

*City of Arts & Innovation*

**CITY COUNCIL  
AND  
SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY  
MINUTES**

TUESDAY, JANUARY 26, 2016, 1 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

WARDS

G A R D N E R	M E L E N D R E Z	S O U B I R O U S	D A V I S	M A C A R T H U R	P E R R Y	B U R N A R D
1	2	3	4	5	6	7

**RECESS**

The Mayor and City Council recessed at 3:10 p.m. and reconvened at 6 p.m. in the Art Pick Council Chamber with Mayor Bailey presiding and all Councilmembers present.

**PRESENTATIONS**

**PLANNING COMMISSION**

Planning Commission Chair Thomas Riggle reported on the activities of the Planning Commission. Following discussion and without formal motion, the City Council received and ordered filed the report.

**MAYOR/COUNCILMEMBER COMMUNICATIONS**

**BRIEF STATUS REPORTS FOR REGIONAL ORGANIZATIONS, CONFERENCES, SEMINARS, AND MEETINGS ATTENDED BY MAYOR AND CITY COUNCIL - WARD UPDATES - ANNOUNCEMENTS**

Councilmember Mac Arthur reported on the GrowRiverside Dinner in the Kitchen at Riverside Unified School District. Councilmember Burnard reported on love of Riverside, a Ward 7 community meeting, Rosemary Kennedy Elementary School, boards and commissions, and the Keep Riverside Clean and Beautiful event. Councilmember Perry reported on the March Air Reserve Base Military promotion and the Housing Homeless Veteran's panel. Councilmember Soubirus reported on the Notre Dame High School 60th anniversary gala, the Riverside Avenue Underpass ribbon cutting, Jersey Mike's Subs, and City employees. Councilmember Davis reported on the Lunar Festival, Taiwan visitors and family, Sister City students from Jiangmen, China, the Lunar Festival Gala Dinner and the League of California Cities. Councilmember Melendrez reported on Riverside Transit Agency, Bordwell and Lincoln Parks' exercise equipment stations, Habitat for Humanity, and the Lunar Festival Gala Dinner. Mayor Bailey reported on the Start Right Challenge California Baptist University event, the second annual charity all female flag football game at Riverside Community College, and the Ramona High School Guinness Book of Records Monopoly Game.

The Invocation was given by Councilmember Perry.

The Pledge of Allegiance was given to the Flag.



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**PRESENTATIONS**

Mayor Bailey presented a Proclamation to Riverside NAACP 1st Vice President Dr. Regina Patton-Stell and 2nd Vice President Sharron Lewis-Campbell recognizing Black History Month.

Mayor Bailey called upon Multicultural Council of Riverside Museum Associates representatives Carole Zuloaga and Lus Negron who gave an update on activities and achievements for 2015.

**RIVERSIDE PRIDE SUCCESS REPORT**

Riverside Neighborhood Partnership Members Jeff Kraus and Erin Snyder presented the 2015 Year in Review.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**

Phyllis Purcell spoke regarding the Planning Commission report, affordable senior housing, and the economy. Marilyn Whitney spoke regarding the Agricultural Park and the Department of Toxic Substance Control. Mary Frante spoke regarding the homeless mentally ill and pollution. Pastor Gano spoke regarding love of Riverside, the Agricultural Park, and the Department of Toxic Substance Control. Penny Newman spoke regarding the Agricultural Park and the Department of Toxic Substance Control. Art Cassel spoke regarding the Zika virus. Orlando Recinos spoke regarding the Agricultural Park. Jason Hunter spoke regarding the Mayor's State of the City event. Raychele Sterling spoke regarding the Mayor's State of the City event, the City Attorney's Office audit, and the Agricultural Park. Vivian Moreno spoke regarding the Mayoral election, the Mayor's State of the City event, the Agricultural Park, and the City Attorney Office audit. Cindy Roth spoke regarding the Mayor's State of the City address. Tanya Kelly spoke regarding Fox Theater volunteerism. Jim Martin spoke regarding the City Council, the Department of Toxic Substance Control, and the Agricultural Park.

**CONSENT CALENDAR**

The following items were approved by one motion affirming the actions appropriate to each item with (1) Councilmember Melendrez disqualifying himself from participating on the items regarding adoption of a resolution by the Oversight Board approving election of Regents of the University of California to undertake development, the Third Amendment to Temporary Revocable License Agreement with Best, Best and Krieger, Fifth Amendment to Agreement with Subway Real Estate, LLC, Exclusive Authorization of Lease Agreement with Newmark of Southern California,

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**PREFERENTIAL PARKING ZONE - ABERNATHY - RESOLUTION**

The City Council approved the City Council Transportation Committee recommendation to adopt a resolution to establish a "No Parking between the Hours of 6 p.m. to 8 a.m. Daily, with Preferential Permit Parking for Residents" Zone on both sides of Abernathy Drive from Fair Isle (North) to Fair Isle (South); whereupon, the title having been read and further reading waived, Resolution No. 22955 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Establish a Preferential Parking Zone on Abernathy Drive, was presented and adopted.

**SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY - REGENTS OF THE UNIVERSITY OF CALIFORNIA - ROUSE BUILDING - MAIN STREET**

The Successor Agency to the Redevelopment Agency approved the City Council Development Committee recommendations that the Oversight Board adopt a resolution approving the election of the Regents of the University of California, in its sole discretion, to undertake development of the Regents-owned Assessor's Parcel Number 213-301-009 on Main Street by selecting Ratkovich Properties, LLC, as the developer and retention of Regents-owned Assessor's Parcel Number 213-301-008 to maintain necessary access to the adjacent Rouse Building for loading and unloading purposes in order to deem the Owner Participation Agreement, executed in 2007, between the former Redevelopment Agency and the Regents as now complete and fully satisfied.

Disqualified

X

**AGREEMENT AMENDMENT - MISSION SQUARE BUILDING - 3750 UNIVERSITY, SUITE 110**

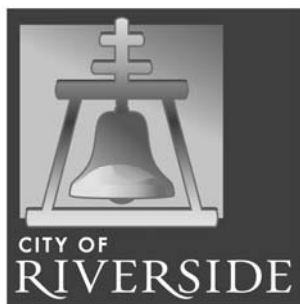
The City Council (1) approved the Third Amendment to the Temporary Revocable License Agreement with Best, Best & Krieger, LLC for 1,185-square-feet of rental space in the Mission Square Building located at 3750 University Avenue, Suite 110, for \$2,600 per month for the term March 22, 2016, through March 22, 2017; and (2) authorized the City Manager, or his designee, to execute the Lease, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

Disqualified

X

**AGREEMENT AMENDMENT - MISSION SQUARE BUILDING - 3750 UNIVERSITY, SUITE 100**

The City Council (1) approved the Fifth Amendment to Lease with Subway Real Estate, LLC, for 1200 square feet of rentable space in the Mission Square Building located at 3750 University Avenue, Suite 100, for \$264,600 through September 30, 2020; and (2) authorized the City Manager, or his



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designee, to execute the Fifth Amendment to Lease, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

**LEASE AGREEMENT - MISSION SQUARE OFFICE COMPLEX - 3750 UNIVERSITY**

The City Council (1) approved the Exclusive Authorization of Lease Agreement with Newmark of Southern California, Inc., dba Newmark Grubb Knight Frank, for professional third party commercial broker and leasing operation of the Mission Square Office Building Complex located at 3750 University Avenue; and (2) authorized the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

**AGREEMENT - MISSION SQUARE OFFICE COMPLEX AND PARKING STRUCTURE - 3750 UNIVERSITY**

The City Council (1) approved the Professional Service Agreement with G&E Real Estate Management Services, Inc., dba Newmark Grubb Knight Frank, for an annual amount not-to-exceed \$1,087,000 from Electric Utility Account 60000010-424130 for professional third party commercial operation of the Mission Square Office Complex and Parking Structure, including programmed management fees and engagement of sub-contractors for ongoing building and grounds maintenance and facility operations located at 3750 University Avenue; and (2) authorized the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

**CASES P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920, AND P15-0527 - CONDITIONAL USE PERMITS, TENTATIVE PARCEL MAP, DESIGN REVIEW, AND VARIANCES - VEHICLE FUEL STATION - LA CADENA/COLUMBIA/INTERCHANGE**

The City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopted a Mitigated Negative Declaration for a proposal by Core States for (a) a conditional use permit to construct a vehicle fuel station with six fuel dispensers under an approximately 3,096-square-foot canopy, (b) a conditional use permit to permit the off-sale of beer and wine within approximately a 3,060-square-foot 24-hour convenience store (7-Eleven), (c) a conditional use permit to construct an approximately 2,060-square-foot drive-thru business

WARDS

Disqualified

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Obligation Payment Schedule (ROPS) for expenditures from July 1, 2016, through June 30, 2017.

DISCUSSION CALENDAR

**FESTIVAL OF LIGHTS 2015**

Following discussion, the City Council received and ordered filed the report on the 2015 Festival of Lights overview.

Motion  
Second  
All Ayes

X

X

**RIVERSIDE 2.0 STRATEGIC PLAN - UPDATE**

Following discussion, the City Council received and ordered filed an update on the Riverside 2.0 Strategic Plan - Implementing the City Council's Strategic Priorities.

Motion  
Second  
All Ayes

X

X

COMMUNICATIONS

**CITY ATTORNEY REPORT ON CLOSED SESSIONS**

City Attorney Geuss announced that on January 12, 2016, the City Council unanimously approved retention of the law firm of Hansen and Bridgett to handle the review of outside counsel expenditures. The firm will meet with City Council in open session to receive instructions on the breath of the investigation with a tentative date of March 1, 2016.

**ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION**

Pursuant to the Sunshine Ordinance, Councilmembers Burnard and Soubrious will co-sponsor an agenda item for the February 2, 2016, meeting to receive a report on the activities and findings of the Department of Toxic Substance Control at the Agricultural Park and a report from the City Attorney as to the ability of the City Council to issue a subpoena to compel DTSC's appearance. Councilmember Davis requested referral to Development Committee of discussion on an Enhanced Infrastructure Finance District for community centers and libraries. Chair Gardner accepted the referral.

The City Council adjourned at 9:15 p.m.

Respectfully submitted,

COLLEEN J. NICOL  
City Clerk