

Temecula, California Municipal Code

Title 17 ZONING

Chapter 17.22 PLANNED DEVELOPMENT OVERLAY ZONING DISTRICT (PDO)

Article X. Temecula Hospital Planned Development Overlay District-9

17.22.200 Title.

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17.22.200 Title.

Sections [17.22.200](#) through [17.22.210](#) shall be known as “PDO-9” (Temecula Hospital Planned Overlay District). (Ord. 08-01 § 4; Ord. 06-01 § 3)

17.22.202 Purpose and Intent.

The Temecula Hospital Planned Development Overlay (PDO) district is intended to provide for design flexibility and general standards with regard to the building height of hospital projects, along with expanded healthcare services and various approaches to the design of future structures, such as medical offices, central utility plant parking structures, and parking identified in the approved master plan. Future buildings will conform to the approved building footprints and locations. Other aspects of this PDO will be consistent with the land use designations that are described in the land use element of the Temecula general plan. (Ord. 08-01 § 4; Ord. 06-01 § 3)

17.22.204 Future Approvals

Future buildings/structures outlined in the masterplan that are in conformance with the architectural design standards outlined in the PDO can be approved administratively.

17.22.206 Relationship with the Development Code and Citywide Design Guidelines.

Except as modified by the provisions of Section 17.22.208 the following rules and regulations shall apply to all planning applications in this area:

- A. The development standards in the development code that would apply to any development in a professional office zoning district that are in effect at the time an application is deemed complete;
- B. The citywide design guidelines that are in effect at the time an application is deemed complete;
- C. The approval requirements contained in the development code that are in effect at the time the application is deemed complete;
- D. Any other relevant rule, regulation or standard that is in effect at the time the application is deemed complete.

(Ord. 08-01 § 4; Ord. 06-01 § 3)

17.22.208 Development Standards.

The development standards set forth in Chapter 17.08 of this title apply to this PDO with the exception of the following modifications.

1. The maximum Floor Area Ratio is 0.55 for the Temecula Hospital PDO district.
2. The maximum percentage of lot coverage is 55%.
3. The maximum allowable building heights, as defined in Chapter 17.34 of this title, for hospital buildings in the Temecula Hospital PDO district, shall be limited as follows: No more than thirty percent of the total roof area of the hospital building may exceed the seventy-five-foot building height limit. The maximum building height for those portions of the hospital building within the thirty percent area may not exceed one hundred fifteen feet. For the purposes of this PDO, the roof area is defined as that portion of the roof above occupied conditioned spaces bound by the inside face of the parapet wall that defines the roof area.

The hospital campus may contain a mix of structures, including:

1. Medical Healthcare and support facilities
2. Medical and professional offices
3. Parking structure
4. Helipad

Only the aforementioned uses/structures are permitted. At the Temecula Valley Hospital's request, behavioral health is not included as part of the PDO. Any other structures/uses not specified above, including but not limited to behavioral health, will require further environmental review and entitlements.

17.22.209 Parking Requirements

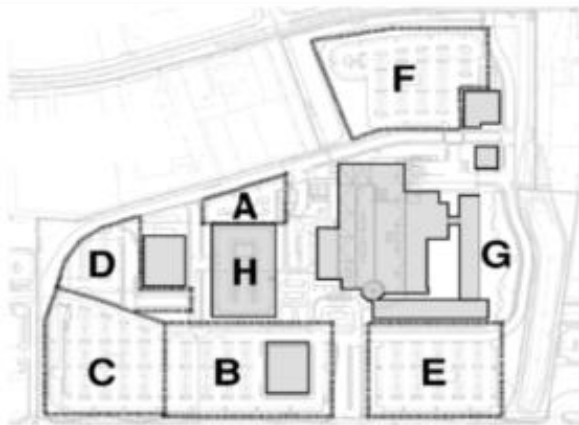
Fig 1 provides for required parking for the Temecula Valley Hospital at each phase of the campus buildout (see table below for required parking counts)

			Hospital Table 17.24.040 1/3 BEDS	MOB Table 17.24.040 1/200 SF	OTHER Table 17.24.040 1/1000 SF			
BUN/MIQG	AREA	BEDS	PARKING SPACES REQUIRED			EXISTING	PHASE 2	PHASE 3
HOSPITAL	206,341	140	47			206,341		
STORAGE	5,180				5	5,180		
TOWER 2	125,000	140	47				125,000	
ED EXPANSION	20,000						20,000	
MOB 1	80,000			400			80,000	
CUP	12,600				14		12,600	
TOWER 3	125,000	140	47					125,000
MOB 2	80,000			400				80,000
SUB-TOTALS	654,121	420	141	800	19	211,521	237,600	205,000

FINAL AREA	654,121 SF
FINAL PARKING REQUIRED	960 CARS
FINAL PARKING PROVIDED	1,903 CARS
SURPLUS PARKING	943 CARS

PREVIOUSLY ENTITLED AREA	571,340 SF
PREVIOUSLY ENTITLED PARKING	1,354 CARS

DELTA ENTITLED AREA	82,781 SF INCREASED
DELTA ENTITLED PARKING	549 CARS INCREASED



	EXISTING	PHASE 2	PHASE 3 OPT A	PHASE 3 OPT B
LOT A	169	169	50	50
LOT B	274	179	179	133
LOT C	-	-	333	333
LOT D	-	-	93	87
LOT E	-	295	295	295
LOT F	46	273	273	273
LOT G	-	-	-	-
PS H	-	-	680	680
TOTAL	489	916	1903	1851

Fig 1 Planned Parking counts by phase.

The following graphic (Fig 2) and (Fig 3) provide anticipated traffic patterns for service, staff, emergency, and public vehicles on the Temecula Valley Hospital campus. The graphic illustrates pedestrian and vehicular paths to entry points and public transportation.

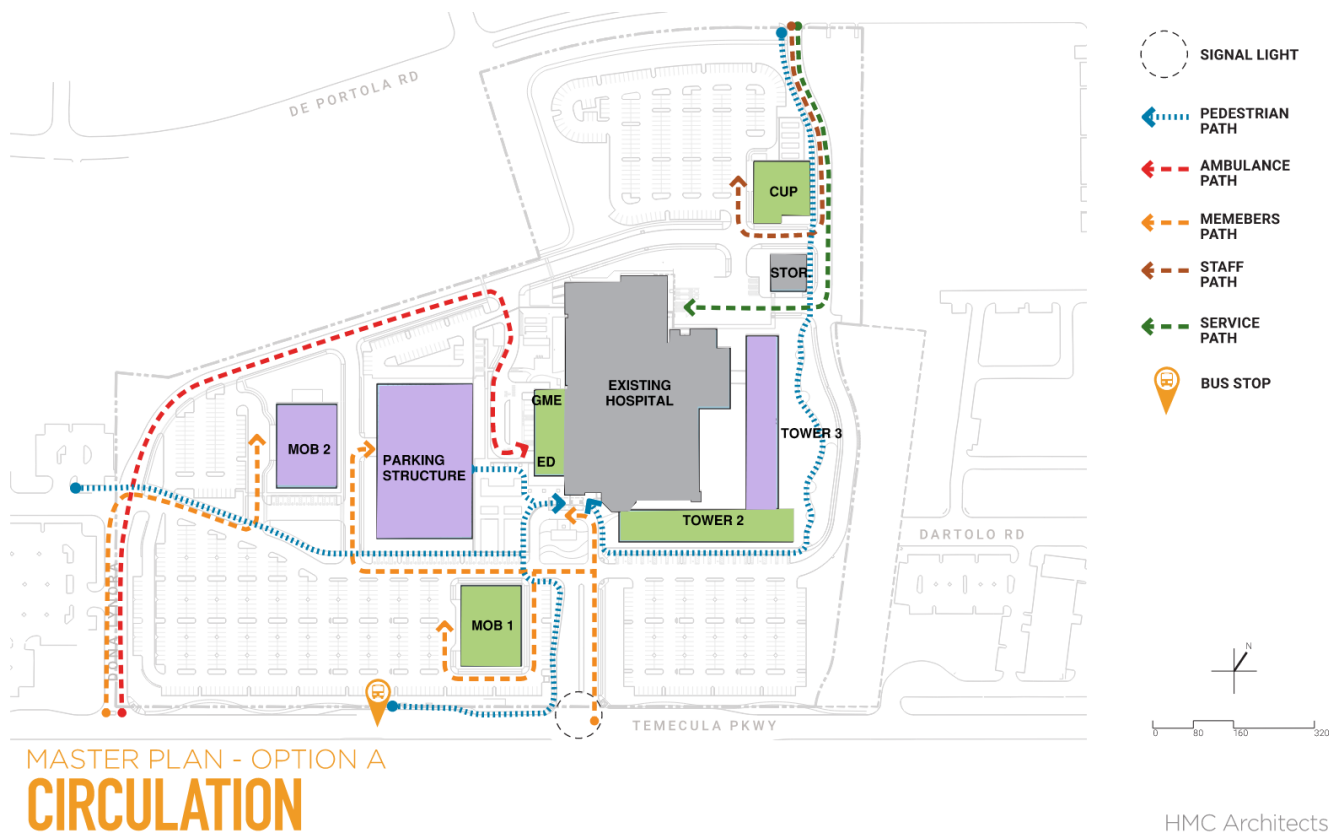


Fig 2 Planned Campus Circulation Option A

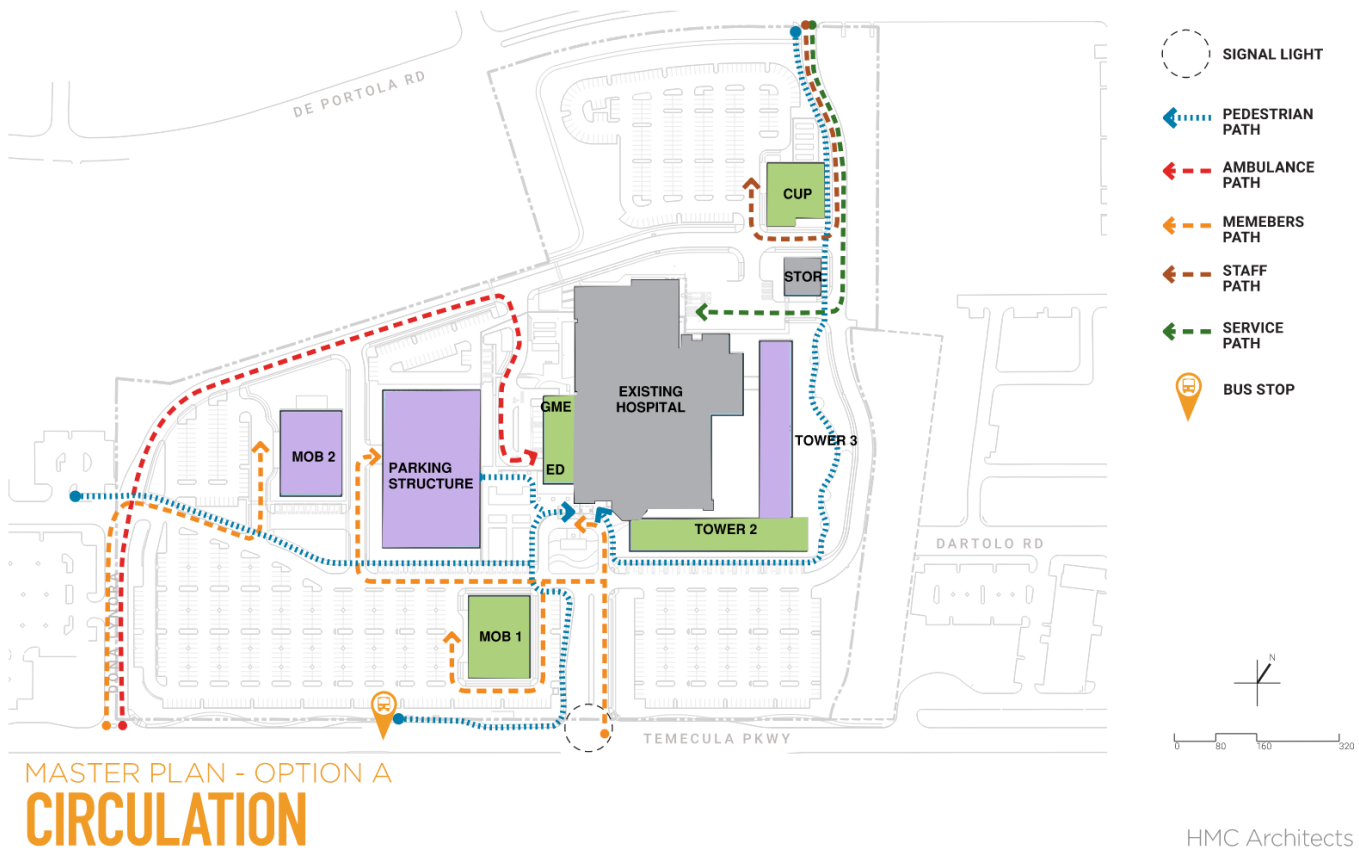


Fig 3 Planned Campus Circulation Option B

17.22.210 Design Guidelines

Overall aesthetics shall match the Spanish-Mediterranean or Mission styles of the existing facility and neighboring community. Large mass elements shall be articulated to reduce the overall scale. This includes vertically offsetting portions of the ground level to relate to a more pedestrian scale.

The exterior finish shall be primarily stucco or EIFS with an elastomeric topcoat. Accent tile or stone shall be incorporated into key elevations and building design elements. The color shall be light natural tones to harmonize with the local community and match or complement the existing plaster/EIFS colors.

Glazing shall be predominantly storefront on lower public-facing areas, with punched windows elsewhere. Curtainwall window systems may be used at key architectural elements and main entries.

Rooftop equipment shall be screened. Mechanical screens can be either tile-covered mansard roofs or vertical wall panels clad with EIFS or metal panels.

Canopies, port-cochere, or other overhanging elements shall be designed to match the main building or with complementary painted or pre-finished metal components.

The parking structure shall follow the campus theme for color and city standards for design and development standards.

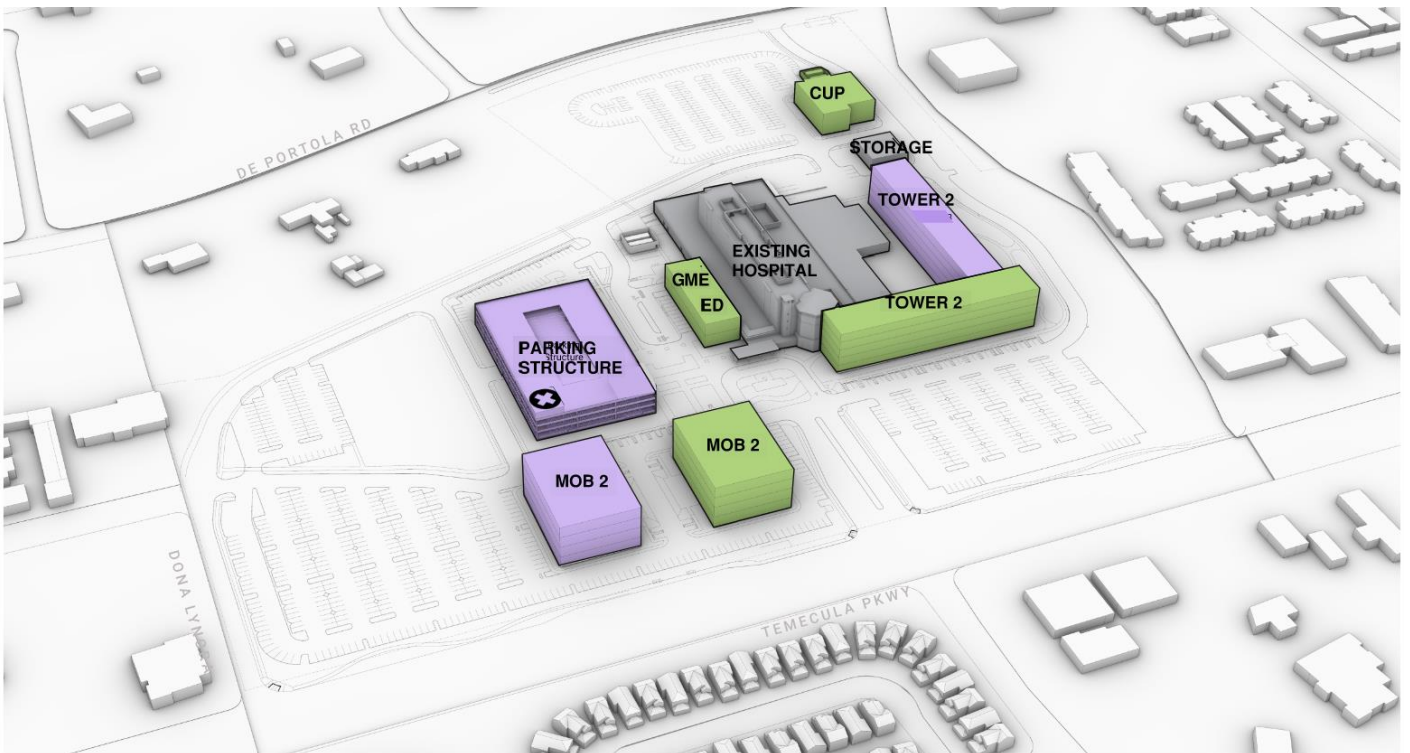
The (Fig 4) and (Fig 5) also provide anticipated Campus phasing for the Temecula Valley Hospital campus.



PHASING PLAN - OPTION A
PERSPECTIVE

HMC Architects

Fig 4 Planned Development Overlay Option A



PHASING PLAN - OPTION B
PERSPECTIVE

HMC Architects

Fig 5 Planned Development Overlay Option B

BUILDING:	PHASE:	SQUARE FT:
EXISTING HOSPITAL	EXISTING	206,341
STORAGE	EXISTING	5,180
ED EXPANSION	PHASE 2	20,000
TOWER 2	PHASE 2	125,000
MOB 1	PHASE 2	80,000
CUP	PHASE 2	12,600
TOWER 3	PHASE 3A/B	125,000
MOB 2	PHASE 3A/B	80,000
TOTAL BUILDING AREA:		654,121
PARKING STRUCTURE	PHASE 3A/B	680 CARS

Conceptual Illustrative Land Use Plan – Prospective shows overall building massing for the campus at final buildout.

(Ord. 08-01 § 4; Ord. 06-01 § 3)

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