



City of Riverside

City Council

City of Arts & Innovation

Agenda

Mayor
Patricia Lock Dawson

Councilmembers:

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

Meeting Date: Tuesday, April 21, 2026
Publication Date: Thursday, April 9, 2026

3:00 PM

City Hall - Art Pick Council Chamber
3900 Main Street, Riverside

Live Webcast at:
www.RiversideCA.gov/Meeting

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 Rules of Procedure and Order of Business Resolution, 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 meeting room 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.

3 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/93149443969>. Select the "raise hand" function to request to speak. An on-screen message will prompt you to "unmute" and speak.

MAYOR/COUNCILMEMBER COMMUNICATIONS

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

Announcement of Committee meetings:

Economic Development Committee at 3 p.m. on Thursday, April 23, 2026, Art Pick Council Chamber

Housing and Homelessness Meeting at 3:30 p.m. on Monday, April 27, 2026, Art Pick Council Chamber

COMMUNICATIONS

- 3 City Manager Updates (5-minute presentation)
- 4 Declaration of conflicts of interest and ex parte communications (City Council)

PRESENTATIONS - Item # 5

- 5 City Clerk's Office Department overview and employee recognition - Mayor Lock Dawson to present Proclamation declaring May 3-9, 2026, as Professional Municipal Clerks Week (All Wards) (10-minute presentation)

Attachments: [Presentation](#)

PUBLIC HEARING Item # 6

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

- 6 CONTINUED FROM FEBRUARY 3, 2026 - Case PR-2021-001114 - Approve proposal by Hugo Lepe of Century Heritage Builders, Inc., to consider General Plan Amendment, Zoning Code Amendment, and Design Review to facilitate 117-unit multi-family residential development on 4.54 acres - Determine project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6 - Adopt a Resolution amending the Land Use Designation of the Riverside General Plan 2025 as to 2.72 acres of the project site identified Assessor's Parcel Numbers 143-040-010 and 143-040-011, from MDR – Medium Density Residential to HDR – High Density Residential - Waive further reading - Introduce an Ordinance amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by Rezoning approximately 2.72 acres of property identified as Assessor's Parcel Numbers 143-040-010 and 143-040-011, from the R-1-7000 Single Family Residential Zone to R-3-1500 - Multiple Family Residential

Zone - 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue (Community and Economic Development) (Ward 6) (10-minute presentation)

Attachments:

[Report](#)

[Resolution](#)

[Ordinance](#)

[CPC Report, Findings, Conditions 12-18-25](#)

[Existing Site Photos](#)

[Location Map - Project Site](#)

[Location Map - Housing Element Site](#)

[Existing and Proposed General Plan Map](#)

[Existing and Proposed Zoning Map](#)

[1 Project Plans- Site Plans](#)

[2 Project Plans - Common and Private Spaces](#)

[3 Project Plans - Grading Cross Sections](#)

[4 Project Plans - Landscape Architecture](#)

[5 Project Plans](#)

[CPC Report Appendix A AQ GHG Report](#)

[CPC Report Appendix B Bio Resource Assessment](#)

[CPC Report Appendix C Cultural Resources Report](#)

[CPC Report Appendix D Project WQMP Part1](#)

[CPC Report Appendix D Project WQMP Part2](#)

[CPC Report Appendix D Project WQMP Part3](#)

[CPC Report Appendix D Project WQMP Part4](#)

[CPC Report Appendix D Project WQMP Part5](#)

[CPC Report Appendix G Tribal Consultation Part1](#)

[CPC Report Appendix G Tribal Consultation Part2](#)

[CPC Report Appendix E Noise and Vibration Technical Report](#)

[CPC Report Appendix F Traffic Analysis](#)

[CPC Report ISMND Mikasa](#)

[CPC Revised Recommended Conditions 12-18-25](#)

[CPC Minutes 12-18-2025](#)

[Presentation](#)

[Notice](#)

DISCUSSION CALENDAR Item # 7

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

- 7 Land Use Committee recommends approval of University Avenue Density Transfer Pilot Program for development of vacant City-owned surplus parcels and Housing

Element sites along University Avenue in University Avenue Specific Plan area - Determine that the University Avenue Density Transfer Pilot Program is exempt from further California Environmental Quality Act (CEQA) Review pursuant to Section 15060(c)(2)(No Physical Change) and 15060(c)(3)(Not a Project) of the CEQA Guidelines as the program does not meet the definition of a Project under CEQA - Adopt a Resolution establishing the University Avenue Residential Density Transfer Pilot Program - Waive further reading (Community and Economic Development) (Wards 1 and 2) (15-minute presentation)

Attachments: [Report](#)

[University Avenue Density Transfer Pilot Program](#)

[Map of University Avenue Specific Plan Area](#)

[Map of University Avenue Specific Plan Residential Capacity](#)

[Map of University Avenue Specific Plan Land Use Designations](#)

[Map of University Avenue Specific Plan City-Owned Surplus and Housing Elements](#)

[9-8-2025 LUC Report](#)

[Density Transfer Programs in Southern California](#)

[List of City-Owned Surplus Sites and Residential Capacity](#)

[Resolution](#)

[Resolution - Exhibit A](#)

[Presentation](#)

CLOSED SESSIONS - Item # 8-13

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

- 8 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Beverly Demar-Brown v. City of Riverside, WCAB Claim No(s): 220050/ADJ15072004

Attachments: [Report](#)

- 9 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](#)

- 10 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](#)

- 11 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](#)

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

Attachments: [Report](#)

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

Attachments: [Report](#)

6:15 P.M.

INVOCATION - Mayor Lock Dawson

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC COMMENT

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

- 14 To comment on the 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.

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PRESENTATIONS - Item # 15-16

- 15 Mayor Lock Dawson to present a Proclamation to John W. North educator Lillian McCandless and Gable Farms founder Erick Unger recognizing April 22, 2026, as Earth Day (5-minute presentation)
- 16 Mayor Lock Dawson to present a Certificate of Recognition recognizing the

success of the Neighbors-to-Neighbors grant (5-minute presentation)

CONSENT CALENDAR - Item # 17-31

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 Clerk

17 Approve minutes of April 7, 2026

Attachments: [Minutes](#)

City Council

18 Land Use Committee recommends introduction of an Ordinance amending Title 1 of the Riverside Municipal Code by amending Section 1.17.230(A) regarding Administrative citation fines; assessment and amounts by increasing administrative citation fine amounts to \$100 for first occurrence, \$500 for second occurrence, and \$1,000 for third occurrence and each subsequent occurrence for same type of violation (All Wards)

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

City Manager

19 Adopt an Ordinance amending Chapter 12.04 of the City of Riverside Municipal Code regarding Airport Regulations and amending Section 12.04.025 regarding Incursions into aircraft movement areas to address animals within Air Operations Area (AOA), incursions into Aircraft Movement Areas, tenant special events, and regulation of off-airport commercial vendors - Waive further reading (Intro. on 4-7-26, Ward 3)

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

Community and Economic Development

20 Approve City's Foreign Direct Investment Strategy as part of its broader economic development efforts - Authorize international travel for elected officials through June 30, 2027, in support of business attraction and investment initiatives - Receive

quarterly updates to Economic Development Committee and annual updates to City Council to ensure transparency and accountability (All Wards)

Attachments: [Report](#)
[Site Selection Brochure \(English\)](#)
[Site Selection Brochure\(Japanese\)](#)
[Site Selection Brochure\(Korean\)](#)

Finance

21 Receive annual audit reports from external independent auditor, CliftonLarsonAllen LLP., on City of Riverside 2024-25 financial results, as required by Riverside City Charter (All Wards)

Attachments: [Report](#)
[Electric and Water 2025 Financial Report](#)
[Successor Agency Section Financial Report](#)
[Riverside Public Financing Authority Financial Report](#)
[Single Audit Report on Federal Awards](#)
[Corrective Action Plan](#)
[Air Quality Management District Report](#)
[Appropriations Limit \(Gann\) Calculation](#)
[Independent Auditors' Report on Internal Control](#)
[Governance Letter](#)
[Annual Comprehensive Financial Report](#)
[2025 PAFR - English](#)
[2025 PAFR - Spanish](#)
[Presentation - City Staff](#)
[Presentation - CLA](#)

22 Adopt an Ordinance amending Riverside Municipal Code Chapter 2.90, to reduce the membership of the Budget Engagement Commission to 10 members - Waive further reading (Intro. on 4-7-26, All Wards)

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

Housing and Human Services

23 Homeless Housing, Assistance, and Prevention Program Round 3 Loan Agreement with Mulberry Gardens Senior, L.P. in the amount of \$2,025,365 for the development of the Mulberry Gardens Senior Housing Project with 25 restricted units for seniors at risk of homelessness located at 2524 Mulberry Street - Permanent Local Housing Allocation Loan Agreement with Mulberry Gardens

Family, L.P. in the amount of \$971,108.60 for the development of the Mulberry Family Housing Project with 9 restricted affordable housing units located at 2560 Mulberry Street (Ward 1)

Attachments: [Report](#)
[Agreement - Senior HHAP](#)
[Agreement - Family PLHA](#)
[Subordination Agreement - HHAP](#)
[Subordination Agreement - Government Entity Tel](#)

- 24 Adopt a resolution authorizing the City of Riverside to support an application submitted by Neighborhood Partnership Housing Services, Inc., for up to \$3,000,000 over a three-year period through the California Strategic Growth Council's Factory-Built Housing Regional Pilot Program Round 3 for Riverside city and county small lot infill housing feasibility, pre-approved prototype, and regional acceleration initiative - Waive further reading (All Wards)

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

Parks, Recreation, and Community Services

- 25 Approve 2026-2029 Special Transportation Title VI Program under the Federal Transit Administration Circular 4702.1B (All Wards)

Attachments: [Report](#)
[Special Transportation Title VI Program](#)

- 26 Adopt California Environmental Quality Act (CEQA) Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, with condition that Western Riverside County Multiple Species Habitat Conservation Plan requirements are completed and approved by the Western Riverside County Regional Conservation Authority prior to starting design development - Adopt Martha McLean Anza Narrows and Jurupa Avenue Trailhead Master Plans (Ward 3)

Attachments: [Report](#)
[Martha McLean Master Plan](#)
[Jurupa Ave Trailhead Master Plan](#)
[Initial Study and MND - Part 1](#)
[Initial Study and MND - Part 2](#)
[Initial Study and MND - Part 3](#)
[Initial Study and MND - Part 4](#)
[Initial Study and MND - Part 5](#)
[Initial Study and MND - Part 6](#)
[Initial Study and MND - Part 7](#)
[Initial Study and MND - Part 8](#)
[Mitigation Monitoring and Reporting Program - Martha McLean and Jurupa Ave Presentation](#)

Police

27 Approve Service Agreement with Dana Safety Supply, Inc., Greensboro, NC, for not-to-exceed \$350,000 in Fiscal Year 25/26 and \$500,000 in Fiscal Years 26/27 and 28/29 for total agreement amount of \$1,850,000 from Measure Z Fund, Homeless Outreach Professional Services Account and Measure Z Fund, Police Field Operations, Vehicle Replacement account for specialty vehicle equipment, removal, and installation services through September 30, 2029 (All Wards)

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

28 Adopt Ordinance amending Title 6 and Title 9 of the Riverside Municipal Code by amending Section 6.24.080 regarding other requirements and prohibitions and adding Section 9.04.235 regarding prohibiting the sale and distribution of kratom products - Waive further reading (Intro. on 4-7-26, All Wards)

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

29 Adopt an Ordinance amending Title 6 and Title 9 of the Riverside Municipal Code by amending Section 6.24.080 regarding other requirements and prohibitions and adding Section 9.04.225 regarding the prohibition on sale or distribution of nitrous oxide - Waive further reading (Intro. on 4-7-26, All Wards)

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

Public Works

- 30 Authorize acceptance of Fiscal Year 2025-26 Beverage Container Recycling City/County Payment Program award of \$79,098 from California Department of Resources Recycling and Recovery (CalRecycle) to continue enhancing recycling access, education, and litter-reduction efforts citywide - Supplemental appropriation - Five affirmative votes required (All Wards)

Attachments: [Report](#)
[Signed Request for Approval](#)
[Resolution 23935](#)

- 31 Award Bid 8223 to Asad Holdings, LLC, Laguna Hills, for \$338,895 from Public Parking Fund, Parking Lighting Project Expenditure Account for construction of Downtown Parking Lighting on Main Street from 5th Street to 6th Street, on 5th Street from Main to Orange Street, and at City Parking Lot 1 located at 3581 Mission Inn Avenue (Ward 1)

Attachments: [Report](#)
[Project Location Map](#)
[Bid Award Recommendation](#)

COMMUNICATIONS

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

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The meeting for April 28, 2026, has been cancelled.

*The next regular City Council meeting is scheduled for
Tuesday, May 5, 2026*

*City Council meetings broadcast with closed captioning available on
AT&T Channel 99,
Charter Spectrum Channel 3,
and Frontier Cable Channel 21
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- Riverside Fire Department (@RivCAFire)*
- Riverside Police Department (@RiversidePolice)*
- Riverside Public Utilities (@RPUNews)*

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