

## **4.0 Land Use Concept**



*Kaiser Permanente Ontario Medical Center Specific Plan*

## 4.0 LAND USE CONCEPT

### 4.1 LAND USE CONCEPT AND PERMITTED USES

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The land uses permitted within the Kaiser Permanente Ontario Medical Center Specific Plan are hospital, medical office, administrative office, parking, and ancillary uses necessary to ensure the coordinated and comprehensive operation of the project within an integrated setting.

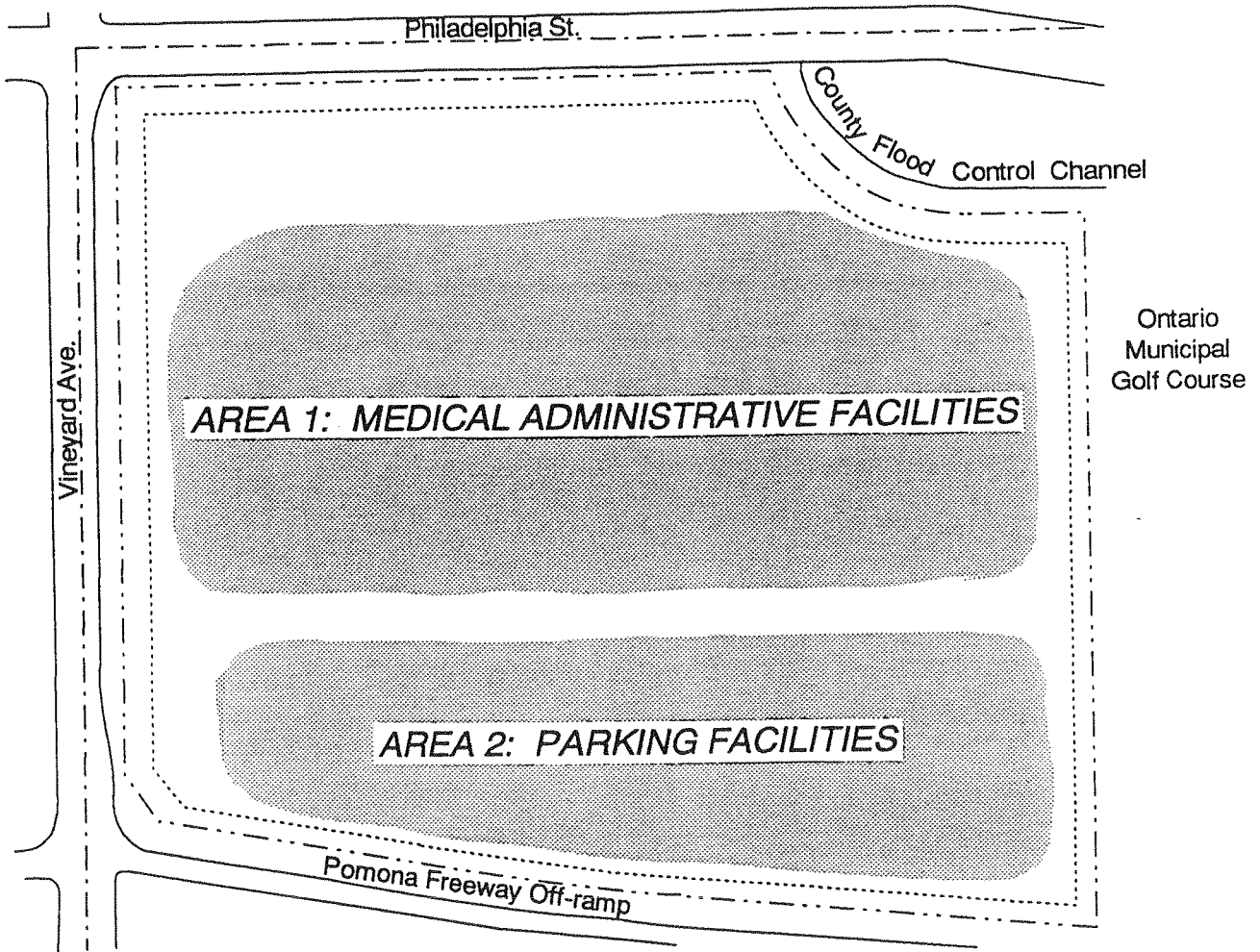
The Land Use Concept has been defined to identify proposed uses while remaining flexible enough to encompass a reasonable range of options for specific elements within individual project phases. Medical technology, space planning requirements, and the demand for particular medical services and treatments may change over time. The flexibility of the Specific Plan can accommodate these potential future circumstances. However, the development intensity limit of 1.0 Floor Area Ratio (FAR) will not be exceeded.





The utility plant and parking structure will be excluded from such calculations. Figure 4-1, Site Plan, illustrates the major use areas for the site. The potential daily operations are shown in Table 4-1.

The Kaiser Permanente Ontario Medical Center development will total approximately 1,219,680 square feet plus parking for approximately 4,800 cars.

The City of Ontario will monitor the preparation and implementation of all development plans and mitigation measures (see Section 10.0, Environmental Mitigation Measures) to ensure that phases of project development will not proceed until all necessary plans and measures have been implemented. Development phasing is discussed in Section 8.0 of the Specific Plan.

The Kaiser Permanente Ontario Medical Center design concept is one that will place all vehicular traffic to the outside perimeter, and all pedestrian traffic to the interior, or center, of the site. This arrangement substantially reduces the conflict between the two types of circulation found on a large site.



-  Setback Line
-  Project Boundary Line
-  Street Centerline
-  Proposed Development



** Kaiser Permanente Ontario Medical Center Specific Plan**

Figure 4-1  
Site Plan

**TABLE 4-1  
POTENTIAL DAILY OPERATIONS**

<b>FACILITY</b>	<b>DAY</b>	<b>EVENING</b>	<b>NIGHT</b>
<b>HOSPITAL:</b>			
Shift Hours	7 AM - 3:30 PM	3 PM - 11:30 PM	11 PM - 7:30 AM
Staff	1,250 people	420 people	420 people
Admissions/ Discharges	90 patients	90 patients	---
Visitors	80 people	80 people	---
<b>MEDICAL OFFICE BUILDINGS:</b>			
Shift Hours	8 AM - 5 PM	4 PM - 1 AM	12 PM - 9 AM
Staff	1,200 people	130 people	70 people
Patients	3,060/day	360/day	180/day

Notes: 1) All figures are based on potential staffing practice and visitation rates, subject to adjustment.

2) Staff members include service, maintenance, and delivery trips.

Source: Kaiser Permanente

#### 4.1.1 Medical Facility Uses

##### a. Purpose

The Ontario General Plan does not include a designation specifically for hospitals. However, the existing site designation of "Planned Commercial," allows land uses consistent with those proposed under the Land Use Plan.

The zoning classification for the site is "SP Specific Plan District." According to Article 24A, Section 9-3.2450 of the Zoning Ordinance of the City of Ontario, "The SP Specific Plan District is established in order to enable land to be planned and developed as coordinated, comprehensive projects that will provide for the systematic implementation of the general plan." Therefore, the zoning ordinance anticipated a specific plan for the project site.

The proposed land uses for the project site include hospital, medical office, administrative office, parking, and ancillary uses. Ancillary uses include those such as laboratory, radiology/imaging, pharmacies, optical dispensing, a gift shop, a conference center, an education training facility, and a cafeteria.

##### b. Permitted Uses

The Specific Plan includes the following planned and potential land uses which are defined in Section 4.2.

- Clinics and hospitals, including but not limited to, facilities for the treatment, care, and research of conditions related to medical emergencies, cardiology, cancer, neurology, gastroenterology, pulmonary conditions, orthopedics, podiatry, mental health, urology, hematology, respiratory conditions, pediatrics, obstetrics, gynecology, speech, audiology, dermatology, allergy, olfaction, ophthalmology, optometry, and other internal and external human health conditions;
- Offices and administrative facilities for medical and health-related services of all types for humans, including but not limited to laboratories and facilities for blood donors, imaging, nuclear medicine, and physical medicine;
- Prescription pharmacies located in medical office or hospital buildings;
- Restaurants, cafeterias, and gift shops located in medical office or hospital buildings and incidental to those medical office and hospital uses, but not including restaurants with drive-in or drive-through service;
- Incidental and accessory structures and uses located on the same site with, and necessary for the operation of, a permitted use, including but not limited to nurseries, conference and meeting rooms, chaplain's offices, records keeping rooms, telecommunications facilities, medical libraries,

morgues, and facilities for parking, continuing care, social services, discharge planning, and education training; and

- Public utility and public service structures and installations.

## **4.2 DEFINITIONS OF PERMITTED LAND USE TYPES**

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Permitted uses identified above in Section 4.1.1 are defined as follows:

### **4.2.1 Medical Care Use**

Activities typically include, but are not limited to, professional medical care consultation, medical care examination, medical care treatment, and therapeutic, preventive, and correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Medical care uses typically include those performed by:

- Hospitals
- Medical Clinics
- In-Patient and Out-Patient Health Care Facilities
- Family Planning Clinics
- Mental Health Clinics

### **4.2.2 Office/Administrative Uses**

Activities typically include, but are not limited to, executive management, administrative, and clerical uses associated with medical care and ancillary facilities.

### **4.2.3 Central Plant**

Facilities include those necessary to maintain the physical operation of the project site, such as utilities, air conditioning, heating, generators, and property maintenance.

### **4.2.4 Support Uses**

Activities include those ancillary uses associated with medical care facilities and necessary to the overall coordinated and efficient operation of the project site. Typical uses include, but are not limited to, prescription pharmacies, laboratories, radiology/imaging facilities, cafeterias, gift shops, conference centers, telecommunications facilities, medical libraries, morgues, parking and facilities for continuing care, social services, discharge planning, and education training. All support uses are intended to be incidental to the primary medical care use of the project site.

## 4.3 RELATIONSHIP TO GENERAL PLAN AND ZONING

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The following regulations and criteria establish minimum development standards for the land uses proposed for the Kaiser Permanente Ontario Medical Center Specific Plan site. These regulations shall govern the development of all property on the Specific Plan site and shall supersede the City of Ontario Zoning Ordinance.

The Approving Agent for the Kaiser Permanente Ontario Medical Center shall review all proposed development plans prior to review and approval by the City of Ontario.

The following general provisions shall apply to all development on the Kaiser Permanente Ontario Medical Center site.

### 4.3.1 General Plan Consistency

The Kaiser Permanente Ontario Medical Center Specific Plan is a unique program of integrated and coordinated medical care, office/administrative, and support facilities all associated with the primary purpose of providing comprehensive medical care on the project site.

A primary purpose of a specific plan, according to Section 65450 of the California Government Code, is the "systematic implementation" of the general plan. Implementation of the Kaiser Permanente Ontario Medical Center Specific Plan is intended to carry out the goals and policies contained in the City of Ontario General Plan in an orderly and direct manner.

The Planned Commercial designation permits mixed use projects including retail, service, office commercial, light industrial, and residential uses. The Kaiser Permanente Ontario Medical Center project proposes uses, all associated with the primary use of medical care, which are compatible with this land use designation.

All development under the Kaiser Permanente Ontario Medical Center Specific Plan will therefore be consistent with the goals, policies, and provisions of the Ontario General Plan.

### 4.3.2 Relationship of Specific Plan to the Ontario Zoning Ordinance

Development standards and criteria contained in this document will supplement and replace those of the City of Ontario Zoning Ordinance. Any standards or land use proposals not specifically contained in this document shall be subject to the regulations, standards, and specifications of the City of Ontario at the time of plan submittals.

Unless otherwise specifically approved as part of this Specific Plan, all off-site improvements shall be subject to City of Ontario policies and standards in effect at the time improvement plans are submitted. If any provision of this document conflicts with the regulations of the Ontario Zoning Ordinance, the provisions of this Specific Plan document shall take precedence.