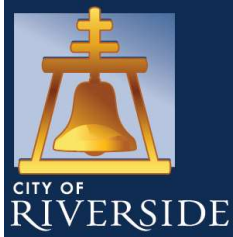


RIVERSIDE COMMUNITY HOSPITAL PARKING STRUCTURE

PR-2024-001701

(General Plan Amendment, Specific Plan Amendment,
Zoning Code Amendment, Design Review)

Community & Economic Development Department



Planning Commission
Agenda Item: 3
April 10, 2024



LOCATION MAP



EXISTING SITE PHOTOS

1

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EXISTING AND PROPOSED GENERAL PLAN MAP

Project Site: DSP - Downtown Specific Plan

Project Site: RCHSP - Riverside Community Hospital Specific Plan

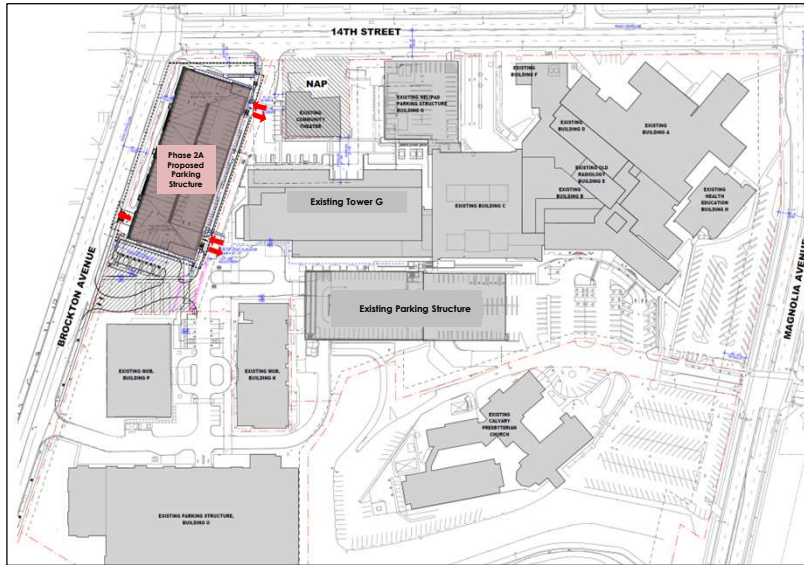
Legend:

- Project Site
- Parcel
- General Plan Designations
- C - Commercial
- DSP - Downtown Specific Plan
- MDR - Medium Density Residential
- PF - Public Facilities/Institutions
- RCHSP - Riverside Community Hospital Specific Plan

NORTH

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SITE PLAN

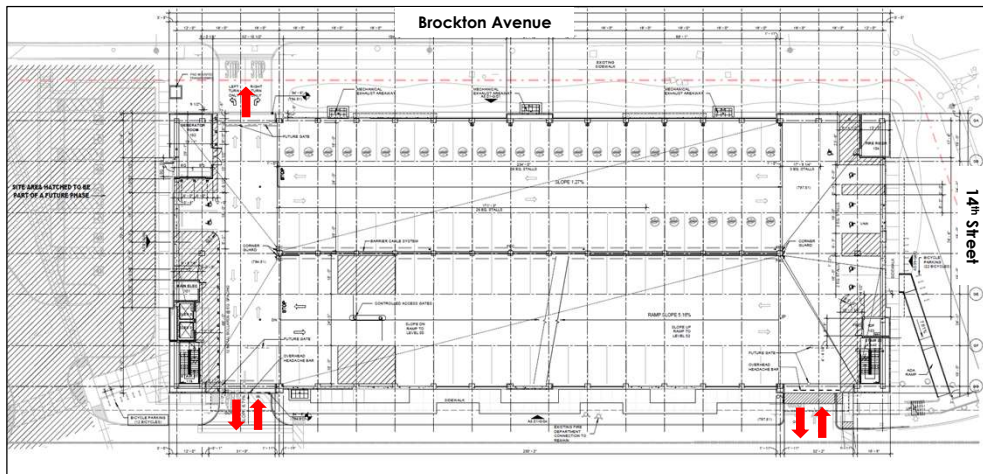


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FLOOR PLAN – GROUND FLOOR

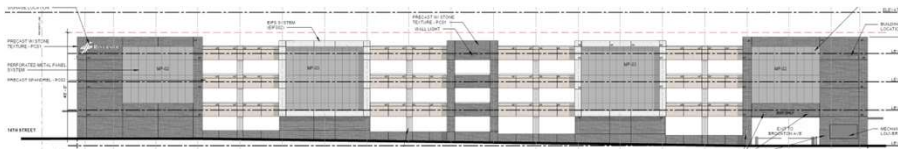


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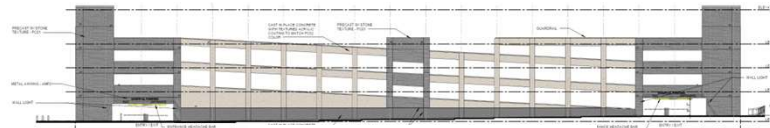


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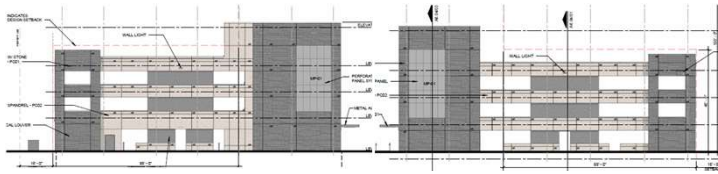
PARKING STRUCTURE ELEVATIONS



North Elevation – Brockton Avenue



South Elevation – Brockton Avenue



West Elevation – 14th Street

East Elevation



06 [Material Name]



03 [Material Name]



08 [Material Name]



05 [Material Name]



02 [Material Name]



07 [Material Name]



04 [Material Name]



01 [Material Name]



PARKING STRUCTURE ELEVATIONS



Perspective view at Brockton Avenue and 14th Street



Perspective view of Parking Structure from 14th Street



RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("Certified FEIR"); and
- **APPROVE** Planning Case PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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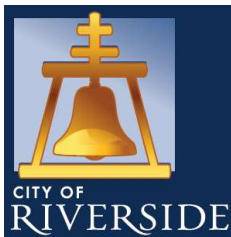
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RIVERSIDE COMMUNITY HOSPITAL PARKING STRUCTURE

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Planning Commission

Agenda Item: 3

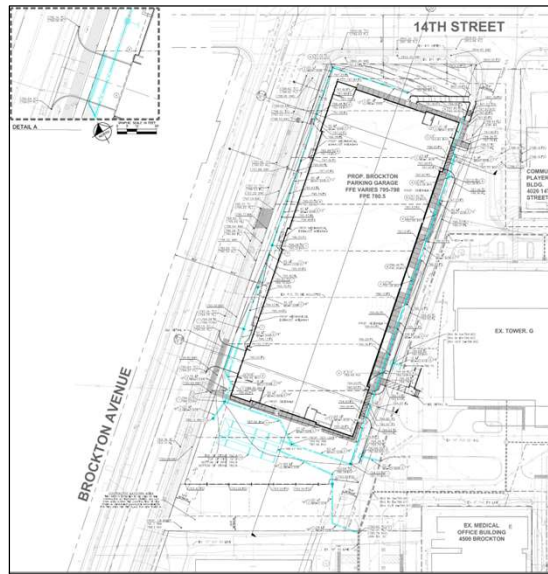
April 10, 2024



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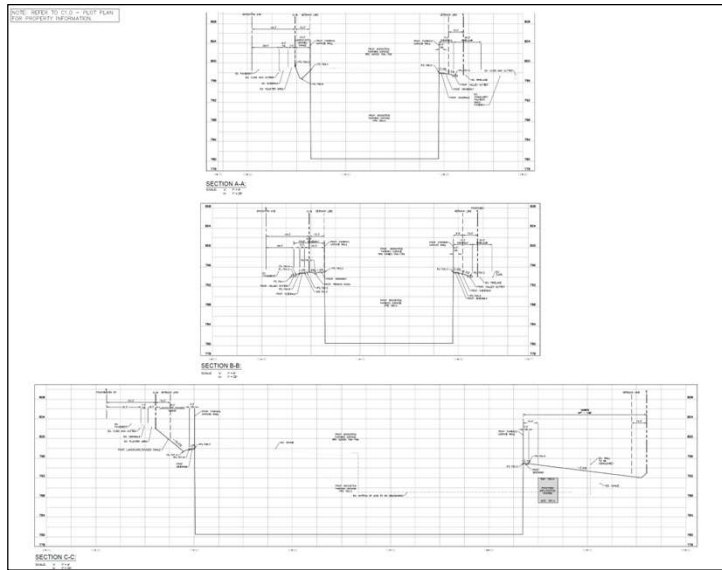
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GRADING PLAN (REFERENCE ONLY)



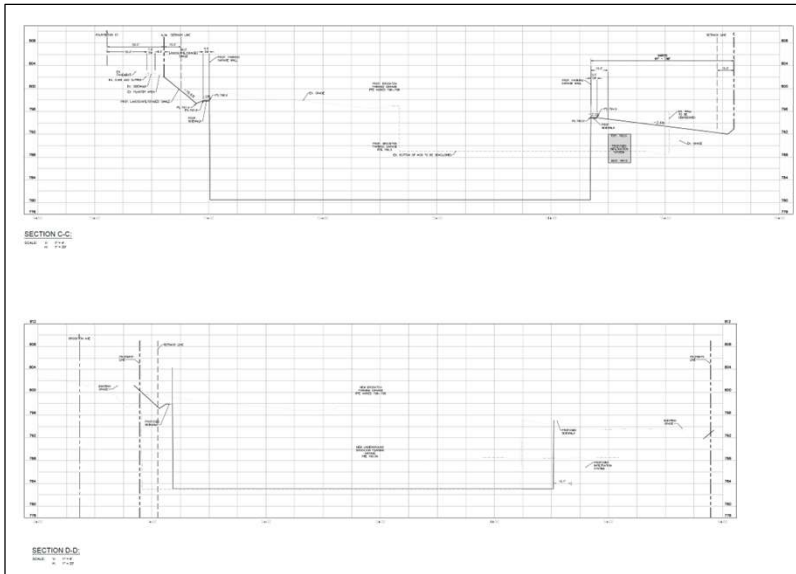
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GRADING SECTIONS (REFERENCE ONLY)



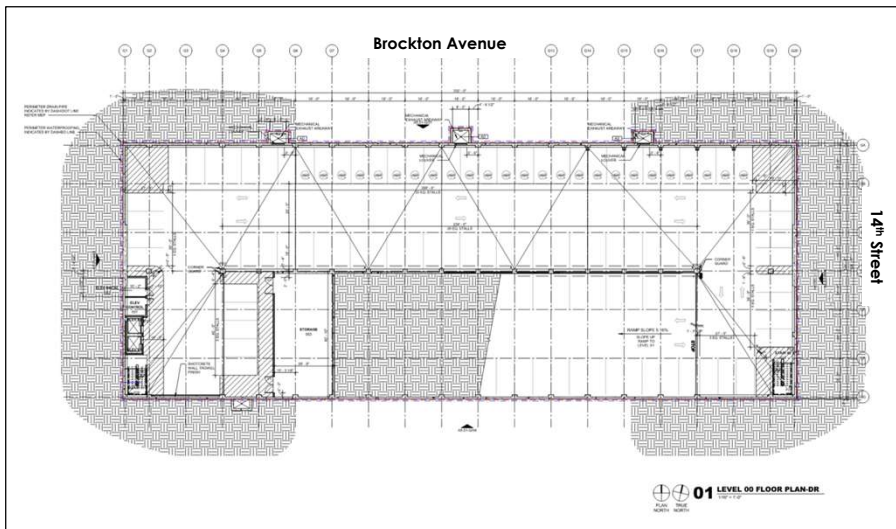
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GRADING SECTIONS (REFERENCE ONLY)



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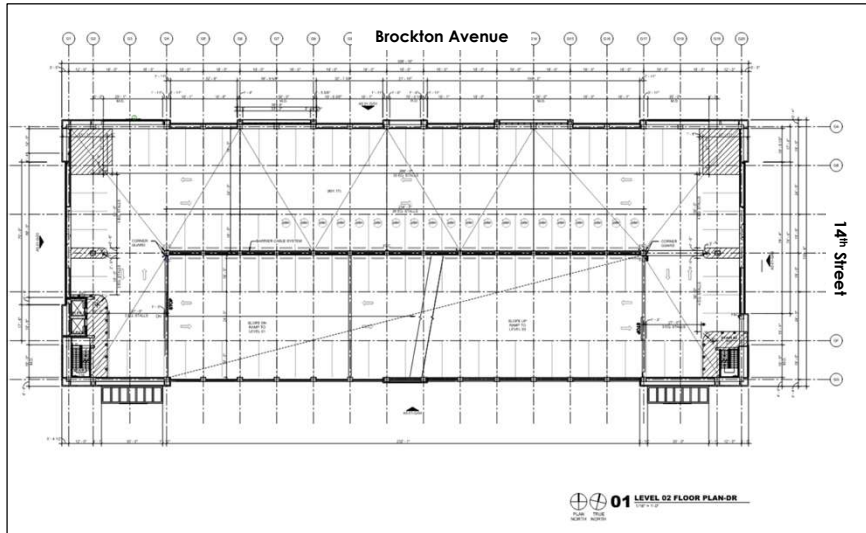
FLOOR PLAN (REFERENCE ONLY)



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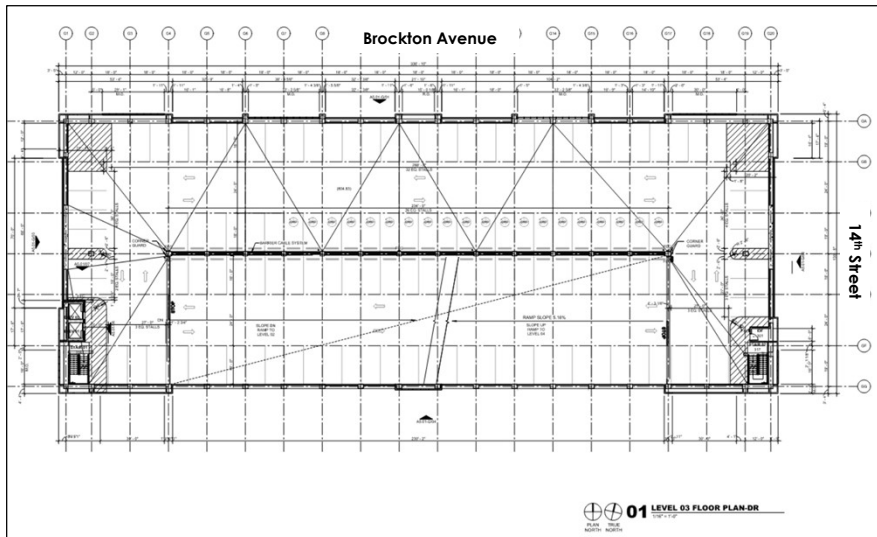
FLOOR PLAN

(REFERENCE ONLY)



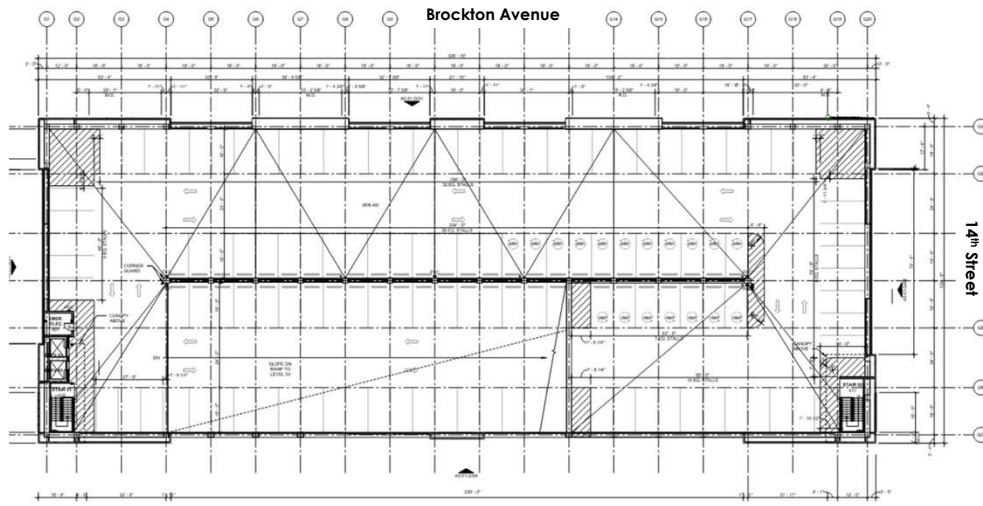
FLOOR PLAN

(REFERENCE ONLY)



FLOOR PLAN

(REFERENCE ONLY)



NORTH 21

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