



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 20, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE PR-2024-001701 GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, ZONING CODE MAP AMENDMENT, AND DESIGN REVIEW – A REQUEST BY MARIA IWANICKI OF HKS, INC. ON BEHALF OF THE RIVERSIDE COMMUNITY HOSPITAL TO CONSIDER THE FOLLOWING ENTITLEMENTS TO FACILITATE THE CONSTRUCTION OF A PARKING STRUCTURE TO SERVE THE RIVERSIDE COMMUNITY HOSPITAL: 1) GENERAL PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF TWO PARCELS (APN #: 217-060-020 AND 217-060-009) FROM DSP - DOWNTOWN SPECIFIC PLAN TO RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN; 2) SPECIFIC PLAN AMENDMENT TO AMEND THE RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN TO REMOVE TWO PARCELS (APN #: 217-060-020 AND 217-060-009) FROM THE DOWNTOWN SPECIFIC PLAN BOUNDARIES AND INCORPORATE THEM WITHIN THE RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN BOUNDARIES; 3) ZONING CODE MAP AMENDMENT TO REZONE TWO PARCELS (APN #: 217-060-020 AND 217-060-009) FROM DSP-AS DOWNTOWN SPECIFIC PLAN – ALMOND STREET DISTRICT TO RCHSP – RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN OVERLAY ZONE; AND 4) DESIGN REVIEW OF PROJECT PLANS – LOCATED AT 4410, 4414, 4420, 4426, 4440, 4468 BROCKTON AVENUE, SITUATED ON THE SOUTHEAST CORNER OF BROCKTON AVENUE AND 14TH STREET

ISSUE:

Approve Planning Case PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review) to facilitate the construction of a Parking Structure, containing 593 parking spaces, to serve the Riverside Community Hospital.

RECOMMENDATIONS:

That the City Council:

1. Determine that the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring and Reporting Program prepared for Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 (GPA, SP, RZ, DR, EIR) Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report

(“Certified FEIR”) (State Clearinghouse No. 2013071102);

2. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map (Attachment 1).
3. Adopt the attached Resolution amending the General Plan Land Use Designation (Attachment 2);
4. Adopt the attached Resolution amending the Downtown Specific Plan (Attachment 3);
5. Adopt the attached Resolution amending the Riverside Community Hospital Specific Plan (Attachment 4); and
6. Approve Planning Case PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions

PLANNING COMMISSION RECOMMENDATION:

On April 10, 2025, the Planning Commission recommended City Council approve Planning Case PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review), by a vote of 9 ayes, 0 noes, and 0 absent (Attachments 5, 6, and 7).

BACKGROUND:

The project site consists of six contiguous parcels, totaling 1.66 acres, developed with an auto body shop, medical offices and a storage building. The project site is surrounded by the Riverside Community Hospital (RCH) to the south and east, Riverside Unified School District offices to the north (across 14th Street) and medical offices and a Del Taco to the west (across Brockton Avenue). Four of the parcels totaling 0.85 acres are located within the Riverside Community Hospital Specific Plan Boundaries and two of the parcels totaling 0.81 acres are located within the Downtown Specific Plan Boundaries.

On May 20, 2014, the City Council approved Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 (GPA, SP, RZ, DR, EIR) to establish the Riverside Community Hospital Specific Plan (RCHSP) and to certify the associated Environmental Impact Report (State Clearinghouse No. 2013071102). The RCHSP outlined a 30-year phased Master Plan for future expansion, ensuring compliance with Senate Bill 1953 for seismic retrofit requirements. Since the adoption of the RCHSP Master Plan a 7-story hospital tower (Building G) was constructed, consisting of 189 patient beds. A parking structure with 1,060 parking spaces was constructed prior to the establishment of the specific plan.

DISCUSSION:

The applicant is requesting approval of entitlements to facilitate the construction of a 5-deck (one subterranean level and four above grade levels) parking structure situated in the northwest corner of the Riverside Community Hospital Campus, adjacent to the intersection of Brockton Avenue

and 14th Street. The parking structure will provide approximately 593 vehicle parking spaces to serve both patients and hospital staff. Vehicular entry/exit points to the structure are proposed along the east side of the structure, with access from internal drive aisles within the RCH Campus; and an exit only driveway on Brockton Avenue. The parking structure provides multiple pedestrian points of access, primarily along the east side of the structure that directly connect to the existing pedestrian network of the campus.

Upon construction of the proposed parking structure, the existing parking structure (Building I and J) south of Hospital Tower (Building G), will be demolished to accommodate a future hospital tower.

As part of this project, the RCHSP is proposed to be amended as follows:

- Specific Plan figures - The following figures are proposed to be modified to include the incorporation of two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) into the RCHSP boundaries:
 - Figures 2-2 Vicinity Map, 2-3 Existing Site Plan, 2-4 General Plan Land Use, 2-5 Existing Zoning, 4-1 Land Use Plan – Phase 1, 4-2 Land Use Plan – Phase IIB, 4-3 Proposed General Plan Land Use, 4-4 Proposed Zoning, 5-1 Circulation Plan – Phase 1, 5-2 Pedestrian Pathway Plan, 6-1 Utility Plan Phase II, 7-1 Building Height Stepped Design Setbacks, 8-6 Lighting Plan.
- Section 4.0 Land Use: Revised to reflect additional details to Phase IIA description relating to the construction of the parking structure along Brockton Avenue and clarification of future construction under Phase IIB.
- Table 4-2: Updated to reflect actual square footages of existing building improvements and square footages of future phases of the RCH campus.
- Table 5-2: Revised to reflect proposed parking structure.
- Section 7.1 Permitted Uses: Modify to allow Certified Farmers' Market.
- Section 7.5.3 Parking: Updated to strike out language that is subject to the Building Code requirements and Zoning Code standards that are no longer relevant.
- Minor Text Amendment - To clarify and clean up inconsistencies.

Implementation of this proposed project requires:

- General Plan Amendment: To amend the land use designation of two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) from the DSP-Downtown Specific Plan to RCHSP – Riverside Community Hospital Specific Plan
- Specific Plan Amendment: 1) To amend the land use designations of 0.81 acres (APN #: 217-060-020 and 217-060-009), removing the parcels from the Downtown Specific Plan and incorporating them within the Riverside Community Hospital Specific Plan; and 2) amend language and exhibits within the Specific Plan as noted above.
- Zoning Code Amendment: To rezone two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) from DSP-AS Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan Overlay Zone
- Design Review: Site design and building elevations for the proposed parking structure.

Zoning Code Map Amendment

The proposal to apply the RCHSP – Riverside Community Hospital Specific Plan Overlay Zone to the 0.81-acre project site is consistent with the goals, policies, and objectives of the Riverside Community Hospital Specific Plan as well as the General Plan, as it will allow for the expansion of the Riverside Community Hospital. The proposed Zoning Code Map Amendment will allow for the construction of a parking structure, and the removal of an older existing parking structure to facilitate the future construction of Tower H. Tower H is required to be constructed, by State mandate, to relocate acute care services, from existing structurally non-compliant on-site buildings. The proposed Zoning Code Map amendment will not adversely affect surrounding properties as it is located within the RCH campus area. Since the proposal will facilitate the future growth of the RCH, a regional serving medical campus, the proposed Zoning Code Map amendment would promote public health, safety and general welfare and serves the goals and purposes of the Zoning Code, the Specific Plan and General Plan.

STRATEGIC PLAN ALIGNMENT:

This project contributes to the Envision Riverside 2025 City Council Strategic Priority 2 Community Well-Being, pertaining to:

- Goal 2.3. Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.
- Goal 2.6. Strengthen community preparedness for emergencies to ensure effective response and recovery.

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The proposed project requires public hearings by the Planning Commission and City Council.
2. *Equity* – The proposed project is an expansion of an existing community service that benefits all residences in the community and region.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed expansion of the Riverside Community Hospital meets the growing community's needs for increased health care facilities and services for a healthier and more vibrant community.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

FISCAL IMPACT:

There is no impact related to this report as all project costs are borne by the applicant.

Prepared by:	Judy Egüez, Senior Planner
Reviewed by:	Jennifer Lilley, Community & Economic Development Director
Certified as to	

availability of funds:	Kristie Thomas, Finance Director/Assistant City Financial Officer
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Ordinance Amending the Zoning Map
2. Resolution Amending the General Plan
3. Resolution Amending the Downtown Specific Plan
4. Resolution Amending the Riverside Community Hospital Specific Plan
5. Planning Commission Report, Exhibits and CEQA Document– April 10, 2025
6. Planning Commission Recommended Conditions – April 10, 2025
7. Planning Commission Minutes – April 10, 2025
8. Presentation