



# City of Corona

400 S. Vicentia Ave.  
Corona, CA 92882

## Minutes - Final

### Infrastructure Committee

**VICE MAYOR EUGENE MONTANEZ**  
**COUNCIL MEMBER JASON SCOTT**

**ADVISORY MEMBER**  
**VICE CHAIR KIRK BENNETT**  
**COMMISSIONER JEFF RUSCIGNO**

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Wednesday, March 7, 2018

8:00 AM

Council Board Room

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#### 1. Call To Order

The meeting was called to order by Council Member Eugene Montanez at 8:00 am with Council Member Jason Scott absent. In addition to Advisory Member Vice Chair Kirk Bennett and Commissioner Jeff Ruscigno absent, the following individuals were in attendance:

Darrell Talbert, City Manager      Kerry Eden, Asst. City Manager/ Admin. Svcs. Dir.  
Joanne Coletta, Com. Dev. Dir.      Nelson Nelson, Public Works Dir.  
Naomi Ramirez, Mgmt. Svcs. Asst.      Patty Rodriguez, Interim City Clerk  
Ryan Cortez, Economic Dev. Coordinator

#### **Others Present :**

Ned Ibrahim, NI Associates  
Pete Nyiri, Property Owner  
Tiffany Nyiri, Property Owner  
Rowdy Williams, Property Owner  
Joe Morgan, Resident  
Tom Richins, Resident  
Don Kindred, Resident

#### Agenda Items

2.      [18-1574](#)      Update on the senior housing proposal to construct 64 units on 2.14 acres located on the east side of Buena Vista Avenue approximately 480 feet north of Bollero Place (Continued by the City Council at its meeting on January 17, 2018).  
(Community Development)  
Action: Information & Discussion

Community Development Director Joanne Coletta presented to the Committee the revisions made to the project since the City Council public hearing on December 20, 2017. Handouts were provided to the Committee and general public. Ms. Coletta explained the changes to the

project which included reducing the residential units from 64 to 62 to net 12 guest parking spaces on the site, the ground elevation of the project site was dropped two feet and the building rooftop was lowered to reduce the building height by three feet to match the rooftop elevation of the adjacent two story apartment building to the south, the first floor entrance to the common open space area was revised to not encroach in the 50 foot building setback, and the minimum age restriction is proposed to be 60 years from 55 years.

Mr. Niyiri explained the outreach to the two adjacent homeowners located at 153 N. Buena Vista Avenue and 155 N. Buena Vista Avenue which involved a third party real estate agent contacting the homeowners to discuss the possible purchase of the properties. The real estate agent explained the comps of the market value in the area and Mr. Niyiri stated he offered to pay for an appraisal of their properties using an appraiser of their choice. Mr. Niyiri indicated he has not received any correspondence from the homeowners regarding this.

Vice Mayor Montanez asked staff if the residents have contacted the city since the public hearing. Ms. Coletta indicated phone messages were placed with the two residents at 153 and 155 N. Buena Vista Avenue to notify them about the Committee meeting, but have not heard back from either homeowner. [Toward the end of the meeting, the homeowner of 153 N. Buena Vista Avenue, Mr. Pedro Franco and his daughter in-law Norina, showed up to the meeting, but did not comment].

Mr. Ibrahim indicated the changes to the project were done based on the concerns that were voiced by the City Council at the public hearing. He also provided the Committee a map showing the different land uses in the area demonstrating the transition and mix of housing in the neighborhood.

Mr. Richins stated the changes should go back to the Planning and Housing Commission for review, the applicant should reduce the building height to two stories and should acquire the two residential properties adjacent to the site.

Mr. Morgan stated the project needs to integrate the two adjacent residential properties into the project as no alternative is shown as to what will happen with those properties if the houses are eliminated. He stated the applicant should buy the houses rather than have the senior housing built around the houses.

Vice Mayor Montanez acknowledged the revisions to the project and asked staff about the procedure at the next City Council meeting. Ms. Coletta stated it was a continued meeting and the Council will need to decide to adopt the resolution denying the applications submitted for the project or direct staff to advertise for a public hearing the review of the revisions to the project.

### **3. Public Comments**

None

#### **4. Adjournment**

The meeting was adjourned at 8:35 am.