

April 23, 2025

Community & Economic Development Department  
Planning Division  
City of Riverside  
3900 Main Street  
Riverside, CA 92522



RE: Pacific Grove Hospital Expansion  
5900 Brockton Avenue  
Planning Case DP 2024-00850  
Project Description

Thank you for the opportunity to present the project to be located on the Pacific Grove Hospital Campus. This project description addresses the following items:

Project Location  
Project Zoning (Compliance with Development Agreement)  
Project Mission  
Project Overview & Scope  
Building Design Compatibility & Scale  
Vehicle Access & Parking  
Landscaping  
Operations Overview

#### Project Location

The Pacific Grove Hospital is located at the intersections of Brockton Avenue and Jurupa Avenue in the heart of Riverside on 4.5 acres. The site was originally developed in 1961, as a Type V-A 1-story, hospital. The existing hospital is located on APN 218-2351-016 within the Woods Streets neighborhood. The hospital is positioned south of the residential neighborhood and sits adjacent to the Riverside County Health Association and First Christian Church. Two major freeways provide regional access to the project site: I-91 located east of the campus and I-60 located north of the campus. The Pacific Grove hospital campus is about 1.5 miles south of the Riverside community hospital, a local partner who refers patients to the Pacific Grove hospital.

#### Project Zoning

The City's General Plan designates the Land Use as Mixed Use Neighborhood, Zoned as Multi-Residential R-1-7000, the site falls under Single-Family Residential Zone Table 19.100.040.A development standards. While the hospital use currently does not fall under a permitted use the hospital use was approved under a Conditional Use permit in 1959 under Planning Case CU-046-589. The hospital use is considered legal nonconforming. Modifications or expansions of nonconforming uses are subject to findings and approval of a minor conditional use permit.

300 Spectrum Center Drive, Suite 730, Irvine, California 92618

O: 949.727.9000

## Project Mission

The Pacific Grove Hospital is a nationally recognized psychiatric hospital offering inpatient psychiatric services, in the heart of Riverside and has operated in the community since 2014. Nationally and locally, we have seen an increased need in behavioral health services including acute psychiatric beds. According to Centers for Disease Control and Prevention, "1 in 5 adults have a mental health need". This represents over 7.7 million people in California. From January-August 2024, the Pacific Grove Hospital has deflected over 4,000 patients. The Pacific Grove hospital would like to increase their capacity from 68 beds to 122 beds to better support the community and to expand services for the adolescent population (ages 13-17). The new facility will have 24-28 beds dedicated to adolescents. The hospital supports patients with various diagnosis including both psychiatric and dual diagnosis patient.

## Project Overview & Scope

The proposed project includes a new 54-bed, 1-story Type I-B fully sprinklered addition (approximately 30,000 sf), replacement of the existing generator to support the existing and expansion, site/parking upgrades, and covered ambulance drop off. The new 54 acute care psychiatric beds will support 24-28 adult beds and 24-28 adolescent beds as an I-2 occupancy. The existing 68 bed facility is at capacity, and there is a continued need in the community for additional psychiatric are beds. 98% of the patients who are admitted to this facility are referred from other locations, such as other hospitals and healthcare facilities. The existing facility is a licensed hospital (OSHPD-5) within the HCAI jurisdiction. The 68-bed facility will remain operational, the client proposes some minor interior remodel within the existing building. This scope of work will be permitted through HCAI. The new addition will also be permitted through HCAI. Sitework and Planning approval will be reviewed and permitted through the City of Riverside. The existing and new facility operates 24/7, 365 days per year. There are two staff shifts day and night, average day-time staff in the future state will be 55-75 with a significantly reduced staff overnight 15-20.

## Building Compatibility & Scale

The building is oriented with the courtyard to the north taking advantage of solar orientation and solar shading for patient who will be utilizing the courtyard. This orientation also minimizes the orientation of any patient rooms/windows to be located along the north property line adjacent to existing residential yards. The design is a 1 story facility to better align with the surrounding residential neighborhood and to minimize any impact to the residential neighbors. The exterior design of the addition aligns with the existing 1961 buildings which has a City of Riverside historical relevance. The new additional utilizes the horizontal language helping to reduce the scale of the building to maintain a pedestrian feel. The use warm accent colors and texture provide a welcoming aesthetic. Vertical louver elements similar to the existing building entry are repeated in the new addition to screen ambulance parking. The breeze block concept is mimic along the southeast façade utilizing an Exterior Insulation System to provide variation and interest along a solid equipment wall. The roof top mechanical equipment has been located along the south side of the building, to minimize proximity to the residential neighbors. All roof top equipment will be screened to reduce the visual impact. The overall exterior design is alignment with the clean modern design and the horizontal scale of the existing building, providing an improvement to the existing campus and needed services for the community.

## Vehicle Access & Parking

As indicated above the new building will be built where the current exterior yard is located. The existing 68 bed hospital facility will utilize the existing secured courtyard for outdoor space. The new 54 bed addition will have a separate secured courtyard. The existing surface parking will be improved to provide 115 stalls for the 122 beds. Please refer to the provide site plan for an overview of the parking. The current site and proposed parking do not comply with the City of Riverside parking requirements, as the site parking is short 7 parking stalls. The majority (98%) of the patients arrive to the campus via ambulance transfer (non-emergency). Parking on site will support staff and visitors. The Pacific Grove Hospital is currently working with the adjacent church to determine if a shared parking agreement can be reached. The project proposes to provide a new access drive along Jurupa Avenue and to close one of the two existing access drives along Brockton Avenue. The site will be accessible from Jurupa Avenue and Brockton Avenue with vehicular exiting traffic accessed on Brockton Avenue.

#### Landscape

Landscape will be detailed in alignment with the Landscape regulations. The new parking will meet parking lot tree requirements as indicated on the concept landscape plan. The proposed parking stalls along Brockton will be screened by hedges as required by the city and outlined on the concept landscape plan.

#### Operational Overview

The Pacific Grove Hospital support the Riverside area and offers acute psychiatric services supporting immediate crisis needs, treating patients with mental health disorders (depression, anxiety, schizophrenia, suicidal ideation, bipolar disorder, and obsessive-compulsive disorder) and substance use addiction. The project includes a new 54-bed addition with two units; supporting Adults and Adolescents. Each unit is designed for 25 beds per unit with 4 beds that are centrally located to support either patient population depending on the current census and needs.

The psychiatric hospital provides care 24-hour, 7-day per week. On average a typical patient stay is 7-9 days. Visitation hours are daily from 2:00pm-2:30pm. The existing hospital and new addition are locked facilities and accommodate Involuntary Hospitalization (5150) a 72-hour hold holds for evaluation. The new addition includes a new Intake/Admissions unit. The new Intake unit will support the intake process for up to five patients at once and will be directly accessible from a covered ambulance drop off area. With the new addition (122 total beds) the hospital will intake 13-20 patients on average per day. Ninety-eight percent of patient admits arrive via non-emergency transfer from another hospital or facility. Patients are referred by the hospital or health provider and have been medically screened before arriving. Legal status of the patient may be voluntary or involuntary, depending on the circumstances. Every patient receives an assessment and screening including the problem(s) that brought them to the hospital, current and past treatment history, signs and symptoms, suicide and homicide risk assessment, social and medical history, abuse history, family history, educational needs, current medications, and other components required by best practice standards. This process takes place within the Intake area. When the individual's current and acute medical problems outweigh the psychiatric condition, the patient is transferred to a hospital or immediate care facility. Acute care medical services are not provided for at the Pacific Grove Hospital. When patients meet criteria for admission, the admitting psychiatrist determines the appropriate program placement and orders treatment based on the patient's diagnosis and needs. Once admitted, the patient receives a Nursing Assessment by a Registered Nurse, a Psychosocial Assessment by a Social Worker or Licensed Therapist, a History and Physical Examination by a medical physician, a complete Psychiatric Evaluation by a psychiatrist, an Activity

Therapy Assessment by and Adjunctive Therapist, and a Dietary Assessment if indicated. Medications are evaluated and reconciled.

Discharge Planning begins on admission. Social Services staff and Case Managers/Discharge Planners work with the patient, family, and other practitioners to develop and coordinate care and placement when the patient is discharged. The facility discharges patients in compliance with Senate Bill 1152 (SB 1152) requiring hospitals to standardize discharge processes for patients experience homelessness (PEH) connecting patients to social and preventative services. The Pacific Grove hospital provides transportation to patient upon discharge whether this be to home or other services. The hospital works closely with other community services and providers to connect patients to the next step in their care which may include social services, temporary housing placement, outpatient services or higher acuity care if required.

The hospital has been designed with an attention to creating a facility that provides a healthy, natural, calming, healing environment to support recovery and healing. An appropriate use of scale, abundant access to daylight and sky views, as well as a material palette of natural colors and textures, all contribute to evoking the connection to nature. The building is fully sprinklered, meets life safety code requirements and is designed with safety and security in mind. Patient bedroom and bathroom light fixtures are selected based on safety and risk planning and are non-ligature (showers, toilets, grab bars, sprinklers, hardware, wardrobes, hinges, pulls, faucets, etc.). Doors are secured and controlled by staff via card readers. Cameras are installed in the parking lot/exterior of the building and for surveillance in key areas of the facility.

Law enforcement officers are not allowed to bring guns and weapons into the patient areas. A weapons lock box is provided, or officers may leave weapons in their vehicle. Staff receive training regarding risk and safety related to chemicals, plastic bags, and other equipment on cleaning carts. Cleaning carts are never left unattended and are stored in designated locked closets. Maintenance staff receives training regarding risk and safety related to ladders, chemicals, tools, equipment, traffic and traffic circulation through unit doors with equipment and potential elopement. Outside contractors receive orientation to these same requirements and are screened, educated by the Director of Maintenance or Safety Officer prior to starting the project(s).

Scheduled Safety Rounds on all units and areas of the hospital are conducted and recorded. Nursing staff make rounds on the units at least every fifteen to thirty minutes to observe and document the patient activities. Patient rooms, group rooms, galleys, and courtyards are inspected every shift for contraband items and general safety. Upon admission, patient belongings are inspected, any items not allowed in the patient care areas are sent home with family or stored in a safe area until the patient is discharged. Razors, hair dryers, lighters and other personal patient items are stored in locked bins and used only under direct supervision. Policy and Procedures mandate the safe handling, storage, and disposal of patient medications, including controlled and illegal substances.

Reports are completed for all types of incidents, emergencies, complaints, grievances and unusual events. Policy and Procedures are in place for action and follow-up on these events and for data collection and problem resolution. Policy and Procedures designate Risk Management activity, mandated reporting of specific events and accountability and authority for the hospital Safety Program. Policy and Procedure designate safety and risk mitigation in the areas of Safety Management, Security Management, Hazardous Materials Management, Fire Safety Management, Medical Equipment Management, and Utility Management. These plans are based on standards and requirements of OSHA, The Joint Commission, CMS and State and local requirements.

Sincerely,

Boulder Associates, Inc.

Darci Hernandez, AIA | Principal