May 5, 1992

COUNCILMEMBERS

	WARDS	LOVERIDGE 1	CLARKE 2	DEFENBAUGH 3	BUSTER 4	CLIFFORD 5	THOMPSON 6	PEARSON 7
At the conclusion of business, the meetings were adjourned; and the body reconvened as the City Council of the City of Riverside.								
RECESS At 11:15 a.m., the City Council recessed; and reconvened in the Mayor's Ceremonial Room for a workshop to discuss the Victoria Avenue proposed refurbishing study, with all Members present except Councilmember Loveridge.		A			X			
VICTORIA AVENUE PROPOSED REFURBISHING STUDY WORKSHOP The Mayor announced that this was the time designated to discuss the Victoria Avenue proposed refurbishing study. A written report was presented from the Victoria Avenue ad hoc committee presenting a comprehensive and long-term management plan to guide the refurbishment and maintenance of Victoria Avenue, together with cost proposals. Mr. Hal Snyder, chairman of the ad hoc committee, introduced the committee members who were present, as well as Ms. Rosie Francisco, president of Victoria Avenue Forever. The committee members, in turn, discussed various aspects of the committee's report, including plant materials, reverse frontage, irrigation/soil erosion/weed control, maintenance of the Avenue, signage, and utilities. Following a lengthy discussion, the City Council and Mayor thanked the ad hoc committee for its report. The City Council went on record as giving the highest priority to halting the decline of Victoria Avenue and treating the Avenue as a special boulevard by beginning the process of improvement of the Avenue. Further, the City Council requested members of the ad hoc committee to act as a steering committee for planning management and setting the direction for the improvement of Victoria Avenue; and requested the City Manager to look into the possible early implementation of some of the money-saving recommendations discussed in the report, as well as possible implementation of other options discussed in the report, and to investigate the possibility of using some redevelopment funds for improvements to and/or maintenance of Victoria Avenue.	Motion Second All Ayes				X		X	
RECESS At 1 p.m., the City Council recessed for lunch; and reconvened at 1:45 p.m. in the Council Chamber.								
CLOSED SESSION The City Clerk announced that the Mayor and City Council had recessed to the Conference Room adjoining the Council Chamber for a closed session to confer with its attorney regarding pending litigation pursuant to Government Code Section 54956.9(c) to decide whether to initiate litigation.								
The Mayor and Members of the City Council returned to the Council Chamber.								
PUBLIC HEARINGS BEFORE THE CITY COUNCIL AT 2 P.M.								
ZONING CASE R-15-912 - 8558 MAGNOLIA - REZONING - ORDINANCE INTRODUCED 2 P.M.--Hearing was called on the proposal of Concordia Development, Zoning Case R-15-912, to place approximately six vacant acres of land at 8558 Magnolia Avenue, situated on the southeast side of Magnolia Avenue northeasterly of Monroe Street, in Zones R-3-S-3 and remove the same from Zone R-1-65. As heretofore directed by the City Council, the minutes of the City Planning Commission pertaining to this case are on file and are a part of the evidence submitted at this hearing, whether or not any portion thereof is read or discussed. The communication from the City Planning Commission stated that the Commission, by a vote of 8 ayes to 0 noes, approved Zones R-3-S-3 subject to the following conditions: (1) There shall be a two-year time limit in which to satisfy the following conditions and finalize this action. Subsequent one-year time extensions may be granted by the City Council upon request by the applicant. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council; (2) Zones R-3-S-3 shall be approved for the entire site; (3) Zoning Case PRD-4-901 shall be implemented concurrently with the adoption of the rezoning case; (4) The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the Public Utilities Department; (5) Documentation of approval of this case by the Riverside County Airport Land Use Commission (ALUC) shall be submitted to the Planning Department. All conditions imposed by the ALUC shall be met to its satisfaction prior to finalizing this rezoning case; (6) In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 7711.4 of the Fish and Game Code; (7) In approving this case, the Planning Commission/								

no C/A sent (per Peggy in P&R -- she will notify everyone, -- mia 5-7-92)

RECREATION AND CULTURAL COMMITTEE

CITY COUNCIL REPORT

SUBJECT: VICTORIA AVENUE AD HOC COMMITTEE COMPREHENSIVE REFURBISHMENT AND MAINTENANCE PROGRAM REPORT

On March 5, 1991, the City Council instructed the Park and Recreation Department to form an Ad Hoc Committee to study Victoria Avenue, with representation from the Cultural Heritage Board, the Park and Recreation Commission, Victoria Avenue Forever, the Riverside Chamber of Commerce, and U.C.R. Extension Service. The charge to the Victoria Avenue Ad Hoc Committee was to develop a comprehensive and long-term management plan to guide the refurbishment and maintenance of Victoria Avenue within one year.

From the outset of its investigations, the committee recognized that Victoria Avenue is a unique resource. Laid out in 1892, the avenue reflects the heritage of Riverside and has been designated City Cultural Landmark #8. The citizens of Riverside take enormous pride in their linear-botanical garden that has survived, more-or-less intact, and almost miraculously, for 100 years. As the 21st century approaches, the avenue will certainly be the link from the California Citrus State Historic Park to the historic downtown, with the Mission Inn, Municipal Museum, and other citrus tourism related attractions.

Mindful of the importance of the avenue and of the need to ensure its beauty for another 100 years, the Ad Hoc Committee worked with City staff and local experts. It was determined that the needs be divided into categories with phases of work to be done, along with cost proposals. In addition, other items were identified which will need to be addressed as years go by.

AREAS OF CONCERN

PHASE I

- Plant Materials
- Reverse Frontage
- Irrigation/Soil Erosion/Weed Control
- Maintenance

- Utilities
- Signage

- **Plant Materials** - A great deal of the aesthetic appeal of Victoria Avenue lies with the regularly-spaced repetition of trees along the length of the avenue, and the solid lines of Ragged Robin roses in the median. At present, the avenue is missing over 500 trees, both in the median, and in the parkways, and more than 10,800 roses missing along the length. Missing trees must be planted immediately in order to establish as quickly as possible, the feeling of a mature planted landscape. Missing roses should be planted as quickly as stock can be propagated.

  The committee has developed a block-by-block list of recommended trees and plant materials for the medians, as well as the outer parkways. The goal is to retain the concept of Franz Hosp's original landscape plan, with the median of each block planted with one or two varieties of flowering trees. Victorians constantly sought new plant varieties from all over the world; thus, the committee is recommending the introduction of new varieties of flowering trees in the median so that somewhere along the avenue, there will be a block or blocks in bloom, showing color from flowers, leaves, bark or berries at every season.

  Along the avenue, there are sections where the landscape is not complete, as well as other areas that need to be accented for pedestrian use. It is necessary to complete the installation of these landscaped medians and parkways westward from John to La Sierra. It is also important to continue the landscape theme of Victoria Avenue eastward from Victoria Bridge to University Avenue, to maintain the link between the downtown area and the western boundary of the City limits.

- **Reverse Frontage** - Reverse frontage plantings need to be upgraded. On some segments the plantings are substandard or incomplete. On others, they were never implemented. On still others, the plantings are the responsibility of various homeowner associations whose properties are adjacent to the landscape. A recommended plan has been developed that will address all reverse frontage areas from University Avenue westward beyond the present city limits. The reverse frontage areas are an important component of the entire Victoria Avenue landscape. These areas complement both the medians and street tree plantings.

  Along the avenue are selected corner reverse frontage areas that have the potential to be developed into pocket

parks. Such attractions could have benches, enhanced plantings, and other special features that would encourage pedestrian/bicyclist/equestrian use. Special plantings such as a Victorian succulent garden would promote the linear-botanical garden theme.

- Irrigation/Soil Erosion/Weed Control - Most blocks require new irrigation in the form of stand pipes aboveground, or preferably underground PVC pipe. Irrigation furrows should not exceed 300' in length for better water penetration to the root zone. Dependent on the topography, the outlets should be placed to allow for uninterrupted drainage to continue furrow irrigation. At times, this will be adjacent to a nose of a median; in other instances, the outlets will be midblock. Irrigation furrows should be broader and shallower, no more than 18" across and 6" deep. Furrows should be in immediate proximity to the rose root zone, and within 4-5 feet of the crown of established trees and shrubs. New plantings will require a divert to take water from the furrow to the plant root zone. Furrows should be checked on a regular basis to prevent silting and the accumulation of debris.

  In many blocks, especially where the terrain is sloping, such serious soil erosion has occurred that the irrigation water is now far below the root zone of the roses, and is of no benefit. In other situations, soil and water flows from the medians into the streets and storm drains. Regrading will be necessary to correct the problem.

  Water inevitably encourages weed growth. The present practice of discing the median to control weeds not only is labor intensive, but also compacts the soil, contributes to the development of plowpan, and does damage to plant roots, to tree trunks and other plantings. Proper mulching will help in the prevention of extensive weed germination.

  Medians should be mulched 4-6" thick after fine grading occurs. Mulch can be time consuming to prepare, but is well worth the investment. Mulch retains soil moisture, reduces the germination of weed growth, prevents top soil from being blown away, and in most cases improves the aesthetics of the beds. When weed growth does occur, spot herbicide spraying is very effective in eradication. A properly mulched bed will last 18-24 months before it needs to be re-mulched. This horticultural practice furthermore reduces the need for landfill of green material. Weekend crews can be instrumental in the creation and distribution of mulch.

The Committee has worked with staff and many experts in the field, such as Oscar Clark, Earl Shade, Andy Sanders and Bud Bonnett, to develop a plan to enhance the growth of the plant material, save water, reduce manpower, and increase the level of maintenance by evaluating alternate methods of water delivery.

The median between Jackson and Irving will be regraded, have a drip irrigation system installed, wood chip mulch applied and replanted. This will save approximately 60% of the water now used, reduce weed growth in the median by approximately 85%, and allow for beneficial use of the Park & Recreation Department's green waste. California Assembly Bill (AB) 939 is mandating that communities reduce their waste by 25% by 1995, and make further reductions to 50%, by the year 2000. This test block has a great potential to help the City achieve this goal as well.

In the past, the trees on the parkway were watered by runoff from the adjacent groves. With the installation of sidewalks and the bike path, and the disappearance of some of the groves, this source of water is no longer available. Alternative supplies of water must be provided before large-scale replanting of parkway trees can take place. Until other sources are provided, water will have to be supplied to newly-planted trees in the parkway by a water truck.

- Maintenance - The present level of maintenance for the avenue is barely enough to maintain its current poor state, i.e., missing plant materials, unpruned shrubs, unsightly weeds, and excessive furrows. There is not staff permanently assigned to the avenue, nor horticultural supplies to replace plant material and to fertilize as required, nor equipment to properly maintain this very important City asset.

With the large scale replanting efforts envisioned in this report, the level of maintenance must be increased to ensure the everlasting beauty of the avenue. A recommended maintenance standard has been developed which calls for 8 full time qualified employees to be assigned to the 8 miles of landscape along with supplemental help from the ongoing weekend crew. In addition, the proper equipment needed to maintain the avenue needs to be budgeted. (Please refer to the attachment.)

The large trees along the avenue require special treatment. Staff and the committee worked with Dr. Fred Roth from Cal Poly, Pomona, to identify the special needs of these trees. They must be pruned regularly for aesthetic

appearance, as well as public safety. Such work should be done with sensitivity by certified, professional crews trained in arboriculture. The present 12-year pruning cycle is not appropriate for every species. Pruning must be custom designed for the appropriate species of tree. This increased level of maintenance will not only enhance the beauty of the trees, but will reduce the City's liability due to falling limbs and trees. Secondly, since many of the large, outer trees on the avenue are approaching the century mark, they need to be monitored regularly. Trees in decline, or infested with insects such as the Eucalyptus Borer, must be removed and **replanted immediately.**

An ongoing problem has been the increase of rodent populations, adjacent to existent and abandoned citrus groves. The control program needs to be accelerated since gophers annually destroy the median roses, newly planted trees, and further erode the soil. Currently, funding does not allow for proper control. As additional groves are removed from production, gophers will move into landscaped areas at a greater rate. The City should investigate more efficient code compliance measures to address this problem.

Concurrent with vector control, is the need to improve pesticide and herbicide applications. At this time, the majority of weeds are disced by mechanical means. As previously stated, this practice further compacts the soil leading to erosion, and damages plant materials. Once mulching has been established, certified pest applicators can go in and spot spray for weeds. As additional plant material is introduced into the landscape, the necessity of enhanced spraying/biological control will become apparent.

- **Utilities** - The overhead wires along Victoria Avenue are not only a visual blight, but limit the number and size of trees to be used, due to pole location and height limitations. They must be removed as soon as possible. The cost to underground the wires is roughly $200,000 a mile. With 8 miles of the avenue affected, the cost will run $1,600,000. Ideally, such a capital improvement would be done prior to further plantings and the installation of other landscape improvements.

- **Signage** - The committee feels that the fewer signs on the avenue, the better. Signs are a very important element of the overall feeling of Victoria Avenue, and too many signs detract from the flavor of this scenic drive. The committee encourages the removal of any signs that are not absolutely essential for safety. For example, the

bike path signs along the avenue seem superfluous, since the path is clearly defined and marked on the asphalt. Any signs installed on the avenue to encourage tourism between downtown and the California Citrus State Historic Park, must be carefully considered, so that their number, size, design and placement do not detract visually from the avenue.

- Circulation - The separation of bicyclists, pedestrians, equestrians, and traffic must be increased to enhance the experience for all. Victoria Avenue should be downgraded from 4 lanes to 2, with a bicycle lane painted on the current right shoulders. Such design will eliminate bicyclists from the current bicycle path, which will result in freedom for pedestrians. Currently, sidewalks are established on both the north and south sides of the avenue. An equestrian trail has been designated on the south side. Effort should be made to complete both of these systems.

PHASE II

There are many other items that are very important which need to be addressed continuously. A Steering Committee should be established from members of the Ad Hoc Committee to monitor this important City Cultural Landmark as years go by, to preserve all the work and effort the citizens of Riverside have put into this program. Items for consideration include, but are not limited to such issues as:

- develop a policy regarding the avoidence of additional traffic lights at intersections
- develop a computer program for inventory and maintenance schedules
- funding sources from grants, redevelopment, donations, fund raisers, etc.
- develop a resource data bank of volunteers; donations of labor, materials or funds; to include resources for Fairmount Park, CA Citrus State Historic Park, Mt. Rubidoux, Sycamore Canyon, etc.
- develop shrub plantings in the median and reverse frontage
- develop nose plantings

Submitted by,

Hal Snyder

Hal Snyder, Chairman

Dale Fike

Dale Fike

Mary Humboldt

Philippa Jones

Art Pick

David Roger

Ron Smith

Lewis J. Vanderzyl

VICTORIA AVENUE

Improvements

FIRST YEAR

Personnel:

• Temporary worker for water truck	$ 9,800
• Temporary workers to plant trees	9,800
• Temporary workers to install bubblers for trees	2,160
• Hire 2 additional Maintenance Worker II's and 3 Maintenance Worker I's to be assigned to the avenue	169,865
• Hire part-time secretary for computer entry	5,000
• 520 hours for Park Planner	9,842
	$ 206,467

Equipment:

• Purchase one used water truck	$ 50,000
• Purchase one P.C.	4,500
• Purchase one, one-ton stake-bed dump truck Maintenance Worker II	17,000
	$ 71,500

Non-Personnel:

• Charges from other Public Utilities to bring water from the median to the parkway	$ 12,000
• Vehicle maintenance and insurance for water truck	3,000
• Vehicle maintenance and insurance for pickup	2,500
• 400 - 24" box trees replacements	41,250
• 800 - tree stakes	2,280
• 800 - tree ties	104
• 5,600 feet of 3" diameter pipe	1,250
• 20 cubic yards of pea gravel	500
• P.V.C. pipe for stand pipe extension	2,000
• 1" schedule 40 pipe for under the street connection	350
• 100 - bubblers for parkway trees installed	530
• Plant material and irrigation for Van Buren nose plantings - irrigation	5,000
• Water service charge by Utility Department for Van Buren nose	15,000
• Contract trimming	105,000
	$ 190,764

FIRST YEAR TOTAL	$ 468,731

* Special consideration given to underground utilities - one mile	$ 200,000

VICTORIA AVENUE

Improvements

SECOND YEAR

Personnel:

• Regrade 20 blocks	$ N/C
• Refurrow 20 blocks	N/C
• 520 hours for Park Planner	9,842
• 2 Mtnc. Worker II's and 3 Mtnc. Worker II's	174,148
	$ 183,990

Equipment:

• Purchase tractor for median assigned to the avenue	$ 29,500

Non-Personnel:

• Landscape median at the west end of the avenue by contractor (McAllister westward)	$ 97,000
• Plants and irrigation system to accent 30 intersections	60,000
• Chemicals for weed control	14,600
• Fertilizer	5,000
• Plants and irrigation system for Pocket Park at Mary Street	7,000
• Vehicle maintenance and insurance for tractor	2,500
• Contract tree trimming	105,000
	$ 291,100

SECOND YEAR TOTAL $ 504,590

* Special consideration given to underground utilities - one mile	$ 200,000

VICTORIA AVENUE

Improvements

THIRD YEAR

Personnel:

• Park Ranger	$ 45,000
• 520 hours for Park Planner	10,827
• 5 Maintenance Worker II's	210,475
	$ 266,302

Non-Personnel:

• Water	$ 2,400
• Chemicals for weed control	10,000
• Vehicle maintenance and insurance	10,500
• Vehicle maintenance and insurance - Ranger truck	2,500
• Contract tree trimming	105,000
	$ 130,400

THIRD YEAR TOTAL $ 396,702

* Special consideration given to underground utilities - one mile $ 200,000

VICTORIA AVENUE

Improvements

ONGOING EXPENSES

EACH YEAR

Personnel:

• 5 Maintenance Worker II's	$ 210,475
• 260 hours Park Planner	4,921
	$ 215,396

Non-Personnel:

• Vehicle maintenance and insurance	$ 10,500
• Chemicals	8,000
• Water	2,400
• Horticulture supplies	16,000
• Contract tree trimming	75,000
	$ 111,900
TOTAL ONGOING COST	$ 327,296

* Special consideration given to underground utilities - one mile per year at $200,000 per mile, with 5 miles remaining