



## Kaiser Permanente Hospital Expansion

DP-2021-01650 (RZ), SD-2021-00020 (SV), DP-2021-00008 (CUP), DP-2021-01307 (MCUP), DP-2021-01306 (MCUP), DP-2021-00009, DP-2021-00731 (EIR)

## Community & Economic Development

City Council  
July 5, 2022

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## LOCATION MAP



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## EXISTING HOSPITAL SITE PHOTOS



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## EXISTING OFF-SITE AREA 1 SITE PHOTOS



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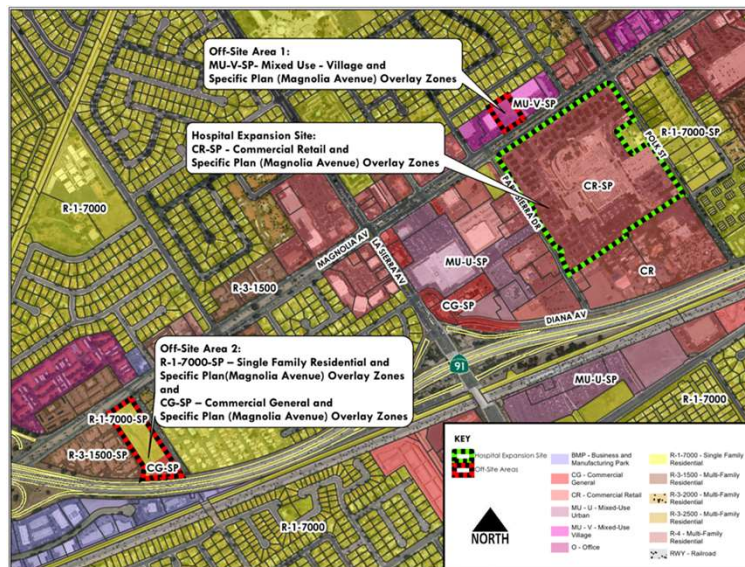
## EXISTING OFF-SITE AREA 2 SITE PHOTOS



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# ZONING MAP



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# EXISTING AND PROPOSED ZONING MAPS

OFF-SITE AREA 2



EXISTING

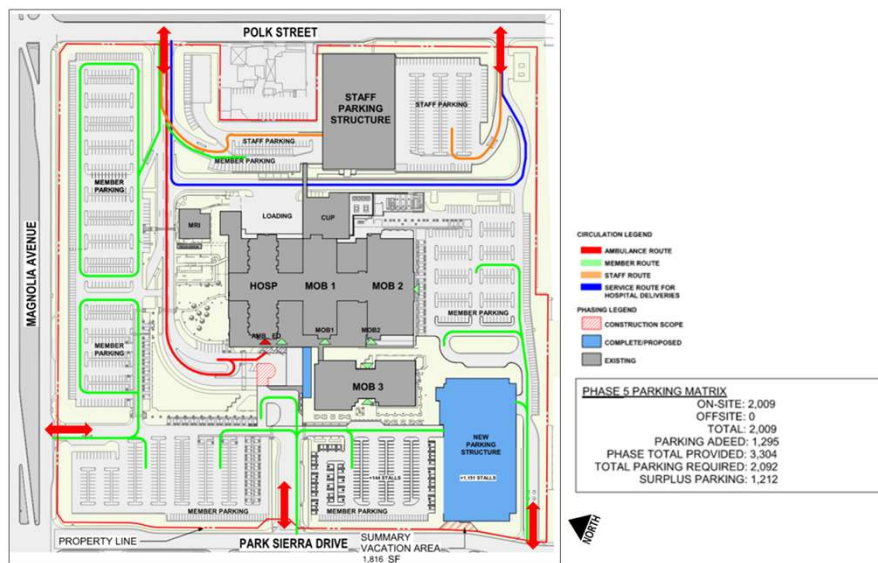
PROPOSED

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## PROJECT PHASE 1 – PARKING STRUCTURE



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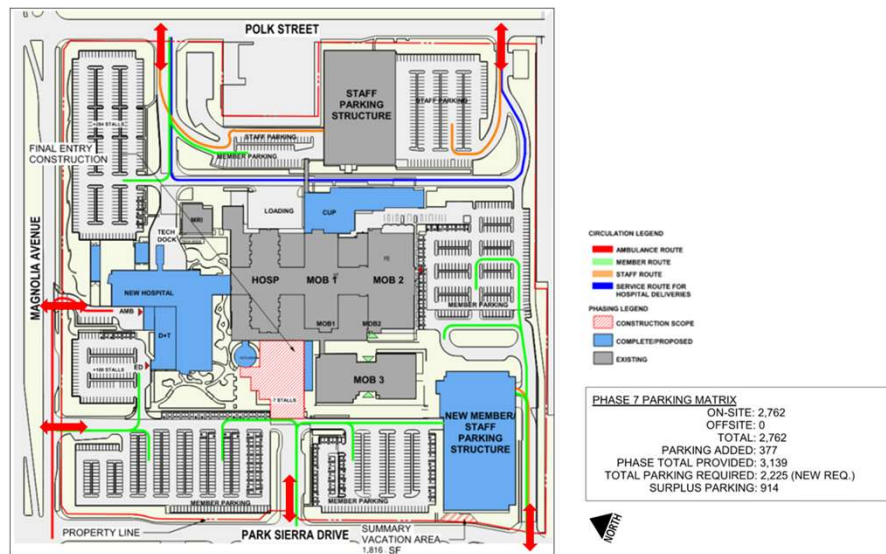


## PROJECT PHASE 1 – OFF-SITE AREA 2



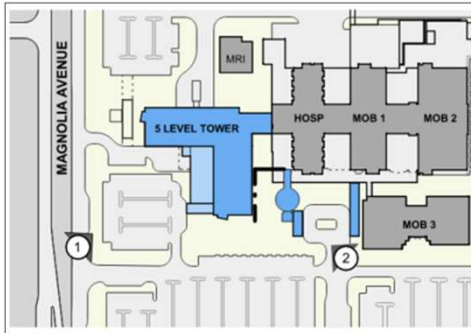
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## PROJECT PHASE 2 – HOSPITAL TOWER EXPANSION



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## HOSPITAL TOWER RENDERINGS



View from Magnolia Avenue



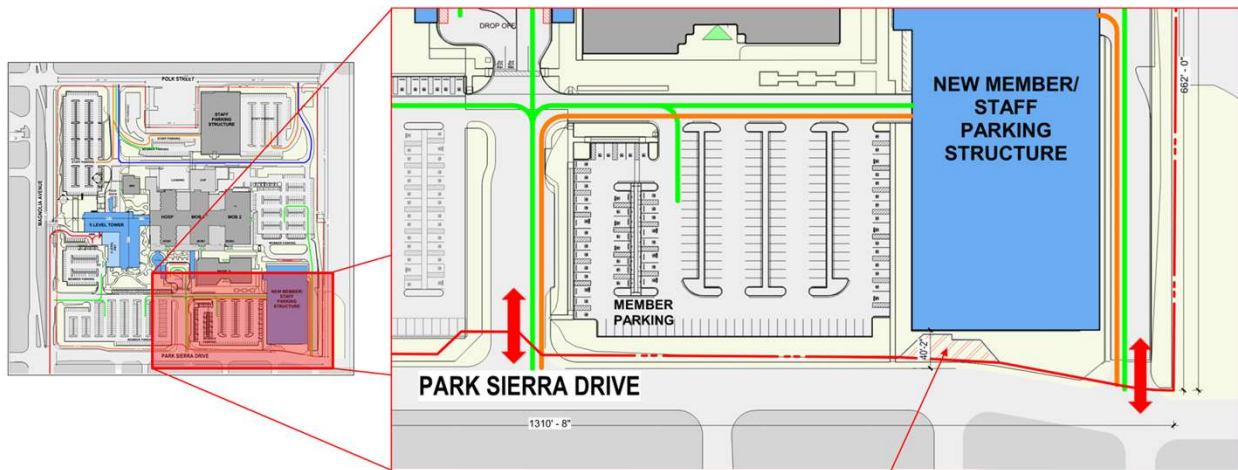
View of Entry Rotunda

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## SUMMARY VACATION



1,816 square foot vacation

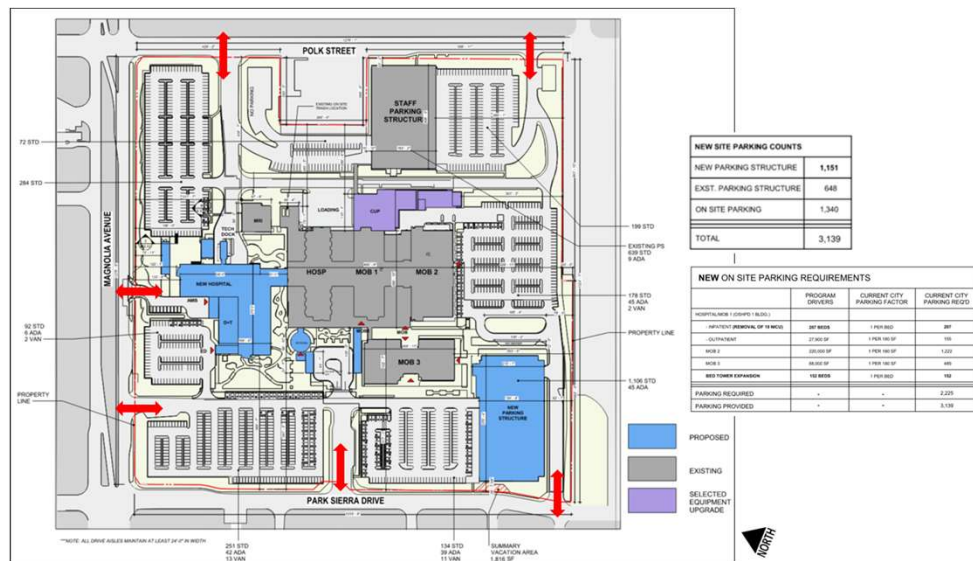
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# FULLY CONSTRUCTED HOSPITAL SITE PLAN



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## STRATEGIC PLAN ALIGNMENT



### Strategic Priority No. 2

- Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.
- Goal No. 2.6 - Strengthen community preparedness for emergencies to ensure effective response and recovery.

### Strategic Priority No. 5

- Goal 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship and investment
- Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all.

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## RECOMMENDATIONS

That the City Council:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Kaiser Permanente Riverside Hospital 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.



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## RECOMMENDATIONS

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; and



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## RECOMMENDATIONS

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 Rezone, DP-2021-01306 Minor Conditional Use Permit, SD-2021-00020 Summary Vacation, DR-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.

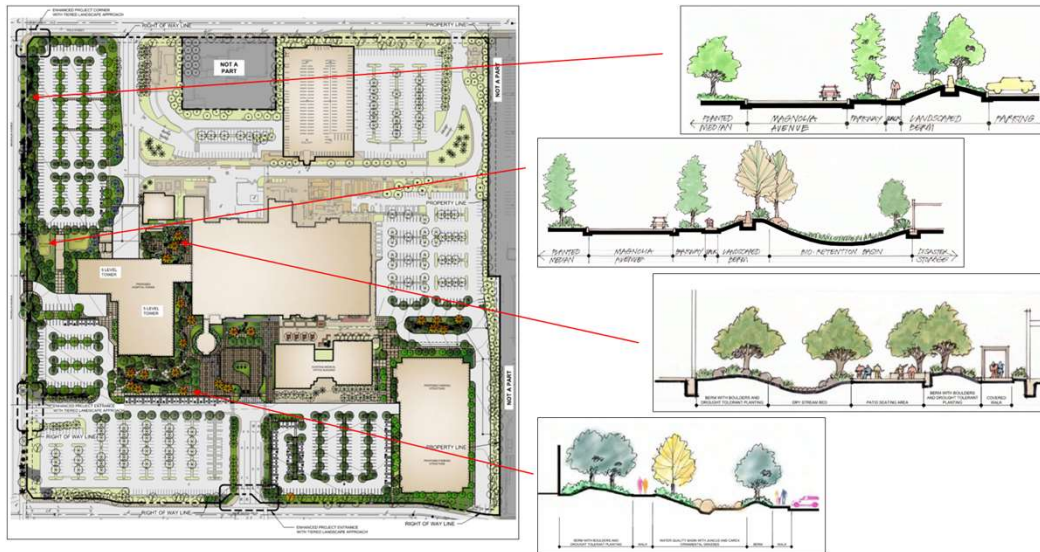


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## CONCEPTUAL LANDSCAPE PLAN – HOSPITAL SITE

FOR REFERENCE



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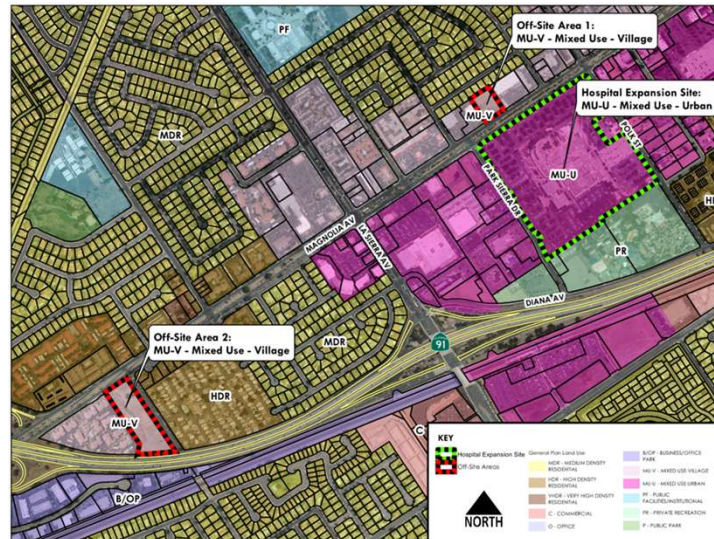


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# GENERAL PLAN

FOR REFERENCE



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# MAGNOLIA AVENUE SPECIFIC PLAN

LA SIERRA DISTRICT  
FOR REFERENCE



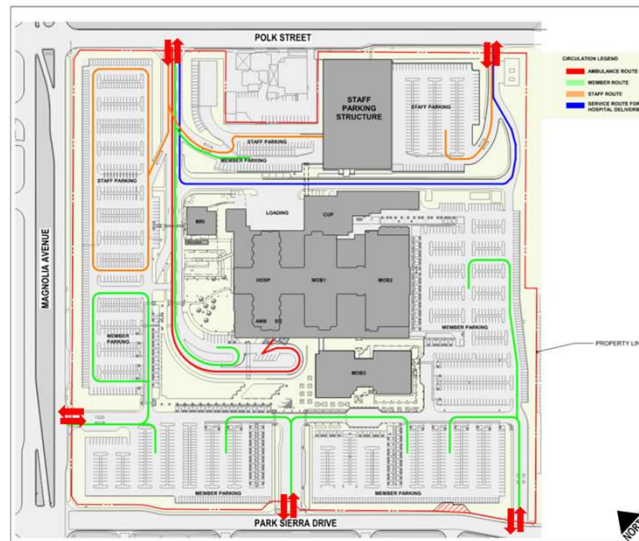
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# EXISTING SITE PLAN

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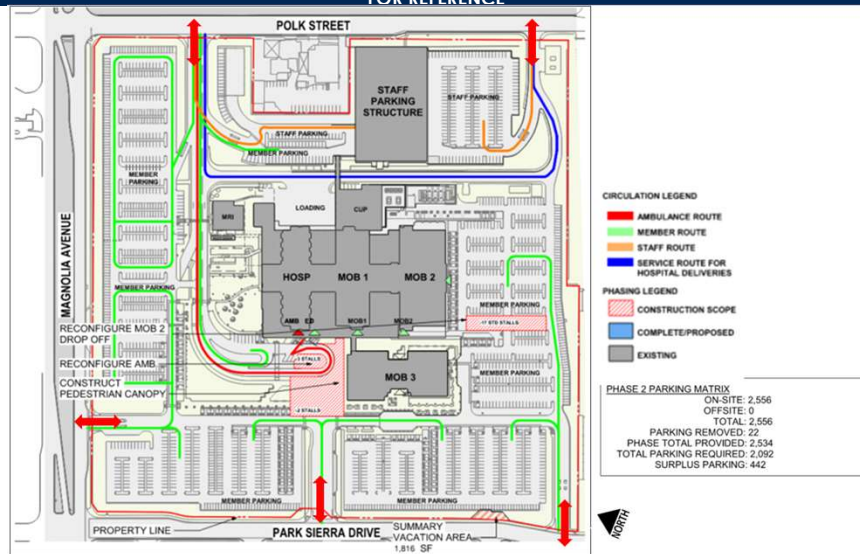
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# PROJECT PHASE 1 – HOSPITAL SITE

SUBPHASE 2  
FOR REFERENCE



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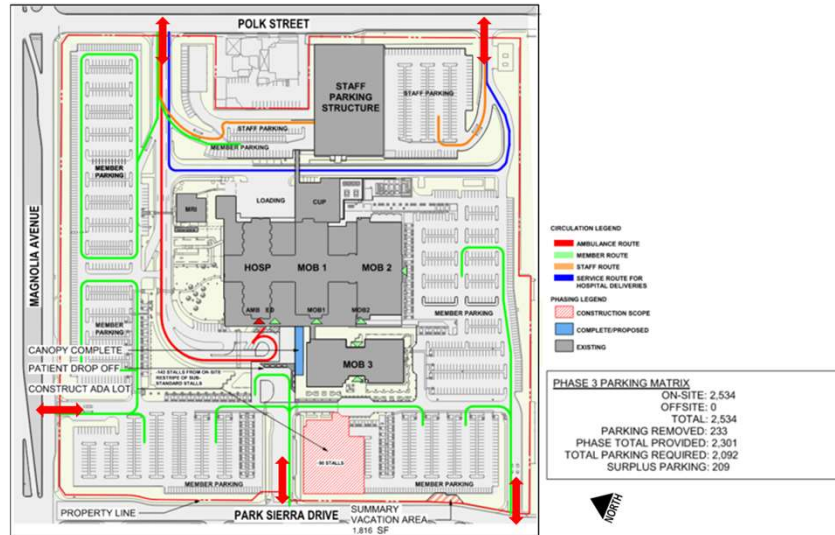


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# PROJECT PHASE 1 – HOSPITAL SITE

## SUBPHASE 3 FOR REFERENCE

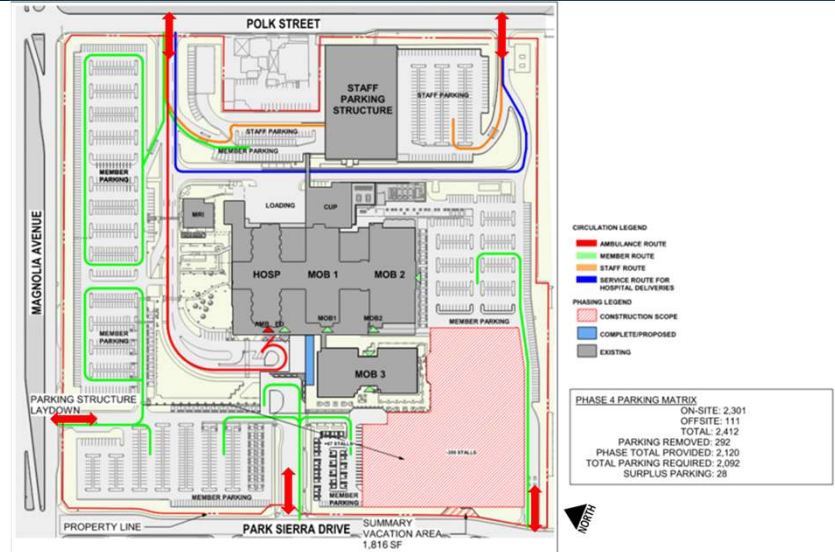


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# PROJECT PHASE 1 – HOSPITAL SITE

## SUBPHASE 4 FOR REFERENCE

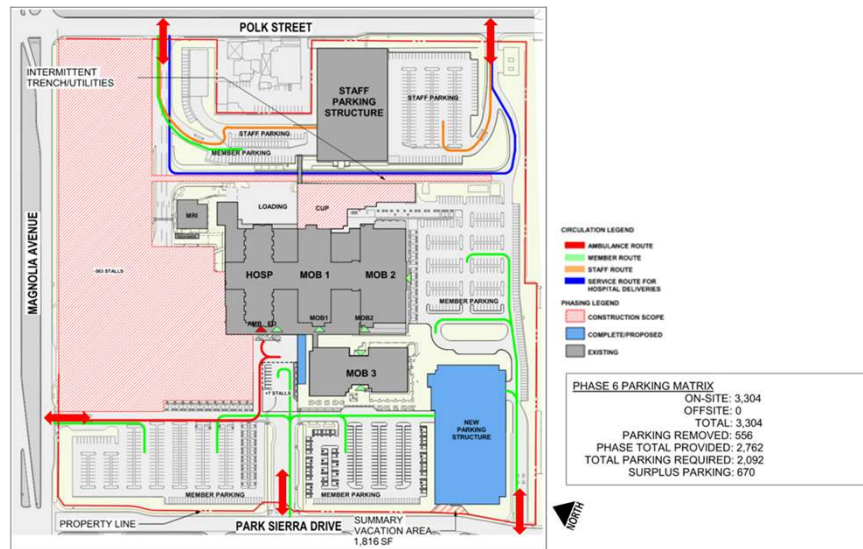


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# PROJECT PHASE 2 – HOSPITAL SITE

SUBPHASE 6  
FOR REFERENCE

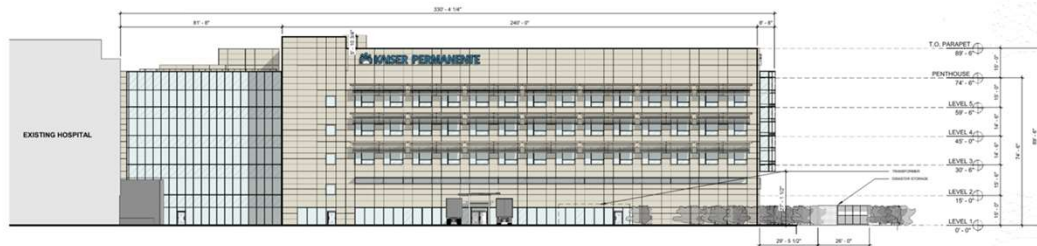


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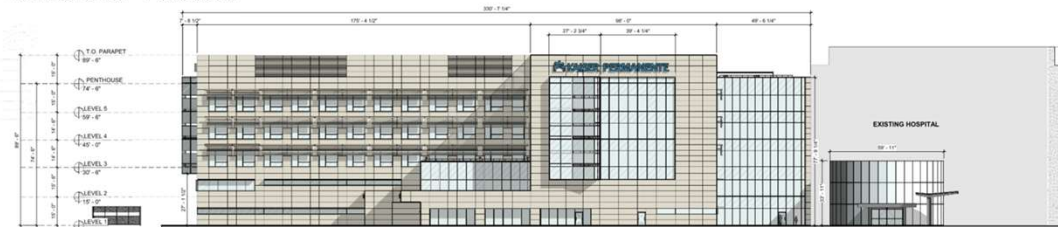
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# HOSPITAL TOWER ELEVATIONS

FOR REFERENCE



East Elevation – Polk Street



West Elevation – Park Sierra Drive



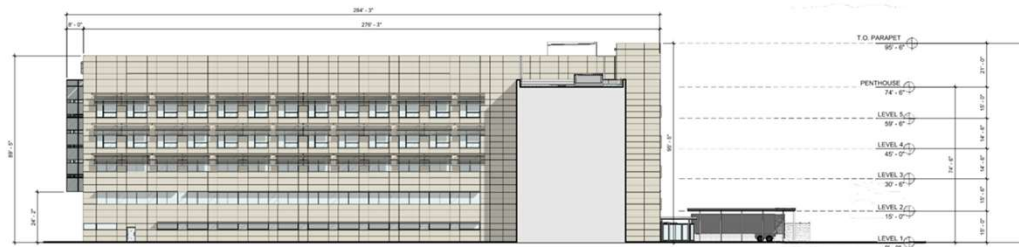
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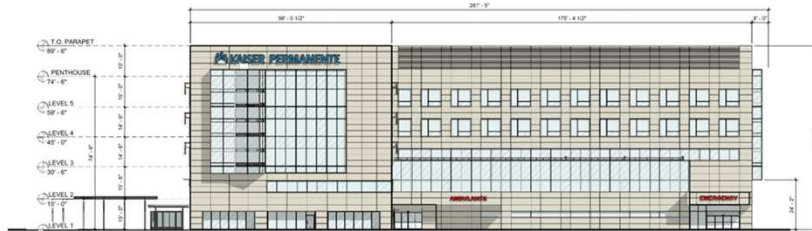


# HOSPITAL TOWER ELEVATIONS

FOR REFERENCE



South Elevation



North Elevation - Magnolia Avenue



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# PARKING STRUCTURE ELEVATIONS

FOR REFERENCE



West Elevation - Park Sierra Drive



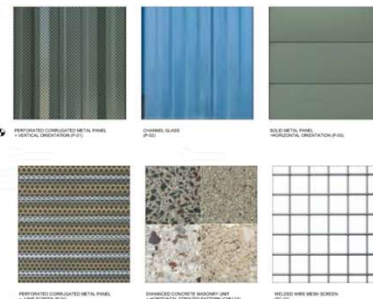
East Elevation



South Elevation - SR-91 Freeway



North Elevation

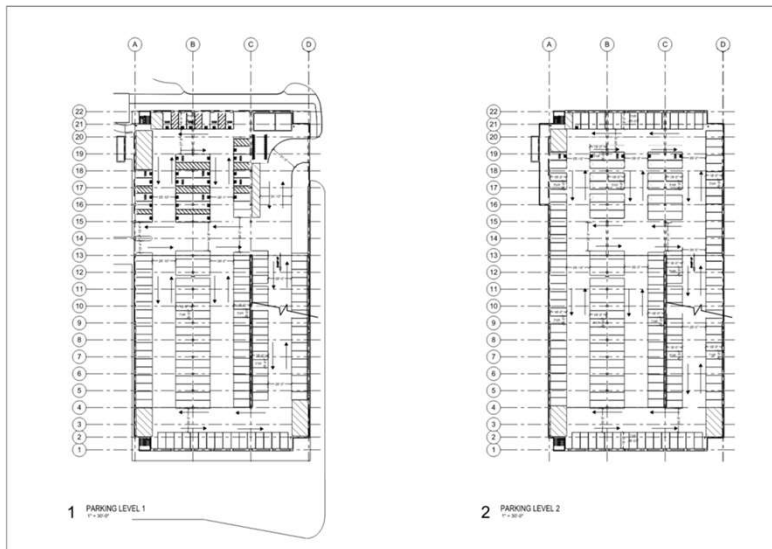


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# PARKING STRUCTURE FLOOR PLANS

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# HOSPITAL FLOOR PLANS

FOR REFERENCE



Basement



Second Floor



First Floor



Third Floor

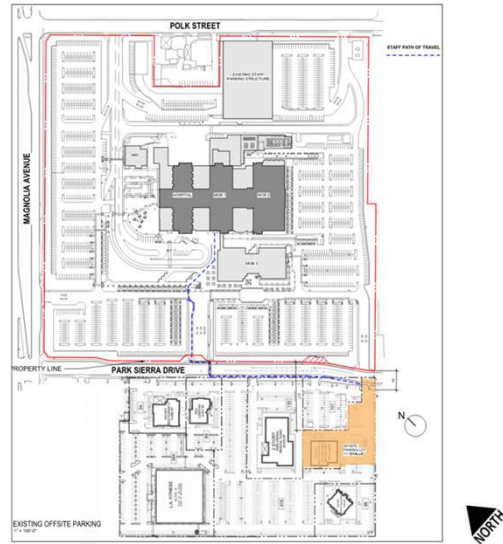
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# ADJACENT PARKING

FOR REFERENCE

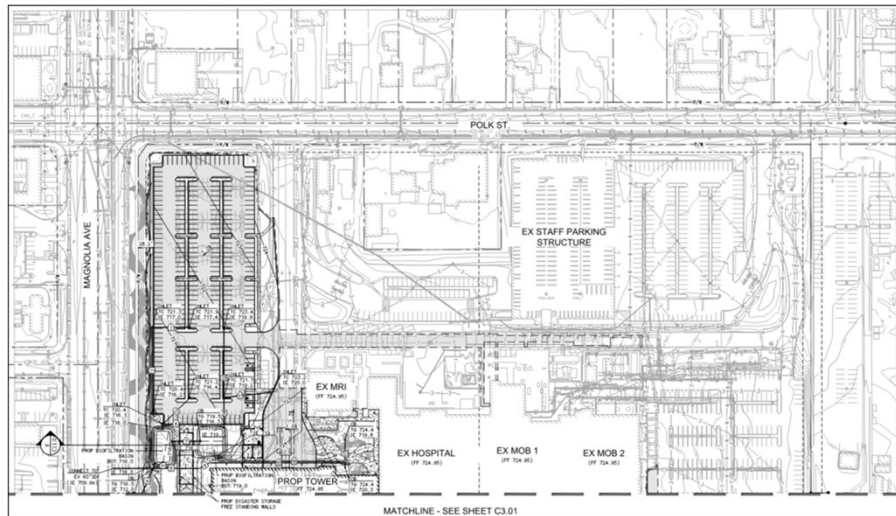


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# HOSPITAL SITE GRADING PLAN

FOR REFERENCE



Grading Plan East Side of Site

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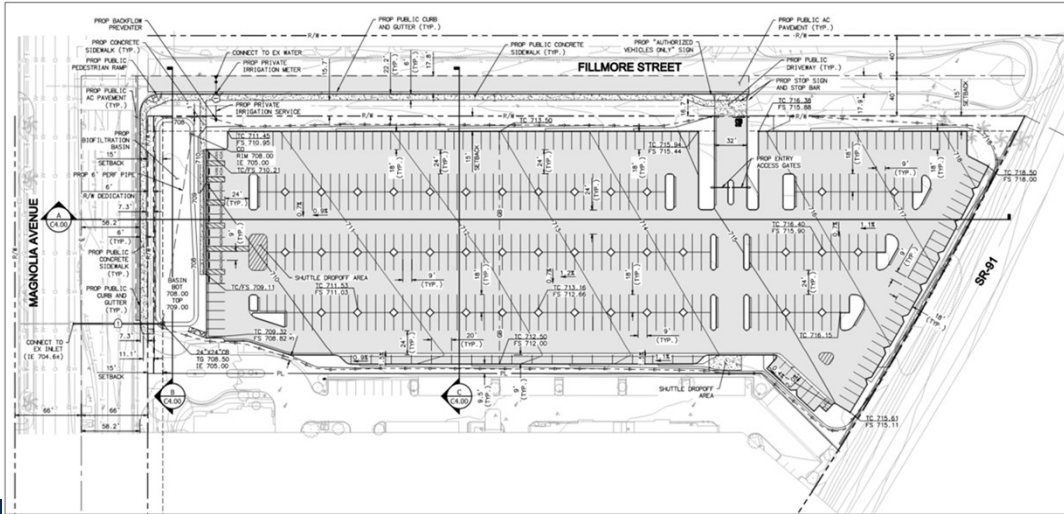
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# OFF-SITE AREA 2 GRADING PLAN

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