

Riverside Community Hospital Specific Plan



UPDATE PHOTOGRAPHS (ELECTION TO
BE AGREED / REVISE PLAN



APPROVED:
FEBRUARY 2014

AMENDED:
MAY 2025

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Amended May 2025

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1.0 INTRODUCTION

1.1 PURPOSE

The Riverside Community Hospital (RCH) Specific Plan provides a roadmap to guide future development over a 30-year period and identify design and development standards for the expansion of medical and medical support uses in a manner that is compatible with existing uses and future needs. The RCH Specific Plan includes both short- and long-range planning goals.

The California Government Code (Section 65450–65457) and Chapter 19.820 of the City of Riverside Zoning Code permit the use of specific plans to regulate site development, including permitted uses, density, building size, and building placement. Specific plans also govern the type and extent of open space, landscaping, roadway configuration, and the provision of infrastructure and utilities.

1.2 PROJECT OVERVIEW

The RCH Specific Plan includes a two-phase master-planned expansion of the existing hospital campus. The primary focus of Phase I is to construct a new hospital bed tower to alleviate

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seismic concerns associated with existing buildings and to meet seismic retrofit requirements as required by Senate Bill (SB) 1953. Phase II also addresses seismic concerns and includes future and possible long-range development broken down into Phase IIa, Phase IIb, and Phase IIc. ~~Below is a summary of Phases I and II.~~ Additional details on the phasing are provided in Chapter 4.0, Land Use, of this Specific Plan.

Phase I—2014 to 2017

~~Phase I includes a new, 251,500-square-foot, 7-story hospital bed tower addition that will initially house up to 105 new licensed beds with 35 intensive care patient rooms and 70 medical and surgical patient rooms. In addition, the laboratory and food service operations will also be relocated to the new hospital tower. This would bring the total licensed bed count within the RCH Specific Plan to approximately 478. Phase I also includes shell space for an additional 84 beds, which would be built out in Phase II. Total capacity for this tower is 189 beds.~~

Phase II—2017 to 2043

~~During Phase II, it is anticipated that several new structures would be constructed within the RCH Specific Plan over a 30-year period. Phase II would be divided into Phase IIa, Phase IIb, and Phase IIc.~~

Phase IIa—2017 to 2024

~~Phase IIa is intended to occur between 2017 and 2024 and would consist of the demolition of Building A since it is not in compliance with SB 1953 and can no longer house acute care services. An approximately 100,000-square-foot mixed-use building would be proposed on the Building A site. Also, the build out of the shell space (84 additional licensed beds) in the Phase I tower would most likely occur during this phase (or earlier if necessary). When the tower has been fully built out, the maximum bed capacity within the RCH Specific Plan would be 562 licensed beds. Additional need for surface or structure parking is also anticipated in this phase to support the new space.~~

Phase IIb—2024 to 2029

~~Phase IIb is projected to occur between 2024 and 2029 and would consist of a second new, estimated 9-story, more than 600,000-square-foot replacement bed tower, totaling 339 licensed beds (273 beds relocated from Building B and 66 beds relocated from Building D to the proposed replacement bed tower after the seismic upgrades are complete under Phase I). The relocation of 339 licensed beds would keep the number of licensed beds within the RCH Specific Plan at 562. Phase IIb focuses on relocating beds and acute care services out of Building B and Building D to the new second tower, as those buildings will no longer be in compliance with SB 1953. Once the beds are relocated to the new second hospital bed tower, Building B and Building D will be used for outpatient, skilled nursing, support, and education (e.g., University of California, Riverside). Phase IIb includes the existing parking structures (identified as I and J on Figure 2-3, Existing Site Plan) to be demolished prior to the construction of the Phase IIb replacement bed tower. Some additional convenience parking could be included during this phase.~~

Phase IIc—2030 to 2043

~~Phase IIc is intended to occur between 2030 and 2043 and is expected to include the following:~~

- ~~• Addition of 38 licensed beds, for a total of 600 licensed beds. (This could occur in Phase IIb if need is demonstrated prior to 2030.)~~
- ~~• Construction of ancillary services as necessary.~~
- ~~• Construction of surface or structured parking as needed to support growth.~~

1.3 SPECIFIC PLAN REQUIREMENTS

According to the City of Riverside Zoning Code Section 19.820.040, at a minimum, a specific plan must include a statement of its relationship to the General Plan (Section 65451(b)) and text and diagram(s) specifying all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to carry out the provisions of the preceding three paragraphs (Section 65451(a)).
- Any other subjects that, in the judgment of the planning agency, are necessary or desirable for the General Plan implementation (Section 65452). (Ord. 6966 Section 1, 2007).

1.4 GENERAL PROVISIONS

Authority and Scope

The adoption of this Specific Plan by the City of Riverside (City) is authorized by Section 65450 et seq. of the California Government Code. The Government Code authorizes cities to prepare, adopt, and administer specific plans for portions of their jurisdictions, as a means of implementing a city's general plan. All specific plans must comply with Sections 65450–65457 of the Government Code. The RCH Specific Plan complies with all requirements mandated by state law. The RCH Specific Plan also complies with Chapter 19.820, Specific Plan/Specific Plan Amendments, of the City of Riverside Zoning Code.

Applicability

The provisions of this chapter shall apply to all properties included in the Riverside Community Hospital (RCH) Specific Plan Area; see Figure 2-2, Vicinity Map. No construction, addition, placement, or installation of any structure shall occur, nor shall any new use commence within the Specific Plan Area, on or after the effective date of this Specific Plan, except in conformity with the provisions of this Specific Plan. The regulations, development standards, and design

guidelines as contained in the RCH Specific Plan shall apply in their entirety in the review of development proposals, site plans, and building permits within its boundaries.

Administration

The City of Riverside shall administer the provisions of this Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, City of Riverside General Plan 2025, and the City of Riverside Municipal Code, in particular Title 19 (Zoning Code).

Adoption

This Specific Plan shall be adopted by resolution in accordance with the City of Riverside Municipal Code. The Specific Plan shall serve as the zoning for the subject property.

Enforcement

This Specific Plan serves as the implementation tool for the General Plan and zoning for the Specific Plan Area. This Specific Plan addresses permitted land uses, circulation, public utilities and services, development standards, and design guidelines. The City shall enforce the provisions of this Specific Plan in the same manner that the City enforces the provisions of the Zoning Code (Chapter 19.070).

Interpretation

The Development Standards (Chapter 7.0) contained in this Specific Plan shall replace and supplement the standards contained in the Zoning Code. Whenever the provisions contained in the Specific Plan conflict with the Zoning Code, the provisions of this Specific Plan shall prevail. If ambiguity arises concerning the content or applicability of any of provision of the Specific Plan, the Community Development Director or his/her designee shall have the responsibility to review pertinent facts, to determine the intent of the provision, and to issue an interpretation as provided for in Chapter 19.060 – Interpretation of Code, of the Zoning Code. Alternatively, the matter may be referred to the Planning Commission, if not specifically covered in the City of Riverside’s existing regulations. Such interpretations shall take into account the stated goals and intent of this Specific Plan.

“Should” versus “Shall”

To assist in understanding the full intent and/or requirement of the various provisions found in the Specific Plan document, users should be informed as to the meaning and context of the words “should” and “shall,” as well as “encouraged” and “discouraged,” as used in the document.

These words will be used consistently throughout the document to describe the intent of each objective, policy, standard, and guideline.

The use of the word “should” is intended to express the spirit and intent of the Specific Plan, meant to be applied with some flexibility. It indicates that the document is open to proposals that are equal to, or better than, that stated—as long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed project meets this test, and determinations will be made by the Community Development Director or his/her designee per Chapter 19.710 of the Zoning Code – Administrative Design Review.

The use of the word “shall” constitutes a specific requirement by the document. These are absolutely mandatory and offer relatively little flexibility unless choices are provided within the statement itself. “Shall” expresses the intent for something to take place in the future. All proposals must include these elements as described. Regardless of which term is used, each objective, policy, standard, and guideline as it pertains to each individual proposal must be addressed by an applicant.

The use of the words “encouraged” or “discouraged” are intended to express a more or less desirable solution. While, they are not direct requirements, these allow for considerable flexibility and interpretation whose intent must be upheld. Applicants will be expected to prove how proposals implement a particular objective, policy, standard, and guideline as deemed applicable by the Community Development Director or his/her designee.

Severability

If any section, sentence, clause, phrase, word, portion, or provision of this Specific Plan and its regulations are declared to be invalid, unconstitutional, or unenforceable, in whole or in part, by a court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Specific Plan that can be given effect without the invalid portion. In adopting this Specific Plan, the City Council affirmatively declares that it would have approved an adopted the Specific Plan even without any portion that may be held invalid or unenforceable.

1.5 GENERAL PLAN CONSISTENCY

To ensure consistency between the RCH Specific Plan and the City’s General Plan 2025, the General Plan 2025 will be amended concurrently with the adoption of this Specific Plan to incorporate and recognize that the RCH Specific Plan land use designation replaces the Downtown Specific Plan designation for that area. The existing General Plan 2025 land use designations are shown on Figure 2-4, and the RCH Specific Plan land use designations are shown on Figure 4-3.

1.6 ZONING CODE CONSISTENCY

To ensure consistency between the RCH Specific Plan and the City of Riverside Municipal Code, Title 19 (Zoning Code), the Zoning Map will be amended concurrent with the adoption of this plan to include a RCH Specific Plan Zone to replace the zoning for that area; refer to Chapter 3.4, Land Use, for further details. The existing zoning designations are shown on Figure 2-5, and the RCH Specific Plan zoning designations are shown on Figure 4-4.

Where land use regulations and/or design standards of the City of Riverside Zoning Code are inconsistent with this Specific Plan, the standards and regulations of the RCH Specific Plan shall prevail. Any issue not specifically covered in the RCH Specific Plan shall be subject to the City of Riverside Zoning Code. Interpretations may be made by the Community Development Director or referred to the Planning Commission if not specifically covered in the City's existing regulations.

1.7 DOWNTOWN SPECIFIC PLAN CONSISTENCY

The RCH Specific Plan Area is currently included in the Downtown Specific Plan – Health Care District and is subject to the provisions laid out in Chapter 10 of the Downtown Specific Plan. Under state law, specific plans provide detailed land use and infrastructure plans and policies for a certain geographic area, and must be consistent with a community's general plan. With adoption of the RCH Specific Plan, the portions of the Downtown Specific Plan – Health Care District that encompass the hospital campus will be rescinded to accommodate the boundaries of the RCH Specific Plan Area. This will result in two specific plan areas that will be effectively implemented and avoid conflict between policies, standards, and regulations of both specific plans. Therefore, there will be no inconsistencies between the RCH Specific Plan and Downtown Specific Plan.

1.8 CULTURAL RESOURCES CODE CONSISTENCY

All proposals that affect a designated cultural resource or an eligible cultural resource shall be subject to the Certificate of Appropriateness process set forth under Title 20 of the Riverside Municipal Code.

1.9 DOCUMENT ORGANIZATION

The RCH Specific Plan consists of the following chapters:

Chapter 1: Introduction – This Introduction provides the general overview and intent of the Specific Plan, and includes a project summary as well as the Specific Plan goals, requirements, and provisions.

Chapter 2: Existing Conditions – The Existing Conditions chapter defines existing facilities and surrounding uses, the location of the RCH Specific Plan Area, the existing General Plan land use designations and zoning, and the existing regional and local circulation network.

Chapter 3: Vision, Goals, and Policies – The Vision, Goals, and Policies chapter defines the overall vision of the Specific Plan and provides the framework for realizing the overall vision of the Specific Plan through goals and policies.

Chapter 4: Land Use – The Land Use chapter lays out the phased development plan for the project and discusses details of the land use program, including the General Plan amendment and rezone. This chapter also establishes the RCH Specific Plan as a General Plan land use designation and zoning district.

Chapter 5: Circulation – The Circulation chapter discusses the regional and local circulation, as well as parking improvements to accommodate proposed land uses.

Chapter 6: Public Utilities and Services – The Public Utilities and Services chapter identifies the water, sewer, and storm drain services for the RCH Specific Plan Area, as well as public services and dry utility providers.

Chapter 7: Development Standards – The Development Standards chapter provides the development standards of the RCH Specific Plan zoning district, such as height, setbacks, and floor area ratio in order to establish the relationship between building mass and scale.

Chapter 8: Design Guidelines – The Design Guidelines chapter provides direction for the design and appearance of buildings by incorporating examples and references for architectural theme, landscape plant palette, lighting, signage, and façade elements.

Chapter 9: Implementation – The Implementation chapter identifies administrative review, approval, and amendment procedures. This chapter identifies who may review future development projects that come forward under the RCH Specific Plan and what steps project proponents will need to complete.

Appendix – The appendix includes an analysis of how the RCH Specific Plan is in conformance with relevant goals and policies of the City of Riverside General Plan. The Appendix also includes the Ordinances and Resolutions adopting the Specific Plan as well as the Mitigation Monitoring and Reporting Plan.



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2.0 EXISTING CONDITIONS

This chapter of the Riverside Community Hospital (RCH) Specific Plan provides a brief overview of the setting and history of RCH followed by an overview of the existing land use, circulation, demographics, and cultural setting of the RCH Specific Plan Area.

2.1 LOCATION AND CITY CONTEXT

The RCH Specific Plan Area is approximately 0.42 mile west of State Route (SR-) 91 and approximately 1.60 miles south of SR-60. More specifically, the area is situated on an approximately 22.5-acre campus located at 4445 Magnolia Avenue. The RCH Specific Plan Area is bounded by 14th Street to the north, Brockton Avenue to the west, Magnolia Avenue to the east, and Tequesquite Avenue to the south. The regional and local setting is illustrated in Figure 2-1, Regional Location Map, and Figure 2-2, Vicinity Map.

The RCH Specific Plan Area is currently located in the Health Care District of the Downtown Specific Plan on the southerly edge of downtown Riverside. Downtown Riverside consists of a variety of artistic, natural, historic, and judicial facilities, and has historically been the focal point of the Inland Empire as a cultural and judicial center. The downtown area is rich in historic resources that include both residential and commercial properties and represent a wide variety of architectural styles and themes. The Almond Street District and Justice District are directly to the north of the Health Care District. The Almond Street District is characterized by primarily residential uses and its historic single-family residential buildings. The Justice District is the legal and office epicenter of the surrounding region. The Superior Court Building, Hall of Justice, Family Law Court, California Court of Appeal, and U.S. District Court can all be found within the Justice District.

2.2 EXISTING DEVELOPMENT AND LAND USE

2.2.1 Existing Facilities

Since RCH opened in 1925, it has been a prominent provider of healthcare in the Riverside community and the Inland Empire region, providing comprehensive healthcare and highly specialized services. The RCH Specific Plan Area has a number of different buildings with varying styles which were constructed throughout the twentieth century to accommodate the City of Riverside's (City's) growing

population. There are contemporary wings with elements dating to the 1960s, a Spanish-style hospital wing, a contemporary building called Raincross Medical Group, and a variety of low-



rise medical office buildings and hospital-related facilities. In addition to the eclectic mix of buildings, the RCH Specific Plan Area has a number of small open spaces and is lined with mature trees throughout.

2.2.2 Previous Approvals

RCH currently operates under a Conditional Use Permit that dates back to the 1960s and is consistent with the Downtown Specific Plan – Health Care District. Existing and previously approved RCH buildings, including years constructed, are listed in Table 3-1 and are depicted on Figure 2-3, Existing Site Plan.

Currently, RCH consists of medical office buildings, a patient care tower, health education center, women’s services building, storage building, four parking structures, HeartCare Institute, and emergency and surgical services (see Figure 2-3, Existing Site Plan). RCH is currently equipped with 373 beds and has approximately 1,960 employees, including over 500 highly trained physicians representing over 200 specialties. Emergency services include 50 treatment areas, a Level II Trauma Center, a Paramedic Base Station, and Emergency Helistop. In addition, RCH also provides Cardiology Services, a Cyberknife Center, Neurology and Neurosurgery Services, and Stroke Treatment. Existing and previously approved RCH buildings, including years constructed, are listed in Table 2-1 and depicted on Figure 2-3, Existing Site Plan.



Table 2-1
RCH Specific Plan Uses – Existing/Previously Approved

ID on Figure 2-3	Building/ Structure	Use	Square Footage	Number of Beds	Year Constructed
A	Building A	Hospital – lab, dietary, administration services	58,705	N/A	1925
B	Building B	Hospital	176,040	273	1965
C	Building C	Hospital – ICU and med/surg	111,450	34	1987
D	Building D	Hospital	41,431	66	1958
E	Building E	Hospital	3,565	N/A	1954
F	Building F	Hospital	1,077	N/A	1996
G	Parking structure	Parking	59,500	N/A	2002
H	Health education center	Meeting rooms	12,543	N/A	1979
I	Parking structure	Parking	96,084	N/A	1982

Table 2-1
RCH Specific Plan Uses – Existing/Previously Approved

ID on Figure 2-3	Building/ Structure	Use	Square Footage	Number of Beds	Year Constructed
J	Parking structure	Parking	101,049	N/A	1986
K	Medical office building 2	Cancer center	65,503	N/A	1986
L	Brockton Storage Building	Storage	4,450	N/A	1958
M	Women's services building	Community outreach, lactation services	1,900	N/A	1981
N	Medical office building 1	Medical offices	61,135	N/A	1975
O	Parking structure	Parking – 1,060 spaces	385,500	N/A	Construction anticipated to be completed 2014
P	Medical office building	Medical offices	61,000	N/A	Construction anticipated to be completed 2014
Q	Raincross Medical Office Building	Medical offices	57,754	N/A	1996
<u>R</u>	<u>Tower G - New phase I hospital bed tower</u>	<u>Hospital</u>	<u>258,142</u>	<u>189</u>	<u>2017</u>
Total Square Footage				1,298,686 <u>1,556,828</u>	

N/A = not applicable; ICU = intensive care unit; med/surg = medical/surgical

2.2.3 Surrounding Uses

The RCH Specific Plan Area is surrounded by residential uses to the northwest; Grant Elementary School and a gas station to the north; muffler services to the northeast; Newman Park and Community Medical Group of Riverside to the east; Riverside Community College to the southeast; Calvary Presbyterian Church, Evans Sports Complex, and residential uses to the south; and commercial and industrial uses to the west.

The University of California at Riverside (UCR) is located to the east of the RCH Specific Plan Area just over SR-91. UCR owns and operates the UCR California Museum of Photography, which provides a unique educational tie to downtown. West of downtown and northwest of RCH is the Santa Ana River, Mount Rubidoux Park, Fairmont Park, and Lake Evans. In addition, south of downtown and southwest of RCH is the Ryan Bonaminio Park at the Tequesquite Arroyo.

2.3 EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The City of Riverside General Plan 2025 land use designation for the RCH Specific Plan Area is Downtown Specific Plan (DSP); see Figure 2-4, Existing General Plan Land Use. The Specific Plan Area is zoned Downtown Specific Plan – Health Care District (DSP-HC); see Figure 2-5,

Existing Zoning. The DSP Zone allows for a broad range of residential, office, service, commercial, educational, and institutional uses. The Health Care District (HC) is intended to encourage the expansion of the existing hospital and medical-related uses and establishment of new medical and medical support uses, and to create an attractive entry into downtown from the south (Riverside Municipal Code Section 19.147.010). Proposed General Plan land use designations and zoning are discussed in Chapter 4.0, Land Use, of this Specific Plan.

2.4 EXISTING CULTURAL SETTING

Title 20 of the City of Riverside’s Municipal Code establishes procedures for preserving, protecting, and designating significant cultural resources. The City of Riverside takes great pride in the preservation of their historical and cultural facilities and monuments. The eight potentially significant historical structures on or adjacent to the RCH Specific Plan Area are described below.

J. Harrison Wright Palm Grove

The J. Harrison Wright Palm Grove at the southwest corner of Magnolia Avenue and 14th Street qualifies for City of Riverside Cultural Heritage Landmark status as a cultural landscape. The palms in the grove were donated to the hospital by renowned palm tree authority and Riverside resident J. Harrison Wright. The palms were clustered at the corner to balance with the historic palm grove in Newman Park across Magnolia Avenue. Building A, while not a historic resource, provides an important sense of setting for the palm grove.



Building B

Building B is situated in the northeast portion of the RCH Specific Plan Area near Magnolia Avenue, and it currently serves as the hospital’s main bed tower. It has been determined that this building is eligible for listing in the California Register of Historical Resources. Building B is an excellent example of midcentury modern architecture by a renowned local architect, Herman O. Ruhnu. Building B is a prominent six-story, reinforced concrete building. The flat roofed building’s footprint assumes a “V” shape, oriented toward a parking and receiving area in the southerly portion of the RCH Specific Plan Area. The building assumes a horizontal stance created by its prominent use of



bands of windows, concrete awnings, and concrete spandrels. To bring Building B into compliance with current seismic standards, alterations will be necessary.

Riverside Community Players

The Riverside Community Players, situated at 4026 14th Street, toward the northwest corner of the RCH Specific Plan Area, qualifies for local designation as a Structure of Merit. While the architectural integrity of the existing building on the site has been compromised by later additions, the Riverside Community Players is among the longest continuous operating theater groups in the USA.



Calvary Presbyterian Church

Located along Magnolia Avenue south of the RCH Specific Plan Area, the Calvary Presbyterian Church qualifies for listing on the National Register of Historic Places, and it is a designated City of Riverside Structure of Merit. Its significance relates mainly to its Gothic Revival architecture, which rivals any other example in Riverside. Calvary Presbyterian Church is a complex campus built over several decades. All but the Christian Education Building are designed in the Gothic Revival style more commonly found in East Coast cities, in England, and in Europe. The Fellowship Hall, shown in the picture, was among the central elements of the first three buildings constructed on the site. It originally served as the church's sanctuary.



Grant School

Located at the northeast corner of Brockton Avenue and 14th Street, Grant School is a City of Riverside Cultural Heritage Landmark and is eligible for listing in the National Register of Historic Places. Its significance relates to its architecture and its association with prominent architect G. Stanley Wilson. The present building is located on the site of one of Riverside's early schools, an 1889 three-story brick Victorian-style building known during its first years as the 14th Street School. In



those years, the first and second stories of the 14th Street School accommodated elementary grades, while the third story housed Riverside's first high school.

Chinatown

The Chinatown site is approximately 2.5 acres, located across Brockton Avenue from the hospital at the northwest corner of Brockton Avenue and Tequesquite Avenue. The Chinatown site is the eastern portion of a larger property where a village of Chinese immigrants existed from 1885 until the 1930s. Chinese immigrants performed important tasks that helped in the establishment of Riverside. These included working on railroads and laboring in Riverside's major economic engine, the citrus industry. Chinese immigrants also performed many other services in the City. In 1990, the Chinatown site was nominated for inclusion in the National Register of Historic Places.

Newman Park

Situated at the southeast corner of Magnolia Avenue and 14th Street, Newman Park is a City of Riverside Cultural Heritage Landmark. The park's significance derives from its palm grove, donated by renowned palm authority and Riverside resident J. Harrison Wright and its art deco-style monument of Juan Bautista de Anza. The Newman Park palm grove also is significant in its relationship to and balance with the J. Harrison Wright palm grove within the RCH Specific Plan Area.



Old Magnolia Avenue Trolley Line and Refuse Dump

Located in the vicinity of Magnolia Avenue and 14th Street, the Old Magnolia Avenue Trolley Line and Refuse Dump qualifies for historic resource status for its archaeological potential. Test explorations of the site have uncovered many artifacts from Riverside's early history, deposited when the area was a local town dump.

2.5 REGIONAL AND LOCAL CIRCULATION

2.5.1 Existing Regional Circulation Network

Highways

Regional access to the RCH Specific Plan Area is near the crossroads of three major freeway systems: SR-91, SR-60, and Interstate 215(I-215). East of RCH is SR-91, a primary connection between Riverside and Orange/Los Angeles counties. North of RCH is SR-60, which connects Riverside in the east to downtown Los Angeles in the west and numerous communities in between. Also to the north is I-215, which stretches from Murrieta in the south to northern San Bernardino in the north. The SR-91/SR-60/I-215 Freeway Interchange is north of the RCH Specific Plan Area.

Railways

The Metrolink and Amtrack stations are located 0.7 mile east of the RCH Specific Plan Area and provide multi-modal regional access to surrounding cities. Four rail lines traverse the City of Riverside: the “Inland Empire-Orange County Line” runs from San Bernardino and Oceanside; the “Orange County Line” runs from Los Angeles to Oceanside; the “91 Line” runs from Riverside to downtown Los Angeles via Fullerton and Orange County; and the “Riverside Line” runs from Riverside to Los Angeles via Ontario and Pomona.

Bus Routes

Transit service to the RCH Specific Plan Area is provided by the Riverside Transit Agency (RTA). The following is a brief description of the bus routes that provide transit service on the street system surrounding the RCH Specific Plan Area.

- Route 1 operates between the University of California at Riverside (UCR) in the City of Riverside and the West Corona Metrolink Station in the City of Corona. The route provides access RCH via Magnolia Avenue. Route 1 operates on weekdays from 4:00 a.m. to 10:30 p.m. with 30-minute headways (the time between bus arrivals) and on the weekends from 5:30 a.m. to 9:30 p.m. with 30-minute headways.
- Route 13 operates in the City of Riverside via Magnolia Avenue in a northeast–southwest direction. Route 13 provides service on weekdays from 4:30 a.m. to 8:30 p.m. with 45-minute headways and on the weekends from 7:00 a.m. to 6:30 p.m. with 60-minute headways.
- Route 14 operates between the City of Riverside and the City of Loma Linda. Route 14 provides service to the cities of Riverside, Grand Terrace, Loma Linda, and Colton. Route 14 operates on weekdays from 5:15 a.m. to 8:40 p.m. with 90-minute headways and on the weekends from 7:00 a.m. to 7:45 p.m. with 90-minute headways.
- Route 15 operates between the City of Riverside and the La Sierra area of the City. Route 15 starts at the Riverside Downtown Terminal and ends at the intersection of Pierce and Sterling. The route provides access to RCH via Magnolia Avenue. Route 15 operates on weekdays from 5:40 a.m. to 9:40 p.m. with 45-minute headways and on the weekends from 7:00 a.m. to 7:45 p.m. with 60-minute headways.
- Route 50 is known as the “Jury Trolley” which operates between the Riverside County Courthouse and the intersection of Magnolia Avenue and Terracina Drive. This route provides access to RCH via Magnolia Avenue. Route 50 operates Monday through Thursday only, from 7:20 a.m. to 9:00 a.m. with 13-minute headways and from 9:01 a.m. to 5:40 p.m. with 27-minute headways.

2.5.2 Existing Local Circulation Network

The primary north–south, four-lane arterials that provide access to the RCH Specific Plan Area are Magnolia Avenue and Brockton Avenue. From SR-60, the Market Street exit, also a four-lane arterial, would be the closest exit and most direct route; Market Street transitions into Magnolia Avenue at the northeast corner of the RCH Specific Plan Area. Magnolia Avenue runs along the east side of the RCH Specific Plan Area and has one entrance. Brockton Avenue can be reached by way of 14th Street and the 14th Street exit off SR-91. Brockton Avenue runs along the west side of the RCH Specific Plan Area and has three entrances into the campus, including one with limited access just south of the Brockton Avenue and 14th Street intersection.

The primary east–west arterial providing access to the RCH Specific Plan Area is 14th Street. SR-91 has off-ramps at 14th Street for northbound and southbound traffic. 14th Street is a four-lane arterial that runs along the north side of the RCH Specific Plan Area. There are two entrances on 14th Street, one of which is an Emergency Medical Services entrance. The east–west arterial that runs along the south side of the RCH Specific Plan Area is Tequesquite Avenue, a two-lane roadway. Tequesquite Avenue, not a through street, can be reached by way of Brockton Avenue, and has one entrance into the RCH Specific Plan Area.

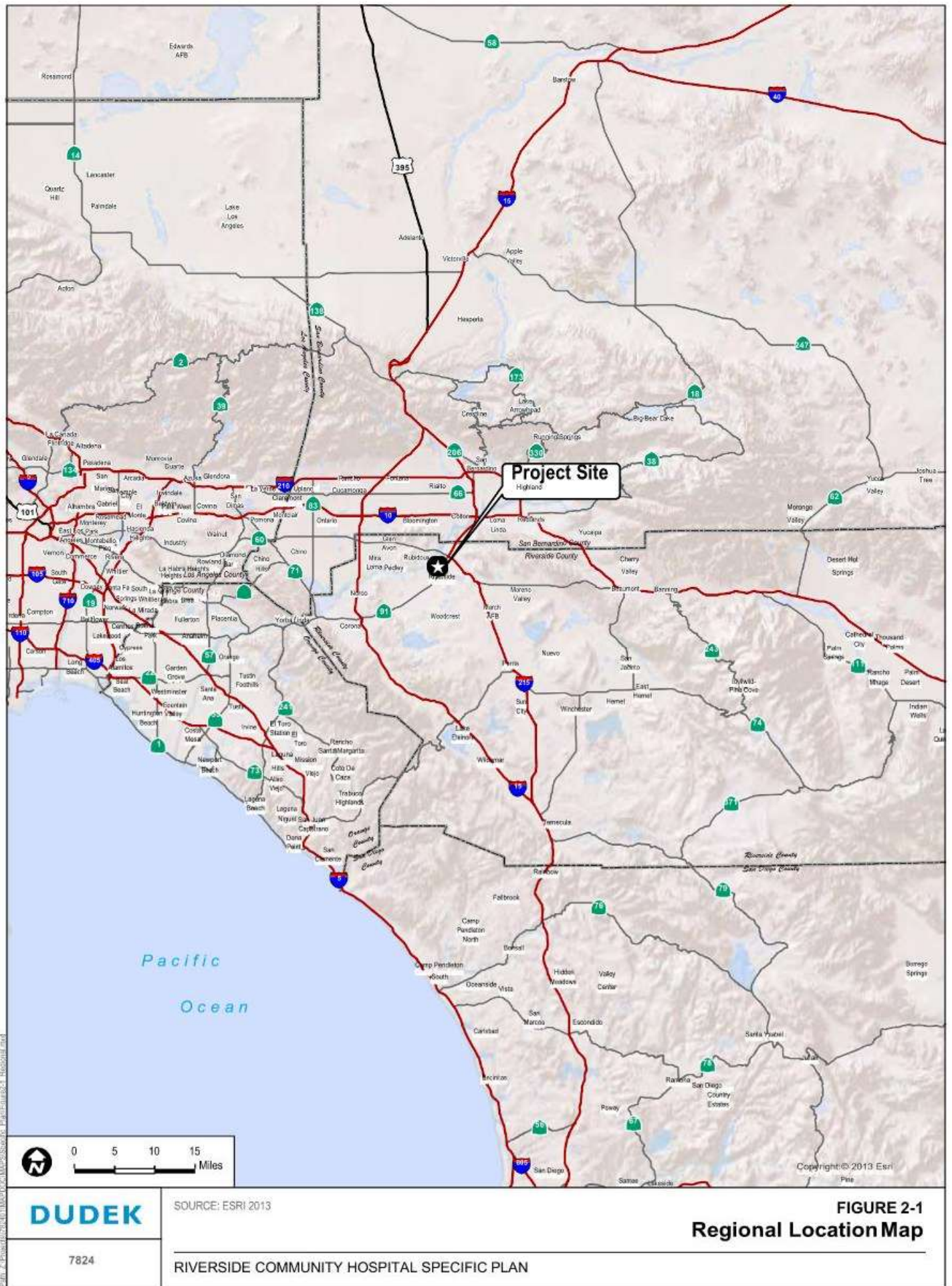


FIGURE 2-1
Regional Location Map



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FIGURE 2-2
Vicinity Map