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Job No. 499-01

Letter of Description & Justification for 3710 Vista Way Applications for Tentative Map And Conditional Use Permit

This project is a common interest development for 20 detached one-story units of senior housing with (1) one attached garage for each unit, 27 detached parking spaces (2) two of which are van accessible handicap spaces. for a total of 47 parking spaces. No off-site parking is included in this parking count. CCR's will be prepared for this project prior to occupancy. This project includes affordable housing and is requesting a density bonus. The project is located at 3710 Vista Way adjacent to 78 Freeway. The project is located along the north side of Vista Way, at the northwest corner of Vista Way and North Way. The 78 freeway runs parallel with Vista Way's southerly right-of-way. Access to the site is from Vista Way. The project is on 1.97-acre lot with no existing visible improvements other than some retaining walls. This site was previously a part of a residential development with homes and streets. These improvements have been removed from the site. There is an existing manufactured slope along the north and west side of the project with several large existing trees. The remainder of the site is relatively flat. The site slopes west to east towards the southeast corner of the site (the northwest corner of Vista Way and North Way) where there is an existing cross-gutter that conveys runoff easterly across North Way. Both Vista Way and North Way are fully improved streets no new street dedications or improvements are proposed by this project.

This project will comply with the current State of California MS-4 permit. This project has minimalist areas adjacent to the street right-of-ways that will sheet flow into the existing curb and gutter. The roof gutters will discharge into landscaped areas then sheet flow into a paver swale that will collect the storm runoff into a gravel layer under pavers for flow control hydro-modification. The storm runoff will be directed to modular wetland for pollution control. There will be storm water flow and pollution control compliance with this project.

The only improvements proposed within the public right-of-way are utility connections, driveway cuts and private storm drain connections to the existing public storm drain facilities. No offsite drainage flows onto the site, except at the west side of the project where a small amount of slope within the public right of way flows onto the site. There is one existing water service located on Vista Way this project proposes that this existing water service be reserved for irrigation purposes. This project proposes (2) new water services on Vista Way. Each service to supply water to half the proposed units (10 units each). The units will be individually metered by on-site private water meters. There are (2) two proposed sewer laterals. The westerly sewer lateral is proposed to be a standard "Y" connection and services 3 units (units 5-7). The easterly sewer lateral is proposed to

be a manhole connection with on site manholes and services the remaining 17 units. Electrical, phone, cable and gas connections and site improvements will be designed by others at a later date.

Proposed site access is from (2) two 24 foot wide standard driveways on Vista Way. The westerly driveway will also be for emergency (fire access). The easterly driveway can be used for emergency access only to service those units west of this driveway for larger emergency vehicles. A 16 foot wide (emergency access only) non-standard driveway is proposed at the east end of the site on North Way. This driveway will be gated and locked with a locking mechanism that is acceptable to the Oceanside fire department.

This development requires several deviations from standards including the following:

- 1) The above described 16' emergency access driveway on North Way. This driveway encroaches into the street return and the gutter transition for the inlet on the north side of the driveway. To maximize the number and type of proposed units. An on-site fire turn-a-round would require losing one or more units.
- 2) Several of the units encroach into the setbacks. The reason for this the shape of the lot and the type of development proposed. The lot is long and shallow stretching along Vista Way. Access to Vista Way is limited due to the traffic and the separation needed from North Way. This layout proposes setback encroachments for 1, 2, 4, 19 & 20.
- 3) The retaining walls do not meet City of Oceanside height standards. A 4 foot maximum height wall is proposed along the Vista Way and North Way right-of-way. A up to 14 foot height retaining wall is proposed behind the proposed units on the west and north side of the site. These walls are needed to provide rear yard space, and along Vista Way access to the Easterly units.

This site's design provides several benefits to the community. This is an infill project that removes a vacant site for the community eliminating the adverse possibilities that can happen on vacant sites such as trash and vagrancy. Detached one-story independent single-family senior housing. Affordable senior housing that is not in a multi-unit building. The proposed units will be sized at approximately 1,100 SF providing an easily maintained compact unit with individual rear yards. In addition once these units are occupied there will be an increase in the City of Oceanside's tax base along with the positive impact for local Oceanside businesses with the residences that this project will provide

For the developer the benefits include the economic return for selling the units once the project is completed and the knowledge that this development greatly benefits the Oceanside community.