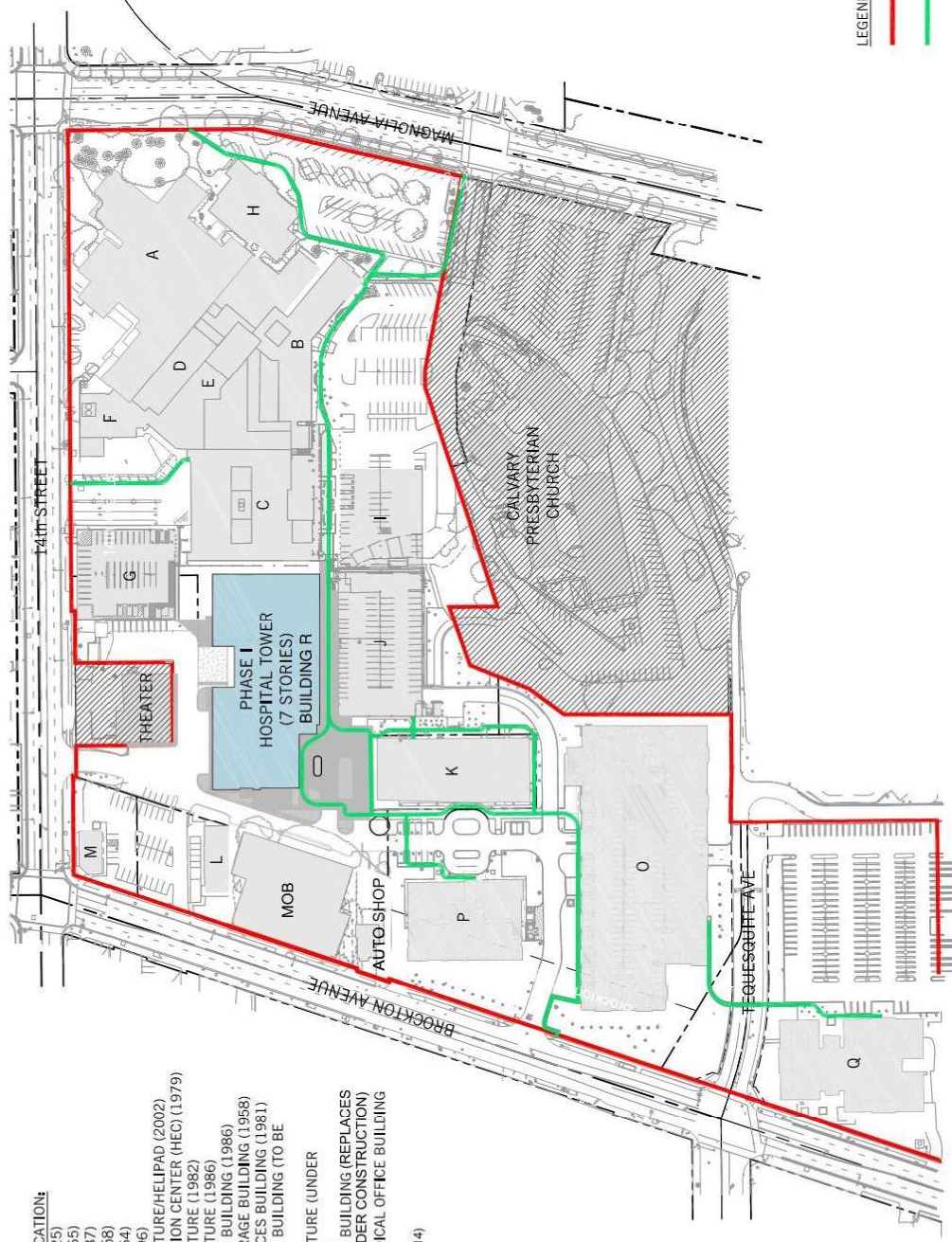


- BUILDING IDENTIFICATION:**
- A. BUILDING A (1925)
 - B. BUILDING B (1965)
 - C. BUILDING C (1987)
 - D. BUILDING D (1958)
 - E. BUILDING E (1954)
 - F. BUILDING F (1996)
 - G. PARKING STRUCTURE/HELIPAD (2002)
 - H. HEALTH EDUCATION CENTER (HEC) (1979)
 - I. PARKING STRUCTURE (1982)
 - J. PARKING STRUCTURE (1986)
 - K. MEDICAL OFFICE BUILDING (1986)
 - L. BROCKTON STORAGE BUILDING (1958)
 - M. WOMEN'S SERVICES BUILDING (1981)
 - N. MEDICAL OFFICE BUILDING (TO BE DEMOLISHED)
 - O. PARKING STRUCTURE (UNDER CONSTRUCTION)
 - P. MEDICAL OFFICE BUILDING (REPLACES BUILDING N, UNDER CONSTRUCTION)
 - Q. RAINCROSS MEDICAL OFFICE BUILDING (1996)
 - R. BED TOWER G (2014)



LEGEND:
 — SPECIFIC PLAN BOUNDARY
 — PEDESTRIAN PATHWAYS

Not to Scale



7824

SOURCE: Perkins+Will 6/20/2013

RIVERSIDE COMMUNITY HOSPITAL SPECIFIC PLAN

**FIGURE 5-2
 Pedestrian Pathway Plan**



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6.0 PUBLIC UTILITIES AND SERVICES

This chapter identifies the public utilities and services for the Riverside Community Hospital (RCH) Specific Plan Area, including water, sewer, storm drain services, dry utility providers and other public service providers.

6.1 UTILITIES PLAN

6.1.1 Water Service

Water service to the RCH Specific Plan Area is provided by the City of Riverside Public Utilities Department. RCH currently ties into existing pipes in adjacent streets for the required potable and fire protection water supply. Existing connection points are located along Magnolia Avenue and Brockton Avenue; see Figure 6-1, Utilities Plan. Proposed new buildings will tie into these connection points and will be serviced through existing water lines. Existing easements will be retained, and new easements, as needed, will be dedicated to meet department requirements.

Prior to the buildout of Phase II, subsurface water storage tanks will be constructed within the RCH Specific Plan to allow for 72-hour emergency water supply for continued hospital operation in the event of temporary water service interruption due to a seismic event. This is a seismic retrofit requirement as required by Senate Bill (SB) 1953 Nonstructural Performance Category 5 that must be implemented for all hospital buildings by the year 2030. If the milestone is not met, the subsurface tanks shall continue to be allowed with a ministerial permit under the RCH Specific Plan to meet state code requirements.

6.1.2 Wastewater Service

Wastewater from RCH will continue to be treated at the City of Riverside Wastewater Treatment Plant located at the Regional Water Quality Control Plant. RCH currently ties into existing sewer lines in adjacent streets. Existing connection points are located along Magnolia Avenue and Brockton Avenue; see Figure 6-1, Utilities Plan. Proposed new buildings will tie into these connection points and will be serviced through existing sewer lines. Existing easements will be retained and new easements, as needed, will be dedicated to meet requirements.

Prior to the buildout of Phase II, subsurface storage tanks will be constructed within the RCH Specific Plan to allow for 72-hour emergency wastewater holding capacity for continued hospital operation in the event of temporary wastewater service interruption due to a seismic event. This is a seismic retrofit requirement as required by Senate Bill (SB) 1953 Nonstructural Performance Category 5 that must be implemented for all hospital buildings by the year 2030. If the milestone is not met, the subsurface tanks will continue to be allowed with a ministerial permit under the RCH Specific Plan to meet state code requirements.

6.1.3 Storm Drainage and Water Quality

Storm drainage and flood control is maintained by the City of Riverside and County of Riverside Flood Control and Water Conservation District. Currently, the City of Riverside operates a storm drain system within the 14th Street and Magnolia Avenue rights-of-way, and the Riverside County Flood Control District maintains a 96-inch storm drain beneath Brockton Avenue and a 12-foot x 7-foot box storm drain beneath Tequesquite Avenue. RCH connects to the existing stormwater drainage facilities; see Figure 6-1, Utilities Plan.

The RCH Specific Plan Area is not located within a flood zone. The RCH Specific Plan Area is highly developed and consists of mostly impervious surfaces with limited amounts of pervious landscape areas within planting beds or along the site perimeter. Surface runoff from the RCH Specific Plan Area will drain to the existing stormwater system through one of the five existing stormwater outfalls currently collecting stormwater from the site. Drainage on the northeast portion of the RCH Specific Plan Area flows toward the street and then continues west in the gutter along the south side of 14th Street. A curb inlet located near the westernmost driveway to the RCH Specific Plan Area along 14th Street collects surface runoff and conveys it to the public storm drain system. The southeast portion of the site drains to an inlet at the southeast corner of the RCH Specific Plan Area and connects to the City-owned storm drain system within Magnolia Avenue.

The RCH Specific Plan Area includes an existing infiltration system located north of Tequesquite Avenue and east of Brockton Avenue that collects, treats, and slowly releases the water collected on site prior to draining into the stormwater drainage system. The infiltration system, which has a total water storage capacity of approximately 13,200 cubic feet in its pipe, was designed with excess capacity in anticipation of Phase I, Phase IIb, and Phase IIc.

The RCH Specific Plan Area will include a new second infiltration system, as part of Phase IIa, that would be built in the northern portion of the site and would collect and treat runoff prior to draining into the municipal storm drain system. Though the location and design of this second infiltration system is not known at this time, the City and the Santa Ana Regional Water Quality Control Board (RWQCB) will have final approval of the Revised Project-Specific or Phase-Specific Water Quality Management Plan (WQMP) prior to construction of Phase IIa and installation of the infiltration system. The second infiltration system is expected to be constructed of materials similar to the existing on-site infiltration system, be of the appropriate size to collect and treat surface flows, and be located close to where this infiltration system would connect to the stormwater drainage system. Per the Project-Specific WQMP, the new infiltration system would have a high (equal or greater than 80%) removal efficiency percentage and would address pollutants such as sediments, nutrients, trash, metals, bacteria, oil and grease, and organics.

Changes to the existing drainage patterns as a result of RCH buildout are not expected to be significant because impervious surfaces already cover a majority of the RCH Specific Plan Area. In addition, RCH will implement the following best management practices (BMPs) to improve overall site permeability and reduce off-site drainage flow:

- Stormwater drainage from paved surfaces will be collected in curbs, gutters, and storm drain systems and conveyed to infiltration basins in accordance with the Riverside County Stormwater MS4 Permit. If site soil conditions do not allow for infiltration, the hierarchy of the current MS4 permit will be followed which includes store and reuse or biofilters.
- Parking lots will be designed to comply with minimum required pavement width, according to City guidelines.
- Infiltration basins will be used to the maximum extent possible to achieve filtration and natural treatment of the stormwater runoff from rooftops.
- Stormwater drainage from loading dock areas will be collected and treated prior to discharge off site.
- On-site soils within landscaped areas will be scarified.
- The City of Riverside Landscape Regulations (Chapter 19.570) will be adhered to for landscaped areas. Landscaping will meet the City of Riverside-approved landscape materials list.
- Rain shutoff devices to prevent irrigation during and after precipitation will be included in the design. The irrigation system will include control mechanisms to allow staff to adjust water supplies to areas based on need.
- Stormwater conveyance system inlets will include language indicating that water flows to the local water resource.
- Trash receptacles will be provided on site with signage.
- A fire sprinkler will be designed to discharge into the sanitary sewer.
- Infiltration basins, parking lots, and trash pickup will be maintained as part of the ongoing landscaping maintenance costs.

Water Quality Management Plan

A WQMP for RCH has been prepared by Kimley–Horn and Associates Inc. The WQMP is required to demonstrate compliance with the 2010 Santa Ana Region National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (MS4) permit. The WQMP identifies pollutant sources associated with the addition of business operations that may affect the quality of

discharges of stormwater from the site. The WQMP also includes the BMPs listed above, which would be refined for each phase via a Final WQMP as part of site plan review.

Hydrology Report

The site is located within the Santa Ana Region (Region 8) of the California RWQCB, located within the RWQCB Middle Santa Ana River Watershed Management Area and in the Santa Ana Hydrologic Unit (Santa Ana RWQCB 2011). The Santa Ana River is located approximately 1 mile to the northwest of the project site. Surface flows from the project site are collected by the municipal stormwater system and ultimately flow into Reach 3 of the Santa Ana River. The Santa Ana River is the receiving water for over 2,700 square miles that include portions of San Bernardino, Riverside, and Orange counties. The Santa Ana River flows for over 100 miles from the San Bernardino Mountains to the Pacific Ocean.

Stormwater Pollution Prevention

A Stormwater Pollution Prevention Plan will be prepared for each phase to address construction activities, and incorporate project-specific BMPs to control pollutant discharges.

6.1.4 Public Services

Public services will be provided to RCH by the following providers and sustainable design features will be implemented where feasible.

Fire Service

Fire service is provided by the City of Riverside Fire Department, Station 1 (Downtown) located approximately 0.57 mile northeast of the RCH Specific Plan Area. Fire engine vehicles currently enter and exit the RCH Specific Plan Area via the access driveway on 14th Street, which will remain as the primary emergency access.

Police Service

Police service is provided by the City of Riverside North Policing Center. The nearest station, Orange Police Station, is located at 4102 Orange Street. In addition to safety concerns of all buildings, hospitals in general have several particular security concerns including the protection of property and assets, medical equipment, drugs etc.; protection of patients, including incapacitated patients; and safe control of violent or unstable patients. The City of Riverside and RCH are committed to protecting the patients, visitors, and employees of RCH. All appropriate measures will be taken now and in the future to ensure the safety and wellness of those within the RCH Specific Plan.

Solid and Hazardous Waste Disposal Service

Solid waste (trash) disposal service is provided by the Waste Management. For Hazard Waste Disposal Services, RCH will continue to use Waste Stream Solutions.

Electricity

Electricity for the RCH Specific Plan Area is provided by Riverside Public Utilities through connections to existing lines on surrounding streets. In an effort to become a more sustainable hospital campus, RCH will take into consideration the use of high-performance building envelopes, the use of passive solar design where feasible, and other sustainable design features including day-lighting, energy and water conservation, nontoxic materials and finishes, and sustainable operations and maintenance. The RCH energy and water conservation standards will meet the Environmental Protection Agency (EPA) Energy Policy Act of 2005 and Executive Order 13423 (Strengthening Federal Environmental, Energy, and Transportation Management) requirements.

Cable and Internet Service

Cable service is provided by Direct TV, and internet is provided by AT&T through connections to existing lines.

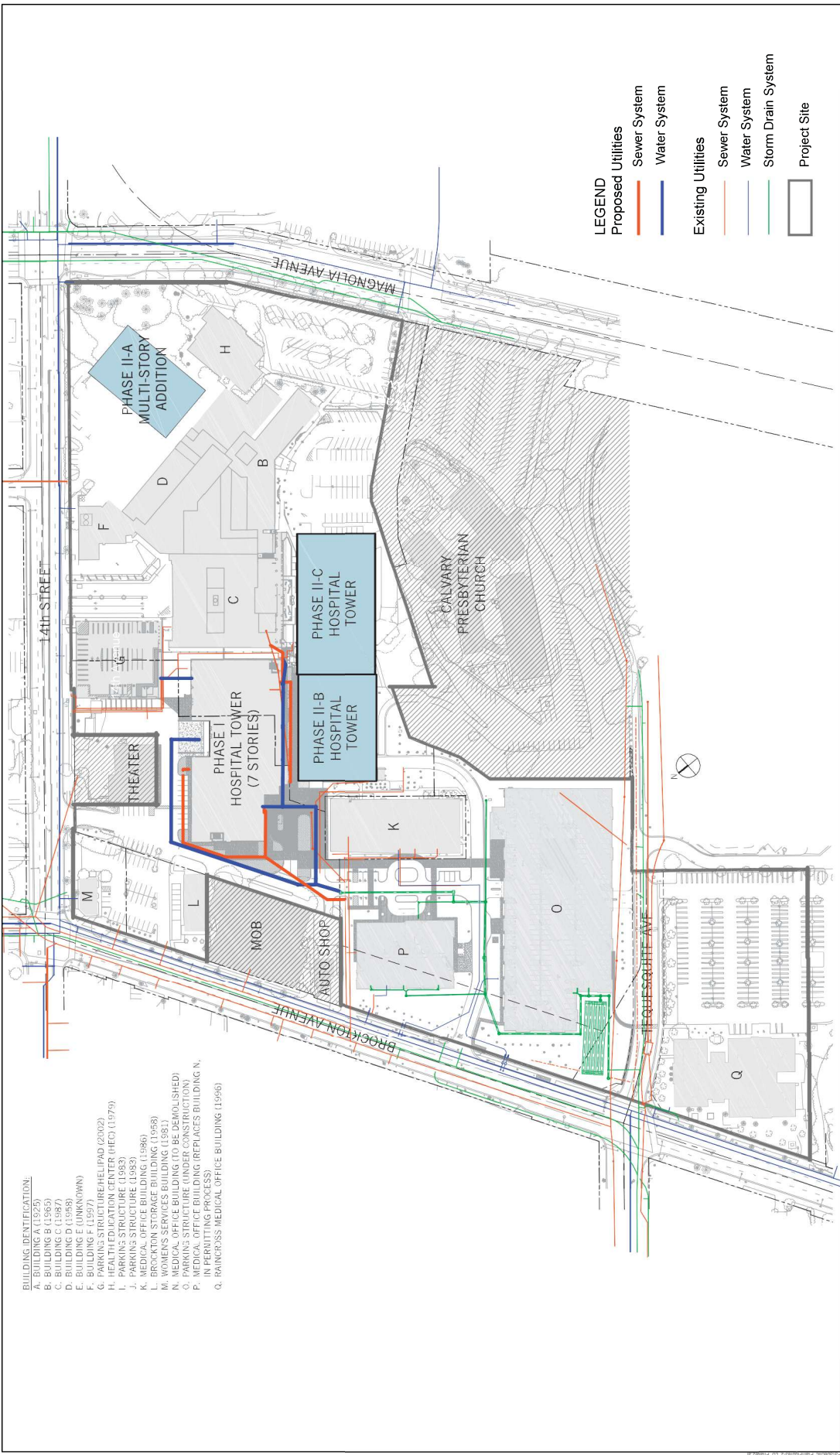
Telephone Service

Telephone service is provided by AT&T through connections to existing lines.

Natural Gas

Natural Gas service is provided by Southern California Gas Company through existing connections.

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- BUILDING IDENTIFICATION:**
- A. BUILDING A (1925)
 - B. BUILDING B (1965)
 - C. BUILDING C (1987)
 - D. BUILDING D (1998)
 - E. BUILDING E (UNKNOWN)
 - F. PARKING STRUCTURE (HELIPAD) (2002)
 - G. HEALTH EDUCATION CENTER (HEC) (1979)
 - H. PARKING STRUCTURE (1993)
 - I. PARKING STRUCTURE (1993)
 - J. MEDICAL OFFICE BUILDING (1998)
 - K. BROCKTON STORAGE BUILDING (1998)
 - L. PARKING STRUCTURE (1993)
 - M. MEDICAL OFFICE BUILDING (TO BE DEMOLISHED)
 - N. PARKING STRUCTURE (UNDER CONSTRUCTION)
 - O. MEDICAL OFFICE BUILDING (REPLACES BUILDING N, IN PERMITTING PROCESS)
 - P. RAINFLOOD MEDICAL OFFICE BUILDING (1996)

LEGEND

Proposed Utilities

- Sewer System
- Water System

Existing Utilities

- Sewer System
- Water System
- Storm Drain System
- Project Site

SOURCE: Interim and
 Revised 2013 CITY OF
 RIVERSIDE GIS DATA

DUDEK

7824

RIVERSIDE

REVISE PROPERTY BOUNDARY TO INCLUDE MOB AND AUTOSHOP PROPERTIES. REVISE LEGEND TO INCL. R.S.T. NEW PARKING GARAGE ADDED. NEW FIRE LANE SHOWN. SEE NEXT PAGE FOR REVISED EXHIBIT.

PR-2024-001704 (GPA, SPA, RZ, DR) Exhibit 8 - RGH Specific Plan Amendment-revised

COM
MUNI
TY
HOSP
ITAL
SPECI
FIC
PLAN

FIGURE 6-1
Utility Plan



- BUILDING IDENTIFICATION:**
- A. BUILDING A (1925)
 - B. BUILDING B (1965)
 - C. BUILDING C (1987)
 - D. BUILDING D (1958)
 - E. BUILDING E (1954)
 - F. BUILDING F (1996)
 - G. PARKING STRUCTURE/HELIPAD (2002)
 - H. HEALTH EDUCATION CENTER (HEC) (1979)
 - K. MEDICAL OFFICE BUILDING (1986)
 - O. PARKING STRUCTURE
 - P. MEDICAL OFFICE BUILDING
 - Q. RAINCROSS MEDICAL OFFICE BUILDING (1996)
 - R. BED TOWER G (2014)
 - S. BED TOWER H
 - T. PARKING STRUCTURE

| Existing Utilities | |
|--------------------|--------------------|
| | Sewer |
| | Water |
| | Fire Water |
| | Storm Drain |
| Proposed Utilities | |
| | Sewer |
| | Water |
| | Fire Water |
| | Storm Drain |
| | Site Plan Boundary |
| | Existing Buildings |

Not to Scale

Figure 6-1
Utility Plan Phase II



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7.0 DEVELOPMENT STANDARDS

This chapter provides the development standards for the Riverside Community Hospital (RCH) Specific Plan zoning district, such as height, setbacks, and floor area ratio in order to establish the relationship between building mass and scale. This chapter has been prepared in accordance with Government Code Section 65456 et seq. and the City of Riverside Municipal Code, Title 19, Zoning Code. In cases where development standards set forth in this Specific Plan are consistent with the Zoning Code, the standards in this Specific Plan shall prevail.

7.1 PERMITTED USES

This Specific Plan provides for the development of several uses within the RCH Specific Plan Area. Those uses expressly allowed are as follows:

- Acute care services
- Administrative services
- Central utility plants
- Community centers
- Dental clinics
- Education centers
- Imaging centers
- Medical office buildings and clinics
- Medical retail (medical supplies)
- Outpatient service buildings
- Pharmacies
- Physical therapy or rehabilitation centers
- Wellness centers
- Women’s services
- Off-site street parking, parking structures, or parking lots
- Optometry services
- Parking Structures (associated with a permitted use)
- Offices
- [Certified Farmers’ Market](#)
- Other uses not listed herein, which are determined by the Community Development Director or his/her designee to be similar to those listed.

7.2 CONDITIONALLY PERMITTED USES

The following use is permitted in the RCH Specific Plan Area with a Minor Conditional Use Permit:

- Hotel facilities
- Stealth Wireless Telecommunication Facility, pursuant to the requirements of the Zoning Code.

The following use is permitted in the RCH Specific Plan Area with a Conditional Use Permit:

- Wireless Telecommunication Facility, pursuant to the requirements of the Zoning Code.

7.3 PROHIBITED USES

The following uses are prohibited in the RCH Specific Plan Area:

- Car wash
- Drive-thru establishments
- Service stations (gas station and minor repairs)
- Vehicle repair shops and parts stores
- Vehicle sales and rentals
- Any use not specifically authorized.

7.4 DEFINITIONS

Definitions within the RCH Specific Plan shall be the same as in Chapter 19.910 of the City of Riverside Municipal Code.

7.5 SITE DEVELOPMENT STANDARDS

7.5.1 General Development Standards

The following development standards listed in Table 7-1 and Table 7-2 shall apply throughout the RCH Specific Plan Area. In order to create development standards that are sensitive to adjacent uses, the RCH Specific Plan contains variable setbacks and stepped building height standards. Figure 7-1, Building Height Stepped Design Setbacks and Diagrams 7-1 through Diagram 7-6 illustrate setbacks and stepped building heights along the perimeter of the RCH Specific Plan Area. As indicated in the City's Zoning Code, a setback is defined as the distance from a defined point or line governing the placement of buildings, structures, parking or uses

on a lot. For purposes of this Specific Plan, the building height stepped design setback is defined as the point or line at which the building height may increase in order to achieve a stepped design.

**Table 7-1
General Development Standards**

| Standards | Interior Parcels | Parcels Along 14th Street | Parcels Along Magnolia Avenue | Parcels Along Brockton Avenue | Parcels Along Tequesquite Avenue |
|--|------------------|--------------------------------|--------------------------------|---------------------------------|----------------------------------|
| Floor Area Ratio | 4.0 | 4.0 | 4.0 | 4.0 | 3.0 |
| Maximum Building Height | 190 feet | 45 feet -190 feet ¹ | 45 feet -190 feet ² | 45 feet - 100 feet ³ | 100 feet |
| Building Height Stepped Design Setback | N/A | 55 feet - 80 feet ¹ | 80 feet ² | 100 feet ³ | N/A |
| Front Yard Setback ⁴ | 15 feet | 15 feet - 40 feet ¹ | 40 feet ² | 15 feet ³ | 15 feet |
| Rear Yard Setback | 15 feet | 15 feet | 15 feet | 15 feet | 15 feet |
| Interior Side Yard Setback | 15 feet | 15 feet | 15 feet | 15 feet | 15 feet |

Notes:

- ¹ Parcels with frontage on 14th Street- The maximum building height is 45 feet at the front yard setback (ranging from 15 feet to 40 feet) and 190 feet at the building height stepped design setback (ranging from 55 feet to 80 feet); see Figure 7-1, Building Height Stepped Design Setbacks for a plan view and Diagram 7-1, 14th Street Height and Setback Limits for details.
- ² Parcels with frontage on Magnolia Avenue- The maximum building height is 45 feet at the front yard setback (40 feet) and 190 feet at the building height stepped design setback (80 feet); see Figure 7-1, Building Height Stepped Design Setbacks for a plan view and Diagram 7-2, Magnolia Avenue Height and Setback Limits for details.
- ³ Parcels with frontage on Brockton Avenue- The maximum building height is 45 feet at the front yard setback (15 feet) and 100 feet at the building height stepped design setback (100 feet); see Figure 7-1, Building Height Stepped Design Setbacks for a plan view and Diagram 7-3, Brockton Avenue Height and Setback Limits for details.
- ⁴ The front yard setback area shall be landscaped or improved pursuant to the design standards set forth in Table 7-2 and Chapter 8.0 of this Specific Plan. If the future building at the corner of Magnolia Avenue and Fourteenth Street has a direct frontage on the palm grove landscape setback indicated in Table 7-2, then the building will be designed to step down to one story at the edge of the palm grove.

**Table 7-2
Exceptions to General Development Standards**

| Exceptions | |
|-----------------------------|--|
| Community Players Theatre | For development adjacent to the Community Players Theatre, the maximum building height is 45 feet at the front yard setback (ranging from 15 feet to 50 feet) and 100 feet at the building stepped design setback (ranging from 55 feet to 85 feet); see Figure 7-1, Building Height Stepped Design Setbacks for a plan view and Diagram 7-4, Community Players Theatre Height and Setback Limits for details. |
| Calvary Presbyterian Church | For development adjacent to the Community Players Theatre Calvary Presbyterian Church , the maximum building height is 45 feet at the front yard setback (15 feet) and 190 feet at the building stepped design setback (ranging from 15 feet to 55 feet); see Figure 7-1, Building Height Stepped Design Setbacks for a plan view and Diagram 7-5, Calvary Presbyterian Church Height and Setback Limits for details. |

| | |
|-------------------------------|--|
| J. Harrison Wright Palm Grove | Development adjacent to the J. Harrison Wright Palm Grove shall provide a minimum landscape setback of 14 feet from the property line to preserve the palm grove to the largest extent possible; see Diagram 7-6, J. Harrison Wright Palm Grove Height and Setback Limits. If necessary for the efficiency of the design of the building that replaces Building A, a small number of palms may be relocated within the defined setback area. |
|-------------------------------|--|

Diagram 7-1
14th Street
Height and Setback Limits

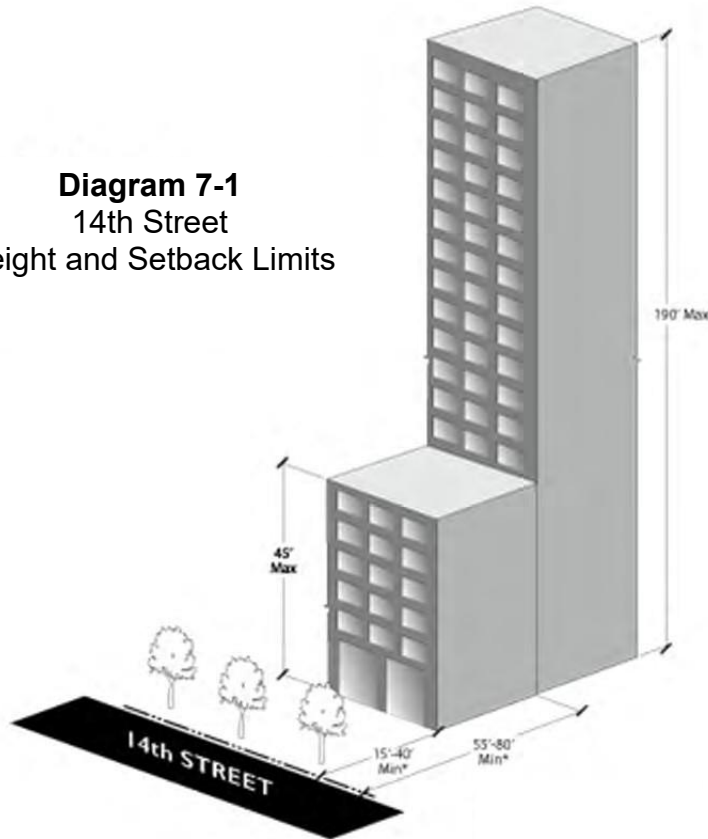


Diagram 7-2
Magnolia Avenue
Height and Setback Limits

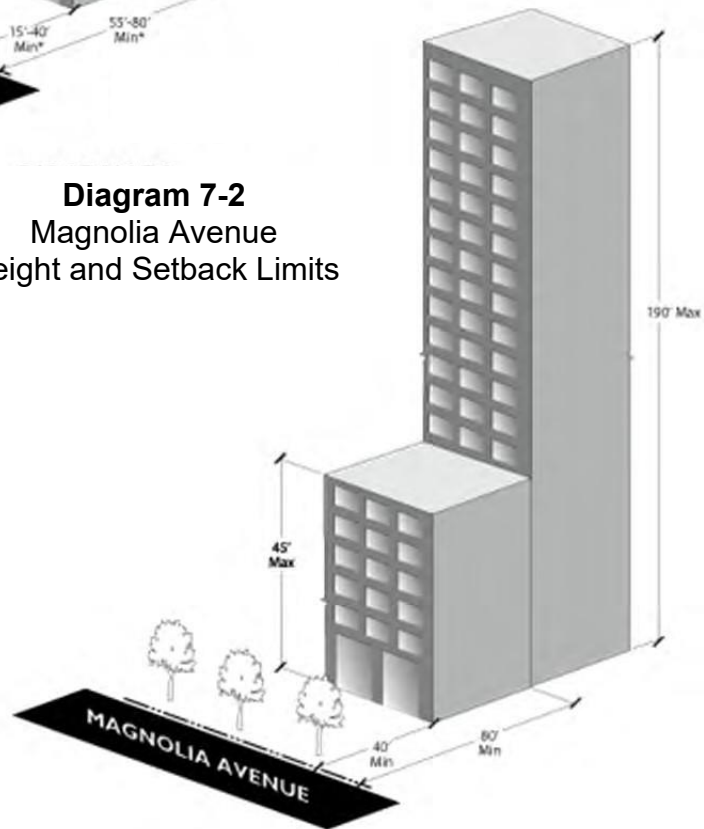


Diagram 7-3
Diagram 7-1
Brockton Avenue
Height and Setback Limits
Height and Setback Limits

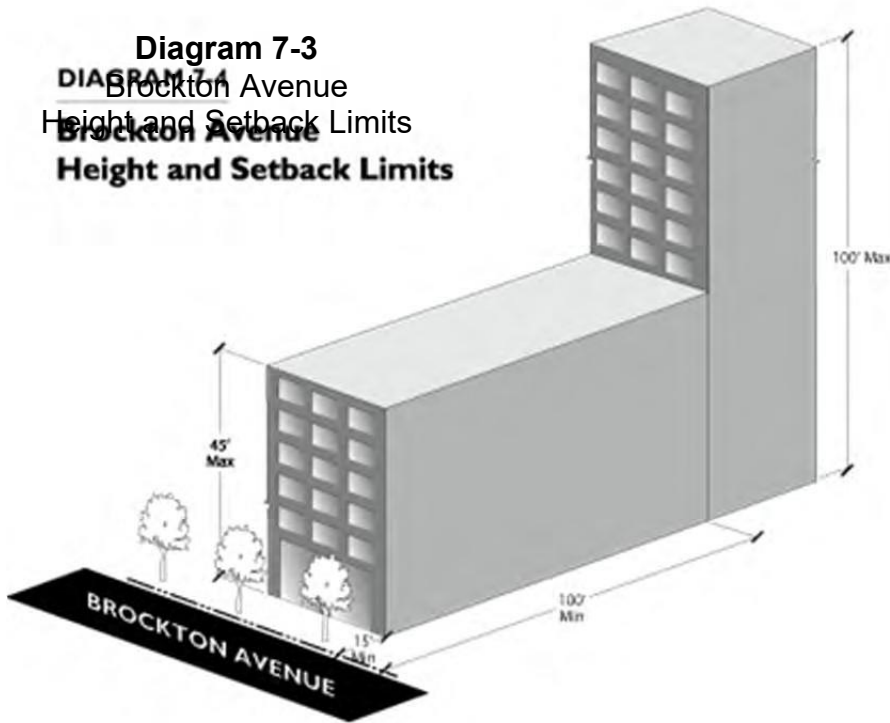


Diagram 7-4
Community Players Theatre
Height and Setback Limits
Height and Setback Limits

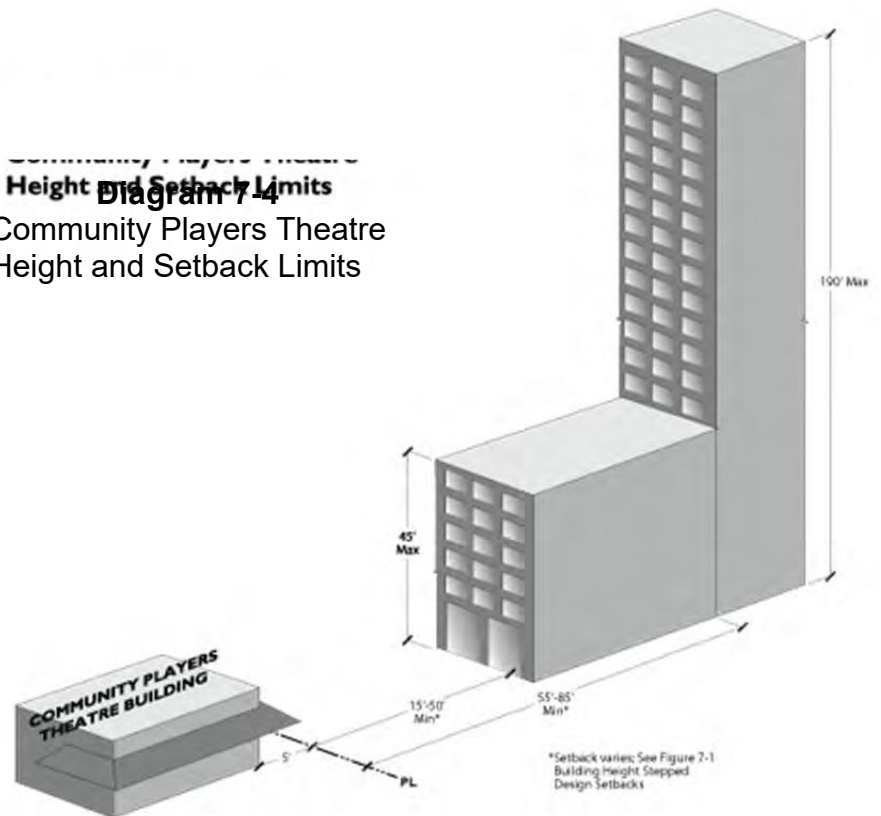


Diagram 7-5
Calvary Presbyterian Church
Height and Setback Limits

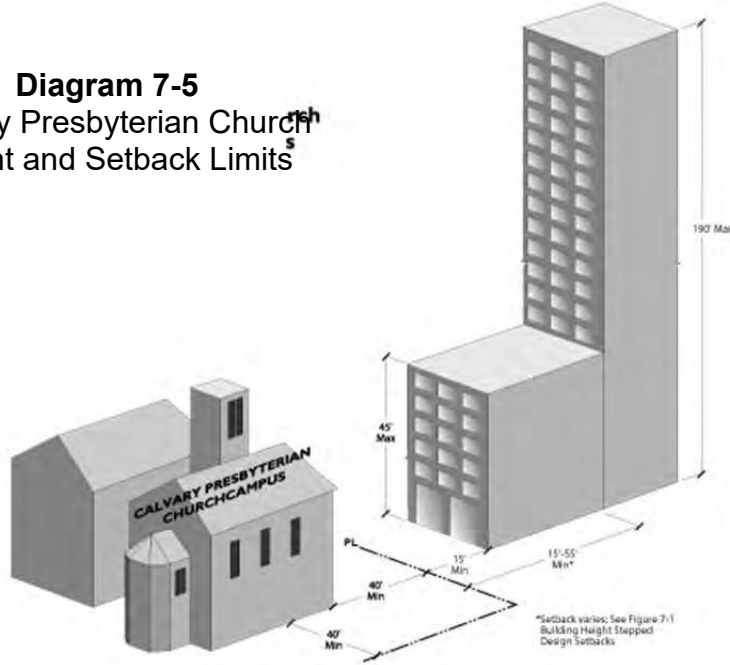
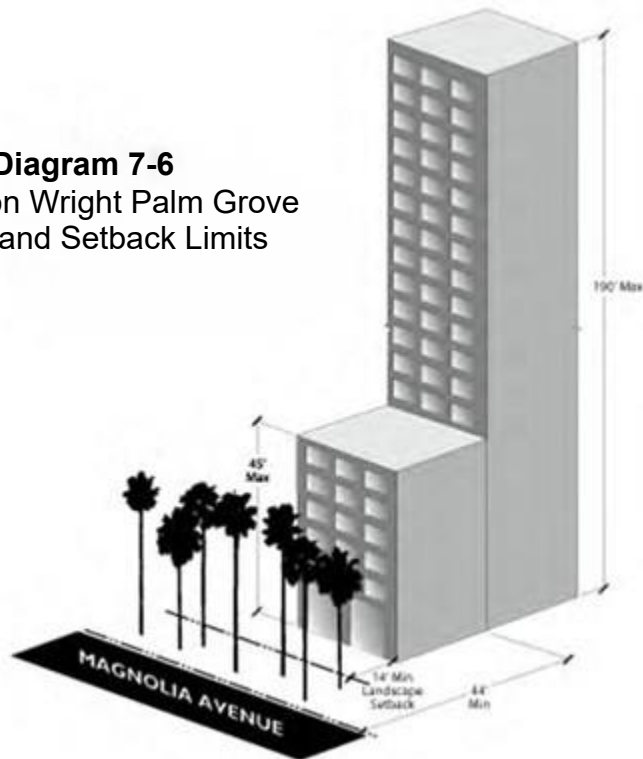


Diagram 7-6
J. Harrison Wright Palm Grove
Height and Setback Limits



7.5.2 Fences and Walls

- a. Any and all fencing and walls shall conform to the requirements of Chapter 19.550 of the City of Riverside Municipal Code.
- b. Equipment enclosures and/or landscaping shall be used to screen views of ground mounted utility boxes and mechanical equipment. To the maximum extent feasible, utility and mechanical equipment should be located to the rear of buildings rather than along public sidewalks.
- c. Any area used for storage or equipment shall be visually screened and buffered in accordance with Chapter 19.555 of the City of Riverside Municipal Code, which require solid masonry walls or similar permanent structures to screen from view on all sides.
- d. All trash/recyclable collection enclosure areas shall comply with the development standards set forth in the City of Riverside Trash Enclosure Policies, in accordance with Chapter 19.554 of the City of Riverside Municipal Code, which requires at a minimum that the collection area to be enclosed on 3 sides by a minimum 6-foot-tall decorative masonry wall. Screening shall be architecturally compatible with other on-site development in color, material, and style.

7.5.3 Parking

- a. Parking for the RCH Specific Plan shall be provided in accordance with the following requirements as outlined in Table 7-3:

**Table 7-3
Parking Requirements for RCH Specific Plan**

| Land Use | Parking Requirements |
|-------------------------|---|
| Medical Office Building | 1 space per 180 square feet of floor area |
| Hospital | 1 space per bed |
| Clinical | 1 space per 250 square feet |

- b. Please refer to the Zoning Code for parking requirements for any other uses not specifically listed in Table 7-3.
- c. The future parking structure or parking lot along Magnolia Avenue shall be designed to meet the following requirements and standard safety guidelines.
 - i. Parking requirements for future expansion of the RCH Specific Plan shall be based on an actual parking demand prepared by RCH.

- ii. Should future expansion include a parking structure, a parking structure with a two-way traffic flow is recommended.
- iii. ~~Parking structure parking ramp slope shall be 5% or less.~~
- iv. Parking structures shall have vehicle entrances that are visible and easily identifiable.
- v. Parking structure entrances and exits shall have clear lines of sight.
- vi. Gates shall be located far enough away from the street to allow at least one vehicle behind the vehicle in the service position (at a ticket dispenser, card reader, or cashier booth) without blocking the sidewalk.
- vii. ~~Entry and exit areas that have parking control equipment shall have a maximum 3% slope.~~
- viii. The appropriate number of entry and exit lanes shall be provided to meet projected peak traffic volumes.
- ix. ~~In accordance with the Americans with Disabilities Act (ADA), parking for disabled persons shall be provided.~~
- x. ~~In accordance with Title 24 of the California Building Code, handicapped parking spaces shall be provided and located as close to the buildings as is feasible.~~
- xi. ~~All parking spaces shall be 9 feet wide by 18 feet long. A minimum width of 24 feet shall be provided for two-way drive aisles of parking areas.~~



7.5.4 Signage

The following signage standards are intended to ensure design consistency and maintain a high quality of design and aesthetics with respect to signage. In cases where there is a conflict between the signage standards of the Zoning Code and those of the Specific Plan,

the standards in the Specific Plan shall prevail. Refer to the Zoning Code for signs not specified in the Specific Plan.

Building Signs

- a. For each occupancy or use, one building sign per building frontage shall be located on and directly parallel to a building wall, canopy fascia, or roof directly abutting the use of occupancy being identified and directly facing a parking lot/structure, street, driveway, or pedestrian pathway. The total of such signs shall not be greater than 1 square foot of sign per lineal foot of frontage of lease space or building, and shall not exceed a total of 200 square feet.
- b. Building signs shall not be mounted above the main roof line of the building. Roof-mounted signs are prohibited.
- c. Building-mounted primary branding signs shall be allowed on the primary hospital tower. For buildings seven to ten stories in height, building-mounted primary branding signs shall be situated at or above the top floor of the tower. The total area of such signs shall not be greater than 1 square foot of sign per lineal foot of frontage of lease space or building, and shall not exceed a total of 200 square feet.
- d. Building-mounted street address signs shall be allowed as necessary to direct persons to specific functions with separate exterior entrances. Such signs shall not exceed 12 square feet in area and shall be situated directly above or to the side of the entrance being identified.
- e. Building-mounted entrance signs shall be allowed as necessary to direct persons to specific functions with separate exterior entrances. Such signs shall not exceed 12 square feet in area and shall be situated directly above or to the side of the entrance being identified.



*Building-Mounted Primary
Branding Sign*

4505

*Building-Mounted Street
Address Sign*



*Building-Mounted
Entrance Sign*

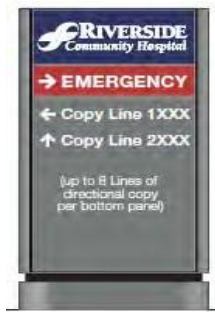
Monument Signs

- a. Monument signs along the perimeter of the RCH Specific Plan Area shall adhere to the requirements in Table 7-4:

**Table 7-4
Monument Signage Requirements for RCH Specific Plan**

| Street | Maximum No. of Signs | Minimum Spacing Between Signs |
|-----------------|----------------------|-------------------------------|
| Magnolia Street | 2 | 100 feet |
| 14th Street | 2 | 100 feet |
| Brockton Street | 3 | 100 feet |

- b. All monument signs shall be located so as to be directed toward a parking lot/structure, street, driveway, or pedestrian pathway.
- c. Primary entrance/directional signs, not exceeding 75 square feet in area per display face without LED board, 100 square feet in area per display face with LED board, and 12 feet in overall height, shall be permitted at main entries into the RCH Specific Plan Area. These signs shall be 2-sided and shall not exceed 8 lines of directional copy per display face; see images below.
- d. Secondary entrance/directional signs, not exceeding 60 square feet in area per display face and 9 feet in overall height, shall be permitted at each entrance to or exit from buildings and parking areas. These shall be 2-sided and shall not exceed 5 lines of directional copy per display face; see images below.
- e. Tertiary entrance/directional signs, not exceeding 30 square feet in area per display face and 6 feet in overall height, shall be permitted in interior areas of the RCH Specific Plan Area. These signs shall be 2-sided and shall not exceed 4 lines of directional copy per display face; see images below.



*Primary
Entrance/Directional Sign
without LED Board**



*Primary
Entrance/Directional
Sign with LED Board**



*Secondary
Entrance/Directional
Sign**



*Tertiary
Entrance/Directional
Sign**

* These images are for illustrative purposes only.

Fire and Safety Signage

- a. Proper notification systems, lighting, and signage shall be provided to facilitate safe and speedy evacuations during an emergency. This can be accomplished with proper fire alarm wiring, pull stations, strobes, annunciators, and exit signage.

7.5.5 Grading

Grading for the new facilities will be minor and will consist of some demolition, precise grading of the site of planned structures (which will be detailed at the site plan level of plan review once final architecture has been designed), and placement of foundations for proposed new structures.

- a. Areas both inside and out should have grades that are flat enough to allow easy movement and sidewalks and corridors shall be wide enough to allow two wheelchairs to pass easily.
- b. Prior to issuance of a building permit for any of the proposed structures, an Administrative Design Review approval shall be required per Zoning Code Chapter 19.710, including a precise grading plan.

7.6 MODIFICATIONS TO THE DEVELOPMENT STANDARDS

A significant deviation in the development standards may be allowed only by action of the City Community Development Director or his/her designee. Modifications may be granted only if the following findings can be made:

- The modification(s) is/are necessary to properly implement a physically and economically viable project; and
- The modification(s) would comply with the goals of the RCH Specific Plan.



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REVISE PROPERTY BOUNDARY TO INCLUDE MOB AND AUTOSHOP PROPERTIES. SEE NEXT PAGE FOR REVISED EXHIBIT.



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8.0 DESIGN GUIDELINES

This chapter provides the general design criteria for the development of the Riverside Community Hospital (RCH) Specific Plan. The design guidelines are intended to establish the overall vision of the RCH Specific Plan, encourage the highest level of design quality, and assure compatibility between adjacent uses. This chapter establishes architectural and landscape design guidelines to be used by developers, builders, engineers, architects, and landscape architects in their preparation of plans for the development and implementation of the RCH Specific Plan.

8.1 SITE PLANNING

- a. New buildings and parking areas should be sited in a manner compatible with surrounding development and should relate to the surrounding built environment.
- b. Buildings, parking areas, and circulation should enhance appropriate linkages between internal project buildings, as well as between the project and the surrounding development, including pedestrian walkways and plaza areas.
- c. Buildings should be arranged to create opportunities for open space amenities (e.g., plazas, courtyards, outdoor eating areas), consistent with the existing hospital configuration.
- d. Loading, emergency vehicle access, delivery service areas, outdoor storage and stand-alone mechanical facilities should be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts. Sound attenuation and screening walls should be used as necessary where required by the City of Riverside Municipal Code or the project’s Environmental Impact Report.
- e. The mass and scale of new buildings should be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new building, stepping back the upper portions of taller buildings, and incorporating human scale elements, such as pedestrian-scale doors, windows, and building materials on the ground floor.
- f. Parking lot design shall be consistent with the standards established in Chapter 19.580 of the City’s Zoning Code and Citywide Design Guidelines and Sign Guidelines.

8.2 ACCESS AND PARKING

- a. Entry driveways should be clearly demarcated, visible, and accessible from the street and/or pedestrian corridors (e.g., enhanced paving, prominent landscape features, low-level decorative walls, and well-designed monument type signs).
- b. Service and loading areas should take access from shared access points.
- c. Parking structures adjacent to and visible from public streets should be appropriately screened to minimize undesirable visual impacts.

- d. Surface parking areas should be divided through the use of canopy trees and landscape improvements located throughout to reduce the heat island effect.
- e. Parking lot design shall include water quality stormwater facilities consistent with City of Riverside standards and the Final Water Quality Management Plan prepared for each phase.
- f. Parking lots and structures should accommodate elderly and disabled drivers and passengers.

8.3 ARCHITECTURE

8.3.1 Architectural Style

- a. The architectural style of new buildings should consider compatibility with the existing buildings and the surrounding environment. The RCH Specific Plan Area currently has a number of different buildings with varying styles which were constructed throughout the twentieth century, such as contemporary wings 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.
- b. New buildings may integrate modern and sustainable design.
- c. New buildings, replacing Building A, at the corner of Magnolia Avenue and 14th Street shall incorporate a building edge or building-like edge adjacent to the palm grove. A building-like edge could consist of an arcade type structure similar in concept to that used along the Market Street frontage, between 3rd and 4th Streets.
- d. Facades should be “divided” by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements. Building articulation should be present on the side and rear walls of the building.
- e. Unique architectural elements, where provided, should



Phase I Hospital Bed Tower Rendering



Medical Office Building Rendering



Parking Structure Rendering

be positioned to be included in key views of newly constructed buildings and structures, including parking structures, signage, and outdoor furniture and seating areas.

8.3.2 Orientation

- a. The orientation of the newly constructed buildings should facilitate and encourage pedestrian activity and convey a visual link to the internal road system.
- b. Building orientation should take into consideration the site's characteristics, surrounding adjacent uses, and the location of major access points.

8.3.3 Height, Mass, and Scale

- a. The massing and scale of the buildings should respect the visual and physical relationship of adjacent buildings.
- b. Distinct architectural elements should divide and articulate all newly constructed building facades, in order to soften the scale and mass of buildings.
- c. Changes in height, horizontal plane, materials, patterns, and colors should be used to reduce building scale and mass.
- d. All visible building elevations, whether front, side, or rear, should provide 360- degree architecture.
- e. Primary building entries should be easily identified through the use of prominent architectural elements; signage, landscaping, lighting, canopies, roof form, and hardscape; architectural projections, columns, vertical elements; and other design features that help emphasize a building's entry.

8.3.4 Roofing

- a. Roofs should be designed as an integral component of building form, mass, and facade. Building form should be enhanced by varying and offset roof planes, eave heights, and rooflines.
- b. Cool roofing materials (e.g., reflective low-heat retention tiles and light-colored membranes and coatings) are encouraged to reduce heat buildup.

8.3.5 Color and Materials

- a. Colors, exterior materials, and architectural details should be consistent and complementary throughout the RCH Specific Plan Area.
- b. Building exterior materials should be durable and resistant to damage, defacing, and general wear and tear.

- c. Acceptable building materials may include natural and cast stone, metal, stucco (or exterior insulation finishing system), glass, masonry, concrete and/or other contemporary composites; see Figures 8-1 through 8-4, Acceptable Building Exterior Materials and Finishes.
- d. Unacceptable building materials are depicted in Figure 8-5, Unacceptable Building Exterior Materials and Finishes.
- e. Building materials should generally support wellness. Use of sustainable materials and local resources (e.g., locally available, high recycled-content, reused, obtained from renewable sources, containing low volatile organic compound (VOC) levels, and high performance glazing units with low emissivity coatings) is highly encouraged.

8.3.6 Window Treatments

- a. Louvers, sun shades and canopies are allowed on the ground floor and upper floors of all building types; see Figure 8-3, Acceptable Building Exterior Materials and Finishes.
- b. Both horizontal and vertical sunshades are encouraged to reduce internal temperatures during hot summer months.
- c. Louvers, sun shades and canopies may extend over sidewalks, pedestrian plazas, and public spaces.

8.3.7 Screening and Mechanical Equipment

- a. All screening devices should be compatible with the architecture, materials, and colors of the building.
- b. Plant facilities, loading, and service areas should be screened from public view from all on-site and off-site vantage points, visibly separated from all public entrances and parking areas.
- c. Utility and mechanical equipment should be screened from view of public streets and nearby buildings with landscaping and/or architectural elements.
- d. Rooftop-mounted equipment visible from the surrounding area or adjacent buildings must be completely screened. Refer to Chapter 19.555 of the Zoning Code. Where rooftop equipment is visible from higher buildings, it should be painted to match the roof color.

8.3.8 Parking Structures

- a. Parking garages should be designed to help reduce the mass and scale of the garage and to ensure their compatibility with surrounding uses.
- b. View of vehicles in the garage should be concealed through a combination of screen walls and plantings while providing adequate visibility for security purposes.
- c. The garage's exterior elevations should be designed to avoid a monolithic appearance. This can be accomplished through a menu of options as follows:
 - i. Minimize horizontal and vertical banding by balancing both horizontal and vertical elements.
 - ii. Use simple, clean geometric forms, and coordinated massing.
 - iii. Size openings in the parking garage to resemble large windows as in an office building.
 - iv. Use masonry materials that are predominantly light in color, but avoid unpainted concrete masonry units.
 - v. Avoid a sloping ramp appearance by providing level and uniform spandrels.
 - vi. Visually define and differentiate between pedestrian and vehicular entrances through appropriate architectural detailing.

8.3.9 Security and Lighting

- a. Lighting should be design in accordance with Figure 8-6, Phase I Lighting Plan (Future expansion shall develop a similar, consistent lighting plan).
- b. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision, in accordance with Chapter 19.556 of the City of Riverside Municipal Code.
- c. The design of parking structures should minimize possible hiding places and openings that could allow random pedestrian access.
- d. As much openness as possible is provided in the design to improve sight lines, eliminate hiding places, and enhance perceived security.
- e. For security reasons, at least one side of the stair tower should include an opening running vertically the height of the tower.
- f. The use of security cameras is encouraged.

- g. A minimum of 5-foot candles of illumination should be provided inside the parking structure. Higher levels are recommended for remote areas subject to security problems such as stairways, elevators, and other pedestrian access points.
- h. Lighting levels should be equally distributed to provide uniform illumination over all parking areas.
- i. Light sources should be shielded so that the source of the illumination is not seen from outside the structure.
- j. Lighting shall be shielded downward to prevent spillage on to the adjacent uses and public right-of-way.

8.3.10 Signage

The following signage design guidelines should be implemented; refer to Section 7.5.4, Signage, for applicable development standards.

- a. Signage should be located at primary and secondary arrival zones into the RCH Specific Plan and should be used to identify the RCH Specific Plan Area and/or its significant components.
- b. Several major identification opportunities exist along the perimeter of the RCH Specific Plan Area that should be used to elevate the visual presence of the campus.
- c. Contemporary designs that are complementary to the building's architecture should be encouraged.
- d. Signage should be an accent to the building's architecture and may include metal, stone, or other materials used in the building architecture.
- e. Signage should be proportional to the building.

8.4 LANDSCAPE GUIDELINES

A Conceptual Landscape Plan will be required as a part of Administrative Design Review. The following general landscape guidelines should be implemented.

- a. Landscaping should complement the architecture, hardscape features, and existing landscape.
- b. Landscaping should be used to create screens and buffers for parking areas, storage areas, and trash/recyclable collection enclosures, where appropriate. Landscaping may also be used to soften the appearance of buildings and screen undesirable views from the public and surrounding uses.
- c. Landscape should generally incorporate plantings using a three-tiered system consisting of trees, shrubs, and groundcover; refer to Figures 8-7, Landscape Plant Palette–Medical Office Building and Figure 8-8, Landscape Plant Palette–Parking Garage for examples.
- d. Landscaping should be in scale with the adjacent buildings and be appropriate sized at maturity.
- e. Pedestrian scale plantings should prevail in courtyards and walkways. Larger scale plantings should be used along street setbacks and vehicular entrances.
- f. Plantings in courtyards should be at a pedestrian scale, accenting and complementing building architecture.
- g. Landscaping shall be consistent with the City’s Water Efficient Landscaping Ordinance. Refer to Chapter 19.570 of the Zoning Code.
- h. Drought-resistant and/or tolerant plants which have an attractive appearance without formal pruning should be selected. Examples of shrub forms include heavenly bamboo (*Nandina domestica*), Oregon grape (*Mahonia aquifolium*), lily of the Nile (*Agapanthus* spp.), and India hawthorn (*Rhaphiolepis indica*). Examples of trees include western sycamore (*Plantanus racemosa*), coast live oak (*Quercus agrifolia*), ginkgo (*Ginkgo biloba*), and lemon scented eucalyptus (*Eucalyptus citriodora*).





- i. Bio retention areas can be used to detail run-off in vegetated swales, raised open-bottom planters, or the like.
- j. Paved areas can draw from a broad range of materials, designs, and finishes that are complementary to the building architecture. Pavers and concrete finishes are encouraged in pedestrian areas.
- k. Decorative hardscape is highly encouraged to delineate pedestrian paths of travel and enhance gathering areas.