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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

CITY HALL
3900 MAIN STREET WARDS | 1 | 2 | 3 | 4 | 5 | 6 | 7

# Roll Call: Mayor Bailey called the meeting to order at 1 p.m. in the Art Pick Council Chamber with all Councilmembers present except Councilmember Gardner. ORAL COMMUNICATIONS FROM THE AUDIENCE Errol Koschewitz spoke regarding the City Budget, debt, and grants.

### **COMMUNICATIONS**

#### LEGISLATIVE REPORT

Intergovernmental and Communication Officer Lopez reported on the Governor's State of the State Address, the State Budget, AB 21 regarding medical marijuana cultivation guidelines, a joint City Council Meeting with the City of Jurupa Valley on February 25, 2015, at 6 p.m., Crestmore Manor, grant partnering with University of California, Riverside for the Smart City Challenge for \$40 million, and a grant application for Tech Hire partnering with Riverside Community College.

### **CLOSED SESSIONS**

The Mayor and City Council recessed to the City Council Board Room for closed sessions pursuant to Government Code (1) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Patricia Roberts, et al v. City of Riverside, et al., Riverside Superior Court Case No. RIC 1514919; (2) §54956.9(d)(1) to confer with and/or receive advice from legal counsel concerning Paul E. Marshall, et al. v City of Riverside, et al., RCSC Case No. RIC 1501909; (3) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; and (4) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation.

### **RECESS**

The Mayor and City Council recessed at 1:29 p.m. and reconvened at 3 p.m. in the Art Pick Council Chamber with Mayor Bailey presiding and all Councilmembers present.

### PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

CASES P15-0140 AND P15-0141 - GENERAL PLAN AMENDMENT - ZONING CODE AMENDMENT - 6078, 6084, 6090, AND 6096 RIVERSIDE - RESOLUTION - ORDINANCE INTRODUCED Hearing was called on a proposal by the City of Riverside to consider a

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# 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

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General Plan Amendment (P15-0140) to change the land use designation of an approximately 1.93-acre site from MDR - Medium Density Residential to HDR - High Density Residential and to amend the Riverside Municipal Code (Title 19) to change the zone of the project site (P15-0141) from R-1-7000 - Single Family Residential to R-3-1500-Multiple Family Residential which includes three parcels developed with a multiple-family residential development located on the easterly side of Riverside Avenue, northerly of Elizabeth Street, and southerly of Jurupa Avenue, at 6078, 6084, 6090, and 6096 Riverside Avenue. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) determined that Planning Cases P15-0140 and P15-0141 are categorically exempt from the provisions of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines, as it can be seen with certainty that the proposal does not have the possibility to have a significant impact on the environment since the amendments constitute modifications to bring the zoning category and General Plan land use designation into consistency, there is no specific development proposed, and the site is currently fully developed with a project that is consistent with the maximum densities allowed should the amendment be approved, and would not provide a significant opportunity to construct additional dwellings; (2) approved Planning Cases P15-0140 and P15-0141 based on and subject to the Planning Commission findings and recommended conditions outlined in the written staff report; (3) adopted the General Plan Amendment Resolution; and (4) introduced the rezoning Ordinance; whereupon, the title having been read and further reading waived, Resolution No. 22950 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 8,900 Square Feet of Land Located at 6078 Riverside Drive, was presented and adopted; whereupon, an ordinan	Motion Second All Ayes		X	X		
CASES P14-0841, P14-0842, P14-0843, P14-0844, P14-0846, AND P14-0847 - GENERAL PLAN, SPECIFIC PLAN, AND ZONING CODE AMENDMENT - CONDITIONAL USE PERMITS - DESIGN REVIEW - ALESSANDRO AND INTERSTATE 215 - RESOLUTIONS - ORDINANCE INTRODUCED Hearing was called to consider a proposal by Jack Kofdarali on behalf of J & T Business Management to (a) amend the Land Use and Urban Design Element of the General Plan to change the land use designation of approximately 3.7 acres from B/OP - Business Office Park to						

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# CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY MINUTES

City of Arts & Innovation

TUESDAY, JANUARY 26, 2016, 1 P.M.
ART PICK COUNCIL CHAMBER
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C - Commercial; (b) amend the Sycamore Canyon Business Park Specific Plan to expand the area in which commercial uses are permitted within the Sycamore Canyon Business Park area; (c) rezone approximately 3.7 acres from BMP - Business Manufacturing Park to CR - Commercial Retail; (d) consider conditional use permits to modify and relocate an existing approximate 880-square-foot vehicle wash facility and a vehicle fuel station with an approximate 2,572-square-foot canopy to primarily serve diesel trucks; (e) consider design review of the plot plan and building elevations related to the proposed construction of one new 73,200-square-foot industrial/manufacturing building, one new 2,572-square-foot canopy vehicle fuel station, two 4,000-square-foot and one 7,000-square-foot industrial/manufacturing building, one new 2,572-square-foot canopy vehicle fuel station, two 4,000-square-foot and one 7,000-square-foot new commercial buildings, and a relocated 880-square-foot vehicle wash facility on a three-parcel, approximately 9.13-acre vacant site located at the northeast corner of the intersection of Alessandro Boulevard and Interstate 215, west of Old 215 Frontage Road, and south of Cottonwood Avenue. One person spoke on the matter. The public hearing was officially closed. Following discussion, 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; (2) adopted the Mitigation Monitoring and Reporting Program (MMRP) found in the written staff report, pursuant to Section 21081.6 of CEQA guidelines; (3) approved Planning Cases P14-0841, P14-0842, P14-0843, P14-0844, P14-0846, and P14-0847 based on and subject to the Planning Commission findings and recommended conditions found in the written staff report; (4) adopted the General Plan Amendment resolution; (5) adopted the Specific Plan Amendment resolution; and (6) introduced the rezoning ordinance; w						
Chapter 19.090 of the Riverside Municipal Code by Rezoning Land from Business and Manufacturing Park (BMP) to Commercial Retail Zone (CR)," was presented and introduced.	Motion Second All Ayes	X	X			

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# 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

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### **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 Soubirous 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

The Invocation was given by Councilmember Perry.

The Pledge of Allegiance was given to the Flag.

Records Monopoly Game.

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# 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

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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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# 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

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Motion

Second

All Ayes

City of Arts & Innovation

Inc., and Agreement with G&E Real Estate Management Services, Inc., as he owns property within 500 feet of the projects; and (2) Councilmembers Mac Arthur and Perry voting "No" on the item regarding adoption of an ordinance granting a franchise to Premier Medical Transportation, Inc.

### **MINUTES**

The Minutes of the City Council meetings of January 5 and 12, 2016, were approved as presented.

### **ANNUAL AUDIT REPORT 2014-2015**

The City Council approved the City Council Finance Committee recommendations to (1) receive and order filed the annual audit reports outlined in the written staff report for the Fiscal Year ending June 30, 2015; and (2) reappointed Macias, Gini & O'Connell L.L.P for year three of their five-year contract to serve as the City's independent auditor to conduct the annual audit of Fiscal Year 2015-16.

### PREFERENTIAL PARKING ZONE - HOMEWOOD - RESOLUTION

The City Council approved the City Council Transportation Committee recommendation to adopt a resolution to establish a "No Parking between the hours of 8 a.m. to 4 p.m. Monday through Friday except holidays with Preferential Permit Parking for residents" Zone on both sides of Homewood Court from Brockton Avenue to the westerly terminus; whereupon, the title having been read and further reading waived, Resolution No. 22953 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 Homewood Court, was presented and adopted.

### PREFERENTIAL PARKING ZONE - HILLANDALE - RESOLUTION

The City Council approved the City Council Transportation Committee recommendation to adopt a resolution to change the duration of the existing Preferential Parking Zone on both sides of Hillandale Court from Goodrich Drive to the easterly terminus from "No Parking between the hours of 7 a.m. to 4 p.m. Monday through Friday, with Preferential Permit Parking for residents" to "No Parking Any Time, with Preferential Permit Parking for residents," whereupon, the title having been read and further reading waived, Resolution No. 22954 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Revise the Duration of the Existing Timed Preferential Parking Zone on Both Sides of Hillandale Court, was presented and adopted.

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

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

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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 1 **WARDS** 

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. Disqualified Χ 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, nonsubstantive changes, and to sign all documents and instruments necessary to complete the transaction. Disqualified Χ 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. Disqualified Χ 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-squarefoot 24-hour convenience store (7-Eleven), (c) a conditional use permit to

construct an approximately 2,060-square-foot drive-thru business

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# 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

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(Del Taco), (d) a Tentative Parcel Map to establish a two-parcel commercial subdivision, (e) a Determination of Public Convenience and/or Necessity to permit off-sale alcohol in an over-concentrated census tract, (f) design review of the plot plan and building elevations for the building, and (g) variances related to the proximity of residential uses to alcohol sales and to permit a drive-thru business with frontage on a non-arterial street located on an approximately 1.9-acre, 7-parcel site at 1155-1189 West La Cadena Drive, 3171 Columbia Avenue, and 3190 Interchange Street; (2) adopted the Mitigation Monitoring and Reporting Program (MMRP) found in the written staff report, pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA); and (3) approved Planning Cases P14-0914, P14-0915, P14-0916, P14-0917, P14-0918, P14-0920, and P15-0527 based on and subject to the Planning Commission findings and recommended conditions found the written staff report.

### MEDICAL TRANSPORT FRANCHISE - ORDINANCE ADOPTED

The City Council adopted an ordinance granting a franchise to Premier Medical Transportation, Inc., to operate authorized ambulance vehicles for a period of approximately five years along and upon the streets of the City of Riverside; whereupon, the title having been read and further reading waived, Ordinance No. 7317 of the City of Riverside, California Granting a Franchise to Premier Medical Transportation, Inc. to Operate Authorized Ambulance Vehicles for a Period Approximately of Five Years Along and Upon the Streets of the City of Riverside, was presented and adopted.

STATE OF CALIFORNIA, OFFICE OF TRAFFIC SAFETY GRANT - SELECTIVE TRAFFIC ENFORCEMENT PROGRAM APPLICANT - SUPPLEMENTAL APPROPRIATION

The City Council (1) approved submittal of the Selective Traffic Enforcement Program grant application to the Office of Traffic Safety for traffic safety related overtime, electronic ticket writer printer and accessories, PAS devices, checkpoint supplies, travel/training, and office supplies through September 30, 2017; (2) authorized the City Manager, or his designee, to accept the Assurances and Certifications with the application; (3) authorized the City Manager, or his designee, to execute any grant documents and make non-substantive changes in any documents associated with the grant; and (4) upon grant award, authorized an increase in revenues and appropriated the same amount for expenditures into a project expenditure account to be assigned by the Finance Department in the amount of \$500,256.

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# 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

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AGREEMENT - SANTA ANA WATERSHED PROJECT AUTHORITY - PROP 84 INTEGRATED REGIONAL WATER MANAGEMENT PROGRAM IMPLEMENTATION GRANT

The City Council approved the Prop 84 Integrated Regional Water Management Program 2014 Drought Solicitation Implementation Grant Funding Agreement of \$215,030 with Santa Ana Watershed Project Authority to become eligible to receive reimbursement funds towards evaluating and potentially implementing conversation-based water rates.

AGREEMENT AMENDMENT - ENVIRONMENTAL COMPLIANCE TRACKING DATABASE SOFTWARE - RIVERSIDE WATER QUALITY CONTROL PLANT

The City Council (1) approved the First Amendment to the Professional Services Agreement with EnfoTech and Consulting, Inc., for Environmental Compliance Tracking Database Software for the Riverside Water Quality Control Plant in an amount not-to-exceed \$100,200 from the Public Works Department Budget through January 31, 2019; and (2) authorized the City Manager, or his designee, to execute Agreement, including making minor and non-substantive changes.

### SPEED LIMIT ZONE - BUENA VISTA/CHALLEN/COLE/MISSION INN - ORDINANCE INTRODUCED

The City Council (1) introduced an ordinance to establish a 25 miles per hour speed limit zone on Challen Avenue from Cypress Avenue to Van Buren Boulevard; (2) changed the boundaries of the 35 miles per hour speed limit zone on Cole Avenue from "Krameria Avenue to the southerly City limits" to "Krameria Avenue to Lurin Avenue"; (3) changed the boundaries of the 40 miles per hour speed limit zone on Buena Vista Avenue from "Mission Inn Avenue to the westerly City limits" to "the Buena Vista Bridge to the westerly City limits"; and (4) changed the boundaries of the 35 miles per hour speed limit zone on Mission Inn Avenue from "Market Street to Redwood Drive" to "Market Street to the Buena Vista Bridge"; whereupon, an ordinance entitled, "An Ordinance of the City of Riverside, California Amending Section 10.76.010 of the Riverside Municipal Code Designating the Prima Facie Speed Limits for Streets and Portions Thereof in Accordance with the Provisions of Sections 10.20.020 and 10.20.030," was presented and introduced.

SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY - ANNUAL RECOGNIZED OBLIGATION PAYMENT SCHEDULE 2016-2017

The Successor Agency to the Redevelopment Agency recommended that the Oversight Board adopt a resolution approving the Recognized

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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

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Motion

Second

All Ayes

Motion

Second

All Ayes

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.

### 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.

### **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 Soubirous 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