

3.0 Planning Concepts



Kaiser Permanente Ontario Medical Center Specific Plan

3.0 PLANNING CONCEPTS

3.1 GOALS AND OBJECTIVES

The Kaiser Permanente Ontario Medical Center is a 28-acre integrated medical facility and administrative center which will provide medical care for members residing in the City of Ontario and surrounding communities in San Bernardino County. The Specific Plan describes development standards and criteria for guiding project development, construction, and operation.

The Specific Plan is designed to respond to the following City of Ontario Community Development Element goals and policies of the General Plan:

1. *Manage growth in a manner that takes into consideration the ability of the City, Special Districts and Utilities to provide needed public facilities and services. (Policy 1.4)*
2. *Require new development to pay its fair share in conformance with State law, of the costs of public facilities and infrastructure needed to serve those developments. (Policy 1.5)*
3. *Utilize Ontario's proximity to the airport and its inventory of vacant industrial and commercial land to develop uses which maximize employment opportunities. (Goal 7.0)*
4. *Encourage a pattern of land uses to establish an economic base which provides sufficient jobs for those who choose to both live and work in Ontario. (Policy 7.1)*
5. *Require new Specific Plans and revisions to existing Specific Plans which include commercial and/or industrial development to demonstrate compatibility with the Goals and Implementation Policies of the General Plan, and in particular with Policy 7.1, immediately above. (Policy 7.2)*
6. *Promote higher quality architectural design in new medical, commercial, and industrial buildings. (Policy 7.9)*

In addition, the Specific Plan accommodates the Aesthetic, Cultural, Open Space and Recreational Resources Element of the Ontario General Plan:

7. *Through, and as specified in the Development Code, ensure that art in public places is provided for in major new developments and renovation projects (Policy 7.1)*

3.2 VISUAL IMAGE

The Kaiser Permanente Ontario Medical Center will create a high-quality visual image, encompassing an integrated system of medical services. Distinctive architectural elements and landscape themes will lend identity and coherence to the project site. Uniform lighting and a graphic signage system will be integral with the project's design and site plan. The project will serve as a visual landmark to people entering the project vicinity from the Pomona Freeway and major arterial roads such as Vineyard Avenue.

Development plans for the initial phase will incorporate details and description of the Medical Center's "Art in Public Places" Program.

3.3 COMMUNITY AND REGIONAL PERSPECTIVE

Over the past decade, Southern California has experienced rapid growth. Much of the region's agricultural land has been converted to urban uses including residential, commercial, and industrial developments. The growth trend continues, expanding into new geographic areas. In Los Angeles and Orange counties, land has become scarce, land values have soared, and home prices have continually increased. As a result, cities in San Bernardino County are experiencing pressures to grow and expand. Rapid new residential development has been the most noticeable outcome.

According to the U.S. Census, the population of Ontario increased by 50 percent between 1980 and 1990, from 88,820 to 133,179. San Bernardino County's population increased by 58 percent in the same period, from 895,016 to 1,418,380. Neighboring counties of Riverside and Los Angeles showed population increases of 76 percent and 19 percent, respectively.

In response to local and regional growth, the City of Ontario General Plan has outlined a program for controlled growth within Ontario and the provision of the necessary infrastructure to support this growth. The efforts of the Ontario Redevelopment Agency and the local Chamber of Commerce are being coordinated with the directives of the General Plan, as updated in 1992.

The 1980 Census reported that the many of Ontario's employed residents worked in either technical, sales and administrative support (30 percent of employed residents) or managerial and professional specialty (17 percent) positions. However, over one-third of the city's work force (36 percent) worked in Los Angeles or Orange counties; today, this percentage is expected to be even higher due to the expanding gap between housing prices in those counties and the relatively low housing prices in Ontario. Ontario is considered a "housing-rich" city because many of its residents work outside the city.

Another measure of the balance of a community's employment opportunities with the needs of its residents is through a "job/housing" balance test, as reported in the Southern California Association of Governments (SCAG) Growth Management Plan (February 1989). A balanced community would have a match between employment and housing opportunities so that, theoretically, most of the residents could also work in the community. SCAG has identified a goal for the West San Bernardino Valley subregion (which includes Ontario) of an employment to housing ratio of 1.15. This ratio means that there should be 1.15 jobs for every 1.0 housing units. As of 1984 (the most recent SCAG calculation), the job/housing ratio for the subregion was 0.99. The SCAG goal calls for more employment opportunities in the West San Bernardino Valley.

The Kaiser Permanente Ontario Medical Center responds to residential growth trends while helping achieve employment goals for the City of Ontario and the region. The facilities will provide high-quality medical care for current and future residents of Ontario and nearby communities. The project will also provide a wide range of employment opportunities for current and future local residents, including medical and administrative professionals, administrative support staff, service providers, and maintenance personnel. Employment opportunities will help the city and surrounding area achieve the goal of creating more jobs and reducing commutes to distant locations.