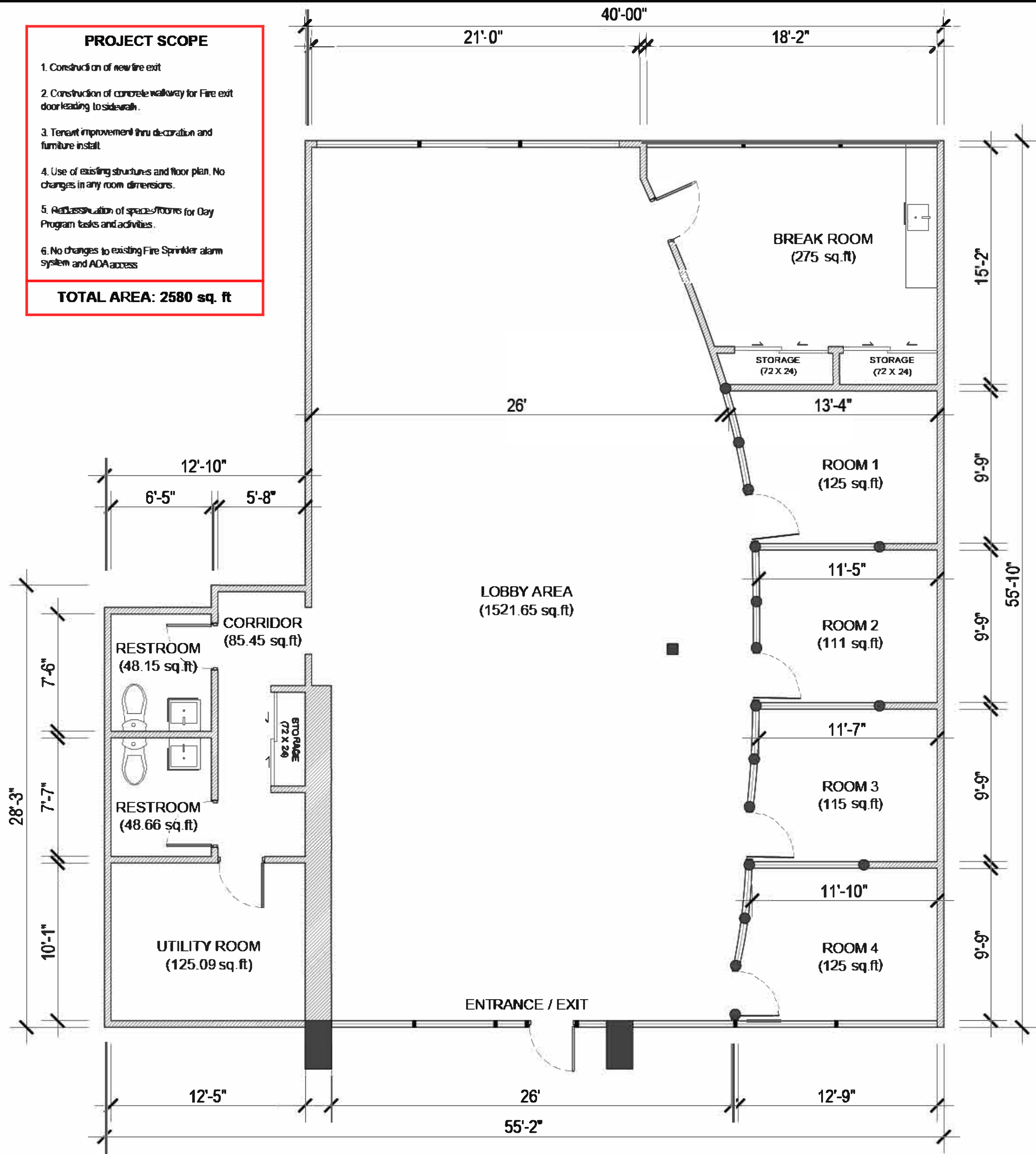
3. Tenant improvement thru decoration and furniture install.

4. Use of existing structures and floor plan. No changes in any room dimensions.

5. Reassignment of spaces/rooms for Day Program tasks and activities.

6. No changes to existing Fire Sprinkler alarm system and ADA access

TOTAL AREA: 2580 sq. ft

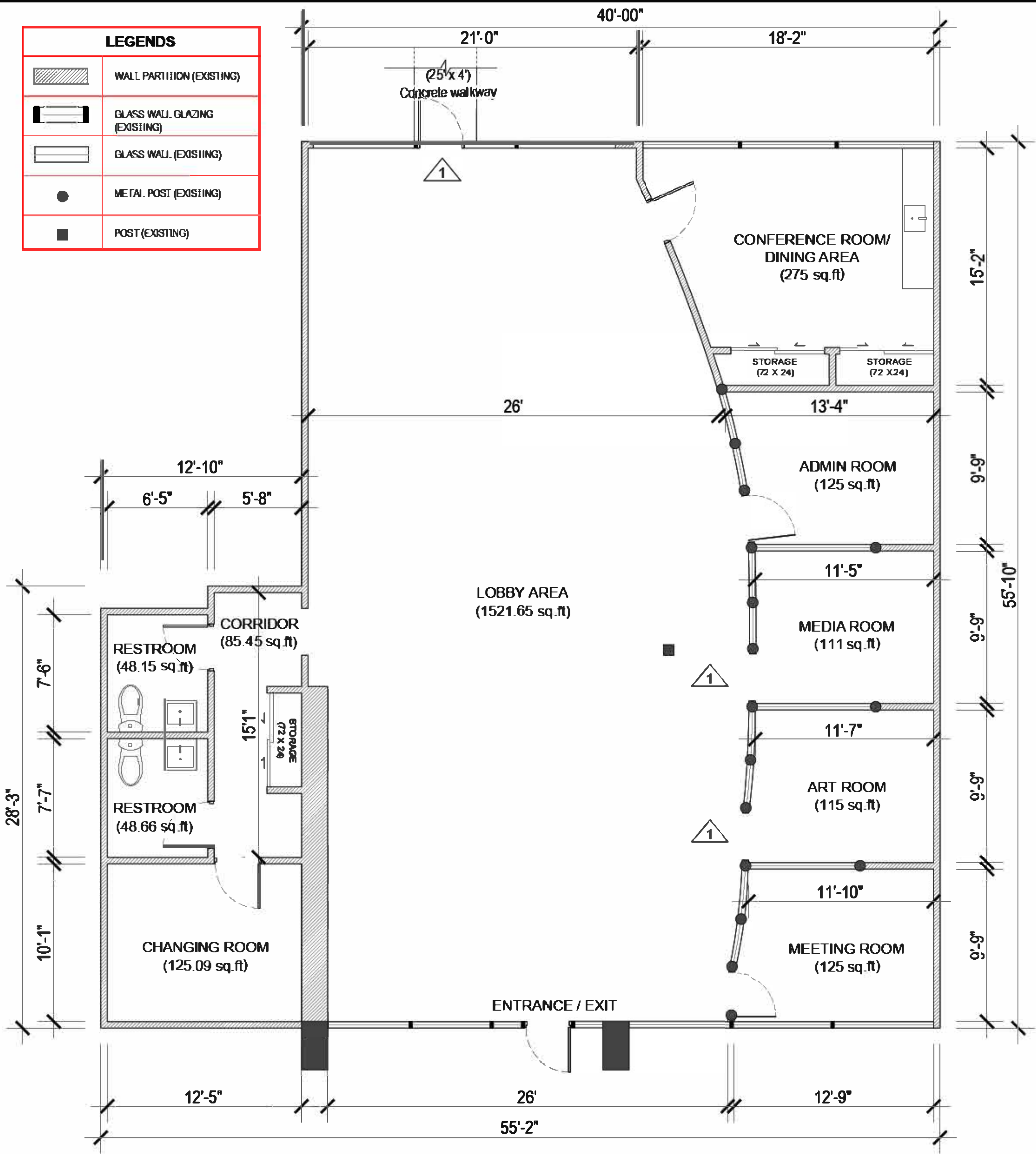


1

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGENDS	
	WALL PARTITION (EXISTING)
	GLASS WALL GLAZING (EXISTING)
	GLASS WALL (EXISTING)
	METAL POST (EXISTING)
	POST (EXISTING)



2

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



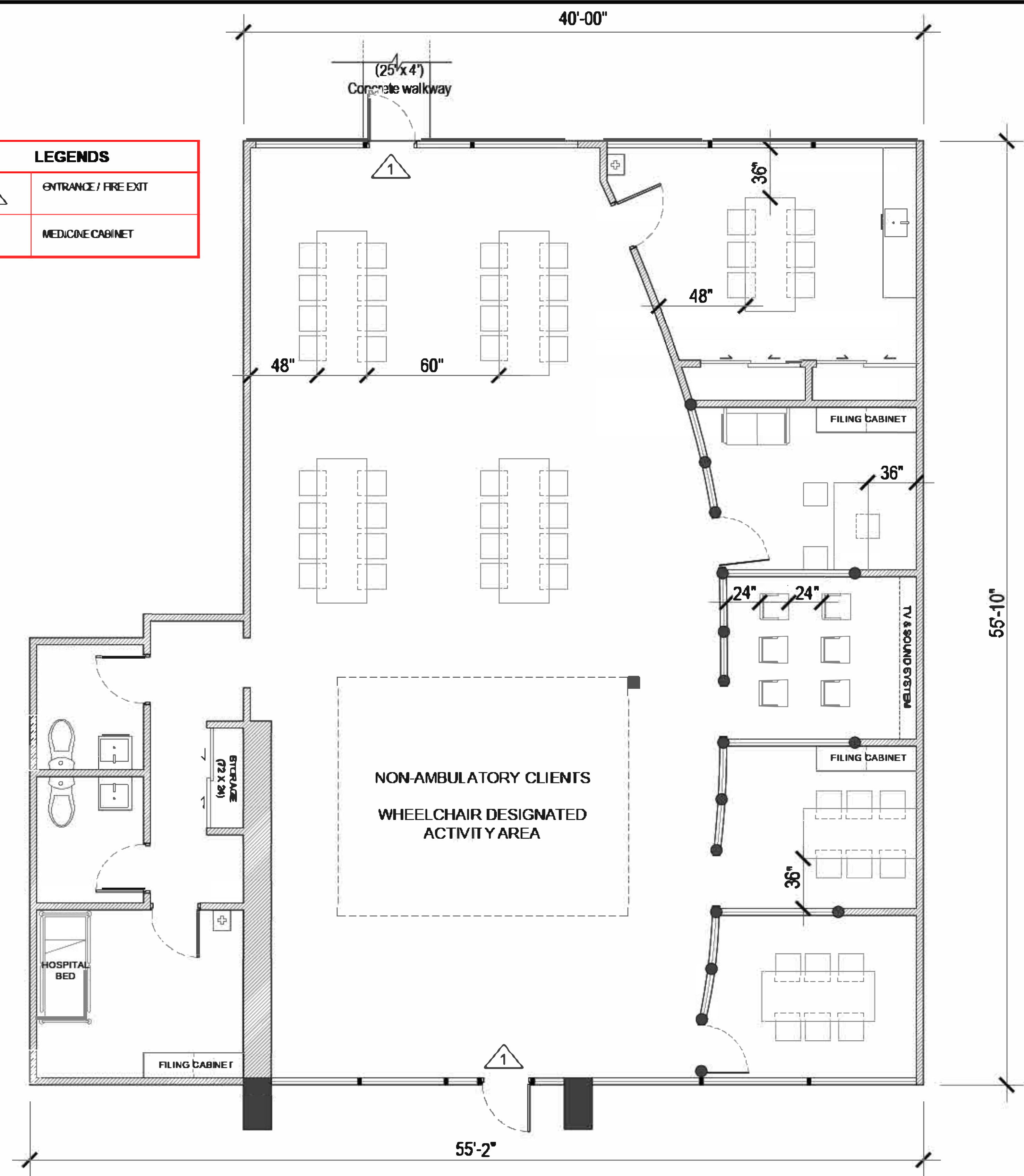
PROFESSIONAL ENGINEER			
LJ CABALLERO & ASSOCIATES			
897 OAK PARK BLVD. NO. 107 PISMO BEACH CA 93449			
PHONE: 805-473-8238 FAX: 805-173-1735			
CHECKED BY:	L.J. CABALLERO		
DRAWN BY:	ARNOLDO H.	SCALE:	AS SHOWN

PROJECT TITLE	
TINS ADULT DAY PROGRAM	
PROPERTY ADDRESS: 33131 ALVARADONILES RD, UNION CITY CA	

SHEET CONTENTS:	REV.	DATE	REMARKS
EXISTING FLOOR PLAN	1	4/12/23	BLDG. DEPT COMMENTS
PROPOSED FLOOR PLAN			

SHEET NO:
A-1

LEGENDS	
	ENTRANCE / FIRE EXIT
	MEDICINE CABINET



1

PROPOSED
 FURNITURE & FIXTURE LAYOUT

SCALE: 1/4" = 1'-0"

LEGENDS	
	FIRE SPRINKLER
	CO2 MONITOR
	FIRE ALARM
	KEY LOCKBOX
	RECESSED LIGHT
	ELECTRICAL OUTLET
	ELECTRICAL PANEL
	EXIT SIGN
	HVAC
	24 X 24 LIGHT PANEL
	48 X 24 LIGHT PANEL



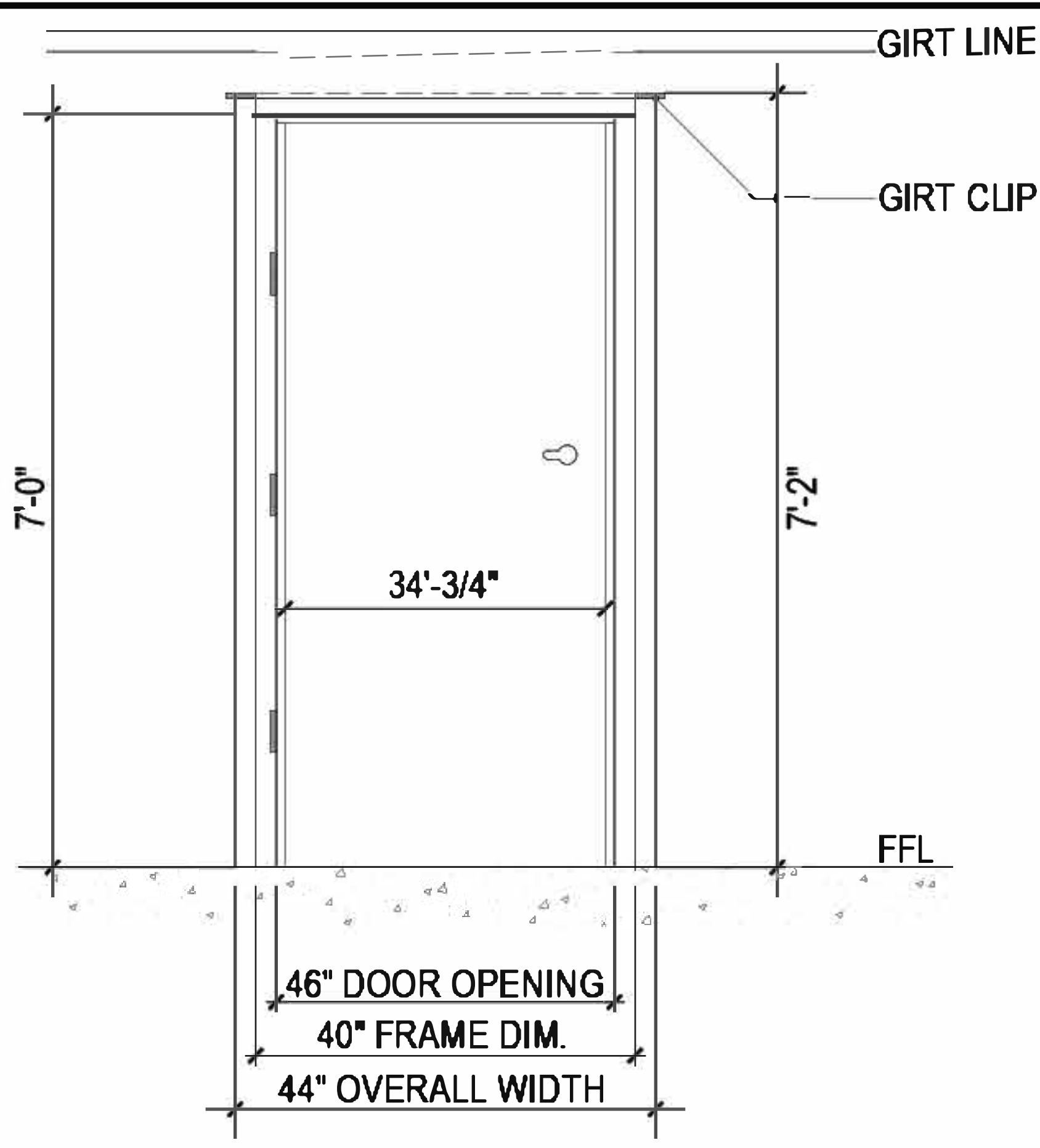
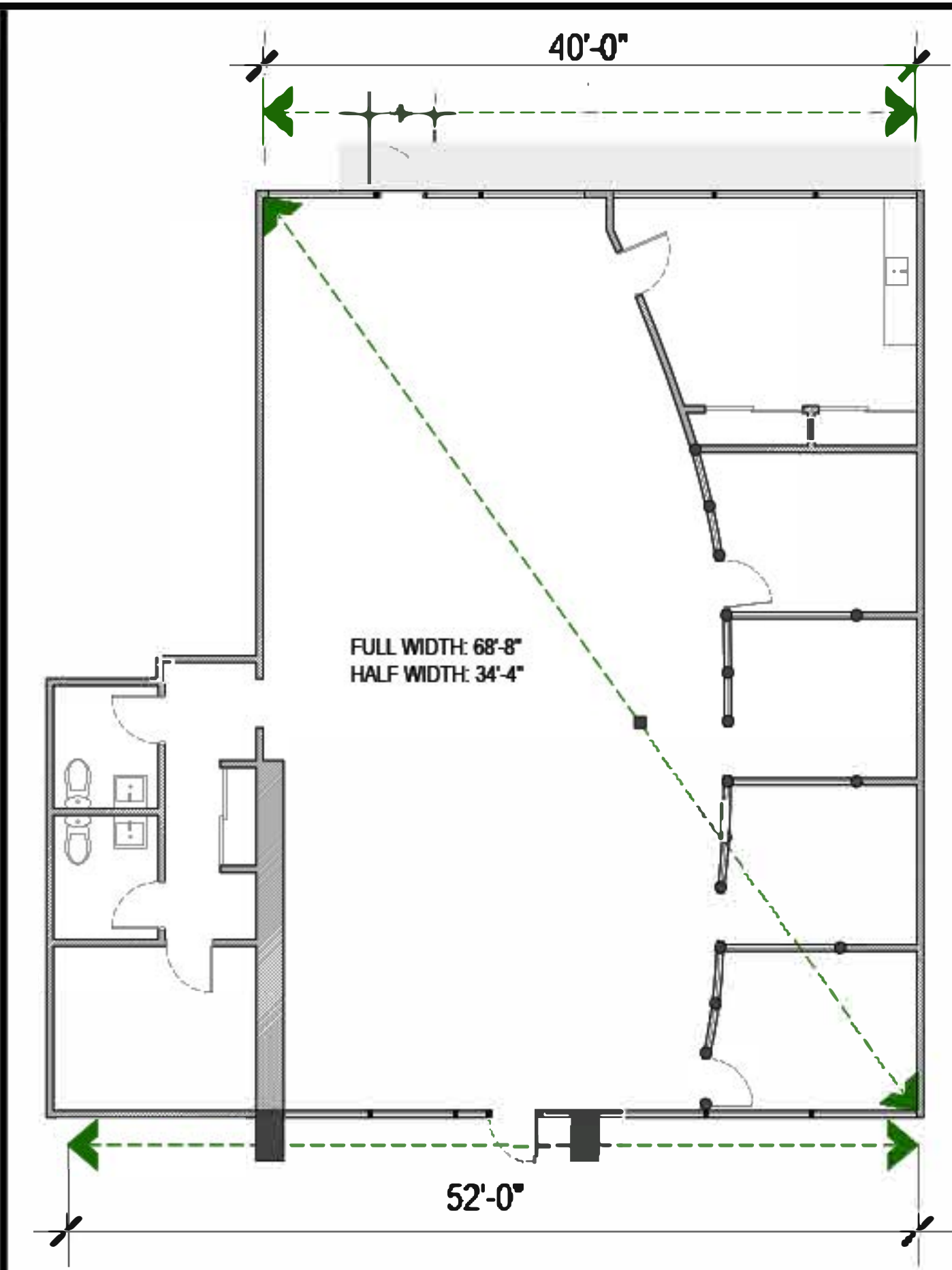
2

EXISTING (FOR REFERENCE; NO CHANGES)
 LIGHTING & SPRINKLER SYSTEM

SCALE: 1/4" = 1'-0"



PROFESSIONAL ENGINEER				PROJECT TITLE		SHEET CONTENTS:		REV.	DATE	REMARKS	SHEET NO:
<div>LJ CABALLERO & ASSOCIATES</div> <div>897 OAK PARK BLVD. NO. 107 PISMO BEACH CA 93449</div> <div>PHONE: 805-473-8238 FAX: 805-173-1735</div>				TINS ADULT DAY PROGRAM		PROPOSED FURNITURE & FIXTURE		<div>1</div>	4/12/23	BLDG. DEPT & ALAMEDA FD COMMENTS	A-2
						EXISTING LIGHTING & SPRINKLER SYS.					
CHECKED BY: L.J. CABALLERO		PROPERTY ADDRESS: 33131 ALVARADO-NILES RD, UNION CITY CA									
DRAWN BY: ARNOLDO H.		SCALE: AS SHOWN									



PROPOSED LOCATION OF FIRE EXIT

The proposed location is more than the half the diagonal width of the space as per C.B.C regulations: $40' > 34' - 4''$

- 90 MINUTE FIRE RATED DOOR
- PANIC HARDWARE AND EXIT DEVICE LEVER HANDLE
- UNLOCKED INSIDE WITH KEY OUTSIDE TO OPEN
- SIGNAGE INSIDE THAT SAYS "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- SIGNAGE OUTSIDE THAT SAYS "FIRE EXIT, KEEP CLEAR AT ALL TIMES"

SEE COMPLETE SPECIFICATIONS OF FIRE RATED DOOR INCLUDING HARDWARE, AS ADDITIONAL ATTACHMENT

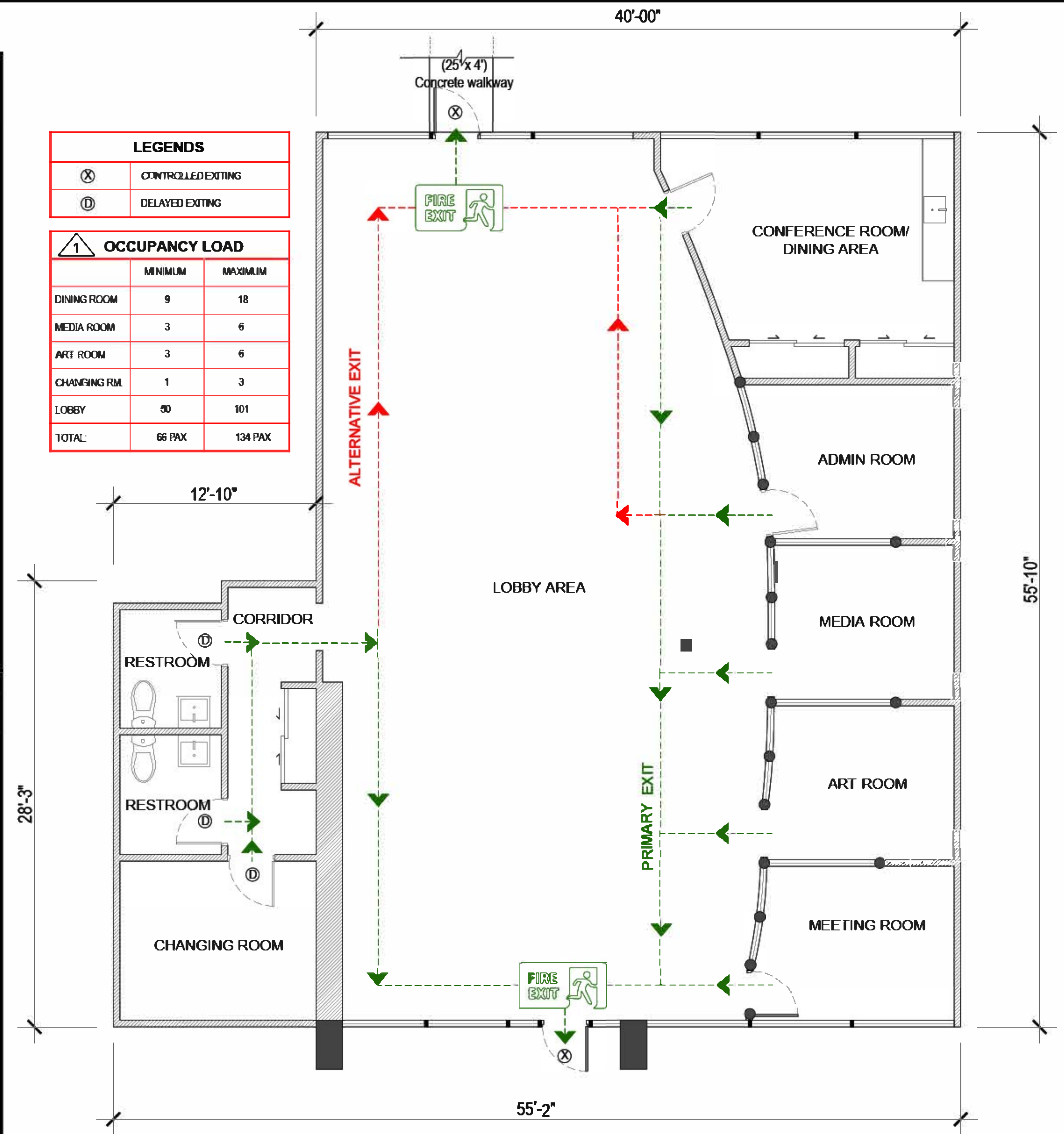
FIRE EXIT DOOR DETAIL

3070 STANDARD PRE ASSEMBLED DOOR INCLUDES THE FOLLOWING COMPONENTS:

- 1 18 GAUGES, GALVANNEALED, INSULATED DOOR LEAF
- 2 5 3/4", 16 GAUGE, GALVANNEALED, INSULATED DOOR FRAME.
- 3 16 GAUGE, GALVANNEALED, SUBFRAME (FRAMED OPENING), SIZED TO MATCH GIRT DEPTH.
- 4 CYLINDRICAL LEVER LOCK-GRADE 1 (26D FINISH)
- 5 BALL-BEARING HINGES - 4 1/2" X 4 1/2" WITH A NON REMOVABLE PIN (26D FINISH)
- 6 5 3/4" ALUMINUM THRESHOLD - ADA COMPLAINT
- 7 ADJUSTABLE SWEEP
- 8 KERFED WEATHERSEAL
- 9 12 GAUGE, GALVANNEALED ADJUSTABLE GIRT CLIPS.
- 10 PACKAGING - EACH DOOR SYSTEM IS PACKAGED IN HEAVY DUTY WOOD CRATING.
- 11 ALL FASTENERS & ANCHORS INCLUDED FOR COMPLETE INSTALLATION.

LEGENDS	
⊗	CONTROLLED EXITING
Ⓢ	DELAYED EXITING

OCCUPANCY LOAD		
	MINIMUM	MAXIMUM
DINING ROOM	9	18
MEDIA ROOM	3	6
ART ROOM	3	6
CHANGING RM.	1	3
LOBBY	90	101
TOTAL:	66 PAX	134 PAX



1 FIRE EXIT ANALYSIS

SCALE: 1/4" = 1'-0"



PROFESSIONAL ENGINEER

LJ CABALLERO & ASSOCIATES

897 OAK PARK BLVD. NO. 107 PISMO BEACH CA 93449
PHONE: 805-473-8238 FAX: 805-173-1735

CHECKED BY: L.J. CABALLERO

DRAWN BY: ARNOLDO H.

SCALE: AS SHOWN

PROJECT TITLE

TINS ADULT DAY PROGRAM

PROPERTY ADDRESS: 33131 ALVARADO-NILES RD, UNION CITY CA

SHEET CONTENTS:

FIRE EXIT ANALYSIS

FIRE EXIT DOOR DETAILS

REV.

1

DATE

4/12/23

REMARKS

ALAMEDA FD COMMENTS

SHEET NO:

A-3

ATTACHMENT 1

Parking Analysis Report

Architects • Engineers • Parking Planners



WATRY DESIGN, INC.

Date:	4/28/2023	WDI No.:	23043.313
Project:	TINS Adult Day Program		
From:	Watry Design Inc.		
To:	Erwin Ilao, TINs Professional Nursing Service Corporation		
Regarding:	Parking Analysis		

Introduction:

The purpose of this report is to assist TINS Adult Day Program in response to the City of Union City regarding the proposed recreational facility for developmentally disabled clients to be located at 33131 Alvarado-Niles Road, the proposed program will provide recreational, social tasks and events for 15 to 30 participant clients of the Regional Center East Bay. Participants are supervised by Staff on a 3:1 ratio and a nurse is on duty to perform basic nursing needs as required. Assumed client participants may include ambulatory and non-ambulatory for which wheelchair access is required.

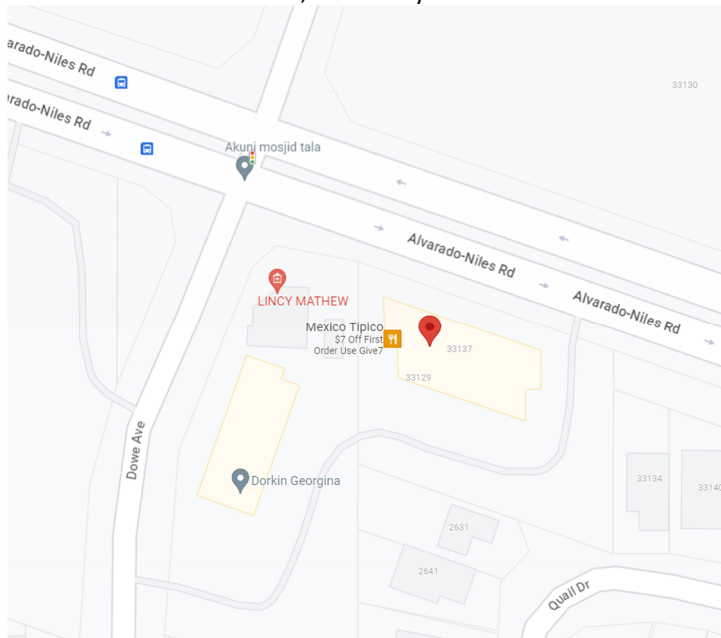
The program is not open to the public and only clients of the Regional Center are accepted. The Program is to operate Monday through Friday from 9:00am to 2:00pm.

Governing Codes:

CBC2021, Calgreen 2021, City of Union City Municipal Code

Project Location:

33131 Alvarado-Niles Road, Union City CA



Program Operations:

Participants of the Day program will attend from various residential care facilities within the area and come from 6 locations every Monday-Friday, Transportation to and from will be provided by means of professional transportation services on a day-to-day basis, services such as "East Bay Para Transit" will provide said service. Drop off and pick up will occur between 8:15 and 9:30 am during the morning and 2:30 through 3:15 in the afternoon.



Parking:

The proposed program is located within the Nakamura Building B at 33131 Alvarado-Niles Road, Designated as CPA

CPA	Professional and Administrative Commercial District
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As noted in Union City Title 18 Zoning, 18.12.010 Districts Established.

Given the nature of the service provided the TINS Adult Day Program can be considered under the Day Care category of use, for which the required parking would be 1 space for every ten (10) clients, plus one (1) space for every two (2) employees.
Per Union City Zoning chapter 18.36 Commercial Districts section 150 off-street parking. Subsection A.5.

This would equate to at its maximum of 30 clients / 10 = 3 parking spaces req.
And assuming a ratio of 3 clients to 1 employee, 30 clients / 3 = 10 Employees
At a ratio of 1 space per every 2 employees = 10 employees / 2 = 5 parking spaces req.
This would result in a of total 8 parking stalls would be required per local zoning, to service the proposed use.

The Nakamura Plaza is comprised of 2 buildings, the lot located along the corner of Alvarado-Niles and Dove Ave. has designated parking that is located on the same lot and has entry and exit access to both adjacent streets. Access circulation through the parking lots is via 2-way drive aisles and 90-degree parking stalls along the perimeter and facing the commercial buildings.

The site is located within less than 2 miles of public transportation such as BART Union City Station. And is serviced by 3 of the 6 bus routes provided by Union City Transit, between the site and Bart Station.





There are 81 total off street parking stalls on the site, existing parking is assigned and Building A accounts for 30 stalls and Building B has 35 stalls. The remaining stalls are assumed to be shared and used on a first come first served basis. In addition, there is parallel public street parking along portions of Alvarado-Niles Road Adjacent to the site.

TINS Adult Day Program is located within Building B and shares the building with 3 other tenant uses, 2 dental offices and a Restaurant.

Of the existing parking available on site, 10 parking stalls are designated to the program space proposed for the TINS ADP, as the rental lease of 2580sf at a ratio of 3.5 spaces for every 1000 sq.ft. (common ratio for commercial uses).

Proposed parking demand based on use:

TINS Adult Day Program shall encourage their employees to use public transportation. For Administrators and Supervisors who bring their personal vehicle, a parking space shall be designated for their use.

The table below is showing the parking space requirements for the program staff and its clients at a minimum operating occupancy (15pax) and a maximum operating occupancy (30pax).

Since TINS ADP's mandate is to provide service in a ratio of 3:1 (client to staff), the maximum number of employees that will be onsite on any given day is 10 staff members.

No. of Clients	No. of Staff	Parking	Para Transportation
10 - 15 pax	4 Staff	4 spaces	3 private service vehicles
15 - 30 pax	10 staff	10 spaces	6 private service vehicles

The maximum parking spaces needed at any given day by the Adult Day Program will be 10; given that client participants will make use of the Para Transport as the main transportation means for all clients, the drop off and pick up loading is temporary and occurs at the specified time of day, and these can make use of drop off areas that do not affect the rest of the parking on site.

Drop-off and Pick-up of participant clients will occur within the private lot and never in the public right of way, the Proposed circulation is defined as: Para Transportation service will enter the parking lot from Alvarado-Niles Road and stops at the loading area for a maximum 15 minutes, dropping off 2-5 ambulatory and non-ambulatory clients at a time. The assigned Loading area allows other vehicles to bypass the Para transportation vehicles without impeding circulation to the rest of the site, once loading and unloading is completed, Para transport will continue through the lot to exit out using Dowes Ave. and then make either a left or right turn at the stop.

During the drop off and pick up times as the Para Transport that is making use of the drop off area, there is still sufficient space for the adjacent drive aisle and 2-way drive circulation to continue its function without any interruption as the corner configuration allows for the drive circulation maneuver to take place.

It is also possible for the Para Transportation vehicles to make use of the Accessible stalls if available at the drop off and pick up times, allowing for more flexibility of use in the loading areas or normal parking stalls. It is expected that pick up and drop off will take a maximum of 15 min. per Para Transport depending on the ambulatory status of client participant.

It can be noted that, proposed drop-off and pick-up times of operation occur during low traffic volume times when the other tenants of the building are not in operation or at times of very low volume of parking needs.



Circulation plan.

Conclusion

By inspection, based on industry standards, regarding the proposed operation and type of use given for the TINS Adult Care program, the existing parking lot plan, layout, and availability for shared use with other services in the same lot is above the minimum required. We find that the proposed parking and drop off and pick up operation scenarios are acceptable as proposed and should not incur in any loss of service to the other tenants of the same site and provide the needs for the TINS Adult Care program to function as requested.

WATRY DESIGN, INC.

Francisco Navarro
Director of BIM

Cc: Michelle Wendler

Enclosure
FN/mw