



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 10, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PLANNING CASE PR-2024-001701 REZONE, ADOPT AN ORDINANCE
REZONING TWO PARCELS TOTALING 0.81-ACRES FROM DSP-AS -
DOWNTOWN SPECIFIC PLAN – ALMOND STREET DISTRICT TO RCHSP –
RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN OVERLAY ZONE

ISSUE:

Consideration to adopt an ordinance to amend Riverside Municipal Code, Chapter 19.090 to rezone two parcels totaling approximately 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

RECOMMENDATION:

That the City Council adopt the attached Ordinance amending the Zoning Map from DSP-AS – Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan (Attachment 1).

INTRODUCTION OF ORDINANCE:

On May 20, 2025, the City Council introduced an ordinance to amend the Zoning Map pursuant Chapter 19.090 of the Riverside Municipal Code by rezoning two parcels approximately 0.81-acres from the DSP-AS – Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan, the parcels (APN #: 217-060-020 and 217-060-009), are generally located south of the intersection of Brockton Avenue and 14th Street, located on the east side of Brockton Avenue.

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 April 10, 2025 the Planning Commission (CPC) recommended to City Council to approve the requested General Plan Amendment, Specific Plan Amendment, Rezone and Design Review and Addendum to the previously approved RCH EIR by a vote of 9-0.

On May 20, 2025 the City Council voted to approve the project and adopt resolutions for a General Plan Land Use Amendment, Downtown Specific Plan Amendment and Riverside Community Hospital Specific Plan Amendment and introduce an ordinance to Rezone 0.81-acres from DSP-AS – Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan.

DISCUSSION:

The applicant is requesting approval of entitlements to facilitate the construction of a 5 deck (one subterranean level and 4 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 to the General Fund as all project costs are borne by the applicant.

Prepared by: Judy Egüez, Senior Planner

Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachment: Ordinance Amending the Zoning Map