

RIVERSIDE COMMUNITY HOSPITAL PARKING STRUCTURE

PR-2024-001701 (GENERAL PLAN AMENDMENT, SPECIFIC PLAN
AMENDMENT, ZONING CODE MAP AMENTMENT, DESIGN REVIEW)

Community & Economic Development Department

City Council

May 20, 2025

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LOCATION MAP



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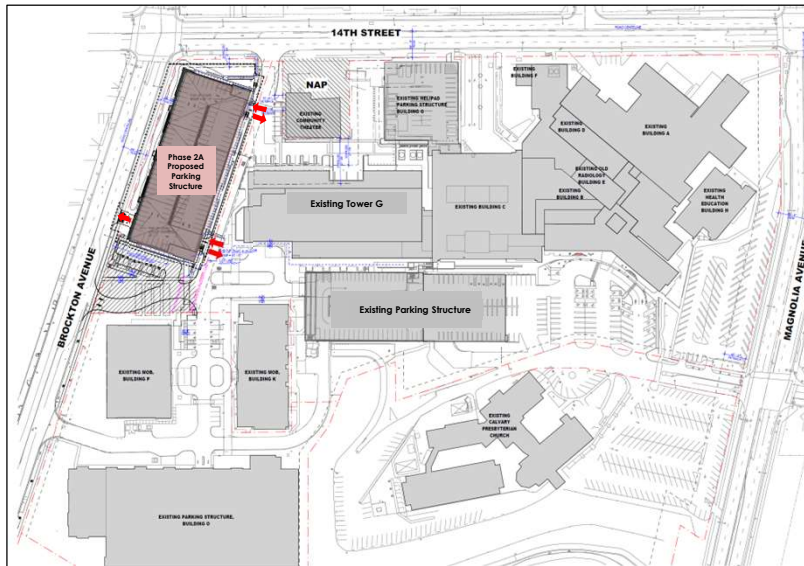
EXISTING SITE PHOTOS

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EXISTING AND PROPOSED GENERAL PLAN MAP

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SITE PLAN

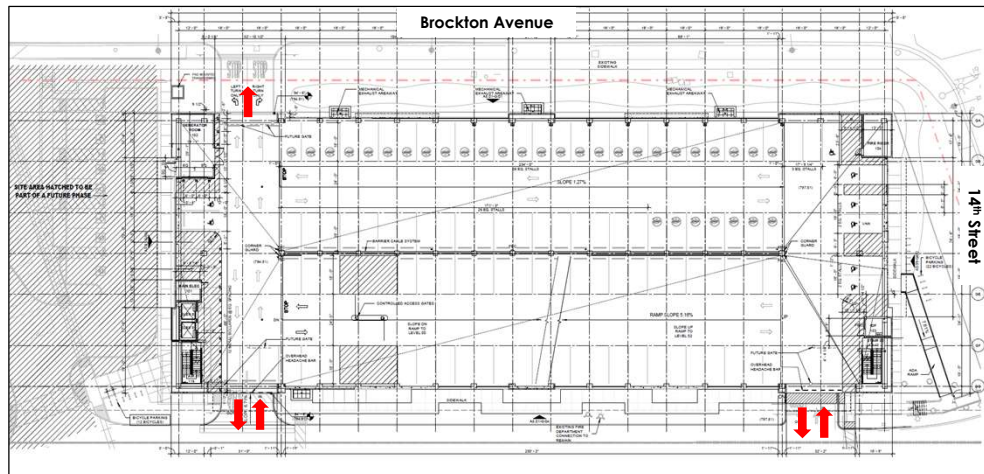


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FLOOR PLAN – GROUND FLOOR



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PARKING STRUCTURE ELEVATIONS

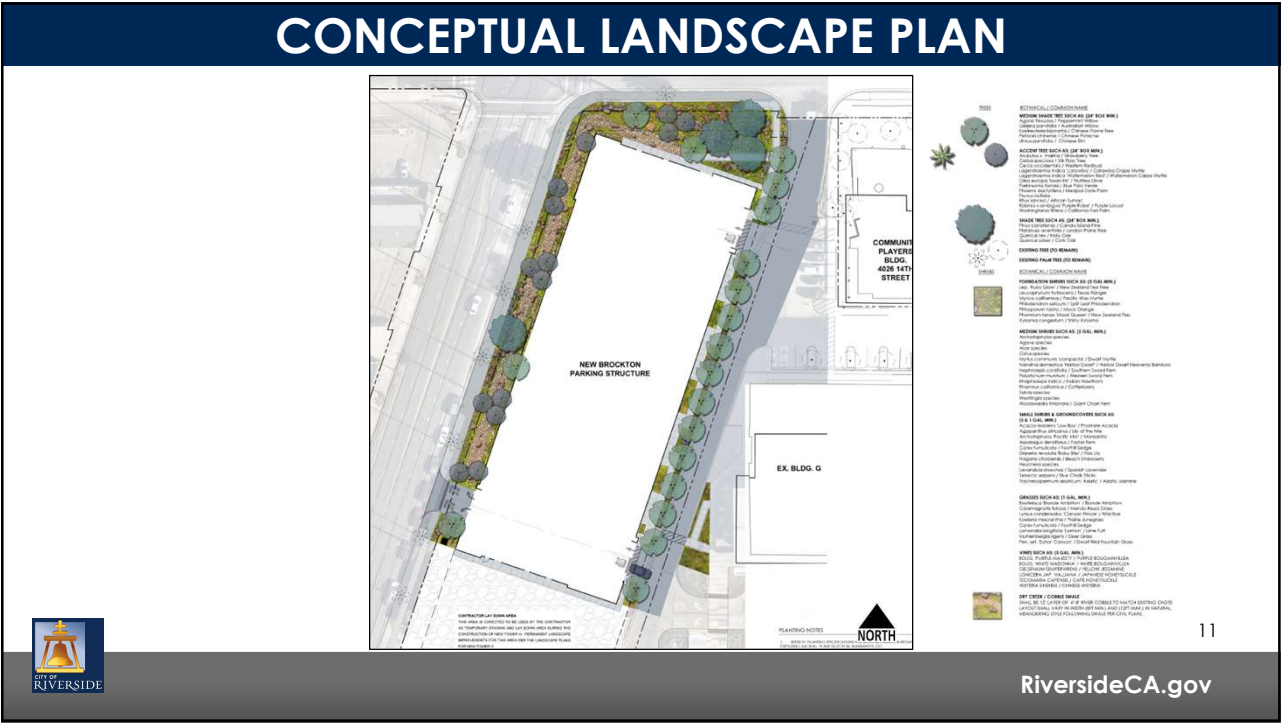
The image displays four architectural elevation drawings of a parking structure: North Elevation – Brockton Avenue, South Elevation – Brockton Avenue, West Elevation – 14th Street, and East Elevation. Each drawing shows a multi-story structure with a grid of columns and horizontal parking levels. To the right of the drawings are nine small square images showing material samples for the facade, including various shades of concrete, metal panels, and glass. The City of Riverside logo is in the bottom left corner, and the website RiversideCA.gov is in the bottom right corner.

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PARKING STRUCTURE ELEVATIONS

Two perspective renderings of the parking structure are shown. The left rendering is a 'Perspective view at Brockton Avenue and 14th Street', showing the building's corner and its integration with the surrounding urban environment, including palm trees and a clear sky. The right rendering is a 'Perspective view of Parking Structure from 14th Street', showing the building's facade and its relationship to the street. The City of Riverside logo is in the bottom left corner, and the website RiversideCA.gov is in the bottom right corner.

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RECOMMENDATIONS

Staff recommends that the City Council:

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");
2. **INTRODUCE AND SUBSEQUENTLY ADOPT** the Ordinance amending the Zoning Map;
3. **ADOPT** the Resolution amending the General Plan Land Use Designation;
4. **ADOPT** the Resolution amending the Downtown Specific Plan;
5. **ADOPT** the Resolution amending the Riverside Community Hospital Specific Plan; and



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RECOMMENDATIONS

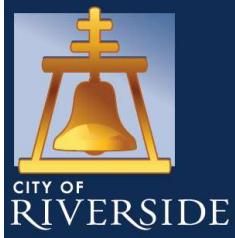
6. **APPROVE** Planning Case PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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AMENDMENT, ZONING CODE MAP AMENTMENT, DESIGN REVIEW)

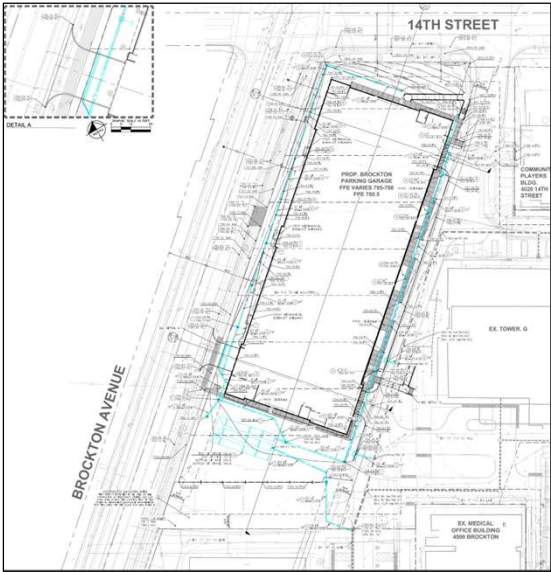
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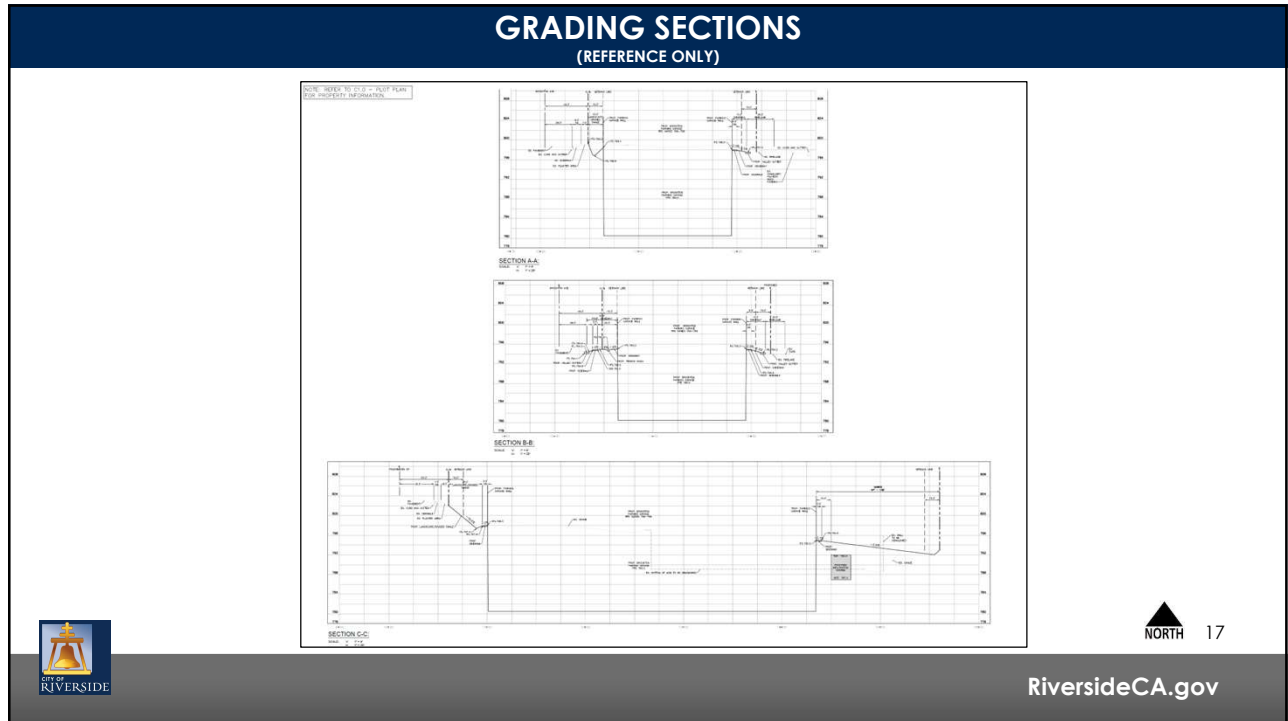
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GRADING PLAN (REFERENCE ONLY)

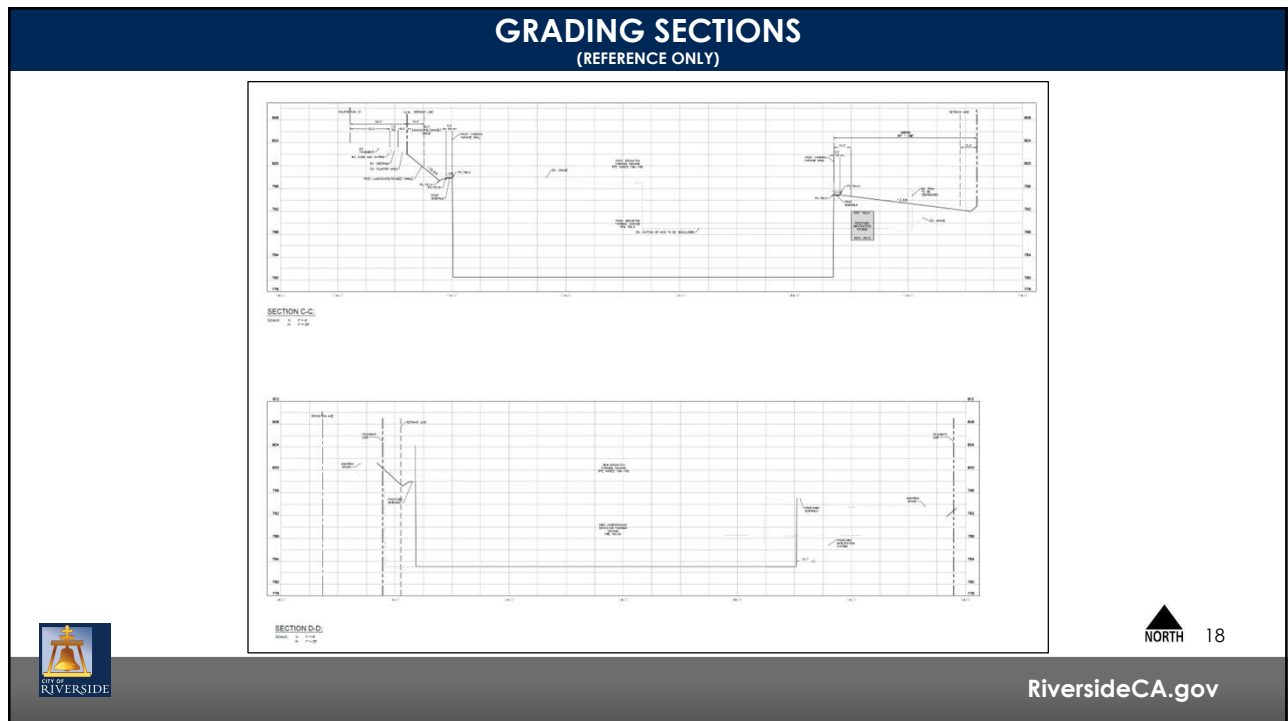


NORTH 16

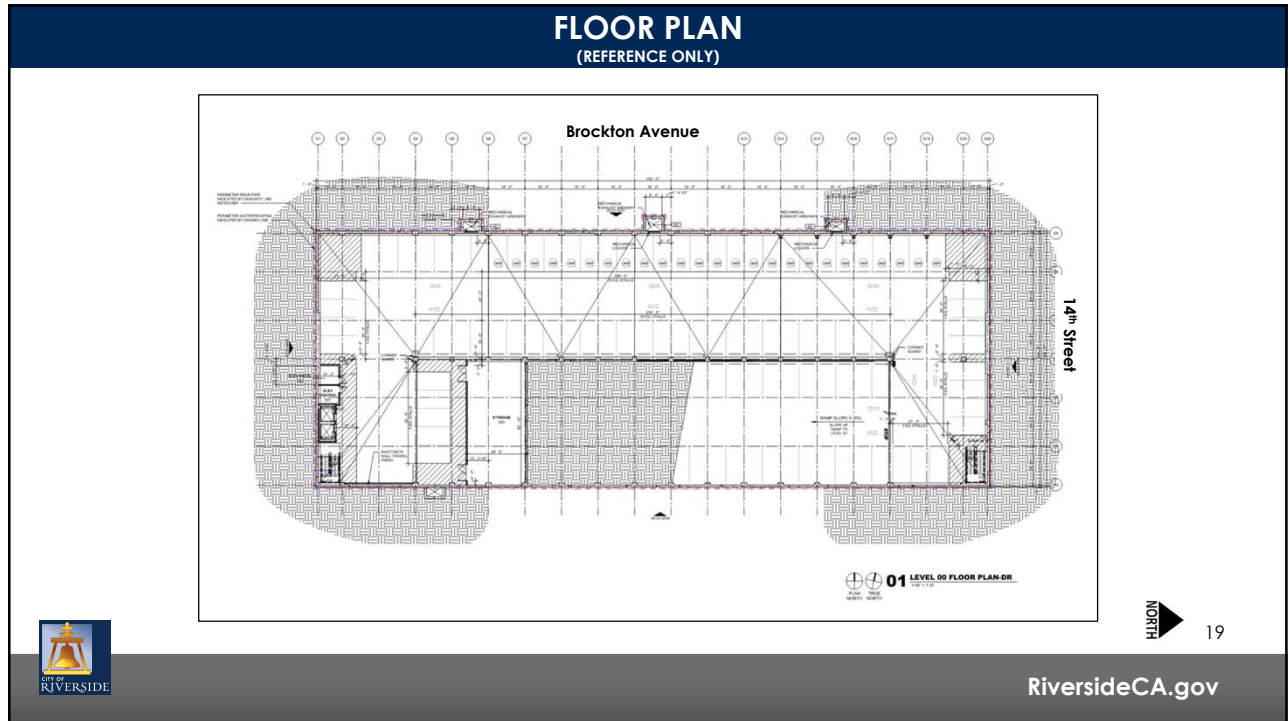
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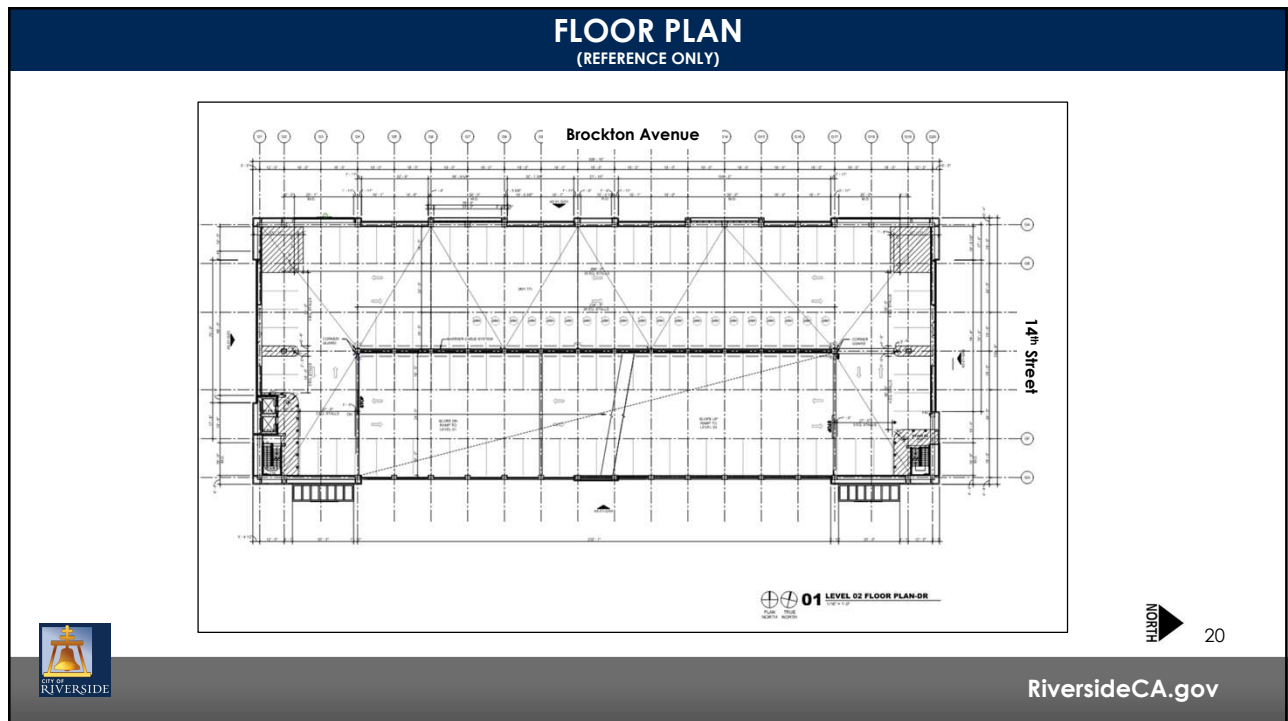
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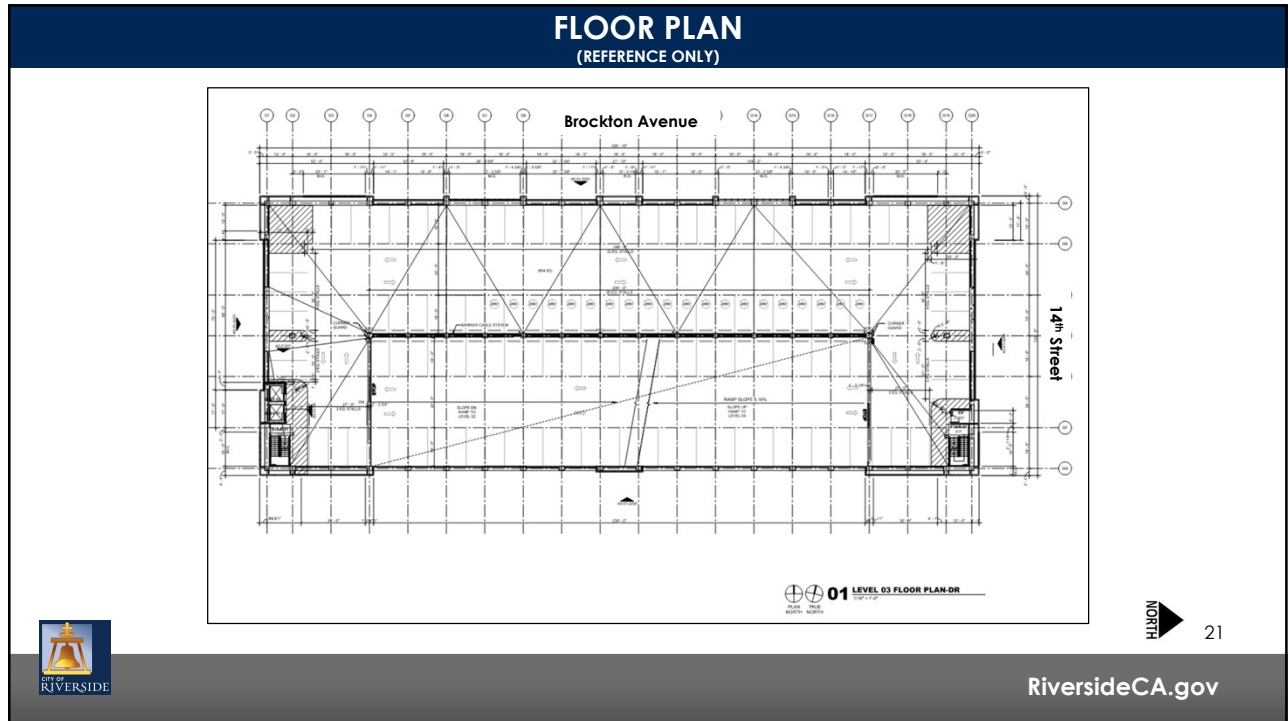
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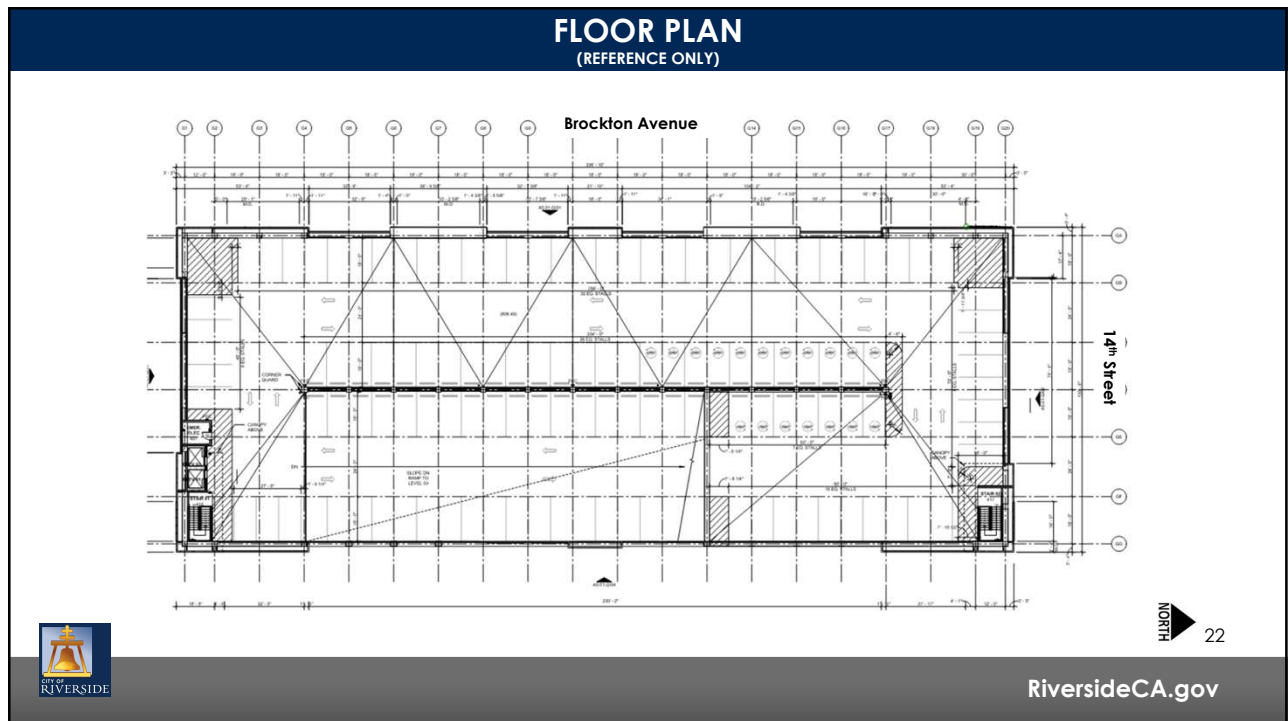
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