

City of Arts & Innovation

CITY COUNCIL MINUTES

TUESDAY, JUNE 4, 2019, 11:30 A.M.
HUNTER HOBBY PARK
1401 IOWA AVENUE
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

COUNCILMEMBERS

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	C O N D E R	M A C A R T H U R	P E R R Y	A D A M S
1	2	3	4	5	6	7
X	X	X	X	X	X	X

Roll Call:

WARDS

Present

In the absence of Mayor Bailey, Mayor Pro Tem Soubierous called the meeting to order at 12:02 p.m. at Hunter Hobby Park with all Councilmembers present.

ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no oral comments given at this time.

TOUR OF HUNTER HOBBY PARK STEAM RAILROAD - 1401 IOWA

The City Council toured Hunter Hobby Park Steam Railroad located at 1401 Iowa Avenue.

RECESS

The City Council recessed at 12:04 p.m. and reconvened at 12:37 p.m. with all Councilmembers present and Mayor Bailey presiding.

HUNTER HOBBY PARK STEAM RAILROAD UPDATE - 1401 IOWA

The City Council received an update on the Riverside Live Steamers. No formal action was required or taken.

RECESS

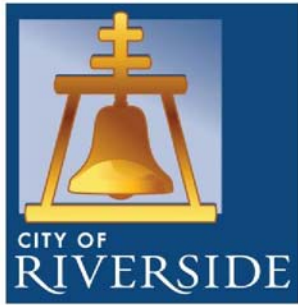
The City Council recessed at 12:41 p.m. and reconvened at 2 p.m. in the Art Pick Council Chamber with all Councilmembers present and Mayor Bailey presiding.

The Invocation was given by Councilmember Gardner.

The Pledge of Allegiance was given to the Flag.

ORAL COMMUNICATIONS FROM THE AUDIENCE

Sandy Mahalik spoke regarding politics and fairness. Dori McCall spoke regarding the Central Avenue and Sycamore Canyon gas station project. Jason Hunter spoke regarding Mayor Elections, Human Resources policies, the customer information system disaster recovery project, and the internal auditor. Kevin and Margie Akin



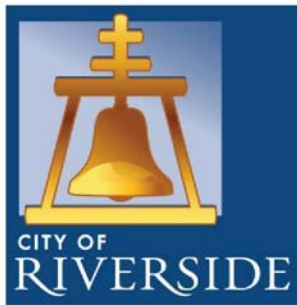
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CONSENT CALENDAR

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

MAYOR 2020 ELECTION ALIGNMENT WITH STATEWIDE ELECTION - ORDINANCE INTRODUCED

The City Council (1) introduced an Ordinance providing that Mayoral Regular Municipal Elections be conducted the same as statewide elections for United States Presidential election years; and (2) directed the City Clerk to forward this matter to the Charter Review Committee to amend Charter Sections 400 and 500; whereupon, an ordinance entitled, "An Ordinance of the City of Riverside, California, Amending Section 1.15.040 of the Riverside Municipal Code Providing for Mayoral Regular Municipal Elections to be Consolidated with the Statewide Elections of the United States President Beginning in 2020," was presented and introduced.

BOARDS AND COMMISSIONS

The Mayor and City Council (1) accepted the resignation of James R. Rush from the Human Relations Commission Ward 5 seat, effective May 1, 2019, and requested the City Clerk to process the vacancy; and (2) appointed Rochelle P. Motley-Kanatkar to the Human Relations Commission Citywide seat for a term ending March 1, 2022.

MINUTES CORRECTION - APRIL 23, 2019

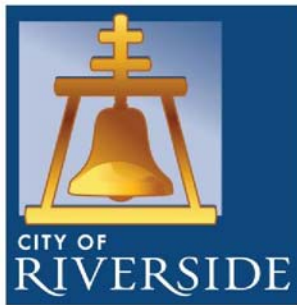
The City Council amended the minutes of April 23, 2019, to align the voting record with the motion paragraph for the Pavement Management Program funding and attribute the no vote to Councilmember Soubrious, rather than Councilmember Conder.

MINUTES

The Minutes of the City Council meetings of May 14 and 21, 2019, were approved as presented.

AGREEMENT - CERTIFIED PUBLIC ACCOUNTANT SERVICES

The City Council approved the City Council Finance Committee recommendations to (1) award a professional consultant services



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WARDS

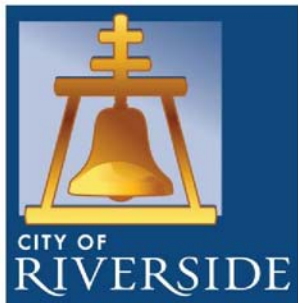
agreement for Certified Public Accountant Services to Lance, Soll & Lunghard, LLP, to serve as the City's independent auditor for a five-year term, subject to annual renewals; (2) appoint Lance, Soll & Lunghard, LLP, as the City's independent external auditor for a five-year term, subject to annual renewals; and (3) authorize the City Manager, or designee, to execute the Professional Consultant Services Agreement for Certified Public Accountant Services with Lance, Soll & Lunghard, LLP, and any other documents necessary to effectuate the agreement including making minor non-substantive changes.

CASE P18-0246 - REZONING - VAN BUREN/JURUPA - ORDINANCE ADOPTED

The City Council adopted an ordinance amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning 9.54 acres of property situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue from the BMP - Business and Manufacturing Park Zone and PF - Public Facilities Zone to CR - Commercial Retail Zone; whereupon, the title having been read and further reading waived, Ordinance No. 7465 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 9.54 Acres of Property Situated on the Southwest Corner of Van Buren Boulevard and Jurupa Avenue from the BMP - Business And Manufacturing Park Zone and PF - Public Facilities Zone to CR - Commercial Retail Zone, was presented and adopted.

CASE P18-0908 - REZONING - 12200 KNOEFLER - 4405-4449 GILCHRIST - ORDINANCE ADOPTED

The City Council adopted an ordinance amending the Zoning Map of the City of Riverside pursuant to Chapter 19.090 of the Riverside Municipal Code by rezoning 4.09 acres located at 12200 Knoefler Drive and 4405-4415-4425-4437-4449 Gilchrist Drive, situated on the east side of Gilchrist Drive between Raley Drive and Macfar Lane, from the R-1-1/2 Acre Single Family Residential Zone to R-1-10500 Single Family Residential Zone; whereupon, the title having been read and further reading waived, Ordinance No. 7466 of the City of



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Riverside, California, Amending the Zoning Map of the City of Riverside Pursuant to Chapter 19.090 of the Riverside Municipal Code by Rezoning 4.09 Acres of Property Located at 12200 Knoefler Drive and 4405 - 4415 - 4425 - 4437 - 4449 Gilchrist Drive, situated on the East Side of Gilchrist Drive between Raley Drive and Macfar Lane, from the R-1-1/2 Acre Single Family Residential Zone to R-1-10500 Single Family Residential Zone, was presented and adopted.

GROUND LEASE AGREEMENT - DRIVETIME CAR SALES COMPANY, LLC - 1388 SOUTH E STREET, SAN BERNARDINO

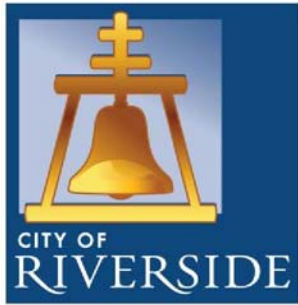
The City Council (1) approved a Commercial Lease Agreement with DriveTime Car Sales Company, LLC, of Phoenix, Arizona, for a duration of 60 months with the option of four additional five-year extensions for total revenue of approximately \$832,128 for the initial 60-month term; and (2) authorized the City Manager, or his designee, to execute the Commercial Lease Agreement, including making minor, non-substantive changes, and to execute the optional four five-year extensions, if exercised, and to sign all documents and instruments necessary to complete the transaction.

ANNUAL APPROPRIATIONS LIMIT

The City Council approved the City Council Finance Committee recommendations to (1) provide the public with the opportunity to review the documentation used in the determination of the Fiscal Year 2019-20 Appropriations Limit of \$346,486,086 in accordance with California Government Code Section 7910; and (2) schedule adoption of a resolution to establish the Fiscal Year 2019/20 Appropriations Limit of \$346,486,086 for the June 18, 2019, City Council Meeting pursuant to Article XIII B of the California Constitution.

FISCAL YEAR 2019-20 - LANDSCAPE MAINTENANCE DISTRICT 88-1 (SYCAMORE HIGHLANDS) - PUBLIC HEARING SCHEDULED - RESOLUTION

The City Council (1) adopted a Resolution declaring the City of Riverside's intent to levy and collect assessments for Fiscal Year 2019/20 within Landscape Maintenance District 88-1 (Sycamore Highlands, formerly Highlander) and approving the Preliminary Engineer's Report; and (2) set a public hearing for final approval of



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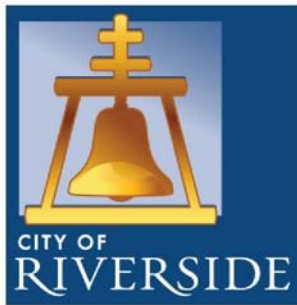
the levy of special assessments within the District for July 2, 2019, at 3 p.m. at the Art Pick City Council Chamber in the City of Riverside, whereupon, the title having been read and further reading waived, Resolution No. 23447 of the City Council of the City of Riverside, California, Declaring its Intention to Levy and Collect Assessments for Fiscal Year 2019-2020 Within Landscape Maintenance District No. 88-1 (Sycamore Highlands), Approving Report, and Giving Notice of the Time and Place of A Public Hearing on the Proposed Assessments, was presented and adopted.

FISCAL YEAR 2019-20 - RIVERWALK LANDSCAPE MAINTENANCE DISTRICT - PUBLIC HEARING SCHEDULED - RESOLUTION

The City Council (1) adopted a Resolution declaring the City of Riverside's intent to levy and collect assessments for Fiscal Year 2019/20 within the Riverwalk Landscape Maintenance District and approving the Preliminary Engineer's Report; and (2) set a public hearing for final approval of the levy of special assessments within the District for July 2, 2019, at 3 p.m. at the Art Pick City Council Chamber in the City of Riverside, whereupon, the title having been read and further reading waived, Resolution No. 23448 of the City Council of the City of Riverside, California, Declaring its Intention to Levy and Collect Assessments for Fiscal Year 2019-2020 Within the Riverwalk Landscape Maintenance District, Approving Report, and Giving Notice of the Time and Place of a Public Hearing on the Proposed Assessments, was presented and adopted.

FISCAL YEAR 2019-20 - STREET LIGHTING DISTRICT NO. 1 - PUBLIC HEARING SCHEDULED - RESOLUTION

The City Council (1) adopted a resolution declaring the City of Riverside's intent to levy and collect assessments for Fiscal Year 2019/20 within Street Lighting District No. 1 and approving the Preliminary Engineer's Report; and (2) set the public hearing for final approval of the levy of special assessments within the District for July 2, 2019, at 3 p.m. at the Art Pick Council Chamber in the City of Riverside, whereupon, the title having been read and further reading waived, Resolution No. 23449 of the City Council of the City of Riverside, California, Declaring its Intention to Levy and Collect



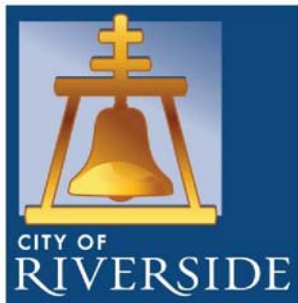
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WARDS

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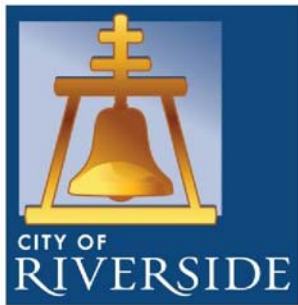
Carpenter in the amount of \$25,000 and the Riverside Public Library Foundation in the amount of \$20,000 for Library self-check systems for a total amount of \$45,000 to be deposited into Library System Donation Account 0000722-225405; and (2) authorized an increase in estimated revenues in the amount of \$45,000 into General Fund Revenue Account 9898800885-37422200 and appropriated expenditures in the same amount into Library Self-Checkout System Expenditure Account 9898800885-42540000.

CALIFORNIA NATURAL RESOURCES AGENCY GRANT - NATIONAL HISTORIC LANDMARK HARADA HOUSE REHABILITATION - SUPPLEMENTAL APPROPRIATION

The City Council (1) authorized receipt of grant funds from the City of Riverside Historic Preservation Fund of \$866.25 to Revenue Account No. 9908000885-33900000; and (2) authorized an increase in revenues of \$866.25 in Revenue Account No. 9908000885-33900000 and appropriated expenditures in the same amount into Expenditure Account No. 9908000885-44030900 to hire a grant writing consultant to assist with writing an application for Proposition 68 grant funding, administered by the California Natural Resources Agency to support rehabilitation of Harada House.

BID 7653 - EL DORADO PARK IMPROVEMENTS - GRANT APPLICATION - SUPPLEMENTAL APPROPRIATION - FUNDS TRANSFER

The City Council (1) awarded Bid 7653 to IVL Contractors, Inc, of Rialto, California, in the amount of \$97,360 for installation of improvements at El Dorado Park; (2) authorized 10 percent change order authority for up to \$9,736 for project changes including, but not limited to, unforeseen conditions or necessary design changes, for a total contract amount of \$107,096; (3) authorized a funds transfer in the amount of \$32,000 from Community Development Block Grant un-programmed account 2835100-453001 to Community Development Block Grant El Dorado Park Project account 9261900-440120 to be used for reimbursement of the project expenditures; (4) approved a supplemental appropriation in the amount of \$32,000 to Parks, Recreation and Community Services El Dorado Park Project account 9257210-440120 for project expenditures and account



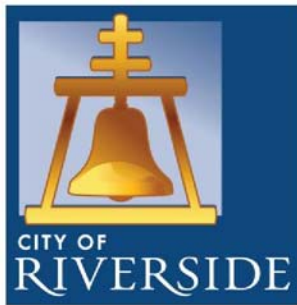
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WARDS

DESIGNATE ALLEYWAY TO ONE-WAY NORTHBOUND TRAVEL - IMPERIAL
HARDWARE LOFTS ENTRANCE DRIVEWAY - ORANGE/MAIN -
ORDINANCE ADOPTED

The City Council adopted an ordinance designating the alley
located between Orange Street and the Main Street Pedestrian Mall
as one-way northbound travel for the portion of the alley located
north of the Imperial Hardware Lofts entrance driveway, whereupon,
the title having been read and further reading waived, Ordinance
No. 7467 of the City of Riverside, California Amending Section
10.76.020 of the Riverside Municipal Code Designating the Alley
Located between Orange Street and the Main Street Pedestrian Mall
as One-Way Northbound Travel for the Portion of the Alley Located
North of the Imperial Hardware Lofts Entrance Driveway, was
presented and adopted.

SPEED LIMIT ZONE - GRATTON/HERMOSA/MONROE - ORDINANCE
ADOPTED

The City Council adopted an ordinance to establish a 30 mph speed
limit zone on Gratton Street from Hermosa Drive to Monroe Street,
whereupon, the title having been read and further reading waived,
Ordinance No. 7468 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 adopted.

DISCUSSION CALENDAR

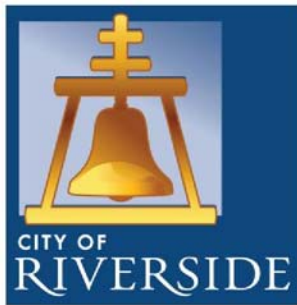
FISCAL YEAR 2018-19 THIRD QUARTER CONSOLIDATED REPORT -
DEPARTMENT ACCOMPLISHMENTS, STRATEGIC GOALS, AND
PERFORMANCE MEASURES

Following discussion, the City Council received and order filed the
Quarterly Performance Report on Department accomplishments,
strategic goals, and performance measures for the third quarter of
Fiscal Year 2018-2019.

Motion
Second
All Ayes

X

X



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PUBLIC HEARINGS/PLANNING REFERRALS AND APPEALS

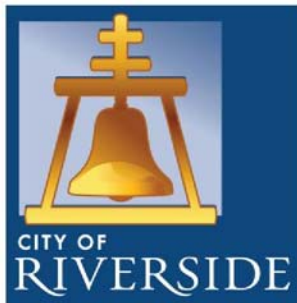
CASE P19-0073 - FARM HOUSE MOTEL - CITY LANDMARK -
1393 UNIVERSITY - RESOLUTION - ORDINANCE INTRODUCED

Hearing was called on a request by Alyssa Digangi of Bailey California Properties, LLC to designate the Farm House Motel at 1393 University Avenue as a City Landmark and to adopt an ordinance to apply the Cultural Resources Overlay Zone. No one spoke on the matter. The Public Hearing was officially closed. Following discussion, the City Council (1) determined that Planning Case P19-0073 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(B)(3) and 15308, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment and that said action is intended to preserve the historic character of the building and site; (2) approved Planning Case P19-0073 based on, and subject to, the Cultural Heritage Board facts for findings outlined in the Cultural Heritage Board staff report; (3) adopted a resolution designating the Farm House Motel, located at 1393 University Avenue, as a City Landmark; (4) approved the findings for the Zoning Code Map Amendment to apply the CR - Cultural Resources Overlay Zone to the subject property; and (5) introduced an ordinance to rezone 1393 University Avenue from the CR - Commercial Retail Zone to the CR-CR - Commercial Retail and Cultural Resources Overlay Zones; whereupon, the title having been read and further reading waived, Resolution No. 23451 of the City Council of the City of Riverside, California, approving the application under Planning Case Number P19-0073 designating the Farm House Motel located at 1393 University Avenue, as a City Historic Landmark, was presented and adopted; and 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 Landmark No. 140, the Farm House Motel, Located at 1393 University Avenue," was presented and introduced.

WARDS

Motion
Second
All Ayes

X



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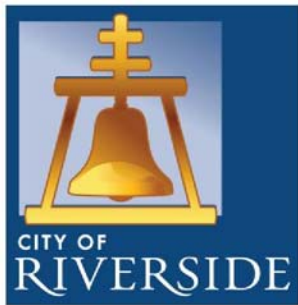
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CASES P18-0091, P18-0092, P18-0093, P18-0094, P18-0095, P18-0096, P18-0097, P18-0098, P18-0099, P18-0100, P18-0101, P18-0401, AND P18-0424 - MIXED-USE DEVELOPMENT - ENVIRONMENTAL IMPACT REPORT - GENERAL PLAN AMENDMENT - REZONING - PARCEL MAP 37475 - CONDITIONAL USE PERMITS - VARIANCE - DESIGN REVIEW - ORANGE/STRONG - RESOLUTION - ORDINANCE INTRODUCED

Hearing was called on request by Jim Guthrie of AFG Development to certify an Environmental Impact Report for construction of a mixed-use development on approximately 35.4 acres including a General Plan Amendment, Rezone, Parcel Map 37475, Site Plan Review, conditional use permits for hotel and RV parking, vehicle fuel station, drive-thru restaurant, live entertainment and special events, and farmers market, design review, grading exception, and variance, bounded by Orange Street to the west, Strong Street to the north, State Route 60 to the south and Interstate 215 freeway to the east. Seven people spoke on the matter. The public hearing was officially closed. Following discussion, the City Council (1) adopted a resolution certifying the Final Environmental Impact Report for the Exchange Project and finding that the Final Environmental Impact Report: (a) has been completed in compliance with the California Environmental Quality Act; (b) was presented to the City Council and the City Council reviewed and considered the information contained in the final report prior to approving the Project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) concurred with the findings contained in the Final Environmental Impact Report, the California Environmental Quality Act Resolution, the case file and the administrative record, and adopted the Findings of Fact attached to the resolution; (3) adopted the Statement of Overriding Considerations attached to the resolution; (4) adopted the Mitigation Monitoring and Reporting Program attached to the resolution; (5) found that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report; (6) approved Planning Cases P18-0091 General Plan Amendment, P18-0092 Rezone, P18-0099 Parcel Map No. 37475, P18-0093 Site Plan Review, P18-0094 Conditional Use Permit - Hotels and RV Parking, P18-0095 Conditional



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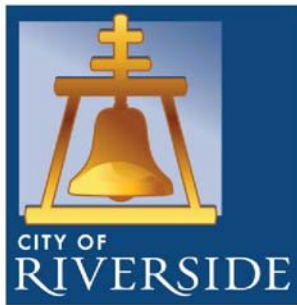
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1	2	3	4	5	6	7

WARDS

Use Permit - Vehicle Fueling Station, P18-0096 Conditional Use Permit - Drive-Thru Restaurant, P18-0097 Conditional Use Permit - Live Entertainment/Special Events, P18-0098 Conditional Use Permit - Farmers Market, P18-0100 Minor Conditional Use Permit, P18-0101 Design Review, P18-0424 Grading Exception and Variance, and P18-0401 Environmental Impact Report, based on and subject to the Planning Commission findings and recommended conditions found in the written staff report; (7) adopted a resolution to amend the General Plan 2025 land use designation of approximately 34.34 acres of land from MDR - Medium Density Residential and O - Office to MU-U - Mixed Use - Urban and amend the land use designation of the remainder 1.06 acres of the site from O - Office to C - Commercial; and (8) introduced an ordinance to amend the Zone of approximately 34.34 acres from R-1-7000 - Single Family Residential Zone, R-3-1500 - Multi-Family Residential Zone, and R-1-7000-WC - Single Family Residential - Watercourse Overlay Zones to MU-U - Mixed Use - Urban Zone; and the remainder 1.06 acres of the site from R-1-7000 - Single Family Residential Zone to CR - Commercial Retail Zone; whereupon, the titles having been read and further readings waived,. Resolution No. 23452 of the City Council of the City of Riverside, California, Certifying the Final Environmental Impact Report for the Exchange Project, Making Certain Findings of Fact Related Thereto, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program, All Pursuant to the California Environmental Quality Act; and Resolution No. 23453 of the City Council of the City of Riverside, California, Amending the Land Use Designation of the Riverside General Plan 2025 as to the Vacant Land Known as the Exchange Project, Located Adjacent to Orange Street and Strong Streets, the State Route 60 and Interstate 215, from the MDR - Medium-Density Residential and O - Office Land Use Designations and Placing it in the MU-U - Mixed Use Urban Land Use Designation and C - Commercial Land Use Designation, was presented and adopted; and 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 the Vacant Land Known as the Exchange Project, from R-1-7000 - Single Family Residential Zone, R-3-1500 - Multi-Family



City of Arts & Innovation

CITY COUNCIL MINUTES

TUESDAY, JUNE 4, 2019, 11:30 A.M.
HUNTER HOBBY PARK
1401 IOWA AVENUE
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

COUNCILMEMBERS

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	C O N D E R	M A C A R T H U R	P E R R Y	A D A M S
1	2	3	4	5	6	7
X				X		

Residential Zone, and R-1-7000-WC - Single Family Residential - Watercourse Overlay Zones to MU-U - Mixed Use Urban Zone and CR - Commercial Retail Zone," was presented and introduced.

WARDS

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)(1) to confer with and/or receive from legal counsel concerning Cheryl Hayes v. City of Riverside, WCAB Claim No: ADJ 10785402; (2) §54956.9(d)(2) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; (3) §54956.9(d)(4) to confer with and/or receive advice from legal counsel concerning one case of anticipated litigation; and (4) §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 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.

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

COMMUNICATIONS

CITY ATTORNEY REPORT ON CLOSED SESSIONS

City Attorney Geuss announced there was nothing to report on closed sessions.

ITEMS FOR FUTURE CITY COUNCIL CONSIDERATION

There were no future items requested at this time.



TUESDAY, JUNE 4, 2019, 11:30 A.M.
HUNTER HOBBY PARK
1401 IOWA AVENUE
ART PICK COUNCIL CHAMBER
CITY HALL
3900 MAIN STREET

ADAMS	7	
PERRY	6	
MACARTHUR	5	
CONDER	4	
SUBIROUS	3	
MELNDRIZ	2	
GARDNER	1	

COLLEEN J. NICOL
City Clerk