



City of Riverside

City Council

Housing Authority

3900 Main St.
Riverside, CA 92522
(951) 826-5557

City of Arts & Innovation

Agenda

Meeting Date: Tuesday, November 14, 2017
Publication Date: Thursday, November 2, 2017

1:00 PM

Art Pick Council Chamber

MISSION STATEMENT

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

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/Housing Authority.

Pursuant to the City Council Meeting Rules adopted by Resolution No. 23035, the Members of the City Council/Housing Authority and the public are reminded that they must preserve order and decorum throughout the Meeting. In that regard, Members of the City Council/Housing Authority and the public are advised that any delay or disruption in the proceedings or a refusal to obey the orders of the City Council/Housing Authority or the presiding officer constitutes a violation of these rules.

SPEAKER CARDS--If you wish to address the City Council/Housing Authority, please complete and submit a speaker card to the City Clerk. Speaker cards can be found at the east entrance to the Art Pick Council Chamber and City Hall lobby. Speaker cards will be accepted until conclusion of public comment on the agenda item. In accordance with the Public Records Act, any information you provide on this form is available to the public.

LISTENING ASSISTIVE DEVICES are available for the hearing impaired--please see City Clerk. 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) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

Agenda related writings or documents provided to the City Council/Housing Authority are available for public inspection in the Office of the City Clerk, at

www.engageriverside.com, and in the binder located at the Concierge desk in the City Hall lobby while the meeting is in session.

1 P.M.

MAYOR CALLS MEETING TO ORDER

PUBLIC COMMENT

- 1 This is the portion of the meeting specifically set aside to invite your comments regarding Closed Session items and any matters within the jurisdiction of the City Council/Housing Authority - Individual audience participation is limited to 3 minutes and you will be asked to state your name and city of residence. Please complete and submit a speaker card to the City Clerk.

COMMUNICATIONS

- 2 Intergovernmental relations and legislative update (All Wards)

PRESENTATIONS

- 3 Fiscal Year 2016-17 Fourth Quarter Financial Report for General Fund, Measure Z, cash and investment report, and debt report - Fiscal Year 2017-18 carryover balance of previously appropriated and unspent funds totaling \$7,916,112 across all funds, including \$4,012,960 in General Fund - Fiscal Year 2017-18 appropriations from Fiscal Year 2016-17 General Fund surplus for capital needs at Convention Center for \$140,000, Fox Entertainment Plaza for \$70,000, Riverside Municipal Auditorium for \$70,000, Citywide building repair and maintenance for \$1 million, and Liability Funds Reserve for \$2.5 million - Increase Fiscal Year 2016-17 revenue and appropriate Historic Preservation Fund grants of \$25,000 each to Parks, Recreation and Community Services Department Harada House and Museum Department Heritage House Projects (Finance) (All Wards)

Attachments: [Report](#)
 [Financial Report](#)
 [Investment Report](#)
 [Debt Report](#)
 [Carryovers](#)
 [Presentation](#)

- 4 Fiscal Year 2017-18 consolidated report on First Quarter goals, operational performance, and departmental accomplishments (City Manager) (All Wards)

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

DISCUSSION CALENDAR

This portion of the City Council/Housing Authority Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 5 Site License Agreement with Maritime Information Systems, Inc., for aircraft in-flight data monitoring equipment installation and operation at Riverside Municipal Airport - 6951 Flight Road (General Services) (Ward 3)

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

3 P.M.**PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS**

Audience participation is encouraged.

- 6 Cases P16-0112, P16-0113, P16-0114, P16-0111, and P16-0883 - Steve Berzansky on behalf of Steven Walker Communities, Inc. - General Plan Amendment, Rezoning, Tract Map 37032, Planned Residential Development, design review, and variances for subdivision of two contiguous parcels for 54-lot single-family detached residences on 6.85 acres and variances allowing fences and walls higher than permitted by Code and reduced setbacks for project perimeter and interior lots - A Resolution of the City Council of the City of Riverside, California, amending the Land Use Element of the General Plan as to property located at 9170 Indiana Avenue from Business/Office Park ("B/OP") to Medium Density Residential ("MDR") - Waive further reading - Introduce an Ordinance of the City of Riverside, California, amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning property located at 9170 Indiana Avenue from Public Facilities Zone ("PF") to Single Family Residential Zone ("R-1-7000") - Determine proposed project will not have significant effect on environment based on findings set forth in case record - Adopt Mitigated Negative Declaration and Adopt Mitigation Monitoring and Reporting Program pursuant to California Environmental Quality Act Section 15097 and California Public Resources Code Section 21081.6 - 9170 Indiana Avenue (Community and Economic Development) (Ward 5)

Attachments: [Report](#)
 [Recommended Conditions](#)
 [Minutes](#)
 [9-21-17 PC Report](#)
 [Maps](#)
 [Project Plans](#)
 [Applicant Prepared Variance Justifications](#)
 [Exhibit 8 - Initial Study](#)
 [Exhibit 8 - Cultural Resources Assessment](#)
 [Exhibit 8 - Preliminary Soil Investigation](#)
 [Exhibit 8 - Phase I Environmental Site Assessment](#)
 [Exhibit 8 - Phase I Sampling and Testing Results](#)
 [Exhibit 8 - Soil Infiltration Test](#)
 [Exhibit 8 - Noise and Vibration Impact Analysis](#)
 [Exhibit 9 - Comment Letter](#)
 [Exhibit 10 - Site Photos](#)
 [SCAQMD Letter - September 13, 2017](#)
 [Response to Comment Letter](#)
 [Resolution](#)
 [Ordinance](#)
 [Presentation](#)
 [Notice](#)

- 7 Cases P16-0617, P16-0618, and P17-0609 - Kevin Wolf on behalf of Wolf Nejedly V, LLC - Rezoning - Design review and building plot plans for 4,056-square-foot addition to existing 930-square-foot building for vehicle sales office on two of four contiguous parcels - Variance to allow six-foot-high vinyl fence in lieu of masonry wall - Introduce an Ordinance of the City of Riverside, California, amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning land from Zone R-1-7000-SP to Zone CG-SP - Determine proposed project is exempt from California Environmental Quality Act review subject to Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) as project will not have significant effect on environment - 7715, 7725, 7735, and 7745 Indiana Avenue (Community and Economic Development) (Ward 4)

Attachments: [Report](#)
 [Recommended Conditions](#)
 [PC Report 9-21-17](#)
 [Location Map](#)
 [General Plan Map](#)
 [Existing Zoning Map](#)
 [Proposed Zoning Map](#)
 [Project Plans](#)
 [Applicant Provided Variance Justifications](#)
 [Existing Site Photos](#)
 [Minutes](#)
 [Ordinance](#)
 [Presentation](#)
 [Notice](#)

- 8 Cases P16-0497, P14-0294, P14-0297, and P14-0295 - Paula Purcell on behalf of TDA Investment Group - General Plan Amendment - Specific Plan Amendment - Specific Plan - Rezoning - Certification of Environmental Impact Report for development of healthcare campus on 50.85 acres with 280-bed, 5-story hospital with penthouse, five 2 to 4-story medical office buildings ranging in size from 40,000 to 100,000 square feet; 234-unit, 3-story senior housing facility, 290-bed 3-story independent living/memory care, assisted living, and skilled nursing facility, and two 4-level parking structures - A Resolution of the City Council of the City of Riverside, California, certifying the Final Environmental Impact Report for the Canyon Springs Healthcare Campus Specific Plan and Amendment to the Canyon Springs Business Park Specific Plan Project, making certain Findings of Fact related thereto, adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program, all pursuant to the California Environmental Quality Act - A Resolution of the City Council of the City of Riverside, California, amending the Land Use and Urban Design Element of the General Plan 2025 as to approximately 50.85 acres of land located in the Canyon Springs Business Park, generally bounded by Campus Parkway, Corporate Center Drive, Valley Springs Parkway, Eucalyptus Avenue and Day Street from the C-Commercial Land Use Designation to the CSHCSP-Canyon Springs Healthcare Campus Specific Plan Land Use Designation - A Resolution of the City Council of the City of Riverside, California, to remove approximately 50.85 acres of land from the Canyon Springs Business Park Specific Plan - A Resolution of the City Council of the City of Riverside, California, amending the Canyon Springs Business Park Specific Plan following the removal of property - A Resolution of the City Council of the City of Riverside, California, adopting the Canyon Springs Healthcare Campus Specific Plan - Waive further readings - Introduce an Ordinance of the City of Riverside, California, amending the Zoning Map of the City of Riverside pursuant to

Chapter 19.090 of the Riverside Municipal Code by rezoning land from O-SP-Office-Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP-Canyon Springs Healthcare Campus Specific Plan Zone and from CR-SP-Commercial Retail-Specific Plan (Canyon Springs Business Park) Overlay Zones to CSHCSP-Canyon Springs Healthcare Campus Specific Plan Zone - North of Eucalyptus Avenue, west of Day Street, east of Valley Springs Parkway, and south of Corporate Centre Place and Campus Parkway (Community and Economic Development) (Ward 2)

Attachments: [Report](#)
 [Recommended Conditions](#)
 [Minutes](#)
 [PC Report 9-7-17](#)
 [Location Map](#)
 [Zoning Map](#)
 [General Plan Map](#)
 [Draft General Plan Amendment](#)
 [Draft Specific Plan Amendment](#)
 [Project Plans](#)
 [Site Photos](#)
 [R - Certifying FEIR](#)
 [R - General Plan 2025 Amendment](#)
 [R - Removal of Property from Specific Plan](#)
 [R - Specific Plan Amendment](#)
 [R - Canyon Springs Healthcare Specific Plan](#)
 [Ordinance](#)
 [PC Comment Letters](#)
 [Presentation](#)
 [Applicant Presentation](#)
 [Notice](#)
 [Final Environmental Impact Report](#)
 [Specific Plan Draft](#)
 [Draft EIR Table of Contents](#)
 [Draft EIR Chapter 1 - Introduction](#)
 [Draft EIR Chapter 2 - Project Description](#)
 [Draft EIR Chapter 3 - Environmental Effects Found Not Significant](#)
 [Draft EIR Chapter 4 - Environmental Impact Analysis](#)
 [Draft EIR Chapter 5 - Mandatory CEQA Topics](#)
 [Draft EIR Chapter 6 - Project Alternatives](#)
 [Draft EIR Chapter 7 - Growth-Inducing Impacts](#)
 [Appendix B-Geotechnical Investigation](#)
 [Appendix C-Phase I ESA](#)
 [Appendix D-Water Quality Management Plan](#)
 [Appendix E-Jurisdictional Delineation](#)
 [Appendix F-Biological Report](#)
 [Appendix G-Urban Decay Analysis](#)
 [Appendix H-AQ & GHG Technical Studies and HRA Evaluation](#)

[Appendix I-Cultural Resources Study](#)

[Appendix K-Noise Technical Study](#)

[Appendix L-Traffic Study](#)

[Appendix M-WSA](#)

[Appendix N-Air Traffic Patterns Analysis](#)

CLOSED SESSIONS

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

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

Attachments: [Report](#)

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

Attachments: [Report](#)

- 11 Pursuant to Government Code §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning State of California ex rel. OnTheGo Wireless, LLC v. Cellco Partnership d/b/a Verizon Wireless, et al., Sacramento County Superior Court Case No. 34-2012-00127517

Attachments: [Report](#)

- 12 Pursuant to Government Code §54957 for performance evaluation of City Attorney

Attachments: [Report](#)

6:15 P.M.

INVOCATION - Councilmember Adams

PLEDGE OF ALLEGIANCE TO THE FLAG - Colors presented by Villegas Veterans of Foreign Wars

PRESENTATIONS

- 13 Unveiling ceremony for Medal of Honor portraits of SSGT. Salvador Lara and SPC. Jesus S. Duran

Attachments: [Presentation](#)

- 14 Budget Engagement Commission report by Chair Robert Mendez (All Wards)

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

MAYOR/COUNCILMEMBER COMMUNICATIONS

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

PRESENTATIONS

- 16 Mayor Bailey to call upon Arts and Cultural Affairs Manager Margie Haupt to recognize MADE as Arts Honoree of the Month

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

- 17 Mayor Bailey and Councilmember Gardner to present a Proclamation to Dr. Lulamae Clemons honoring her 100th birthday

Attachments: [Presentation](#)

- 18 Mayor Bailey to present a Proclamation to Marylin Jacobsen for contributions and years of service to the City of Riverside

Attachments: [Presentation](#)

- 19 RIVERSIDE PRIDE Success Report - Riverside 9/11 Day of Service (Ward 6)

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

7 P.M.

PUBLIC COMMENT

- 20 This is the portion of the meeting specifically set aside to invite your comments regarding Consent Calendar items and any matters within the jurisdiction of the City Council/Housing Authority - Individual audience participation is limited to 3 minutes and you will be asked to state your name and city of residence. Please complete and submit a speaker card to the City Clerk.

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the City Council/Housing Authority 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/Housing Authority votes on the motion to adopt, Members of the City Council/Housing Authority or staff request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed following the Discussion Calendar.

City Council

21 Announcement of committee meetings:

Community Services and Youth Committee at 1 p.m. on Wednesday, November 8, 2017, Art Pick Council Chamber

Transportation Committee at 1 p.m. on Thursday, November 9, 2017, Art Pick Council Chamber

Development Committee at 3 p.m. on Thursday, November 16, 2017, Art Pick Council Chamber

Community and Economic Development

22 Joint item with Housing Authority - First Amendments to Home Investment Partnerships Program Loan Agreement, Deed of Trust with Assignment of Rents, Promissory Note, Regulatory Agreement, Assignment and Assumption Agreement, Subordination and Intercreditor Agreement, Owner Participation Agreement, and Covenants, Conditions and Restrictions Affecting Real Property Agreement with Mt. Rubidoux Manor, L.P., for 57-year term extension, interest rate increase from 0% to 2.75%, and set-aside of 13 additional affordable units to facilitate Mount Rubidoux Manor senior living complex rehabilitation and new construction financing - 3993 Tenth Street (Ward 1)

Attachments: [Report](#)

[Home Investment Partnerships Program Loan Agreement](#)

[Deed of Trust](#)

[Promissory Note](#)

[Regulatory Agreement](#)

[Owner Participation Agreement](#)

[HA Promissory Note](#)

[Covenants, Conditions and Restrictions Agreement](#)

[Assignment and Assumption Agreement](#)

[Subordination and Intercreditor Agreement](#)

[Short Form Deed of Trust and Assignment of Rents](#)

- 23 Cases P17-0498, P17-0499, P17-0508, P17-0509, and P17-0510 - Katherine Lee Clark as Trustee, Donald T. Gerber and Melanie Gerber, Steven Scott Kostka and Hoa Bihn Thanh Lam, Michelle Hong, and Shwuying Jong - Mills Act Historic Preservation Agreements to provide owners of historic properties local tax relief for minimum ten-year term with annual automatic renewals - 3932 Ramona Drive, 3750 Rosewood Place, 2617 Mission Inn Avenue, 4570 Beatty Drive, and 3728 Rosewood Place, respectively (Wards 1, 2, and 3)

Attachments: [Report](#)
[3932 Ramona](#)
[3750 Rosewood](#)
[2617 Mission Inn](#)
[4570 Beatty](#)
[3728 Rosewood](#)

General Services

- 24 Purchase order with Los Angeles Truck Center, LLC, for \$1,101,807.75 from Public Works Refuse Fund Automotive Equipment Account for three replacement compressed natural gas automated side-loading refuse trucks - Funds transfer (All Wards)

Attachments: [Report](#)

Innovation and Technology

- 25 Purchase order with Optiv Security, Inc. for \$96,277.14 from Innovation and Technology Department Budget for Check Point Direct Enterprise Premium Support, Check Point Data Loss Prevention software, and Check Point Next Generation Threat Extraction software renewal through November 2, 2018 (All Wards)

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

Museum

- 26 Accept \$12,000 donation from private donor for development of educational activities for 2018 Museum exhibition of "Uncovering Ancient Mexico: The Mystery of Tlatilco" - Supplemental appropriation (All Wards)

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

Public Works

- 27 A Resolution of the City Council of the City of Riverside, California, amending Resolution No. 22451 known as the Master Parking Schedule Resolution to remove a segment of No Parking Zone at 5657 Arlington Avenue - Waive further reading (Ward 3)

Attachments: [Report](#)
 [Resolution](#)
 [Site Map](#)
 [Minutes](#)

- 28 A Resolution of the City Council of the City of Riverside, California, amending Resolution No. 22451 known as the Master Parking Schedule Resolution to establish a Timed No Parking Zone on north side of Antioch Avenue from 1,260 feet northwest of Dewey Avenue through cul-de-sac for length of 115 feet - Waive further reading (Ward 3)

Attachments: [Report](#)
 [Resolution](#)
 [Site Map](#)
 [Minutes](#)

- 29 Final Tract Map 36994 - Riverside 36, LLC - One-lot condominium subdivision on approximately 2.96 vacant acres for 36-unit-for-sale residential townhomes within ten buildings - A Resolution of the City Council of the City of Riverside, California, accepting the Final Map of Tract No. 36994 - Waive further reading - Accept Agreement for Construction of Improvements and faithful performance and labor and material bonds - Northeasterly side of Jefferson Street between California and Willow Avenues (Ward 3)

Attachments: [Report](#)
 [Map](#)
 [Resolution](#)
 [Agreement](#)
 [Faithful Performance Bond](#)
 [Labor and Material Bond](#)

- 30 Request for Proposal 1707 Agreement with PBS Engineering, Inc., Glendora, for \$234,758 from Water Quality Control Plant/Administration Building HVAC Replacement Account for engineering design services for Regional Water Quality Control Plant Administration Building and Emergency Generator Electrical Room Heating and Air Conditioning System Project - 5950 Acorn Street (All Wards)

Attachments: [Report](#)
[Agreement](#)
[RFP Award Recommendation](#)

- 31 Cooperative Agreement with Riverside Transit Agency for \$969,362 for reimbursement to City for concrete bus pad design, contract administration, and construction at various locations - Supplemental appropriation (Wards 1, 2, 3, 5, and 6)

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

- 32 Award Bid 7360 to EBS General Engineering, Inc., Corona, for \$718,858 from Arlington-Fairhaven/City Limit Measure A and Federal Surface Transportation Program Accounts for street widening, repavement, street light installation, guardrails, and additional striping - Arlington Avenue from westerly City limits to Fairhaven Drive - Supplemental appropriation (Ward 7)

Attachments: [Report](#)
[Map](#)
[Bid Recommendation](#)

COMMUNICATIONS

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

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The regular meeting of November 21, 2017, cancelled due to the holiday schedule

*The next regular City Council meeting is scheduled for
Tuesday, November 28, 2017*

*City Council meetings broadcast with closed captioning available on
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Riverside Public Utilities (@RPUNews)*

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