

## **7.0 Development Standards**



*Kaiser Permanente Ontario Medical Center Specific Plan*

## 7.0 DEVELOPMENT STANDARDS

### 7.1 GENERAL REGULATIONS

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#### 7.1.1 Conformance to State of California Building and Fire Codes

All construction under the Kaiser Permanente Ontario Medical Center Specific Plan shall comply with the State of California Building and Fire Codes, Office of Statewide Health Planning and Design (OSHDP) standards, and all other ordinances adopted by the City pertaining to construction and safety features. All other City construction and safety standards applicable at the time of plan submittals shall be applied.

The hospital and central plant plans will be reviewed, and must be approved, by OSHPD (the City of Ontario will review and approve all non-construction aspects). The medical office building and parking structure plans are under the jurisdiction of the City of Ontario, and are subject to the requirements of the City of Ontario Ordinance No. 2188, High Rise Building Regulations.

#### 7.1.2 Severability

If any term, provision, condition, or requirement of this Specific Plan is held invalid or unenforceable the remainder of this Specific Plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby. Each term, provision, condition, and requirement of this Specific Plan shall be held valid and enforceable to the fullest extent permitted by law.

#### 7.1.3 Abatement of Nuisance Factors

Nuisance factors associated with the construction and maintenance of the project, including the emission of light, glare, noise, and dust, shall be governed in accordance with the mitigation measures incorporated into the final environmental impact report for the Kaiser Permanente Ontario Medical Center Specific Plan, the City of Ontario Municipal Code, and other applicable codes and ordinances.

#### 7.1.4 Sound Attenuation Criteria

The project site is not within the Airport Environs as identified in the City of Ontario General Plan. However, the Pomona Freeway and Vineyard Avenue

generate traffic noise, and the noise-sensitive exterior and interior environments of the project site must be protected.

The exterior noise standard in the General Plan for "Institutional - Hospital" environments is 65 CNEL, and the interior noise standard is 45 CNEL. For "Commercial - Professional Office" uses, which include medical office/ administrative building, the only applicable noise standard is an interior standard of 50 CNEL.

The projected future CNEL noise contours for the project site are identified in the noise assessment (see appendix E). Depending on the final hospital location and parking structure design, exterior patio areas and interior spaces may require noise reduction measures. Patio areas will be located in areas shielded from the adjacent roadways and designed with extensive landscaping to absorb and not reflect sound. Parking structures can substantially reduce noise levels in exterior patio areas and interior spaces by shielding occupied buildings from freeway noise. Hospital buildings may require architectural treatments to meet an appropriate exterior-to-interior reduction. Therefore, a detailed acoustical assessment by an acoustical engineer shall be required for review and approval by the City prior to building permits being issued to ensure that applicable exterior and interior noise standards will be met.

## **7.2 SPECIFIC REGULATIONS**

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The following regulations shall apply to all development under the Kaiser Permanente Ontario Medical Center Specific Plan.

### **7.2.1 Minimum Parcel Size**

The entire Specific Plan will be designed as one integrated, coordinated, and phased project site. The 28-acre site will not be divided into separate parcels of minimum size. With the first phase of development, Kaiser Permanente will submit an application for a lot line adjustment to consolidate the existing four parcels into one parcel.

### **7.2.2 Maximum Building Height**

The maximum building height on the Kaiser Ontario project site shall be 130 feet. The two-story central plant shall be a maximum of 55 feet high. (All building heights are to be measured above finish grade.) As designed, the heights of the medical center buildings will be at least 10 feet less than their respective maximum heights. This allowance will accommodate potential site-specific adjustments during grading and construction.

### **7.2.3 Minimum Building Setbacks**

The minimum setbacks from the property line for any structure 50 feet high or less shall be 25 feet on the east (golf course) and south (Pomona Freeway off-ramp), and 36 feet on the north (Philadelphia Street) and west (Vineyard Avenue).

The minimum setbacks for any structure 50 feet high or more on the east, south and west property lines shall be increased one foot per each two feet of additional height. At the north property line, setbacks for structures exceeding 80 feet in height shall be increased to one foot for every two feet of structure height exceeding 80 feet.

In no case shall any portion of any structure be located within the minimum setback area.

### **7.2.4 Minimum Parking Setbacks**

All surface and structure parking will be located beyond the 25-foot and 36-foot minimum setbacks from the property line as described above in 4.4.3 (Minimum Building Setbacks).

### **7.2.5 Criteria for Development Adjacent to the Pomona Freeway**

The City of Ontario has established standards for regulating development adjacent to the Pomona Freeway (SR 60). These standards were adopted by the Ontario Planning Commission, Resolution No. 2392, May 27, 1980 and apply to the project:

#### **Building Orientation**

1. All buildings shall face the highway, except where the highway is substantially elevated.
2. The size, height, number, and type of on-premise signs shall be the minimum necessary for identification pursuant to the sign ordinance.
3. Overhead doors, garages, or loading zones shall be placed facing away from view of the highway.
4. All mechanical equipment shall be screened from public view.

#### **Parking Structure**

1. The location and design of the parking structure(s) shall provide an appealing view to the site from State Route 60. The parking structure(s) design shall include design elements such as landscape terrace planters, recessed or articulated wall surfaces, columns, and beams. Facade articulation shall reinforce a sense of quality and integrity, consistent with the design of the office and medical facilities.

2. The overall mass and scale of the parking structure(s) shall be proportion to mass, scale, and character of the office and medical facilities. Subterranean parking levels may be used to reduce ultimate height of the parking structure(s) above grade. The parking structure(s) shall replicate any regular window pattern and/or other architectural element of the office and medical facilities.
3. All exterior surfaces of the parking structure(s) shall have substantial architectural relief to minimize perceptions of a "barrier" of "wall" effect to the satisfaction of the City Planner.
4. Unless otherwise approved by the Development Advisory Board, parking structure(s) shall incorporate terracing every two levels above 45 feet or five levels (above grade), whichever is less; landscaping features shall be provided on terraced levels.

### **Landscaping**

1. Not less than 20 feet of landscaping, measured from the public right-of-way, shall be provided and permanently maintained.
2. Proposed development should be designed to preserve existing stands of trees whenever practicable.

### **7.2.6 Loading Area Requirements**

Loading areas shall be designed to provide for all backing and maneuvering on site and not from a public street.

Loading areas shall be screened from public rights-of-way and the golf course. Also, loading areas shall not be visible from on-site passenger circulation drives and shall be screened from pedestrian and open space areas.

### **7.2.7 Outdoor Storage Requirements**

Outdoor storage shall not be permitted. Trash container areas shall be screened and unobtrusive.

### **7.2.8 Roofing and Rooftop Equipment Requirements**

Rooftop equipment shall not be visible from adjacent streets, properties, or the Pomona Freeway. Mechanical equipment, including ducts and pipes, shall be contained within rooftop penthouses, or opaque screening shall be provided, as approved by the City of Ontario, to conceal all rooftop equipment.

Roof screens shall be sheathed in a material and color matching or complementing the structure's primary exterior material and color.

Closed circuit television units (CCTV) shall be installed for the entire facility which are monitored by onsite security personnel.