

## **MINUTES**

### **DEVELOPMENT COMMITTEE City of Riverside Thursday, July 23, 2015, 3 p.m. Art Pick Council Chamber**

**PRESENT:** Chair Gardner, Vice Chair Davis and Councilmember Melendrez substituting for Member Mac Arthur for the request for proposals for development of University Avenue properties item only

**ABSENT:** Member Mac Arthur

**STAFF PRESENT:** Colleen Nicol, Emilio Ramirez, Sarah Mundy, Erin Gettis, Irma Serrato, David Welch, Kaitlyn Nguyen, Kristi Smith, Al Zelinka, Carlie Myers, Jay Eastman, Michelle Davis, Rina Gonzales, Adolfo Cruz, Alex Nguyen, Josh Maher, Cheryl-Marie Hansberger, Lalit Acharya, and Phil Pitchford

**ALSO PRESENT:** Theresa Newham, Cody Mackay, Michael Johnston, Karen Renfro, Youheang Hov, Richard Block, Jane Block, Cherstin Lyon, Les Twedell, Rosalind Sagara, Kevin Akin, Michael Swiecki, and others

Chair Gardner called the meeting to order at 3 p.m.

#### **REQUEST FOR PROPOSALS - 3102-3250 MAIN STREET, 3654 FIRST STREET, AND 4019 MISSION INN AVENUE**

Following discussion, motion was made by Vice Chair Davis and seconded by Chair Gardner (1) to receive the update regarding community outreach efforts for the Successor Agency-owned properties within the Downtown Specific Plan; and (2) directing staff to issue a Request for Proposals for either mixed use or pocket neighborhood development for 3102-3250 Main Street, 3654 First Street, and 4019 Mission Inn Avenue. Motion carried unanimously.

#### **DISPOSITION AND DEVELOPMENT AGREEMENT - 11124-11144 PIERCE STREET AND 4870 LA SIERRA AVENUE - FIVE POINTS SITE B**

Following discussion, motion was made by Vice Chair Davis and seconded by Chair Gardner (1) to select the Rich Development Company proposal for development of 11124-11144 Pierce Street and 4870 La Sierra Avenue; and (2) directing staff to negotiate an agreement for the disposition of the property and subsequent development of a retail and office project for City Council consideration. Motion carried unanimously.

#### **PROPOSED CHINATOWN PARK - NORTHWEST CORNER OF BROCKTON/TEQUESQUITE**

Following discussion, motion was made by Chair Gardner and seconded by Vice Chair Davis to (1) receive the update regarding the viability, development and funding options needed for a proposed interpretive park honoring Riverside's Second Chinatown (Chinatown Park); (2) forward the update to City Council for direction to commence negotiations with the land owner to secure two parcels identified as Assessor's Parcel

Numbers 217-050-003 and 018 located on the northwest corner of Brockton and Tequesquite Avenues without the use of City funds for the purchase or maintenance; and (3) requested the discussion be held in the evening. Motion carried unanimously.

Councilmember Melendrez arrived at this time and substituted for Member Mac Arthur for the following item only.

**REQUEST FOR PROPOSALS - 1910, 2015-2039, 2227, 2243, 2585, 2617, AND 2731-2871 UNIVERSITY AVENUE**

Following discussion, motion was made by Councilmember Melendrez and seconded by Vice Chair Davis (1) to receive the update regarding the community outreach efforts for the Successor Agency-owned properties within the University Avenue Specific Plan area; and (2) directing staff to issue a Request for Proposals seeking either retail, office or a combination of both in a one or two-story development at 1910, 2015 -2039, 2227, 2243, 2585, 2617, and 2731-2871 University Avenue with an additional component of a library or other public function as an option. Motion carried unanimously.

Councilmember Melendrez left the meeting at this time.

**CITY OF RIVERSIDE HOUSING AUTHORITY LOGO**

Following discussion, motion was made by Vice Chair Davis and seconded by Chair Gardner recommending that to the City Council and the Housing Authority Board approve a new City of Riverside Housing Authority logo. Motion carried unanimously.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**


Theresa Newham spoke regarding a historic home. Dr. Lyon, Rosalind Sagara, and Kevin Akin spoke regarding the Second Chinatown Interpretive Park proposal.

**ITEMS FOR FUTURE DEVELOPMENT COMMITTEE CONSIDERATION AS REQUESTED BY MEMBERS OF THE COMMITTEE**

There were no future items requested at this time.

The meeting adjourned at 5:22 p.m.

Respectfully submitted,

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COLLEEN J. NICOL  
City Clerk