




**PLANNING COMMISSION HEARING DATE: APRIL 10, 2025  
AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

Case Number	PR-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review)	
Request	<p>To consider the following entitlements to facilitate the construction of a 4-story Parking Structure containing 593 parking spaces to serve the Riverside Community Hospital:</p> <ol style="list-style-type: none"><li>1) General Plan Amendment to amend the land use designation of two parcels (APN #: 217-060-020 and 217-060-009) from DSP-AD - Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan;</li><li>2) Specific Plan Amendment to amend the Riverside Community Specific Plan to incorporate two parcels (APN #: 217-060-020 and 217-060-009) into the Specific Plan boundaries and to remove them from the Downtown Specific Plan Specific Plan boundaries;</li><li>3) Zoning Code Map Amendment to rezone two parcels (APN #: 217-060-020 and 217-060-009) from DSP-AD Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan Overlay Zone; and</li><li>4) Design Review of project plans.</li></ol>	
Applicant	Maria Iwanicki of HKS, Inc. on behalf of the Riverside Community Hospital	
Project Location	4410, 4414, 4420, 4426, 4440, 4468 Brockton Avenue, situated on the southeast corner of Brockton Avenue and 14 <sup>th</sup> Street	
APN	217-060-024, 217-060-026, 217-060-027, 217-060-028, 217-060-020, and 217-060-009	
Project Area	1.66 acres	
Ward	1	
Neighborhood	Downtown	
Specific Plans	Riverside Community Hospital and Downtown Specific Plans	

<b>General Plan Designations</b>	RGHSP - Riverside Community Hospital Specific Plan and DSP - Downtown Specific Plan
<b>Zoning Designations</b>	RGHSP - Riverside Community Hospital Specific Plan and DSP-AS - Downtown Specific Plan – Almond Street
<b>Staff Planner</b>	Judy Egüez, Senior Planner 951-826-3969 <a href="mailto:jequez@riversideca.gov">jequez@riversideca.gov</a>

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council 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 Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 (GPA, SP, RZ, DR, EIR) Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ( "Certified FEIR") (State Clearinghouse No. 2013071102); and
2. **RECOMMEND that the City Council APPROVE** 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 (Exhibits 1 and 2).

## SITE BACKGROUND

The project site consists of six contiguous parcels, totaling 1.66 acres, developed with an auto body shop, medical offices and a storage building (Exhibit 3). The project site is surrounded by the Riverside Community Hospital (RCH) to the south and east, Riverside Unified School District offices to the north (across 14<sup>th</sup> Street) and medical offices and a Del Taco to the west (across Brockton Avenue) (Exhibit 4). Four of the parcels are located within the Riverside Community Hospital Specific Plan Boundaries and 2 of the parcels totaling 0.81 acres is located within the Downtown Specific Plan Boundaries.

On May 20, 2014, the City Council approved Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 (GPA, SP, RZ, DR, EIR) to establish the Riverside Community Hospital Specific Plan (RGHSP) and to certify the associated Environmental Impact Report (State Clearinghouse No. 2013071102). The RGHSP outlined a 30-year phased Master Plan for future expansion, ensuring compliance with Senate Bill 1953 seismic retrofit requirements. The same entitlements approved the construction of a 7-story hospital tower, which completed construction of Phase 1 of the RGHSP.

## PROPOSAL

The applicant is requesting approval of entitlements to facilitate the construction of a 4-story (5 deck) parking structure situated on the southeast corner of Brockton Avenue and 14<sup>th</sup> Street. The parking structure will provide approximately 593 vehicle parking spaces to serve both patients and hospital staff. The structure proposes multiple vehicular entry/exit points. Two are proposed along the east side of the structure with access from internal drive aisles within the RCH Campus and an exit only driveway on Brockton Avenue. The parking structure provides multiple pedestrian points

of access, primarily along the east side of the structure that directly connect to the existing pedestrian network for the campus.

Upon construction of the proposed parking structure, the existing parking structure south of the Hospital Tower (Tower G), will be demolished to accommodate a future hospital tower (Phase IIB).

As part of this project, the RCHSP is proposed to be amended as follows:

- The following figures are proposed to be modified to include incorporating two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) into the RCHSP boundaries:
  - Figures 2-2 Vicinity Map, 2-3 Existing Site Plan, 2-4 General Plan Land Use, 2-5 Existing Zoning, 4-1 Land Use Plan – Phase 1, 4-2 Land Use Plan – Phase IIB, 4-3 Proposed General Plan Land Use, 4-4 Proposed Zoning, 5-1 Circulation Plan – Phase 1, 5-2 Pedestrian Pathway Plan, 6-1 Utility Plan Phase II, 7-1 Building Height Stepped Design Setbacks, 8-6 Lighting Plan.
- Section 4.0 Land Use – Revised to reflect additional details to Phase IIA description relating to the construction of the parking structure along Brockton Avenue and clarification of future construction under Phase IIB.
- Table 4-2 - Updated to reflect actual square footages of existing construction and square footages of future phases of the RCH campus.
- Table 5-2 – Revised to reflect proposed parking structure.
- Section 7.1 Permitted Uses - Modify to allow Certified Farmers' Market.
- Section 7.5.3 Parking – Updated to strike out language that is subject to the Building Code requirements and Zoning Code standards.
- Other minor text amendments to simplify the document and clean up inconsistencies.

Implementation of this proposed project requires:

- General Plan Amendment: To amend the land use designation of two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) from the DSP-Downtown Specific Plan to RCHSP – Riverside Community Hospital Specific Plan
- Specific Plan Amendment: 1) To amend the land use designations of 0.81 acres (APN #: 217-060-020 and 217-060-009), removing the parcels from the Downtown Specific Plan and incorporating them within the Riverside Community Hospital Specific Plan; and 2) amend language and exhibits within the Specific Plan as noted above..
- Zoning Code Amendment: To rezone two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) from DSP-AD Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan Overlay Zone
- Design Review: Site design and building elevations for the proposed parking structure.

## PROJECT ANALYSIS

### *Authorization and Compliance Summary*

	Consistent	Inconsistent
<b>General Plan 2025</b> The project proposes to amend the General Plan Land Use designation of two parcels totaling 0.81 acres (APN #: 217-060-020	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p>and 217-060-009) from DSP- Downtown Specific Plan to RCHSP – Riverside Community Hospital Specific Plan (RCHSP). The RCHSP Land Use Designation allows for the logical expansion of the hospital campus as the two parcels are contiguous to the RCH campus (Exhibit 5).</p> <p>The proposed project is also consistent with General Plan 2025 Land Use and Urban Design Element Objectives, Goals and Policies of the Downtown Neighborhood and will further the intent of the General Plan 2025 through consistency with the following objective:</p> <ul style="list-style-type: none"> <li>• <u>Objective LU-47</u>: Make Downtown Riverside a regional employment, governmental, arts and entertainment center with unique and interrelated districts offering a wide range of opportunities for residential lifestyles, work environments, shopping, entertainment, learning culture and the arts.</li> <li>• <u>Objective LU-48</u>: Strengthen the identity and character of Downtown using the existing historic and architectural urban character of the community, while allowing for new structures that are architecturally compatible with and complementary to the existing architectural and historic fabric.</li> </ul>		
<p><b><i>Riverside Community Hospital Specific Plan</i></b></p> <p>The project proposes a Specific Plan Amendment to revise the Riverside Community Hospital Specific Plan to incorporate two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) into the Specific Plan boundaries. The two parcels are contiguous to the existing Specific Plan boundaries and will facilitate the construction of the proposed parking structure which is described as Phase IIA in the RCHSP.</p> <p>The proposed Specific Plan Amendment also includes updated exhibits incorporating the two parcels, minor text modifications to clarify phasing, increase the number of stories of the future hospital tower (overall height will remain the same), and a general cleanup of development inconsistencies within the document. The proposed Specific Plan Amendment is consistent with the proposed General Plan Amendment.</p> <p>The proposed project was analyzed for compliance with the development standards and was found to be generally consistent with the standards established in the Specific Plan.</p> <p>The proposed project is consistent with the following goals and policies of the Specific Plan:</p> <ul style="list-style-type: none"> <li>• <u>Goal 1</u>: Ensure that future expansion maintains a high standard of design and protects and enhances the character of surroundings.</li> <li>• <u>Policy 2.2</u>: Encourage buildings to be designed with contemporary architectural styles to hone and expand the</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Consistent	Inconsistent
<p>tradition of diverse, high-quality architecture found throughout the City of Riverside.</p> <ul style="list-style-type: none"> <li>• <u>Goal 6</u>: Ensure sufficient parking is provided within the RCH Specific Plan.</li> <li>• <u>Policy 6.3</u>: Improve the RCH Specific Plan Area with new parking facilities that meet the parking needs of patients, visitors, and employees.</li> </ul> <p><b>Compliance with Specific Plan Design Guidelines</b></p> <p>The proposed project meets the Design Guidelines established for the RCH Campus as it relates to building siting, massing, architectural treatment, and landscaping.</p> <p>The proposed Parking Structure reflects a contemporary style with vertical variations in wall planes, varied roof heights, and building projections. The concrete parking structure is proposed to be clad with a textured acrylic coating, a precast stone texture, and EIFS. Decorative metal panels reflecting scenery of Riverside will be installed along the elevations facing the public street.</p> <p>The proposed landscaping includes a variety of ground cover, shrubs, accent trees, and shade trees surrounding the proposed parking structure. The landscaping <i>will be</i> complementary to the existing landscaping of the RCH campus and will soften the appearance of the parking structure.</p>		
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project proposes to rezone two parcels totaling 0.81 acres (APN #: 217-060-020 and 217-060-009) from DSP-AD Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan Overlay Zone for consistency with the proposed General Plan Land Use Designation and the Specific Plan as it intended to facilitate the expansion of the RCH Campus (Exhibit 7).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<i>Riverside Community Hospital Specific Plan Development Standards</i>					
<i>Standard</i>		<i>Proposed</i>	<i>Consistent</i>	<i>Inconsistent</i>	
<b>Floor Area Ratio</b>	4.0	2.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Maximum Building Height (Parcels along Brockton Avenue)</b>	45 feet – 100 feet <sup>1</sup> and 2.	Top of Level 4 parking deck 39 feet)  Top of parapet 58 feet, 8 inches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Minimum Setbacks</b>	Front	Brockton Avenue 15-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		14 <sup>th</sup> Street – 15-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Interior	15-foot building setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<sup>1</sup>. 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).

<sup>2</sup>. Zoning Code 19.560.030 – Exceptions to Height Limits – Roof structures for the housing of elevators, stairways, parapet walls, may be erected above the height limits prescribed by the Zoning Code.

## FINDINGS SUMMARY

### *Zoning Code Map Amendment*

The proposal to apply the RCHSP – Riverside Community Hospital Specific Plan Overlay Zone to the 0.81-acre project site is generally consistent with the goals, policies, and objectives of the General Plan, as it will allow for the expansion of the Riverside Community Hospital. The proposed Zoning Code Map Amendment will allow for the construction of a parking structure as planned in Phase II of the RCHSP and the removal of an older existing parking structure to facilitate construction of Tower H. Tower H is required to be constructed, by State mandate, to relocate acute care services, from existing structurally non-compliant on-site buildings. The proposed Zoning Code Map amendment will not adversely affect surrounding properties as it is located within the RCH campus area. Since the proposal will facilitate the future growth of the RCH, a regional serving medical campus, the proposed Zoning Code Map amendment would promote public health, safety and general welfare and serves the goals and purposes of the Zoning Code.

## STRATEGIC PLAN

This project contributes to the Envision Riverside 2025 City Council Strategic Plan Priority 2 Community Well-Being, pertaining to:

- Goal 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 2.6. Strengthen community preparedness for emergencies to ensure effective response and recovery.

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The proposed project requires public hearings by the Planning Commission and City Council.
2. *Equity* – The proposed project is an expansion of an existing community service that benefits all residences in the community and region.
3. *Fiscal Responsibility* – All fiscal responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed expansion of the Riverside Community Hospital meets the growing community's needs for increased health care facilities and services for a healthier and more vibrant community.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

## ENVIRONMENTAL REVIEW

An Addendum to an adopted Mitigation and Monitoring Reporting Program [(P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("Certified FEIR") (State Clearinghouse No. 2013071102)] was prepared for this proposed project in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines (Exhibit 11).

The Addendum demonstrated that there are no substantial changes to the circumstances under which the Proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the Certified FEIR, nor had any new information been identified regarding the potential for new or more severe significant environmental impacts. Therefore, no further evaluation of environmental impacts is required. No Subsequent or Supplemental EIR is necessary pursuant to CEQA Guidelines Sections 15162 and 15164, and the Addendum is the appropriate level of environmental analysis and documentation for the Proposed Project in accordance with CEQA Guidelines Section 15164. Furthermore, no new information of substantial importance exists that indicates that there are mitigation measures or alternatives that are considerably different from those analyzed in the Certified FEIR that will substantially reduce one or more significant effects on the environment.

## PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Conditions of Approval
3. Existing Site Photos
4. Location Map
5. Existing and Proposed General Plan Map
6. Existing and Proposed Specific Plan Map
7. Existing and Proposed Zoning Map
8. RCH Specific Plan Text Amendment – Redline
9. RCH Specific Plan Text Amendment – Clean
10. Downtown Specific Plan Amendment – Redline
11. Downtown Specific Plan Amendment – Clean
12. Project Plans (Site Plan, Floor Plan, Roof Plan, Elevations, Renderings, Conceptual Landscape Plan, Conceptual Grading Plan, Site Sections, Conceptual Utility Plan)
13. Addendum to Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("FEIR" or "Certified FEIR") (State Clearinghouse No. 2013071102)

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Prepared by: Judy Egüez, Senior Planner  
Reviewed by: Brian Norton, Principal Planner  
Approved by: Maribeth Tinio, City Planner



*EXHIBIT 1 – FINDINGS*

**PLANNING CASE:**      **PR-2024-001701** (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review)

**A. Zoning Code Amendment Findings Pursuant to Chapter 19.810.040 and as outlined in the Staff Report**

1. The proposed Zoning Code Map Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
2. The proposed Zoning Code Map Amendment will not adversely affect surrounding properties; and
3. The proposed Zoning Code Map Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



*EXHIBIT 2 – CONDITIONS OF APPROVAL*

**PLANNING CASE:** **PR-2024-001701** (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, and Design Review)

**Planning Division**

1. The project shall continue to comply with the Mitigation and Monitoring Reporting Program (MMRP) adopted with Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211.
2. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The Applicant is advised that additional development applications and fees may be required.
3. **Advisory:** Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Issuance of Grading Permit:*

4. The Zoning Code Map Amendment shall be finalized and/or adopted.
5. Prior to grading permit issuance, if there are any changes to project site design and/or proposed grades, the developer and the City shall contact Consulting Tribes to provide an electronic copy of the revised plans for review. Additional consultation shall occur between the City, developer, the Consulting Tribes to discuss any proposed changes and review any new potential impacts to tribal cultural resources and/or potential avoidance/preservation of the tribal cultural resources on the project site. The City and the developer/applicant shall make all attempts to avoid and/or preserve in place as many tribal cultural resources as possible that are located on the project site if the site design and/or proposed grades should be revised. In the event of inadvertent discoveries of tribal cultural resources, work shall temporarily halt until agreements are executed with Consulting Tribe, to provide tribal monitoring for ground disturbing activities.
6. **Archaeological Monitoring:** At least 30 days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities take place, the developer shall retain a Secretary of Interior Standards qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.
  - A. The project archaeologist, in consultation with Consulting Tribes, the Developer, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and Tribal Cultural Resources activities that will occur on the project site. Details in the plan shall include:
    - i. Project grading and development scheduling;



- ii. The development of schedule in coordination with the developer and the project archaeologist for designated Tribal Monitors from the Consulting Tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, scope of work, and Tribal Monitors' authority to stop and redirect grading activities in coordination with project archaeologist;
  - iii. The protocols and stipulations that the developer, Consulting Tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered archeological resources and tribal cultural resource deposits that shall be subject to a resources evaluation, including identification, significance, avoidance and treatment;
  - iv. Avoidance, treatment and final disposition of any tribal cultural resources, sacred sites, and Native American human remains if discovered on the project site; and
  - v. The scheduling and timing of the Cultural Sensitivity Training noted in Condition of Approval Number 9.
7. **Native American Monitor:** Prior to issuance of grading permit, the developer shall engage each of the consulting tribe(s) regarding Native American Monitoring. The developer shall provide evidence to the City that they have reached an agreement with each of the consulting tribe(s) regarding the following:
- a. The treatment of known tribal cultural resources;
  - b. The treatment and final disposition of any tribal cultural resources, sacred sites, archaeological and cultural resources inadvertently discovered on the Project site;
  - c. Project grading, ground disturbance (including but not limited to excavation, trenching, cleaning, grubbing, tree removals, grading and trenching) and development scheduling; and
  - d. The designation, responsibilities, and participation of professional Tribal Monitor(s) designated by the consulting tribe(s) during tree removal, grading, excavation and all ground disturbing activities, including any archaeological work.
  - e. The developer/permit applicant shall provide sufficient evidence that they have made a reasonable good faith efforts to reach an agreement with the consulting tribes regards to items a-d, as listed above.
8. **Treatment and Disposition of Tribal Cultural Resources:** In the event that Tribal Cultural Resources are inadvertently discovered during the course of grading for this project, the following procedures will be carried out for treatment and disposition of the discoveries:
- A. **Redirection of Work:** All work shall be halted in the area of the discovery and may be redirected to an alternate area of the project site, based on the direction of the project archaeologist and Tribal Monitors. Work may recommence once culturally appropriate treatment has been agreed upon by the City, developer, and Consulting Tribes;
  - B. **Consulting Tribes Notified:** within 24 hours of discovery, the Consulting Tribe(s) shall be notified via email and phone. The developer shall provide the city evidence of notification to Consulting Tribes. Consulting Tribe(s) will be allowed access to the discovery, in order to assist with the significance evaluation.
  - C. **Temporary Curation and Storage:** During the course of construction, all discovered resources shall be temporarily stored in a secure location on site.
  - D. **Treatment and Final Disposition:** The landowner(s) shall relinquish ownership of all archaeological and tribal cultural resources, including sacred items, burial goods, and

all archaeological artifacts and non-human remains as part of the required conditions of approval for impacts to cultural resources. The landowner shall relinquish the artifacts and tribal cultural resources through one or more of the following methods and provide the City of Riverside Community and Economic Development Department with evidence of same:

- i. Accommodate the process for avoidance, preservation in place and/or on-site reburial of the discovered items with the consulting tribes or bands. This shall include measures and provisions to protect the future reburial area from any future disturbance and impacts in perpetuity. Reburial shall not occur until all cataloguing and basic recordation, that has been approved by consulting tribes, has been completed;
  - ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation;
  - iii. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known archaeological and tribal cultural resources on the property; describe how the conditions of approval was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Riverside, Eastern Information Center, and Consulting Tribes.
9. **Cultural Sensitivity Training:** The Secretary of Interior Standards County certified archaeologist and Tribal monitors shall attend the pre-grading meeting with the developer and its construction contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. Consulting Tribes shall provide information and training on tribal cultural resources. Only construction personnel who have received this training can conduct construction and disturbance activities in sensitive areas. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report
10. The existing vehicle wash facility shall be demolished. Construction of a new vehicle wash facility shall require the granting of a separate Conditional Use Permit and Design Review. Separate application and fees shall apply.
11. A 40-scale precise grading plan shall be submitted to the Planning Division and include:
- a. Hours of construction and grading activity are limited to between 7:00 a.m. and 6:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
  - b. Compliance with City adopted interim erosion control measures;

- c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
- d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement; and
- e. Identification of location, exposed height, material, and finish of any proposed retaining walls.

*During Grading and Construction Activities:*

- 12. Construction and operation activities on the property shall be subject to the City's Noise Code (Title 7), as well as the County of Riverside's Noise Code (Title 9) which limits construction noise to 7:00 a.m. to 6:00 p.m. weekdays, and 8:00 a.m. to 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or federal holidays.
- 13. The project shall comply with all existing State Water Quality Control Board and City storm water regulations, including compliance with NPDES requirements related to construction and operation measures to prevent erosion, siltation, transport of urban pollutants, and flooding.
- 14. All stationary construction equipment shall be located so that emitted noise is directed away from sensitive receptors nearest the project site.
- 15. All equipment shall be located in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 16. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
  - a. The generation of dust shall be controlled as required by the AQMD;
  - b. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer;
  - c. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards;
  - d. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads;
  - e. Trucks and other equipment leaving the site shall be washed off;
  - f. Disturbed/loose soil shall be kept moist at all times;
  - g. All grading activities shall be suspended when wind speeds exceed 25 miles per hour; and
  - h. A 15 mile per hour speed limit shall be enforced on unpaved portions of the construction site.
- 17. The applicant shall be responsible for erosion and dust control during both the grading and construction phases of the project.
- 18. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to eliminate the need for diesel powered generators or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.

19. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
20. Noise reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.
21. **Discovery of Human Remains:** In the event that human remains (or remains that may be human) are discovered at the Project site during grading, earthmoving, or other ground disturbing activities, the construction contractors, Project Archaeologist, and/or Tribal Monitor(s) shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Riverside Community & Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b) unless more current State law requirements are in effect at the time of the discovery. Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). The coroner shall contact the NAHC to determine the most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The Disposition of the remains shall be overseen by the most likely descendant(s) (MLD) to determine the most appropriate means of treating the human remains and any associated grave artifacts in a culturally appropriate manner, including avoidance and preservation in place.

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The County Coroner will notify the Native American Heritage Commission in accordance with California Public Resources Code 5097.98.

According to California Health and Safety Code disturbance of Native American cemeteries is a felony (Section 7052). The disposition of the remains shall be determined in consultation between the landowner and the MLD. In the event that the Project proponent and the MLD are in disagreement regarding the disposition of the remains, State law will apply, including Public Resources Code Section 5097.98 with the NAHC.

*Prior to Building Permit Issuance:*

22. **Landscaping and Irrigation Plans** shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
23. **Photometric/Lighting Plan:** An exterior lighting plan shall be submitted to staff for review and approval as part of the Building Permit plan check. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking-lot shall be submitted with the exterior lighting plan. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed fourteen (14) feet in height, including the height of any concrete or other base material.
24. **Building Elevations:** The plans for building elevations shall be revised such that the submittal for building permit incorporate the following changes:

- a. Art details of the metal panels along Brockton shall be reviewed and approved to the satisfaction of the Arts and Culture Division and the Planning Division.
25. Plans submitted for plan check review shall specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Department review and approval through means including but not limited to relocation, berming, landscaping, and/or installation of a screen wall.
26. Ground mounted equipment shall be fully screened from the public right-of-way.

*Prior to Release of Utilities and/or Occupancy:*

27. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner to schedule the final inspection at least one week prior to needing the release of utilities.

*Standard Conditions:*

28. There is a two-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
29. The General Plan Amendment, Specific Plan Amendment, Zoning Code Amendment and Design Review may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of five years beyond the original approval expiration date prior to issuance of any building permits. At the exhaustion of Community & Economic Development Director approved extensions, the original Approving or Appeal Authority may grant one final permit extension of up to two years following a public hearing noticed pursuant to Section 19.670.030 (Notice of Hearing for Discretionary Actions Requiring a Public Hearing). A public hearing notification fee is required of the applicant in such case in addition to a time extension fee. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.
30. **Please be advised that the applicant will not be notified by the planning division about the pending expiration of the subject entitlements.**
31. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.
32. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
33. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation, or further legal action.

34. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
35. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
36. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

## **Fire Department**

### *Prior to Issuance of Building Permits*

37. The proposed project shall fully comply with the 2022 Edition of Title 24, the California Building Standards Code, as adopted and amended by the City of Riverside, or the version of these codes in effect at the time a building permit application is filed.
38. Where installation is required, a separate plan review and permit application must be submitted directly to the Fire Department for each of the following improvements:
  - Underground piping for private fire water supply (Fire Underground)
  - Automatic Fire Sprinkler System with Class I Wet Standpipe (Fire Overhead)
  - Fire Alarm/or Sprinkler Monitoring System
  - Emergency Responder Communication System.
39. Fire Department access must be provided such that the farthest portion of the proposed building or structure is within 150 feet of an approved fire access road.
40. Fire hydrants shall be provided to meet the minimum fire flow requirement in accordance with Appendix B of the 2022 California Fire Code.
41. Installation of a public fire hydrant on Brockton Ave will be required to meet public fire hydrant spacing requirements in accordance with Riverside Municipal Code Section 16.32.310.
42. Installation of private fire hydrants will be required where the proximity of proposed structures to the nearest fire hydrant exceeds 350 feet, or where required by Appendix C of the 2022 California Fire Code.
43. An automatic fire sprinkler system meeting the requirements of the California Fire Code and National Fire Protection Association Standard 13 will be required. Fire sprinkler system monitoring by a Central Station will also be required.
44. A Class I, wet standpipe system shall be required per California Fire Code, 2022 Edition Section 905.3.
45. Project shall comply with emergency responder communication coverage requirements per Riverside Municipal Code 16.36 "Public-Safety Radio Amplification System" including submittal of initial test to the City's frequency coordinator.

## **Parks, Recreation & Community Services – Park Planning**

46. Developer shall make payment of all applicable Park Development Impact Fees (local, aquatic, regional/reserve and trail fees) for privately developed areas.



### **Public Utilities - Electric**

47. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
48. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
49. Easements & any associated fees will be acquired during the design process.
50. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
51. Developer is responsible for all trenching, installation of conduit and sub-structures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage. Contact Riverside Public Utilities for information on private street lighting.
52. Plot existing electrical distribution facilities on the original site plan submitted with the plan check.
53. The circuit in this area has been recently flagged. This circuit does not have the capacity to add any new load. Any necessary circuit improvements, and their associated costs, to bring power to the site will be the responsibility of the customer.
54. Submitted plans shall provide proposed PJC and transformer locations.
55. Provide E-sheets reflecting estimated load. Show location, size, and voltage of proposed switchgears on site plan submitted with the plan check.
56. Developer must notify Riverside Public Utilities at least 4 weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.

### **Public Utilities - Water**

57. New water service installations are processed under a separate plan and permit submitted directly to the Public Utilities Department. Water plan must be submitted prior to issuance of building permit.
58. Landscape irrigation is required to be separated from the domestic water supply. If the proposed irrigation is not extended from existing on-site irrigation system, a separate dedicated irrigation water meter will be required.
59. Backflow protection is required on all water services in accordance with RPU water rules.
60. ADVISORY: Private on-site domestic and/or fire water booster pumps may be required to maintain the required water pressure in the proposed facilities.

### **Public Works – Land Development**

*Conditions to be fulfilled prior to occupancy unless otherwise noted:*

61. Storm Drain construction will be contingent on engineer's drainage study.
62. Reconstruction of existing sidewalk along project frontage on Brockton to Public Works specifications.

63. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
64. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
65. Off-site improvement plans shall be approved by Public Works prior to issuance of construction permit.
66. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
67. Size, number and location of driveways to Public Works specifications.
68. Closure of unused driveway(s) to Public Works specifications.
69. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
70. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY along BROCKTON AVE. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced to Tree Inspector's specification
71. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
72. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department

73. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
  - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
  - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
  - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;

- d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
  - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
74. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or Property Owners Association Conditions, Covenants and Restrictions (C,C&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.
75. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
76. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
- a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

#### **Public Works – Traffic**

77. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack that can accommodate a minimum of 5 bikes. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
78. Prior to the issuance of a Certificate of Occupancy, the applicant is solely responsible for completing all the following improvements to the satisfaction of the Director of Public Works:
- a. Driveway 2/New North Driveway @ Brockton Avenue (North of "Building P, Medical Office Building as shown on Figure 2B in the final study dated March 2025):
    - 1. Construct a stop sign (R1-1), stop bar, stop legend. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
  - b. Driveway 3/Project's New Parking Garage Egress Only Driveway at Brockton Avenue:

1. Construct a stop sign (R1-1), stop bar, stop legend. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
  2. Project shall install "DO NOT ENTER/WRONG WAY" combination signs and appropriate markings at driveway.
- c. Brockton Avenue between Tequesquite Avenue and 14<sup>th</sup> Street:
1. Construct a two-way left-turn lane along Brockton Avenue between 14<sup>th</sup> Street and Tequesquite Avenue as shown on "Figure 10" in the traffic study report dated March 2025.
79. Signing & striping and street improvements shall be shown on separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
80. All signage and striping improvements, street improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) and City of Riverside standards. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant **is solely responsible for the design, procurement and installation** of the improvements to the satisfaction of the Director of Public Works.
81. Prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.



View of the existing site looking north along Brockton Avenue



View of the existing site looking south along Brockton Avenue





View of the existing site looking west from the existing hospital Tower G.



View of the existing site looking southwest from the Riverside Community Players site.



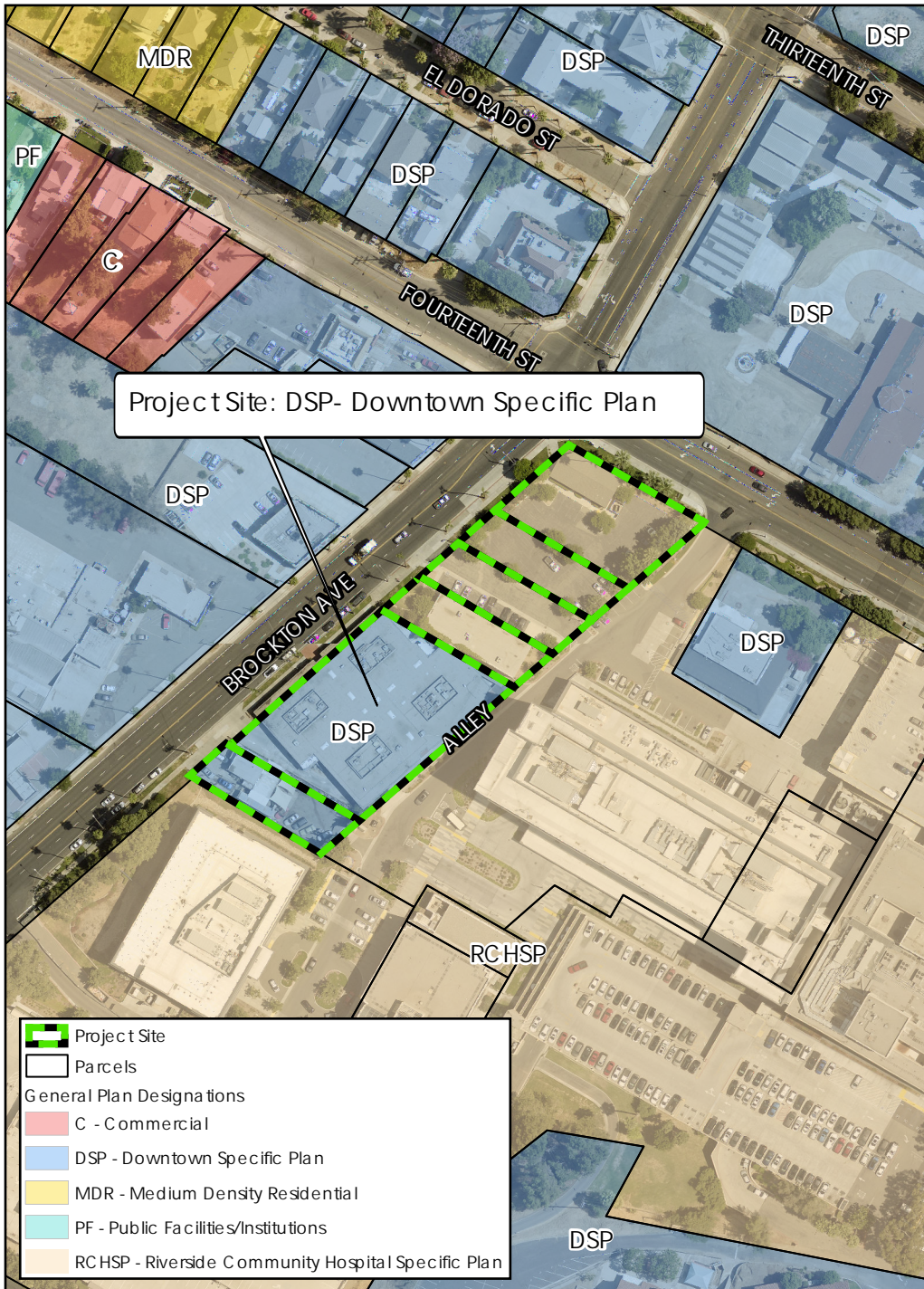


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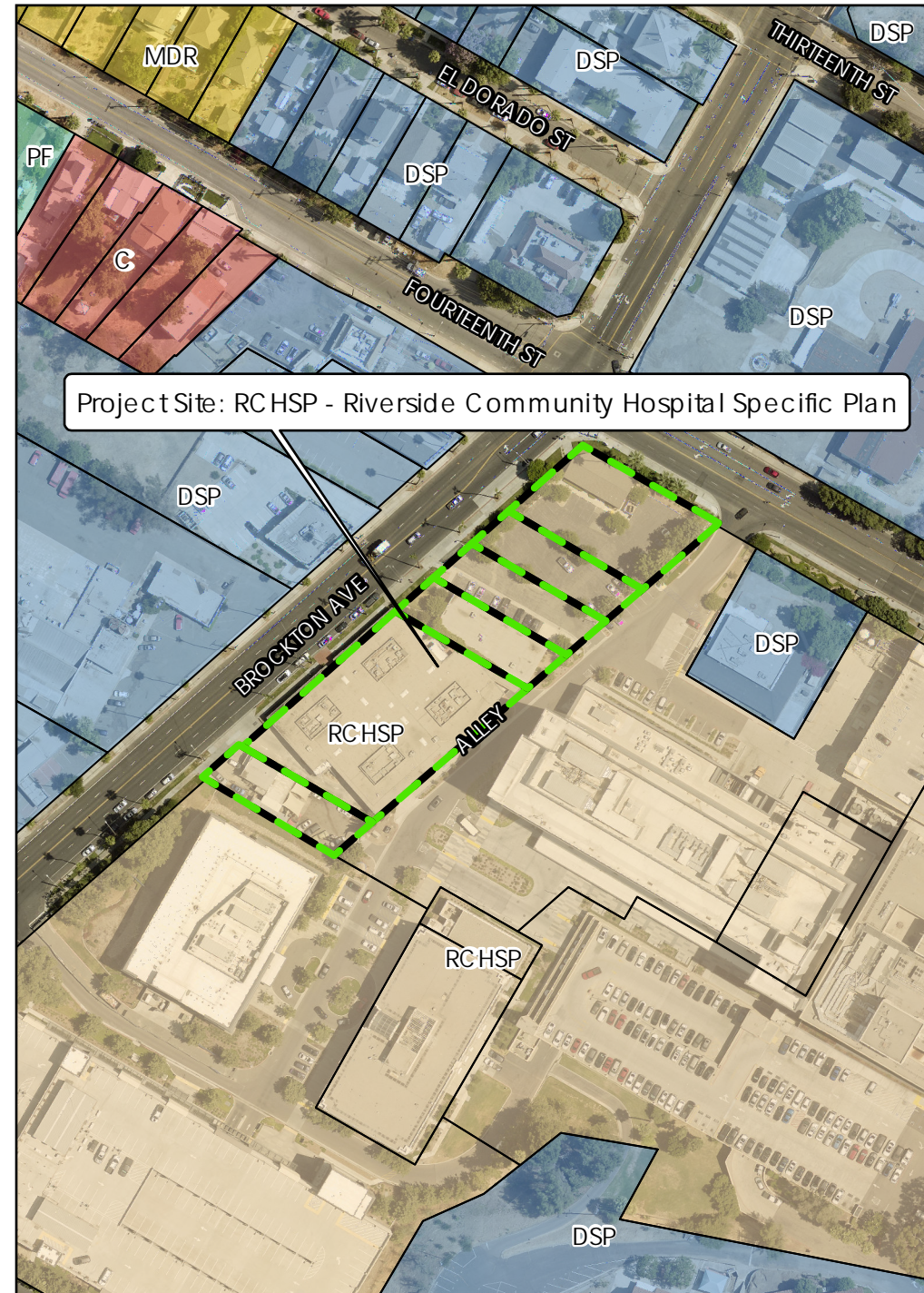
Exhibit 4 - Location Map



## EXISTING



## PROPOSED



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Exhibit 5 - Existing and Proposed General Plan Map

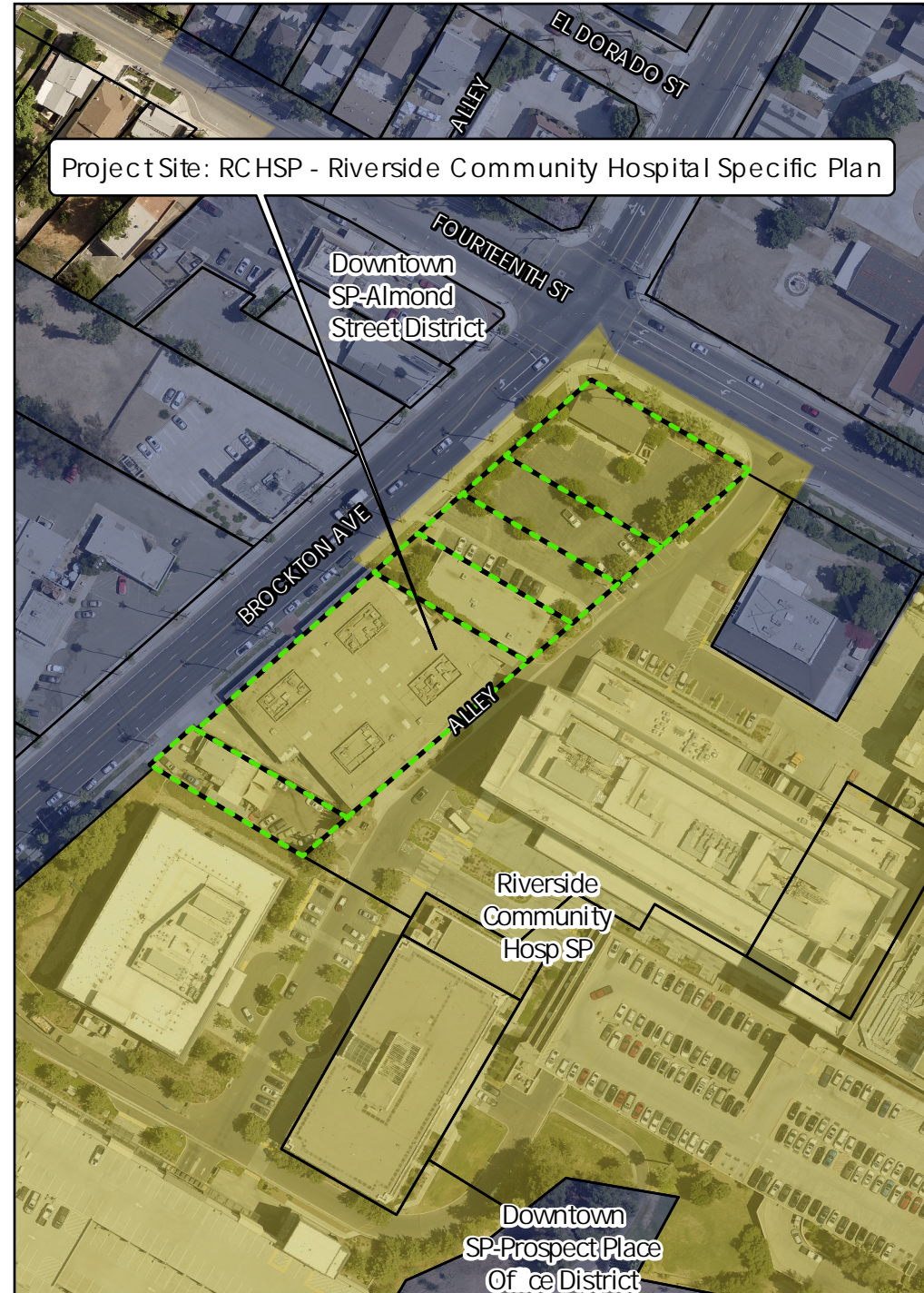
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# EXISTING

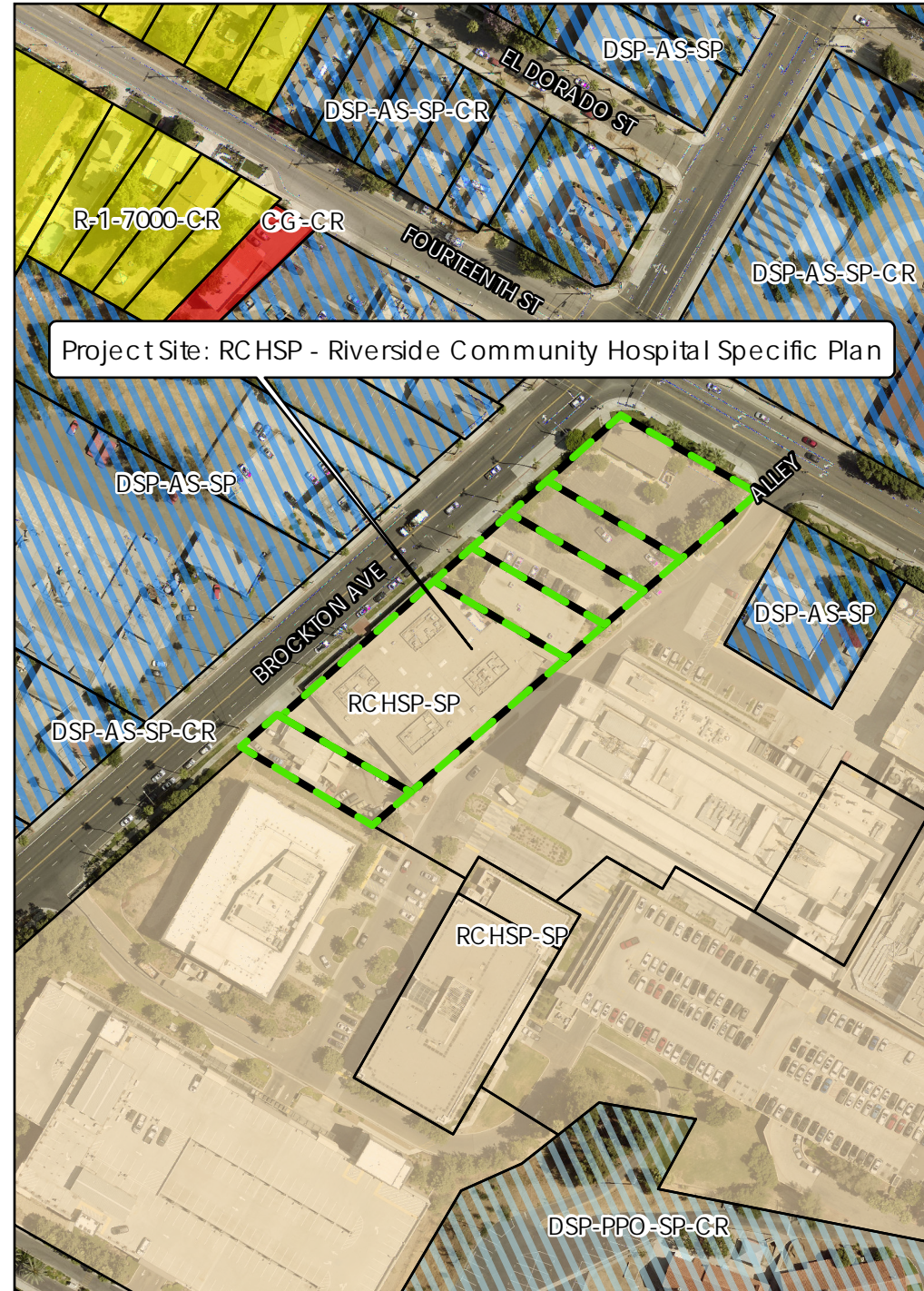
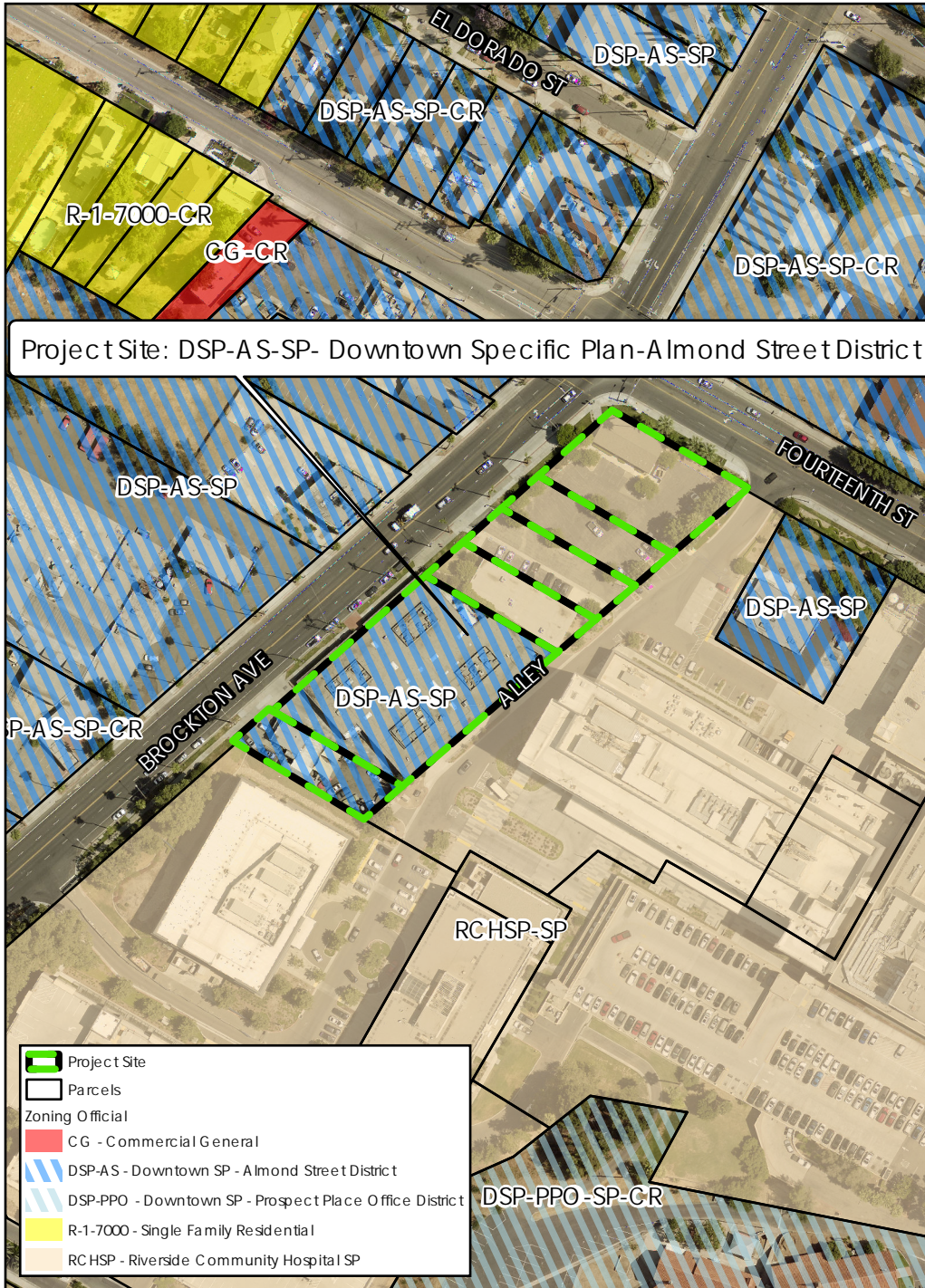
# PROPOSED





## EXISTING

## PROPOSED



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Exhibit 7 - Existing and Proposed Zoning Map

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