



## CITY COUNCIL MINUTES

TUESDAY, SEPTEMBER 27, 2016, 2 P.M.  
ART PICK COUNCIL CHAMBER  
CITY HALL  
3900 MAIN STREET

*City of Arts & Innovation*

		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
	WARDS	1	2	3	4	5	6	7
Roll Call:	Present	X	X	X	X	X	X	X
Mayor Bailey called the meeting to order at 2 p.m., in the Art Pick Council Chamber with all members present.								
ORAL COMMUNICATIONS FROM THE AUDIENCE								
Karen Wright spoke regarding the November Election and California Baptist University.								
<u>DISCUSSION CALENDAR</u>								
PERFORMANCE AND FINANCIAL AUDITS ACTION PLAN - FINANCE DEPARTMENT								
Following discussion, the City Council (1) received and ordered filed the Action Plan to implement recommendations from the recently presented Performance Audit and Financial Expenditure Review of the Finance Department; and (2) directed staff to return in six months with a status update on the Action Plan.	Motion Second All Ayes	X					X	
PERFORMANCE AND FINANCIAL AUDITS ACTION PLAN - HUMAN RESOURCES DEPARTMENT								
Following discussion, the City Council (1) received and ordered filed the Action Plan to implement recommendations from the recently presented Performance Audit and Financial Expenditure Review of the Human Resources Department; and (2) directed staff to return in six months with a status update on the Action Plan.	Motion Second All Ayes				X		X	
<u>COMMUNICATIONS</u>								
LEGISLATIVE REPORT								
Intergovernmental Relations Officer Lopez reported on the Vehicle Licensing Fee and National Voter Registration Day.								
<u>CLOSED SESSIONS</u>								
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 Dennis Brokaw, et al. v. State of California, et al. RCSC Case No. RIC 1300052; and (2) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation.								

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GARDNER	1						
MELNDRIZ	2						
SOUBIROUS	3						
DAVIS	4					A	
MACARTHUR	5				X		
PERRY	6				X		
BURNARD	7						

Hearing was called to (1) consider the annual assessment proposed for the Arlington Business Improvement District (ABID); (2) confirm the annual report of the Arlington Business Partnership (ABP) acting as the advisory board to the Arlington Business Improvement District; (3) provide fiscal and operational direction to the ABP, and (4) adopt a resolution to impose the annual assessment for the 2016-17 year of the ABID. Five people spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) confirmed the 2015-16 Annual Report of the Arlington Business Partnership acting in its capacity as the advisory board to the Arlington Business Improvement District; (2) directed the Arlington Business Partnership to expend revenues derived from the Arlington Business Improvement District assessment and the \$100,000 matching grant from the City and to operate programs and activities in accordance with Chapter 3.48 of the Riverside Municipal Code and the 2015-16 Annual Report; and (3) adopted a resolution to impose the assessment for the Arlington Business Improvement District for business tax year 2016-17;



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	WARDS	1	2	3	4	5	6	7
<p>whereupon, the title have been read and further reading waived, Resolution No. 23088 of the City Council of the City of Riverside, California, Confirming the Annual Report of the Arlington Business Partnership, Acting in its Capacity as the Advisory Board to the Arlington Business Improvement District, Levying Assessments for Fiscal Year 2016/2017, was presented and adopted.</p> <p>Councilmember Davis returned to the dais at this time.</p> <p>CASES P12-0601, P12-0697, AND P12-0698 - SINGLE-FAMILY RESIDENTIAL SUBDIVISION - TRACT MAP 36370 - CACTUS AND DAUCHY - ORDINANCE INTRODUCED - RESOLUTION</p> <p>Hearing was called to consider a proposal by Hank Jong of EGL Associates, for Tentative Tract Map 36370 to subdivide two vacant parcels, totaling 8.97 acres, into a 10-lot single-family residential subdivision with a General Plan amendment for approximately .27 acre of an existing 5.08-acre parcel from VLDR - Very Low Density Residential to HR - Hillside Residential, and to amend the zoning designation of approximately .27 acre of an existing 5.08-acre parcel from the R-1-1/2 Acre - Single Family Residential Zone to the RC - Residential Conservation Zone located at the westerly side of Dauchy and Cactus Avenues. No one 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) as outlined in the written staff report, pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA); (3) approved Planning Cases P12-0601 (Tract Map), P12-0697 (Rezone), and P12-0698 (General Plan Amendment); (4) introduced an ordinance amending the Zoning Map; and (5) adopted a resolution to amend the General Plan Land Use Designation; whereupon, an ordinance entitled, "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 .27 Acres of Land from Zone R-1-1/2 to Zone RC," was presented and introduced; and whereupon, the title having been read and further reading waived, Resolution No. 23089 of the City Council of the City of Riverside, California, Amending the Land Use Designation and Urban Design Element of the General Plan 2025 as to Approximately .27 Acres of Land Located at the Southwest Corner of Cactus and Dauchy Avenues, was presented and adopted.</p>	<p>Motion Second All Ayes</p>					X	X	
					X			
						X	X	



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GARDNER	1		X	
MELENDREZ	2	A		X
SOUDEIROUS	3		X	
DAVIS	4			
MACARTHUR	5			
PERRY	6			
BURNARD	7			

Councilmember Melendrez disqualified himself from participation in the following item and left the dais as he owns property within 500 feet of the project.

Hearing was called to adopt a resolution amending the Downtown Specific Plan with proposed changes summarized as follows: (a) allow buildings to exceed established height limits with the granting of a conditional use permit; (b) provide more flexibility and clarity in the criteria used to grant an increase in Floor Area Ratio; and (c) change the definition of Floor Area Ratio to match the existing definition in the Zoning Code, Chapter 19.910 of the Riverside Municipal Code. One person spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) determined Planning Case P16-0124 (Downtown Specific Plan Amendment) will not constitute significant impacts beyond what was analyzed with the Program Environmental Impact Report for the General Plan 2025 Program, and adopted an Addendum to the Program Environmental Impact Report pursuant to the provisions of Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; (2) approved Planning Case P16-0124 (Downtown Specific Plan Amendment) based on the findings outlined with the written staff report; and (3) adopted a resolution amending the Downtown Specific Plan to allow for buildings to exceed established height limits with the granting of a conditional use permit, provide more flexibility and clarity in the criteria used to grant an increase in floor area ration, and change the definition of Floor Area Ratio to match the existing definition in Chapter 19.910 of the Riverside Municipal Code; whereupon, the title having been read and further reading waived, Resolution No. 23090 of the City Council of the City of Riverside, California, Amending the Downtown Specific Plan Chapters 6 (Raincross District), 7 (Justice Center District) and 9 (Prospect Place Office District) with Regard to Development Standards for Maximum Floor Area Ratio and Maximum Height; and Amending Chapter 18 - Definitions with Regard to the Definition for Floor Area Ratio, was presented and adopted.

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY  
REVENUE BONDS - CALIFORNIA BAPTIST UNIVERSITY - STUDENT  
HOUSING FACILITIES - RESOLUTION

Hearing was called on behalf of California Baptist University (CBU) under the Tax and Equity Fiscal Responsibility Act (TEFRA) in connection with the

Motion  
Second  
All Ayes



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WARDS

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proposed issuance of one or more series of revenue bonds by the California Statewide Communities Development Authority (CSCDA), a joint exercise of powers authority and public entity of the State of California, in an amount not-to-exceed \$120 million (collectively, the Bonds), for the purpose of refinancing and financing the acquisition, construction and improvement of certain student housing facilities for the benefit of Lancer Educational Housing, LLC, for the benefit of CBU including but not limited to: (a) 32-unit apartment complex known as College Park Apartments located at 8230 Magnolia Avenue; (b) student housing facilities known as The Point located at 3622 Adams Street on the University's main campus, the address of which is 8432 Magnolia Avenue; (c) student housing facilities known as The Colony located at 3675 and 3697 Monroe Street; (d) an apartment complex located on a parcel adjacent to the College Park project; and (e) other improvements to existing housing facilities located on Campus; and to adopt a resolution approving the issuance by the CSCDA of tax-exempt revenue bonds in an amount not-to-exceed \$120 million for the purpose of refinancing and financing the acquisition, construction and improvement of student housing facilities at CBU. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council adopted a resolution authorizing the execution and delivery of the CSCDA Revenue Bonds (Lancer Education Student Housing Project) Series 2016 for Lancer Education Housing, LLC.; whereupon, the title having been read and further reading waived, Resolution No. 23091 of the City Council of the City of Riverside, California, Approving the Issuance of the California Statewide Communities Development Authority Revenue Bonds (Lancer Educational Housing, LLC), Series 2016 in an Aggregate Principal Amount Not-To-Exceed \$120,000,000 for the Purpose of Financing and Refinancing the Acquisition, Construction, Improvement and Equipping of Certain Student Housing Facilities and Certain Other Matters Relating Thereto, was presented and adopted.

Motion  
Second  
All Ayes

X

X

CALIFORNIA MUNICIPAL FINANCE AUTHORITY - ACQUISITION, CONSTRUCTION, IMPROVEMENT, AND EQUIPPING OF CERTAIN FACILITIES - CALIFORNIA BAPTIST UNIVERSITY - RESOLUTION  
Hearing was called on behalf of California Baptist University (CBU) to consider (1) issuance of debt by the California Municipal Finance Authority (CMFA) for the costs associated with the financing and refinancing of acquisition, construction, improvement and equipping costs for facilities of CBU including: (a) construction of Borrower's College of Engineering, to be located near the center of Borrower's main campus located at 8432 Magnolia Avenue (the "Campus"); (b) construction, renovation and reimbursement for construction and renovation of facilities located on the



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campus of the Borrower's College of Health Sciences, the address of which is 3532 and 3626 Monroe Street; (c) construction of or renovation of existing space for a new library and/or study spaces and other improvements located on the Campus and at 8775 Magnolia Avenue; (d) acquisition and construction of facilities at 8230 Magnolia Avenue; and (e) acquisition and construction of facilities located on a parcel adjacent to the facilities at 8230 Magnolia Avenue; and (2) adoption of a resolution approving the issuance of tax-exempt revenue bonds in an amount not-to-exceed \$95 million by CMFA for the financing and refinancing of acquisition, construction, improvement, and equipping costs for facilities at CBU. No one spoke on the matter. The public hearing was officially closed. Following discussion, the City Council adopted a resolution approving the issuance of tax-exempt revenue bonds in an amount not-to-exceed \$95 million by CMFA for the above named purposes for the benefit of CBU; whereupon, the title having been read and further reading waived, Resolution No. 23092 of the City Council of the City of Riverside, California, Approving the Issuance of Bonds by the California Municipal Finance Authority for a Project of California Baptist University, was presented and adopted.

Motion  
Second  
All Ayes

### 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)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; and (2) §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 including the 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.

### RECESS

The City Council recessed at 4:47 p.m., and reconvened at 6:15 p.m., in the Art Pick Council Chamber with Mayor Bailey presiding and all Councilmembers present.



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SOURBIRUS	3	
DAVIS	4	
MACARTHUR	5	
PERRY	6	
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Mayor Bailey presented a Proclamation to Manufacturing Growth Coach Inland Empire Region Dennis Sonney who recognized Manufacturing Day on October 7, 2016.







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Capital Improvement Fund Account 0000413-340345 Regional Park Development Fees to Fairmount Park Boat Launch Account 9889254-440305, in the amount of \$260,000, for the project.

### CASE P16-0168 - COMMERCIAL STORAGE FACILITY - THIRD/VINE/COMMERCE - ORDINANCE ADOPTED

The City Council adopted an ordinance to amend the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning land from the Business and Manufacturing Park (BMP) Zone to Business and Manufacturing Park and Commercial Storage Overlay (BMP-CS) Zone, located on the north side of Third Street, mid-block between Vine and Commerce Streets; whereupon, the title having been read and further reading waived, Ordinance No. 7349 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 the Business and Manufacturing Park Zone (BMP) to Business and Manufacturing Park and Commercial Storage Overlay Zone (BMP-CS), was presented and adopted.

### CASE P16-0382 - CITY LANDMARK - NIELSEN POOL HOUSE - 5050 SEDGWICK AVENUE - ORDINANCE ADOPTED

The City Council adopted an ordinance to amend the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by applying the Cultural Resources Overlay ("CR") Zone to City Landmark No. 134, The Nielsen Pool House located at 5050 Sedgwick Avenue; whereupon, the title having been read and further reading waived, Ordinance No. 7350 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 Applying the Cultural Resources Overlay ("CR") Zone to City Landmark No. 134, The Nielsen Pool House, was presented and adopted.

### CASE P16-0383 - STRUCTURE OF MERIT - AMERICAN LEGION POST NO. 79 - 2979 DEXTER - ORDINANCE ADOPTED

The City Council adopted an ordinance to amend the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by applying the Cultural Resources Overlay ("CR") Zone to City Structure of Merit No. 1003, The American Legion Post No. 79 Clubhouse located at 2979 Dexter Drive; whereupon, the title having been read and further reading waived, Ordinance No. 7351 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 Applying the Cultural Resources



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DAVIS	4	
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The City Council (1) adopted a resolution renewing the offer of a reward in the amount of \$75,000 for information that leads to the identification and apprehension of the person or persons responsible for the deaths of Juan Antonio Bartolo and Domingo Esteban, Police Department Case P15-161784, as approved by the City Council on November 10, 2015, and January 12, 2016, for an additional 60 days; and (2) authorized the use and transfer of \$75,000 in General Fund Contingency Reserve Account



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SOUBIROUS	3	
DAVIS	4	
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The City Council (1) adopted a resolution renewing the offer of a reward in



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the amount of \$10,000 for information that leads to the identification and apprehension of the person or persons responsible for the death of Allen Dameron, Police Department Case P15-063118, as approved by the Council on August 25, 2015, for an additional 60 days; and (2) authorized use and transfer of \$10,000 from the General Fund Contingency Reserve Account to Police Department's Riverside Reward Program Account 3100000-459026; whereupon, the title having been read and further reading waived, Resolution No. 23097 of the City Council of the City of Riverside, California, Offering a Reward in the Amount of \$10,000 for Information Leading to the Determination of the Identity of, and the Apprehension of, the Person or Persons Responsible for the Death of Allen Dameron, was presented and adopted.

#### PREFERENTIAL PARKING ZONE - BIRCH/JURUPA/MAPLEWOOD - RESOLUTION

The City Council adopted a resolution to establish a "2-Hour Parking Between the Hours of 8 a.m. to 8 p.m. Monday through Saturday, with Preferential Permit Parking for residents" Zone on both sides of Birch Street from Jurupa Avenue to Maplewood Place; whereupon, the title having been read and further reading waived, Resolution No. 23098 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 Birch Street, was presented and adopted.

#### PREFERENTIAL PARKING ZONE - SAN RAFAEL/POTOMAC - RESOLUTION

The City Council adopted 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 the east side of San Rafael Way from Magnolia Avenue to Potomac Street and on the west side of San Rafael Way from 185 feet south of Magnolia Avenue to Potomac Street; whereupon, the title having been read and further reading waived, Resolution No. 23099 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 San Rafael Way, was presented and adopted.

#### PREFERENTIAL PARKING ZONE - BANDINI/OSBURN/OLIVEWOOD - RESOLUTION

The City Council adopted a resolution to revise the existing "No Parking Any Time, with Preferential Permit Parking for Residents" Zone on the south side of Bandini Avenue to change the westerly zone boundary from "Olivewood Avenue to 145 feet westerly of Osburn Place" to "Olivewood Avenue to 205



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SOURDIS	3	
DAVIS	4	
MACARTHUR	5	
PERRY	6	
BURNARD	7	

feet west of Osburn Place"; whereupon, the title having been read and further reading waived, Resolution No. 23100 of the City Council of the City of Riverside, California, Amending Resolution No. 22451 Known as the Master Parking Schedule Resolution to Revise the Boundaries of the Preferential Parking Zones on the South Side of Bandini Avenue West of Osburn Place to Extend the Westerly Zone Boundary, was presented and adopted.

The City Council adopted a resolution to remove the segment of the existing "No Parking Any Time" Zone on both sides of Indiana Avenue from Myers to Harrison Streets; whereupon, the title having been read and further reading waived, Resolution No. 23101 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 on Indiana Avenue, was presented and adopted.

DEPARTMENT OF AGRICULTURE - SUPPLEMENTAL NUTRITION  
ASSISTANCE PROGRAM EDUCATION/NUTRITION EDUCATION AND  
OBESITY PREVENTION GRANT - MEMORANDUMS OF  
UNDERSTANDING

Following discussion, the City Council (1) accepted the Supplemental Nutrition Assistance Program Education (SNAP-Ed) Nutrition Education and Obesity Prevention (NEOP) Sub-Grant allocation from the Riverside University Health System - Public Health for the administration of NEOP for the Federal Fiscal Years of 2017 through 2019; (2) authorized an increase in estimated revenues during Federal Fiscal Year 2017 of \$520,231.49, Federal Fiscal Year 2018 of \$460,152.07, and Federal Fiscal Year 2019 of \$416,268.45, to be offset by expenditures in the same amount into a project account as established by the Finance Department; (3) authorized the City Manager, or his designee, to execute all grant documents including making minor and non-substantive changes, to accept the three year SNAP-Ed NEOP sub-grant allocation from the Riverside University Health System - Public Health to the City for \$1,396,652.01, including making minor and non-substantive changes; (4) authorized the City Manager, or his designee, to execute the Memorandum of Understanding with Alvord Unified School District, including making minor and non-substantive changes, sub-granting Supplemental Nutrition Assistance Program Education funds in the amount of \$61,000 for Federal Fiscal Year 2017; (5) authorized the City Manager, or



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					X	X

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his designee, to execute the Memorandum of Understanding with Riverside Unified School District, including making minor and non-substantive changes, sub-granting Supplemental Nutrition Assistance Program Education funds in the amount of \$108,000 for Federal Fiscal Year 2017; and (6) authorized the City Manager, or his designee, to execute the Memorandum of Understanding with the Parks, Recreation, and Community Services Department of the City of Riverside, including making minor and non-substantive changes, sub-granting Supplemental Nutrition Assistance Program Education funds in the amount of \$130,000 for Federal Fiscal Year 2017.

Motion  
Second  
All Ayes

### COMMUNICATIONS

#### CITY ATTORNEY REPORT ON CLOSED SESSIONS

City Attorney Geuss announced there was nothing to report on the closed sessions held earlier in the day. Mayor Pro Tem Melendrez announced that during the closed sessions held on September 20, 2016, the City Council unanimously approved a three percent salary increase for City Clerk Nicol, with Councilmember Davis absent.

#### ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

There were no future items requested at this time.

The City Council adjourned at 8:47 p.m.

Respectfully submitted,

SHERRY MORTON  
Assistant City Clerk