

Rowdy Williamson

2279 Eagle Glen Parkway,
112-155, Corona CA 92883

June 14, 2017

Ms. Lupita Garcia, Assistant Planner

**COMMUNITY DEVELOPMENT DEPARTMENT,
PLANNING DIVISION
CITY OF CORONA
400 S. Vicentia Ave.
Corona, CA 92882**

SUBJECT: Buena Vista Active Senior Living/ Application for Change of Zone.

Dear Lupita:

I am representing Mr. Peter Nyiri who is interested in developing approximately 2.16 acres of contiguous infill property located at 159 and 205 N. Buena Vista Avenue. The proposed project is intended for senior citizen market rates rental housing. The project consists of a single three-floor building containing 64 units that range between 550 and 654 SF of livable area. There are 52 one-bedroom units and 12 two-bedroom units.

Currently, the property is zoned R1-7.2 and R2 within medium density residential (MDR) land use designation. The project is bounded by R-2 zone on the north and R-3 on the south. Properties to the east are zoned R2 and R1-7.2. To the west, project is bounded by Buena Vista Ave and three single family R1-7.2 parcels. With the exception of one flag lot to the east, all surrounding properties are currently developed. There is one single family home on the property, which will be demolished.

We are anticipating the need to amend the City's general plan to designate the land use for the project as high density residential (HDR). Property will also require zone change to multiple family residential R-3 zone.

We prepared conceptual plans, using development standards for R-3 (C.M.C. Chapter 17.24). We have also consulted with City Fire staff, and incorporated design features to meet their standards, including minimum turn radius (25' inside and 50' outside), minimum driveway width of 28', and fire hydrant spacing of 250'. We kept all structures outside the required setbacks, including the 50' special building-height setback (C.M.C. Section 17.24.090). In addition, we located parking at least 10' from the side-yards, except for code allowed overhang.

For off-street parking, we are providing a total of 99 spaces, exceeding parking standards per C.M.C Chapter 17.76, for senior housing, which calls for 1.5 spaces per senior housing unit and a space for offices ($1.5 \times 64 + 1 = 97$ spaces). We are designating four spaces for accessible use, and three spaces for electric vehicles.

Section 17.79.030 of the CMC requires a minimum of 6 square feet of trash enclosure per dwelling unit, totaling 384 SF. We are providing 440 SF enclosure (6.87 SF per unit). The location and configuration of the enclosure has been coordinated with Western Waste. We have eliminated the swing gates and provided ADA accessibility for the enclosure. After consulting with Western Waste, the project is committed to a program where trash and recyclables will be collected periodically door-to-door for each unit, by the project operator.

For outdoor living space, C.M.C. Section 17.24.220 requires 150 SF for each senior housing unit, with a total of 9,600 SF. We are providing 13,571 SF (212 SF/Unit) of outdoor living space. Code requires that at least 50% of the outdoor living space to be common space. We are providing 7,320 SF of common outdoor living space, including 3,935 SF of permanent landscape (for outdoor games and dogs play area). We are providing each unit with an average private outdoor space of 97.7 SF, totaling approximately 6,251 SF. Outdoor livening amenities include Jacuzzi, picnic tables, barbeque, fireplace and 840 SF covered patio. In addition, project will include a 1,277 SF indoor community room, which will provide common indoor recreation space and mail room.

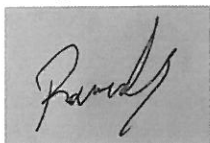
The building will be provided with two stairways and two elevators. Walkability is an important part of this development: Planned walkways will connect residents with all site amenities and public sidewalks on Buena Vista Ave.

Project will include a comprehensive array of environmental and sustainability features, including water conservation, energy efficiency and water-saving drought tolerant landscape.

We trust this project as proposed will meet the City's goals to enhance this area of Corona. If you have any questions do not hesitate to call me or Ned Ibrahim at (951) 729-9330. We look forward to an opportunity to discuss this further with you and other city staff.

Sincerely,

Rowdy Williamson

A handwritten signature in black ink, appearing to read "Rowdy", is placed over a light gray rectangular background.