



ECONOMIC DEVELOPMENT COMMITTEE

Wednesday, November 15, 2017

1:00 pm

City Council Chambers
150 S. Palm Avenue

I. Call to Order/Roll Call

1:00 PM

Called to order by Mayor Robertson at 1:07 p.m.

EDC MEMBERS PRESENT:

Deborah Robertson, Mayor

CITY/AGENCY STAFF PRESENT:

Mike Story, City Administrator

Robb Steel, Assistant City Administrator/Director of Development Services

John Dutrey, Project Manager

Robert G. Eisenbeisz, P.E., Public Works Director/City Engineer

Gina Gibson-Williams, Planning Manager

James Caro, Building and Code Enforcement Manager

Fred Galante, City Attorney, Aleshire & Wynder, LLP

EDC MEMBERS ABSENT:

Ed Scott, Mayor Pro Tem

II. Review/Approval of Minutes -- October 11, 2017

Mayor Robertson approved and accepted the October 11, 2017 meeting minutes as written for record filing.

III. Review /Modification of Agenda Items for Discussion

None indicated.

IV. Presentations

A. Renaissance Marketplace Leasing/Development Update

LHR

Mr. Rick Manners of LHR, presented an aerial drone view of the construction progress of the Renaissance Marketplace as of November 14, 2017. Mr. Manners indicated that the most landscaping and lighting aspects were installed, along with the majority of the required utilities, with the exception of electricity. Mr. Manners noted that the Cinemark theater walls will be tilted in December 2017. September's restaurant was submitted for first plan check on November 14, 2017 and is anticipated to commence construction in December 2017.

Mr. Manners indicated that LHR would like to offer a golf cart tour of the site for any member of staff or council interested. Mayor Robertson indicated her interest and added that the Planning Commissioners would also appreciate a tour, and requested that staff member Dutrey coordinate with commissioners on the tour.

LHR expressed their gratitude toward staff for being helpful and working diligently through the process; LHR added that there will be an additional 50 tenant improvement plans to be submitted within the next couple months for all site tenants.

LHR requested a separate conversation with the EDC and staff regarding restaurants for the site.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson required that staff member, Caro join staff and EDC at the head table to discuss any major building concerns and scheduling.

Mayor Robertson requested that staff upload all drone footage to the City website for the community to see progress.

Mayor Robertson questioned if the north end of the marketplace will be open by the end of 2017. LHR indicated that paving will be done by the end of November 2017, and that all required pads/stores will be delivered to the tenant by December 1, 2017. Mayor Robertson indicated her concern for “balancing the load” of Starbucks traffic. LHR indicated that it is up to Starbucks to determine their opening date, however, LHR will have the pad delivered to them on December 1, 2017.

Staff member Steel inquired about when Renaissance Parkway will be open for traffic. LHR indicated that the street will be paved by the end of December 2017, and added that a major challenge with completing the center is communicating with Southern California Edison to coordinate bring power to the site.

Mayor Robertson inquired what method of surveillance is being used to secure the site during the construction. LHR responded that there are night guards to secure the area.

B. NewMark Merrill – Concept Plans for 15 Acre Site

NewMark Merrill

Mr. Brad Pearl of NewMark, indicated that phase I of the site will be 100% leased when plans are submitted for large parcel. Mr. Pearl noted that phase II of the site is underway; including a theater option with village design. He added that the success of this type of development is tenant driven. Mr. Pearl indicated the current status and completed efforts of NewMark; he explained that the current ENA expires in January 2018, there are a few anchor and retail tenants who have shown interest, the schedule for entitlements could vary depending on the anchor tenant.

Staff member Dutrey added that staff will bring the recommendation to extend the ENA at a December 2017 or January 2018 City Council meeting.

Staff member Gibson-Williams added that site planning should sure that there is a cohesiveness between the two phases of the marketplace.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson noted the potential medical facility, including rehabilitation and skilled nursing, which may be placed on the back on the back end of the property.

Mayor Robertson requested that the City coordinate a community forum with NewMark in the first part of the year.

Staff member Steel inquired how NewMark will make a decision on moving forward with an anchor for the site. Mr. Pearl indicated that the decision will be market driven, noted that the Theater will really assist with bringing more site down restaurants to the site. He added that a theater or 3 to 4 retailers in the back are necessary to meet anchor requirements.

Mr. Steel inquired if a signal will be placed at the man throat entrance. Mr. Pearl indicated that it is too earl tell, and that the plans for this are not set in stone.

V. Reports/Discussion Items

A. Lytle Creek Project – Specific Plan Amendment

Planning

Staff member Gibson-Williams presented an update on the Lytle Creek project, indicating that there have been a few changes to the residential development plan. She added that staff would like to present the changes to the Planning Commission in December 2017 and the City Council in January 2018.

Mr. Kevin Lynch of Lytle Development indicated that there are changes to the proposed Specific Plan, Tentative Tract Map, and an Addendum to the previously certified Environmental Impact Report. Mr. Lynch noted the removal of neighborhood 1, indicating that this area will remain a part of San Bernardino County due to service issues; and the modification of land use for neighborhood 2 from an active adult community to family housing. Staff provided the EDC with a worksheet indicating the previously approved specific plan in comparison to the newly proposed specific plan.

Staff member Gibson-Williams indicated that the first phase of site planning was filed, and that this item is scheduled to be presented to the Planning Commission on December 13, 2017 with approval from the EDC.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson questioned the timeline for the community recreation center and amenities. Mr. Lynch indicated that the amenities are a part of the sale package and will be placed simultaneously. Mayor Robertson requested specification on the neighborhood that will have a reduction in acreage. Mayor Robertson also inquired about the public recreation reduction. Mr. Lynch indicated that neighborhood II is the only area that will require a reduction in recreation space, reducing it by 35 acres.

Mayor Robertson requested that staff look into making roads within the development public, and keeping other attributes private under the HOA.

Mayor Robertson indicated her approval to move forward to city council.

B. Property Assessed Clean Energy “PACE” Program

Econ Dev

Staff member, Dutrey indicated that Energy Efficient Equity showed interest in partnering with the City of Rialto residents in the PACE program and introduced Ms. Taylor Libolt to provide the EDC with more information.

Ms. Libolt, Director of Municipal Development with the California Municipal Finance Authority indicated that the PACE program provides affordable methods of energy efficient home improvements for homeowners. Ms. Libolt indicated that there are about 10 others cities who are participating in the program.

City Attorney, Galante Fred noted that the City would require documentation indicating that the City is not responsible for the work performed or otherwise. Ms. Libolt noted that there is an indemnification agreement within the resolution and that an additional agreement can be drafted to the benefit of the City.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson expressed her concern that the HERO program did not make terms clear with the residents. Ms. Libolt responded that the lack of disclosure with PACE was a prior issue, and that new legislation requires a higher level of transparency and disclosure.

Mayor Robertson inquired about what other cities are involved with the PACE program. Ms. Libolt indicated that the City of Adelanto, Colton, 29 Palms, Big Bear, Chino Hills, Rancho Cucamonga, Upland and Yucca Valley have all signed on to participate.

Mayor Robertson requested that staff to double check the cities membership to the JPA, as the SBCTA elected to disband it. Staff member Dutrey indicated that the Rialto has completed similar programs in the past, separate from SBCTA.

Mr. Dutrey indicated staff's recommendation to present this program to City Council, having PACE provide more detailed information on the company, procedures and financing details. City Attorney Galante also suggested that PACE present the City Council with information on how PACE compares to other similar companies. Mayor Robertson requested a listed of contractors used to complete the work, and the criteria required for selection.

Staff member Steel inquired if the US President's tax reform proposal will effect this proposal. Ms. Libolt indicated that it is not likely that PACE will be affected. Mr. Steel also questioned CFMA's role in the process. Ms. Libolt indicated that they approve and review all applications. Staff member, James Caro requested that, upon approval of the project, Ms. Libolt set a meeting with the Building Division.

C. Zone Change for Sycamore/Randall SFR Project

Econ Dev

Staff member Gibson-Williams introduced Mr. Michael Ramirez and Mr. Joseph Zang, of Asian Pacific Company, as the requested developer for a new 32-unit single family home community, Sycamore Glen.

Mr. Ramirez indicated that the proposed community will be located south of Merrill Avenue, north of Randall Avenue and east of Riverside Avenue; where there is currently 4.75 acres of vacant land, zoned R-1C. Mr. Ramirez indicated his request for a zone change to R-3, to develop 32 lots ranging from 3,788-6,766 square feet. There will be 3-4 elevation designs, including a one-story design at about 1,200 square feet.

Ms. Gibson-Williams indicated that the next step is to conduct community meeting for feedback, then return to EDC with any recommendations or changes.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson inquired about the price point. Mr. Ramirez indicated that the pricing would be within the \$300,000 range. Mayor Robertson also inquired about the type of amenities to be included. Mr. Ramirez indicated that their goal is to blend with existing HOA within the area, creating a semblance of a phase two of the existing community. Mr. Ramirez noted that there are two acres of open space, where Asian Pacific will propose to the existing HOA, California Gnomes to remodel the north part of the land into a children's and dog park area. Ms. Gibson-Williams also noted that the Planning Division will require them to include some new amenities.

Mayor Robertson inquired about the location of the community meeting. Ms. Gibson-Williams indicated that the meeting will be held in close proxemics, but staff is still looking to secure a location; possibly Garcia Elementary.

Staff indicated that the community will be gated, with private streets. Staff member Eisenbeisz inquired about the streets and recommended that staff and develop confer with the Fire Department on requirements.

Staff member Steel also include requested that a fiscal impact report be presented to City Council when appropriate.

Mayor Robertson indicated her favor in moving forward.

D. Alcohol Sales for Off-Site Consumption Draft Ordinance

Planning

Staff member Gibson-Williams presented information on a draft ordinance for alcohol sales for off-site consumption. Ms. Gibson-Williams indicated that the ordinance was modified to ensure that when an off-site alcoholic beverage establishment would like to expand their license, they are able to do so. Staff removed the language that would restrict new residential developments to be placed near these establishments, allowing for other avenues of addressing any issues.

EDC COMMENTS/RECOMMENDATIONS:

Mayor Robertson noted her desire to have the ordinance address all possible scenarios, and that the ordinance should be inclusive and comprehensive.

City Attorney Galante added that the update to the ordinance mirrors the distance requirements from the APC regulations.

Staff member Gibson-Williams indicated that staff can add language that allows the Planning Commission and/or City Council to be the final call on any mixed use or outstanding variance in a use.

Staff member Gibson-Williams indicated that this item will go under further review and modification, and will need to be presented to Planning Commission next.

VI. Agency Updates

Staff member Dutrey presented an update on the Bonnie View project; including the parking development to the west of the parcel and housing development to the east of the parcel. Mr. Dutrey indicated that the parking site plan is currently in the works.

Mr. Dutrey indicated that this item will be presented to City Council on December 12, 2017, for approval of Amendment #1 to allow the site to be split, also approval of the Purchase and Sale Agreement between the City and Housing Authority for the 39 acre area for the parking lot. The RFB will be release on January 25, 2018 for construction of parking lot through Public Works, a contract will be awarded in February 2018, and construction to commence in March 2018.

Staff member Eisenbeisz indicated that the project in currently in plan check for the constriction drawings; and that staff is working with SBTCA to find temporary fix for access until underground is built.

Staff noted that this item will need to go to City Council on February 27, 2018, whereas all items are needed from the developer by February 6, 2018 to prepare the staff report. Items such as, site plan, floor plan, elevations, dimensions, etc. must also be submitted to the Development Review Committee for review. The developer agreed to submit the site plan and attachments by Monday, December 4, 2017 at 6:00 p.m.

VII. Upcoming Meetings (Day & Time)/Other Discussion Items

The meeting schedule for December 27, 2017 was cancelled.

VIII. Adjournment

Meeting adjourned at 3:38 p.m.