



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 5, 2022

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 6
DEPARTMENT

SUBJECT: APPROVE PLANNING CASES DP-2021-00008 (CONDITIONAL USE PERMIT), DP-2021-01307 (MINOR CONDITIONAL USE PERMIT), DP-2021-01650 (ZONING CODE AMENDMENT), DP-2021-01306 (MINOR CONDITIONAL USE PERMIT), SD-2021-00020 (SUMMARY VACATION), DP-2021-00009 (DESIGN REVIEW), AND DP-2021-00731 (CERTIFY THE RELATED ENVIRONMENTAL IMPACT REPORT) – PROPOSAL BY SKYLER DENNISTON OF KAISER PERMANENTE FOR THE EXPANSION OF THE KAISER PERMANENTE RIVERSIDE MEDICAL CENTER AND ANCILLARY PARKING AREAS — 10800, 10821 AND 11510 MAGNOLIA AVENUE

ISSUE:

Approve Planning Cases DP-2021-00008 (Conditional Use Permit), DP-2021-01307 (Minor Conditional Use Permit), DP-2021-01650 (Zoning Code Amendment), DP-2021-01306 (Minor Conditional Use Permit), SD-2021-00020 (Summary Vacation), DP-2021-00009 (Design Review), and DP-2021-00731 (Certify the related Environmental Impact Report) for the expansion of the Kaiser Riverside Medical Center and ancillary parking areas, located at 10800, 10821 and 11510 Magnolia Avenue.

RECOMMENDATIONS:

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Kaiser Permanente Riverside Medical Center Hospital Expansion and ancillary parking areas, and finding that the Final Environmental Impact Report:
 - a. Has been completed in compliance with the California Environmental Quality Act;
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c. Reflects the City's independent judgment and analysis and making certain findings of fact.
2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the

administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;

3. Adopt the Statement of Overriding Considerations, related to Project Vehicle Miles Traveled, attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
5. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report;
6. Reject all late comments as untimely;
7. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map;
8. Adopt the attached Resolution to Summarily Vacate 1,816 square feet of excess right-of-way; and
9. Approve Planning Cases DP-2021-00008 (Conditional Use Permit), DP-2021-01307 (Minor Conditional Use Permit), DP-2021-01650 (Zoning Code Amendment), DP-2021-01306 (Minor Conditional Use Permit), SD-2021-00020 (Summary Vacation), DP-2021-00009 (Design Review), DP-2021-00731 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

PLANNING COMMISSION RECOMMENDATION:

On April 28, 2022, the City Planning Commission, by a vote of 7 ayes, 0 no, and 1 absent, and 0 abstention, recommended that the City Council approve the Project and find that: 1) the Draft Environmental Impact Report (EIR) has been completed in compliance with the California Environmental Quality Act (CEQA); 2) the Project will have a significant effect on the environment; but that 3) there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft Environmental Impact Report for project specific and cumulative impacts to Transportation/Vehicle Miles Traveled (Attachments 5 and 6).

BACKGROUND:

The project site consists of three non-contiguous parcels totaling 43.8-acres and includes: 1) a 37.5-acre Hospital Expansion Site (Kaiser Permanente); 2) a 1.3-acre parcel (Off-Site Area 1) located north of Kaiser Permanente across Magnolia Avenue; and 3) a 5.0-acre parcel (Off-Site Area 2), located approximately three-fourths of a mile west of the Hospital Site at the southwest corner of Magnolia Avenue and Fillmore Street. Development and entitlements on each parcel are summarized as follows:

- *Hospital Expansion Site (10800 Magnolia)*

The hospital site is developed with Kaiser Permanente Hospital, approved under Conditional Use Permit (CU-038-834) in 1984. The medical campus includes a 226-bed hospital building, three medical office buildings, a 648-stall parking structure, and surface parking lots. The hospital is surrounded by commercial development to the north (across Magnolia Avenue),

Castle Park to the south, commercial development to the west (across Park Sierra Drive), and residential, commercial and medical uses to the east.

- Off-Site Area 1 (10821 Magnolia Avenue)

The site is currently vacant and generally flat. The vacant site was originally developed with single-family residences until the mid-1980's when they were demolished. Surrounding land uses include single-family residential to the north, Kaiser Permanente Medical Campus to the south (across Magnolia Avenue), and commercial uses to the east and west.

- Off-Site Area 2 (11510 Magnolia Avenue)

The site is currently vacant and generally flat. The vacant site was originally developed with single-family residences until the mid-1980's when they were demolished. Surrounding land uses include multi-family residential development to the north, across Magnolia Avenue; State Route 91 to the south; multi-family residential to the west; and a mobile home park to the east, across Fillmore Street.

For additional background, please refer to the April 28, 2022, City Planning Commission staff report, recommended conditions of approval, and minutes (Attachments 4, 5, and 6).

DISCUSSION:

The hospital expansion is proposed in two major phases on approximately 15.5-acres of the 37.5-acre existing Medical Center Campus and includes: 1) a five-story (six decks), 1,151-space parking structure for patients and staff; 2) a 175,968 square-foot, five-story, hospital tower; and 3) a 115,526 square foot, two-story, diagnostic and treatment facility.

- Phase 1

Parking Structure

The 70-foot high, five-story parking structure is proposed on the southwest corner of the Hospital Expansion Site. A total of 1,151 vehicle parking spaces and 55 bicycle spaces will be provided to serve the hospital. The architectural design would incorporate perforated metal panels, channel glass, solid metal panels, wire mesh and enhanced masonry blocks to reflect a contemporary architectural design.

Vehicular access is provided on the north and the south sides of the structure. Pedestrian access is proposed to connect to the hospital pedestrian promenade located between the existing hospital and medical office buildings.

Off-Site Area 1

Off Site Area 1 totals 1.3-acres and is located at 10821 Magnolia Avenue. The site is proposed to be developed with an 87-space surface parking lot and five construction trailers for use by construction personnel during the hospital expansion for approximately 36 months. Landscaping is proposed throughout the parking lot.

At the end of the construction period, the trailers will be removed, and Off-Site Area 1 will continue to be used as a parking lot. No gates or controlled entry is proposed for this site.

Off Site Area 2

Off Site Area 2 totals 5.0-acres and is located at 11510 Magnolia Avenue. The site is proposed to be developed with a 509-space surface parking lot for use by hospital employees and construction personnel. Kaiser employees will use the site for an initial 18 months, while the parking structure is constructed on the Hospital Expansion Site.

Once the parking structure is constructed, construction personnel will use the site to park construction workers vehicles for an additional 18 months, while the hospital tower is under construction. Landscaping is proposed throughout the parking lot. The parking lot will be available 24-hours a day with hospital shuttles picking up and dropping off employees. The parking lot will not be open to the public. Access will be provided along Fillmore Street. Entry arms at the driveway entrance will secure the site and will be activated by a key card.

- **Phase 2**

Hospital Tower and Diagnostic and Treatment Facility

This phase includes a new five-story hospital tower and two-story diagnostic and treatment facility. The proposed 95 ½ foot high hospital tower will provide an additional 152 acute care beds consisting of 116 single occupancy rooms and 36 neonatal intensive care unit (NICU) rooms.

The hospital tower expansion will increase the number of beds at the Kaiser Permanente Medical Center to a total of 359. Existing double occupancy rooms in the existing hospital tower will be upgraded and converted to single occupancy rooms. The tower will also include new emergency and surgical departments, eight operating rooms, 58 emergency department treatment bays, and other hospital related functions, including an inpatient pharmacy.

The diagnostic and treatment facility, proposed to be located on the north side of the hospital tower will provide direct support to the new emergency and surgical departments as well as expanded diagnostic services and interventional radiology treatment for the hospital.

The proposed hospital tower and diagnostic and treatment facility have been designed to incorporate a modern contemporary design with decorative accents, including metal panels, metal louver's, metal shade structures and glazing.

Additional Site and Circulation Improvements

Additional site improvements under Phase 2 include a new patient drop-off area in front of the new main entry rotunda, pedestrian canopies and a tech dock, where Kaiser's mobile hospital vehicles can park.

Vehicular entrances will continue to be provided along Magnolia Avenue, Park Sierra Drive and Polk Street. An additional right-in/right-out driveway entrance will be added along Magnolia Avenue for emergency vehicles only.

Upgrades to pedestrian facilities include various outdoor seating areas, meandering pathways and landscaping primarily located between the new tower and existing medical facility. Pedestrians will continue to be able to access the site from Magnolia Avenue, Park Sierra Drive and Polk Street. Kaiser Permanente currently has on-site security at the hospital site. Security will patrol all sites (Hospital Expansion Site, Off-Site Areas 1 and 2) on a 24-hour basis.

Required Entitlements

Implementation of the Project requires approval of the following entitlements:

- *Conditional Use Permit*: To modify the original Conditional Use Permit (CU-038-834) for the expansion of the existing hospital campus and construction of a new parking structure;
- *Minor Conditional Use Permit*: To permit Off-Site Area 1 to be developed with an 87-space surface parking lot and five temporary construction trailers;
- *Zoning Code Amendment*: To amend the zone of Off-Site Area 2 from R-1-7000-SP – Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones;
- *Minor Conditional Use Permit*: To permit Off-Site Area 2 to be developed with a 509-space surface parking lot;
- *Summary Street Vacation*: To vacate excess right-of-way along Park Sierra Drive totaling 1,816 square feet; and
- *Design Review*: Site design and building elevations.

Final Environmental Impact Report

- An Environmental Impact Report (EIR) has been completed in accordance with all CEQA requirements (Attachments 9 and 10).
- Staff received a total of four comment letters on the project. One letter was received after the Draft Environmental Impact Report (DEIR) comment period had closed (Attachment 7). Responses to all comments are provided in the Final EIR. The comment letters do not identify any significant new environmental issues or impacts that were not already addressed in the DEIR. Any changes made to the DEIR clarify, reiterate or make insignificant modifications to the EIR.
- Written responses to public agency comments were also provided ten days prior to the City Council meeting. Any clarifications requested on the project do not result in significant new information or additional environmental impacts. Any changes made to the DEIR clarify, reiterate or make insignificant modifications to the EIR.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 2 – Community Well-Being (goals 2.3. and 2.6)** and **Strategic Priority 3 – Economic Opportunity (goals 3.3 and 3.4)**.

The Project aligns with each of the Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed project has gone through an entitlement process that requires public hearings conducted by the Planning Commission and City Council. The project required an Environmental Impact Report (EIR), which encourages public comment during the Notice of Preparation (NOP) a 30-day comment period, the public scoping meeting, the Notice of Availability 45-day public review period, and at the public hearings.
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** – The proposed project will be responsible for all costs and fiscal responsibility is borne by the applicant.
4. **Innovation** – The proposed project meets the growing community's needs for increased health care facilities and services for a healthier and more vibrant community.
5. **Sustainability & Resiliency** – The proposed project is designed to meet the current and future needs of the community. The expansion will incorporate sustainable green building design features developed by the Leadership in Energy and Environmental Design (LEED) to meet and exceed the LEED Gold performance standards.

FISCAL IMPACT:

There is no fiscal impact associated with this action since all project costs are borne by the applicant.

Prepared by: Chris Christopoulos, Interim Community & Economic Development Director

Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/ Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Resolution Certifying Final EIR and Adopting the Findings of Fact, and the Mitigation Monitoring and Reporting Program
2. Ordinance Amending the Zoning Map
3. Resolution for the Summary Vacation
4. City Planning Commission Report – April 28, 2022
5. City Planning Commission Recommended Conditions – April 28, 2022
6. City Planning Commission Minutes – April 28, 2022
7. Late Public Comment Letter
8. Final Environmental Impact Report
9. Draft Environmental Impact Report available at the City's Website:
<https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>
10. Presentation