

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 Conditional Use Permit.

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 site is located on the east side of Buena Vista Ave., between Bollero Place and Railroad Street. The proposed project is intended for active 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.

In compliance with Section 17.92.110 of the Corona Municipal Code and City's submittal requirements, we are enclosing plans, pertinent studies and documents, and we wish to provide you with the following information about the proposed development:

A. PROPOSED AND SURROUNDING LAND USE

We are proposing to develop the site for senior housing rental apartments. The project will include 159 N. Buena Vista Avenue and the vacant backyard for 205 N. Buena Vista Avenue. 159 N. Buena Vista consists of 1.9 acres. There is one 840 SF rental single family house, fenced off within 0.2 acres, with direct access to Buena Vista Ave. The remaining acreage is vacant.

Surrounding the site, there are three existing one-story single family residences, fronting Buena Vista Ave, along the west side of the site. On the south side, there are two-story apartment buildings located approximately 10 feet from property line. To the east, site is bordered by two one-story single family residences, a vacant flag lot and a parking lot for an

existing 2-story apartment complex fronting Vicentia Avenue. To the north, site is bordered by a parking lot and carport for an existing 2-story apartment complex.

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 the flag lot, all surrounding properties are currently developed. We are anticipating the need to amend the general plan to designate the land use for the property as high density residential (HDR), and to rezone it to multiple family residential R-3 zone.

B. SITE DESIGN

Andresen Architecture Inc. prepared the designs for site plan, with engineering support from NI Associates Inc. We provided a minimum of 50' setback between the proposed building and all surrounding properties. Site grading is designed in a manner that minimizes the impact on the neighborhood and avoid importing or exporting soil for earthwork. The site design meets setbacks, pad sizes and building coverage required by city code and design residential design standards and guidelines. Proposed driveways and onsite fire protection meet Fire Department standards. We are proposing an underground stormwater quality infiltration basin, as well as, a detention basin capable of retaining additional flows generated by the development. To soften the visual impact of concrete pavement and other hard surfaces, we are proposing to use varying materials, including pavers and porous pavement. The site is designed with the safety and comfort of the intended senior users being a top priority. We are providing additional ADA acceptable parking spaces, as well as, spaces for electric cars with charging equipment. Project will have a courtyard which will be a focal point for social gathering and relaxation. The courtyard will include outdoor recreational equipment and amenities.

C. ARCHITECTURE and MATERIAL

Andresen Architecture Inc. prepared the conceptual architectural plans for the proposed building, including floor and elevation plans, and color renderings and colors/material palette. We are proposing one three-story building, with Mediterranean architecture. Architect prepared exterior color and material schemes, uniquely coordinated to complement the proposed exterior style. The architectural designs reflect our client's desire to build a beautiful and functional building, with outdoor and indoor amenities suitable for active seniors.

D. PARKING and ACCESS

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.

The project will have two access points to Buena Vista Ave. We are proposing an onsite 28' wide driveway, which will loop around the proposed building and connect the two access

points. We are expecting the south driveway to be the main entry to the site from Buena Vista Ave, with the other entry operating as a one-way out only.

E. LANDSCAPING

BGE Landscape Design prepared the conceptual landscape, fencing and signage plans for the project. Landscape is designed to meet state and city drought-sensitive watering requirements. Project will provide a 10' wide landscape planters along perimeter of the site. We are proposing to provide screening landscape for the backyards of the single family residences along the west side of the project. The main entry point, from Buena Vista Ave, will be provided with additional landscape enhancements, in addition to an entry name sign. Missing and disturbed street landscape will be replaced along the frontage of the site.

F. FENCING and WALLS

Where practical, we are keeping the existing concrete block walls surrounding the site. New walls will be constructed at missing sections, with both new and existing walls provided with decorative surfacing and landscape enhancement to achieve visual consistency. The two sections, fronting Buena Vista Ave, will be fenced off using decorative wrought iron fencing. The driveways will be equipped with keyless faux gates. A pedestrian gate will be installed for the main driveway to provide foot access to Buena Vista Ave. Wrought iron fencing and gates will also be installed around the proposed Jacuzzi.

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