



City of Arts & Innovation

City of Riverside

City Council

Agenda - Revised

Mayor
Patricia Lock Dawson

Councilmembers:

Philip Falcone
Clarissa Cervantes
Steven Robillard
Chuck Conder
Sean H. Mill
Jim Perry
Steve Hemenway

Meeting Date: Tuesday, March 25, 2025
Publication Date: Friday, March 21, 2025

1:00 PM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside
Live Webcast at:
www.RiversideCA.gov/Meeting
Originally Published: March 13, 2025

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.

Spanish interpreters will be available in person and via phone.

To participate virtually, two options are available:

VIA TELEPHONE:

Call (951) 826-8686 and follow the prompts to access your desired language. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 to speak.

VIA ZOOM:

Use the following link: <https://zoom.us/j/92696991265>
Select the "raise hand" function to request to speak.
An on screen message will prompt you to "unmute" and speak.

Public comments are limited to 3 minutes.

Please follow along via the telephone or Zoom options above to ensure you call in at the appropriate time for your item(s).

Public comments regarding items on this agenda or any matters within the jurisdiction of the City Council can be submitted via the eComment feature at www.riversideca.gov/meeting until two hours before the meeting. Email comments to City_Clerk@riversideca.gov.

* * * * *

Pursuant to the City Council Meeting Rules adopted by Resolution No. 24076, the Members of the City Council and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council or the presiding officer constitutes a violation of these rules.

The City of Riverside is committed to fostering a workplace that provides dignity, respect, and civility to our employees, customers, and the public they serve.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-2211 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the City Council are available in the Office of the City Clerk, at www.riversideca.gov/meeting, and in the binder located near the entrance of the Art Pick Council Chamber while the meeting is in session.

PLEASE NOTE The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Members of the City Council.

1 P.M.

MAYOR CALLS MEETING TO ORDER

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 1 To comment on Closed Sessions and any matters within the jurisdiction of the City Council, you are invited to participate in person or call at (951) 826-8686 and follow the prompts to access your language of preference. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>. Select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.

CLOSED SESSIONS - Item # 2-7

Time listed is approximate. The City Council may adjourn to the below listed Closed Sessions at their convenience during this City Council meeting.

- 2 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive from legal counsel concerning James Brandt v. City of Riverside, WCAB Claim No.(s): 110137-LTM, 220306/ADJ16017434, 230126

Attachments: [Report](#)

- 2a Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Mission Grove Neighborhood Alliance v. City of Riverside, Riverside Superior Court Case No. CVRI2500122

Attachments: [Report](#)

- 3 Pursuant to Government Code §54957 for appointment/employment of Inspector General by City Council

Attachments: [Report](#)

- 4 Pursuant to Government Code §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning anticipated litigation - one case

Attachments: [Report](#)

- 5 Pursuant to Government Code §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning the City Council deciding whether to initiate litigation - one case

Attachments: [Report](#)

- 6 Pursuant to Government Code §54957(a), for consultation with Larry Gonzalez, Riverside Chief of Police, or his respective deputy, and George Khalil, Chief Information Officer regarding threat to public services or facilities

Attachments: [Report](#)

- 7 Pursuant to Government Code §54957.6 to review the City Council's position and instruct designated representatives regarding salaries, salary schedules, or compensation paid in the form of fringe benefits of all Executive Management employees except the City Manager, City Attorney, and City Clerk, all Management and Confidential employees as defined by PERS, Fire Management Unit, Riverside City Firefighters Association, Riverside Police Officers Association (Police and Police Supervisory Units), Service Employees International Union #721, International Brotherhood of Electrical Workers #47, and Riverside Police Administrators Association

Attachments: [Report](#)

DISCUSSION CALENDAR - Item # 8-9

*Audience participation is encouraged. Public comments are limited to 3 minutes. Press *9 to be placed in the queue to speak when the Discussion item is called.*

- 8 Adopt an Ordinance of the City of Riverside, California, authorizing an Amendment to the Contract between the City of Riverside and the Board of Administration of the California Public Employees' Retirement System to implement a retirement cost-sharing provision of one-half percent (0.5 percent) of pensionable income for all Classic, CalPERS Level 1 and 2 Police Safety members hired before June 13, 2012, in the Unrepresented Police Management Group - Waive further reading (Human Resources) (Intro. on 2-25-25, All Wards)

Attachments: [Report](#)
 [Ordinance](#)
 [Amendment to Contract](#)

- 9 Award Bid 8144 to BNBuilders, Irvine, for \$28,552,072 with 15 percent change order authority of \$4,282,811 for total amount of \$32,834,883 funded by bonds proceeds for Museum of Riverside rehabilitation and expansion - 3580 Mission Inn Avenue (Museum) (Ward 1) (10-minute presentation)

Attachments: [Report](#)
 [Bid Award Recommendation](#)
 [Presentation](#)

3 P.M.

MAYOR/COUNCILMEMBER COMMUNICATIONS

- 10 Brief reports on conferences, seminars, and regional meetings attended by Mayor and City Council, Ward updates, and announcements of upcoming events

Announcement of Committee meeting:

Governmental Processes Committee at 9 a.m., on Wednesday, April 2, 2025, Art Pick Council Chamber

COMMUNICATIONS

- 11 City Manager Updates (All Wards) (5-minute presentation)
- 12 Declaration of conflicts of interest on any agenda items (City Council)

PUBLIC HEARINGS - Item # 13-15

*Audience participation is encouraged. Public comments are limited to 3 minutes. Press *9 to be placed in the queue to speak when the discussion item is called.*

- 13 Tax Equity and Fiscal Responsibility Act - A Resolution of the City Council of the City of Riverside, California, approving the issuance of Tax-Exempt and/or Taxable Revenue Bonds pursuant to a plan of finance in a maximum aggregate principal amount not-to-exceed \$100,000,000 by the California Municipal Finance Authority for the purpose of financing, refinancing and/or reimbursing one or more projects of California Baptist University, and certain other matters relating thereto for Cal Baptist University (CBU) Softball and Baseball Clubhouse located on CBU campus - Waive further reading - 8432 Magnolia Avenue (Finance) (Ward 5) (10-minute presentation)

Attachments: [Report](#)
 [Resolution](#)
 [Notice](#)
 [Presentation](#)

- 14 Tax Equity and Fiscal Responsibility Act - A Resolution of the City Council of the City of Riverside approving a plan of finance of the California Municipal Finance Authority to issue and reissue revenue bonds for a qualified residential rental project for the benefit of Mulberry Gardens Family, L.P., and certain other matters relating thereto for amount not-to-exceed \$65,000,000, for acquisition, construction, development and equipping of 150-unit qualified residential project - Waive further reading - 2560 Mulberry Street (Finance) (Ward 1) (10-minute presentation)

Attachments: [Report](#)
 [Resolution](#)
 [Notice](#)
 [Presentation](#)

- 15 Resolutions of the City Council of the City of Riverside, California, establishing the public use and necessity for which certain legally described real property is to be acquired by eminent domain, stating the statutory authority for such acquisition, and authorizing proceedings in Eminent Domain for the purpose of the Third Street Grade Separation Project, Federal Project No. STPL-5058 (081) - Waive further readings - Make findings as described in the staff report including: (a) the public interest and necessity required proposed public project (b) the proposed public project is planned and located in a manner to be most compatible with greatest public good and the least private injury; (c) the real property interests being sought be acquired as described in the Resolutions are necessary for proposed public project, and (d) that the offers required by Government Code 7267.2 have been made to the owners of record - Authorize City Attorney to prepare and file

complaints in eminent domain and take all other actions necessary to acquire the subject real property interests - Five affirmative votes required (Community and Economic Development) (All Wards) (10-minute presentation)

Attachments: [Report](#)

[Resolution - LR Miller Properties](#)

[Resolution - Condor Suntrust](#)

[Resolution - Iron Lofts](#)

[Resolution - Blue Banner Mazzetti](#)

[Resolution - County of Riverside](#)

[Resolution - CLPF BH Riverside](#)

[Resolution - Realty Income](#)

[Resolution - Gilmore Trust](#)

[Notice](#)

[Presentation](#)

6:15 P.M.

INVOCATION - Councilmember Hemenway

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC COMMENT

Audience participation is encouraged. Public comments are limited to 3 minutes.

- 16 To comment on Consent Calendar and any matters within the jurisdiction of the City Council, you are invited to participate in person or call at (951) 826-8686 and follow the prompts to access your language of preference. Press *9 to be placed in the queue to speak. Individuals in the queue will be prompted to unmute by pressing *6 when you are ready to speak.

To participate via ZOOM, use the following link: <https://zoom.us/j/92696991265>. Select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.

PRESENTATIONS - Item # 17-20

- 17 Mayor Lock Dawson to present a Proclamation to Riverside County Director of Victims' Services Melissa Donaldson recognizing National Crime Victims' Rights Week, April 6-10, 2025 (5-minute presentation)
- 18 Mayor Lock Dawson to present a Proclamation to City of Riverside Public Works Solid Waste Division, Keep Riverside Clean and Beautiful, and Repeat Reuse recognizing March 30, 2025, as Zero Waste Day (5-minute presentation)

- 19 Mayor Lock Dawson to present a Proclamation to Arturo Alcaraz of the Latino Network recognizing March 31, 2025, as Cesar Chavez Day (5-minute presentation)
- 20 RIVERSIDE PROSPERS Success Report - Dapper Dine and Lounge (Ward 1) (5-minute presentation)

CONSENT CALENDAR - Item # 21-38

All matters listed under the CONSENT CALENDAR are considered routine by the City Council and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, Members of the City Council or staff request specific items be removed from the Consent Calendar for separate action.

City Attorney

- 21 Add law firm of Wanger Jones & Helsley PC to panel of authorized attorneys for City - Approve Legal Services Agreement with law firm of Wanger Jones & Helsley PC for specialized legal services for water rights issues for three-year term (All Wards)

Attachments: [Report](#)
[Agreement](#)

City Clerk

- 22 A Resolution of the City Council of the City of Riverside, California adopting the Records Retention Schedule: Citywide standards for all City Departments and authorizing the destruction of certain City records and repealing Resolution No. 23548 - Waive further reading (All Wards)

Attachments: [Report](#)
[Resolution](#)
[Records Retention Schedules](#)

- 23 Appointment of Steven Herrera to Cultural Heritage Board Ward 2 seat, Judy Teunissen to Planning Commission Ward 4 seat - File resignation of Jamal Myrick from Human Relations Commission Citywide seat (All Wards)

Attachments: [Report](#)

- 24 Minutes of February 25, March 4 and 11, 2025

Attachments: [Minutes 2.25.25](#)
[Minutes 3.4.25](#)
[Minutes 3.11.25](#)

City Council

- 25 Finance Committee recommends annual audit report from external independent auditor, CliftonLarsonAllen LLP., on City of Riverside 2023-24 financial results, as required by Riverside City Charter (All Wards)

Attachments: [Report](#)[Electric and Water Financial Reports](#)[Successor Agency to the Redevelopment](#)[Single Audit Report on Federal Awards](#)[Corrective Action Plan](#)[Air Quality Management District Compliance Report](#)[Appropriations Limit \(Gann\) Calculation Agreed-Upon Procedures](#)[Report on Internal Control over Financial Reporting](#)[Governance Letter](#)[City - Presentation](#)[CliftonLarsonAllen - Presentation](#)[Annual Comprehensive Financial Report \(ACFR\)](#)[Riverside Public Financing Authority Financial Report](#)[Popular Annual Financial Report \(PAFR\) - English](#)[Popular Annual Financial Report \(PAFR\) - Spanish](#)City Manager

- 26 Human Relations Commission recommends City Council approval to award two one-thousand-dollar grants to Adrian Dell and Carmen Roberts Foundation and Laundry of Love Riverside as part of the 2025 Community Support Grant Program (All Wards)

Attachments: [Report](#)Fire

- 27 A Resolution of the City Council of the City of Riverside, California, adopting the City of Riverside Local Hazard Mitigation Plan 2023 Annex from the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan as required by the Federal Disaster Mitigation and Cost Reduction Act of 2000 - Waive further reading (All Wards)

Attachments: [Report](#)[Resolution](#)[Local Hazard Mitigation Plan Annex](#)[Presentation](#)

- 28 A Resolution of the City Council of the City of Riverside, California, approving the City of Riverside Emergency Operations Plan 2025; and repealing Resolution No. 22151 - Waive further reading - Amend Emergency Operations Plan to make changes which may become necessary in the future to keep plan current, and functional - Approve new and updated Emergency Support Function (ESF) Annexes, Hazard Annexes to Emergency Operations Plan, and subsidiary plans as needed to keep plans current, functional, and in accordance with State and Federal Guidelines (All Wards)

Attachments: [Report](#)
 [Resolution](#)
 [Emergency Operations Basic Plan](#)
 [Presentation](#)

Housing and Human Services

- 29 Permanent Local Housing Allocation (PLHA) Program Subrecipient Agreement with Kingdom Causes, Inc., doing business as City Net, for \$1,384,133.83 - Loan Agreement with Sunrise at Bogart, L.P., for \$380,562 for case management services for at-risk individuals experiencing homelessness and development of 22 affordable housing units and a manager's unit located at 11049 Bogart Street respectively - Second Amendment to PLHA Loan Agreement Amendment with The Aspire, L.P., for increase of \$501,887.75 for revised total loan amount of \$1,042,906.75 for development of 32 affordable housing units and a manager's unit located at 3861 Third Street - Appropriate \$2,456,509, or actual award amount in Development Fund, PLHA 2022 & PLHA 2023 Grant programs revenue and expenditure accounts - A Resolution of the City Council of the City of Riverside, California, authorizing the application for, and receipt, of Permanent Local Housing Allocation Funds under the Senate Bill 2 Permanent Entitlement Jurisdiction Component from the Building Homes and Jobs Trust Fund - Waive further reading - Supplemental appropriation - Five affirmative votes required (All Wards)

Attachments: [Revised Report](#)
 [Report](#)
 [Agreement - Kingdom Causes, Inc.](#)
 [Agreement - Sunrise at Bogart, L.P.](#)
 [Agreement - The Aspire, L.P.](#)
 [Resolution](#)
 [PLHA Funds](#)

- 30 Subrecipient Agreement for Homeless Housing, Assistance and Prevention Program Round 3 with Riverside Housing Development Corporation for grant funds of \$250,000 for predevelopment costs for acquisition and conversion of 114 motel rooms into studio units - 1590 University Avenue (Ward 2)

Attachments: [Report](#)
 [Subrecipient Agreement](#)

- 31 A Resolution of the City Council of the City of Riverside, California, authorizing the submission of a joint application to the Department of Housing and Community Development for \$4,400,000 of Homekey+ Plus funding for development of the Sunrise at Bogart Limited Partnership Affordable Housing Project and authorizing the execution of all required documents by the City Manager or his Designee and related participation - Waive further reading - Five affirmative votes required (Ward 7)

Attachments: [Revised Report](#)
 [Revised Resolution](#)
 [Report](#)
 [Resolution](#)

Parks, Recreation, and Community Services

- 32 Purchase of 12, 16-passenger paratransit vehicles for \$2,485,114.41 fully funded via Federal and State grants through California Association for Coordinated Transportation/Morongo Basin Transit Authority, Colton, Purchasing Cooperative, Contract No. 20-01 and fulfilled by A-Z Bus Sales, Inc., Colton (All Wards)

Attachments: [Report](#)
 [Quote](#)
 [Amendment 6 - Basin Transit](#)
 [Contract - MBTA 20-01 AZ \(ICE-1\)](#)
 [Participants List RFP 20-01](#)

- 33 Rescind Bid Award 8110 to Zeco, Inc., Santa Ana, for \$234,850 - Award Bid 8110 to Pacific Tide Construction, Northridge, for \$222,867.20 and authorize 10 percent change order authority of up to \$22,286.72 for project changes for total contract amount not-to-exceed \$245,153.92, for total amount of \$256,297.28 from Capital Outlay Fund, Nichols Park Playground Project Accounts and unappropriated General Fund revenue generated from savings due to ARPA coverage of qualifying public safety expenditures for Nichols Park Playground, Shade Structure, and Resilient Surfacing Installation Project - Supplemental appropriation - Interfund Transfer - Five affirmative votes required (Ward 3)

Attachments: [Report](#)
 [Bid Award Recommendation](#)
 [Presentation](#)

Police

- 34 Appropriation not-to-exceed \$86,106.93 to Measure Z, Police Field Operations, Special Department Supplies account for purchase of drones and advanced training course for small unmanned aircraft systems pilots to enhance illegal fireworks enforcement - Five affirmative votes required (All Wards)

Attachments: [Report](#)
[MZ Spending Plan](#)

- 35 Adopt an Ordinance of the City of Riverside, California, amending Chapters 1.17, 5.28, 5.40, 5.52, 5.80, 5.90, 5.95, 6.24, 9.40, 9.42, and 9.60 of the Riverside Municipal Code to include a more Uniform Appeal Procedure for various types of businesses and their permits, as well as the extraordinary Police Response Bill process pursuant to Chapter 9.60 with amendments thereto - Waive further reading (Intro. on 3-4-25, All Wards)

Attachments: [Report](#)
[Ordinance](#)

Public Utilities

- 36 Increase residential heat pump rebate program annual budget from \$375,000 to \$2,000,000 - Maintain current rebate amount of \$750/ton for future years (All Wards)

Attachments: [Report](#)
[Presentation](#)

- 37 Fourth Amendment to Agreement with Wunderlich-Malec Engineering, Inc., Gilbert, Arizona, for \$180,000, for total amount of \$630,000 from Springs Professional Services and RERC Professional Services Accounts for power plant control system engineering and consulting services at Riverside Energy Resource Center and Springs Power Plant through June 30, 2028 (All Wards)

Attachments: [Report](#)
[Agreement](#)
[Presentation](#)

Public Works

- 38 Purchase of mobile barriers, trailers, beam gate system, related equipment, and certified deployment training from Meridian Rapid Defense Group for \$750,000 from General Fund, Public Works-Traffic Engineering-Machine and Equipment Account for special event traffic safety measures (All Wards)

Attachments: [Report](#)
 [Quote](#)

DISCUSSION CALENDAR - Item # 39-40

*Audience participation is encouraged. Public comments are limited to 3 minutes. Press *9 to be placed in the queue to speak when the Discussion item is called.*

- 39 By motion, waive attorney-client privilege regarding the second legal opinion provided by outside counsel firm Redwood Public Law LLP, regarding the adoption of a resolution reaffirming the policy excepting certain types of projects from Section 1109 of the Riverside City Charter as authorized by Resolution No. 24224 (City Attorney) (All Wards) (10-minute presentation)

Attachments: [Report](#)
 [R-24224](#)

- 40 A Resolution of the City Council of the City of Riverside, California, pursuant to Riverside Municipal Code Section 5.77.120, to further postpone the City's evaluation and review of applications for Storefront Retail Commercial Cannabis Business Permits up to 30 additional days for a total postponement of 120 days - Waive further reading - Direct staff to draft an Ordinance to amend Section 5.77 to include amendments to maximum number of Retail Commercial Cannabis Business (CCB) Permits allowed in City, maximum number of CCB Permits per ward, restricting the sale and transfer of permits, maintaining a minimum distance of 1,000 feet between CCB Permits, conformance with Alcoholic Beverage Control (ABC) licensed business requirements to ensure compatibility, designating parks as a sensitive use with corresponding minimum separation distances, and minor clean up items in the Riverside Municipal Code related to renewal exceptions - Direct staff to draft a Resolution to amend the Storefront Retail Commercial Cannabis Business Permit Procedure Guidelines and Application Review Criteria to amend Step 2.2 to clarify failure to meet Zoning Verification Requirements require full resubmittal and Step 2.3 to clarify an applicant fails the submittal deadline for any of processes detailed in Step 2.3, applicant shall be deemed to have forfeited the Storefront Retail CCB application and any right to a Storefront Retail CCB permit - Provide direction on transfer of sales to equity qualified businesses, prohibit transfers of CCB Permits, amend the final authority to approve or deny the transfer process to City Council, amendment to the Zoning Code to prohibit CCB Permits in Placemaking or Specialty Zone/Areas, and review Residential Zoned Properties as a sensitive use with corresponding minimum separation distance (Community and Economic Development) (All Wards) (15-minute presentation)

Attachments: [Report](#)
 [Resolution](#)
 [Health & Safety Effects of Cannabis Report](#)
 [Top 14 Preferred Site Authorization List](#)
 [Industrial Zoning Map](#)
 [Commercial Zoning Map](#)
 [Existing Zoning and Sensitive Use map](#)
 [Residential Zoned Properties Map](#)
 [Presentation](#)

COMMUNICATIONS

- 41 City Attorney report on Closed Session discussions
- 42 Items for future City Council consideration as requested by Mayor or Members of the City Council - City Manager/City Attorney reports

* * * * *

The next regular City Council meeting is scheduled for Tuesday, April 8, 2025

*City Council meetings broadcast with closed captioning available on
AT&T Channel 99,
Charter Spectrum Channel 3,
and Frontier Cable Channel 21
Rebroadcast Wednesdays at 9 p.m., Fridays at 1 p.m., and Saturdays at 9 a.m.*

*View live Webcast of the City Council Meeting at:
www.RiversideCA.gov/Meeting or www.WatchRiverside.com*

Follow on Twitter:

*City of Riverside (@riversidecagov)
Parks, Recreation, and Community Services (@rivcaparkandrec)
Riverside Fire Department (@RivCAFire)
Riverside Police Department (@RiversidePolice)
Riverside Public Utilities (@RPUNews)*

* * * * *

Sign up to receive critical information such as unexpected road closures, utility outages, missing persons, and evacuations of buildings or neighborhoods.

www.RiversideAlert.com

