

*City of Arts & Innovation*

**CITY COUNCIL,  
SUCCESSOR AGENCY,  
AND  
PUBLIC FINANCING AUTHORITY  
MINUTES**

TUESDAY, DECEMBER 8, 2015, 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
X	X	X	X	X	X	X
X					X	

**Roll Call:**

Mayor Bailey called the meeting to order at 1 p.m. in the Art Pick Council Chamber with all Councilmembers present.

**DISCUSSION CALENDAR**

**FISCAL YEAR 2016-17 TWO-YEAR BUDGET PROCESS**

Following discussion, the City Council approved implementation of a two-year budget process commencing with Fiscal Year 2016-17, including enhancements to long-term planning and public budget review as outlined in the written staff report.

**INTRODUCTION**

City Manager John Russo introduced new Deputy Public Works Director/City Engineer Mark Steuer.

**ORAL COMMUNICATIONS FROM THE AUDIENCE**

Karen Wright spoke regarding the Trujillo Adobe, Springbrook Arroyo Park, Northside warehouses, Merrill Avenue, and Riverside Convention Center.

**CLOSED SESSIONS**

The City Council, Successor Agency to the Redevelopment Agency, and Riverside Public Financing Authority recessed to the City Council Board Room for a joint closed session pursuant to Government Code §54956.9(a) to confer with and/or receive advice from legal counsel concerning City of Riverside, et al. v. Bank of America, N.A., et al., USDC Case No. EDCV09-08284 SJD, In re Municipal Derivatives Antitrust Litigation MDL No. 1950; Master Civil Action No. 08-2516 (VM)(GWG).

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 City of Riverside v. Rubidoux Community Services District, et al.; SBSC Case No. CIV DS 1310520; (2) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; and (3) §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 1:54 p.m. reconvened at 3:01 p.m.



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in the Art Pick Council Chamber with Mayor Bailey presiding and all Councilmembers present.

**PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS**

**CASE P15-0679 - STRUCTURE OF MERIT - 4135 MARKET - RESOLUTION - ORDINANCE INTRODUCED**

Hearing was called to consider a proposal by Michael Ennabe of Ennabe Properties, Inc., to designate the former Winston Tire Store at 4135 Market Street as a City Structure of Merit and to rezone the subject property to apply the CR - Cultural Resources Overlay Zone to the existing DSP-JC-SP - Downtown Specific Plan-Justice Center District and Specific Plan Overlay Zone. Two people spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) determined that Planning Case P15-0679, a designation as a City Structure of Merit, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; (2) approved Case P15-0679 based on and subject to the Cultural Heritage Board facts for findings outlined in the written staff report; (3) adopted a resolution designating 4135 Market Street as a City Structure of Merit; (4) approved the findings for the Zoning Code Map Amendment (Rezoning) to apply the CR - Cultural Resources Overlay Zone to the property at 4135 Market Street; and (5) introduced an ordinance to rezone 4135 Market Street from the DSP-JC-SP - Downtown Specific Plan-Justice Center District Zone to the DSP-JC-SP-CR - Downtown Specific Plan-Justice Center District, Specific Plan and Cultural Resources Overlay Zone; whereupon, the title having been read and further reading waived, Resolution No. 22935 of the City Council of the City of Riverside, California, Approving the Application Under Planning Case Number P15-0679 Designating the Structure Located at 4135 Market Street, Assessor's Parcel Number 215-251-004, as a City Structure of Merit, was presented and adopted; 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 Applying the Cultural Resources Overlay ("CR") Zone to City Structure of Merit, the Former Winston Tire Store," was presented and introduced.

Motion  
Second  
All Ayes

X

X





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MAYOR/COUNCILMEMBER COMMUNICATIONS

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

Mayor Bailey reported on the San Bernardino shootings and Southern California Association of Governments. Councilmember Gardner reported on the Annual Hanukkah Festival and the Lexus LaceUp 10K Race. Councilmember Melendrez reported on the Islamic Mosque, the San Bernardino shootings, a pilgrimage from Our Lady of Guadalupe Shrine to Mount Rubidoux, the Riverside Philharmonic, and the Community Settlement House breakfast with Santa. Councilmember Davis reported on the Casa Blanca volunteer "Thank You" luncheon, the Davis Family toy drive, and package thefts. Councilmember Soubirous reported on the ribbon cutting at Metrolink Perris Valley Line, the San Bernardino shootings, and safety and package thefts. Councilmember Perry reported on the Day of Inclusion, American Legion Christmas cards for troops overseas, and the Galleria at Tyler event police response. Councilmember Burnard reported on the Holiday season, the San Bernardino shootings, blood donations, Ward 7 schools and volunteers, and love of Riverside. Councilmember Mac Arthur reported on the passing of Dr. Ron Ellis' mother and Bill Teunissen and the Winterfest in Arlington.

The Invocation was given by Councilmember Gardner.

The Pledge of Allegiance to the Flag.

PRESENTATIONS

Mayor Bailey called upon Cal Baptist University Lancers Cheerleading Team Head Coach Tami Fleming who discussed their achievements and the 2015 awards.

RIVERSIDE PRIDE SUCCESS REPORT

Councilmember Mac Arthur reported on Image One Camera and Video in Ward 5.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Phyllis Purcell spoke regarding senior housing, transportation, and nutrition. Leticia Pepper spoke regarding medical marijuana cultivation. Daryl Turrell spoke regarding the San Bernardino shootings. Gus Alonzo commended employees for reporting performance incidents. Marilyn Whitney spoke regarding the Agricultural Park. Theresa Newham spoke regarding her love



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of Riverside, State Senator Richard Roth, and City Council salaries. Bernice Gunn spoke regarding her love of Riverside and water runoff on Victoria Avenue. Mary Vega spoke regarding trolleys, buses, animal rights, government, and religion. Karen Wright spoke regarding the Greyhound Bus Terminal and the Springbrook Heritage Alliance. Raychele Sterling spoke regarding water, the settlement of Councilmember Davis' claim, and treatment of former employees. Jason Hunter spoke regarding Riverside Public Utilities, boards and commissions, and City Council agendas. Richard Wall spoke regarding the Agricultural Park.

**CONSENT CALENDAR**

The following items were approved by one motion affirming the actions appropriate to each item.

Motion  
Second  
All Ayes

X

**ANNOUNCEMENT OF COMMITTEE MEETINGS**

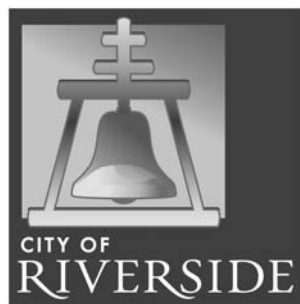
The Finance Committee will meet at 3 p.m. on Wednesday, December 9, 2015, in the Art Pick Council Chamber. The Transportation Committee will meet at 1 p.m. on Thursday, December 10, 2015, in the Art Pick Council Chamber.

**CASE P14-0682 - WIRELESS TELECOMMUNICATIONS FACILITY -  
CONDITIONAL USE PERMIT - 4920 JACKSON**

The City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopted a Negative Declaration relative to the proposal on behalf of Spectrum Services for Verizon Wireless for a conditional use permit to construct a 60-foot-high wireless telecommunications facility camouflaged as a monopine on an approximately .37-acre site currently developed with a restaurant located at 4920 Jackson Street southwest of the Colony Place and Jackson Street intersections; and (2) approved Planning Case P14-0682 based on and subject to the findings and recommended conditions outlined in the written staff report.

**CASE P15-0131 - WIRELESS TELECOMMUNICATIONS FACILITY -  
CONDITIONAL USE PERMIT - 4495 MAGNOLIA**

The City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopted a Negative Declaration relative to the proposal on behalf of Andrea Urbas for Verizon Wireless for a conditional use permit to construct a 60-foot-high wireless telecommunications facility camouflaged as a monoecalyptus on an approximately 6-acre site currently developed with a church located at 4495 Magnolia Avenue; and (2) approved Planning



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Case P15-0131 based on and subject to the findings and recommended conditions outlined in the written staff report.

**CASE P15-0150 - WIRELESS TELECOMMUNICATIONS FACILITY -  
CONDITIONAL USE PERMIT - 6600 JURUPA**

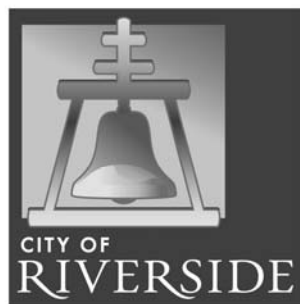
The City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopted a Negative Declaration relative to the proposal by Core Development on behalf Verizon Wireless for a conditional use permit to construct a 45-foot-high wireless telecommunications facility camouflaged as a monopine on an approximately 1.43-acre site currently developed for industrial uses located at 6600 Jurupa Avenue; and (2) approved Planning Case P15-0150 based on and subject to the findings and recommended conditions outlined in the written staff report.

**CASE P15-0157 - WIRELESS TELECOMMUNICATIONS FACILITY -  
CONDITIONAL USE PERMIT - 1151 SPRUCE**

The City Council (1) determined the proposed project will not have a significant effect on the environment based upon the findings set forth in the case record and adopted a Negative Declaration relative to a proposal on behalf of Andrea Urbas of Cortel for Verizon Wireless for a conditional use permit to construct a 45-foot-high wireless telecommunications facility camouflaged as a monopine on an approximately 7.56-acre site currently developed with industrial uses located at 1151 Spruce Street; and (2) approved Planning Case P15-0157 based on and subject to the findings and recommended conditions outlined in the written staff report.

**CASES P15-0404, P15-0405, P15-0568, AND P15-0631 - DEMOLITION OF  
GAS STATION AND RESTAURANT - CONDITIONAL USE PERMIT -  
DESIGN REVIEW - VARIANCES - 3399 ADAMS STREET**

The City Council (1) determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15332 of the CEQA Guidelines relative to the proposal on behalf of Joseph Karaki of Western Engineering States, Inc., for a conditional use permit, design review, and variances to construct a 3,040-square-foot Mobil gas station, associated 4,159-square-foot convenience store, and a 2,080-square-foot drive-thru car wash on an approximately .9-acre site currently developed with a gas station and restaurant located at 3399 Adams Street; and (2) approved Planning Cases P15-0404, P15-0405, P15-0568 and P15-0631 based on and subject to the findings and recommended conditions outlined in the written staff report.



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CASES P15-0531, P15-0547, P15-0556, P15-0558, AND P15-0559 - MILLS ACT HISTORIC PRESERVATION CONTRACTS - 3370 ORANGE, 4069 ELMWOOD, 1945 ARROYO, 8410 CLEVELAND, AND 6140 TIBURON

The City Council (1) approved Mills Act Contracts (Historic Property Preservation Agreements) with Boyd and Julie Jensen, Stephanie Gathwaite, Lana Hapeman, Mark and Nancy Parrish, and Daniel and Karin Jeskie to provide reduced property taxes in exchange for historic property preservation located at 3370 Orange Street, 4069 Elmwood Court, 1945 Arroyo Drive, 8410 Cleveland Avenue, and 6140 Tiburon Drive; and (2) authorized the City Manager, or his designee, to execute the Mills Act Contracts including making minor non-substantive changes.

**GREENBELT ENVIRONMENTAL STEWARDSHIP PROGRAM**

The City Council authorized staff to (1) transfer administration and marketing of the Greenbelt Preservation Grant Program from Riverside Public Utilities to the Community and Economic Development Department; (2) transition the Greenbelt Preservation Grant Program into the Greenbelt Environmental Stewardship Program; and (3) prepare and submit an application for grant funding to the Wells Fargo Environmental Sustainability for Communities Program in the amount of \$80,000 for the new Greenbelt Environmental Stewardship Program.

**2015 HOMELAND SECURITY GRANT PROGRAM FUNDS - SUPPLEMENTAL APPROPRIATION - RESOLUTION**

The City Council (1) approved acceptance of the Fiscal Year 2015 State Homeland Security Program award in the amount of \$133,637; (2) adopted a resolution designating the City Manager, or his designee, as the Authorized Agent for Signature Authority to execute all necessary grant agreement documents between the City of Riverside and the County of Riverside Emergency Management Department and any other actions necessary for the purpose of obtaining financial assistance; and (3) upon grant award, increased revenues in the amount of \$133,637 and appropriated expenditures in the same amount to an account as assigned by the Finance Department; whereupon, the title having been read and further reading waived, Resolution No. 22937 of the City Council of the City of Riverside, California, Authorizing the Submission of Application and Acceptance of Grant Award from the U.S. Department of Homeland Security Through the California Office of Emergency Services for the Fiscal Year 2015 State Homeland Security Program Grant (SHSP) and Authorizing the Execution of all Required Documents by the City Manager or his Designee; and Amending the Budget for Fiscal Year 2015-2016 Accordingly, was







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positions for the Police Department from AT&T, Inc., in the amount of \$66,267.30 from the Public Safety Enterprise Radio Project Account in accordance with Purchasing Resolution 22576, Section 201(h).

**DONATION - THE COMMUNITY FOUNDATION**

The City Council accepted donation of 147 Washingtonia Robusta palm trees from The Community Foundation to be planted within the medians of Victoria Avenue between Tyler Street and La Sierra Avenue.

**BID 7356 - MEDIAN TURF REMOVAL, PHASE 3 - RIVERWALK/  
VAN BUREN/MARKET/UNIVERSITY/CHICAGO**

The City Council awarded Bid 7356 to Conserve LandCare, Inc., Thousand Palms, in the amount of \$317,650 from the Public Works Department Budget for median turf replacement with drought tolerant planting on Riverwalk Parkway, Van Buren Boulevard, Market Street, and University and Chicago Avenues.

**PROFESSIONAL CONSULTANT SERVICES AGREEMENTS -  
GEOTECHNICAL SERVICES - VARIOUS CAPITAL PROJECTS**

The City Council (1) approved Professional Consultant Services Agreements with LOR Geotechnical Group, Inc., River City Testing, GeoMat Testing Laboratories, Inc., and Converse Consultants for \$200,000 each to provide geotechnical investigations and laboratory and field testing of materials for various City capital projects; and (2) authorized the City Manager, or his designee, to execute the Agreements including making minor non-substantive changes and to sign all documents and instruments necessary to complete the transactions.

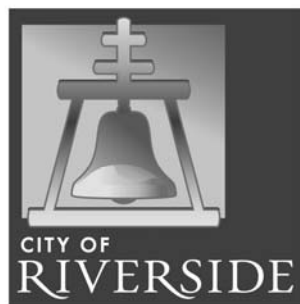
**RIVERSIDE ADOPT-A-DRAIN PROGRAM**

The City Council (1) approved and authorized an Adopt-a-Drain Program allowing members of the community to adopt storm drains for the purpose of assisting in ongoing storm preparedness, public awareness, and pollution prevention efforts; and (2) authorized Program expenditures not-to-exceed \$20,000 per year through June 30, 2019, for a total program cost of \$100,000 from the Public Works Department Budget.

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

A





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X	X	X	X			
				X	X	X
X						
		X				

Following further discussion, the City Council directed the Planning Division to initiate an amendment to Title 19 pursuant to Assembly Bill No. 243 regarding medical marijuana cultivation (1) allow six plants per parcel regardless of stage of growth; (2) prohibit cultivation in multi-family housing; (3) prohibit commercial cultivation; and (4) allow indoor growth only.

Motion  
Second  
Ayes  
Noes

Following further discussion, the City Council determined that the amendment to Title 19 is an urgent matter that may severely impair public health and safety, pursuant to Section 4.05.050(D)(1) of the Sunshine Ordinance, and that the Planning Commission is to consider the amendment at its December 17, 2015, meeting.

Motion  
Second  
All Ayes

COMMUNICATIONS

CITY ATTORNEY REPORT ON CLOSED SESSIONS

City Attorney Geuss announced that on October 6, 2015, in the matter of City of Riverside v. Jurupa Community Services District, the City Council unanimously approved a settlement proposal that later became final with the following terms: (1) Jurupa Community Services District will pay the City \$15 million within 90 days. In exchange, Jurupa Community Services District will receive an additional one million gallons per day of sewer capacity beginning in the Year 2030; (2) Should Jurupa Community Services District need additional capacity prior to the Year 2030, they will pay a surcharge; (3) Jurupa Community Services District will pay up to \$287,500 for the first ten years toward capital improvements for years 2011 through 2020; (4) Jurupa Community Services District will contribute up to \$400,000 towards capital improvements prior to the year 2020; (5) the parties will negotiate the annual amount toward capital improvements; and (6) any disputes will be handled through arbitration.

ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

Councilmember Perry agreed to allow Councilmember Davis to serve in his place on the Community Services and Youth Committee for review of facility naming options in honor of Salvador J. Lara.

COMMUNICATIONS

LEGISLATIVE REPORT

Intergovernmental Relations Officer Moises Lopez reported on the five-year fully-funded Federal Transportation Bill and the omnibus spending bill continuing resolution to fund the Federal Government.



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

COLLEEN J. NICOL  
City Clerk