



Application Review Committee Division Comments- Public Work / Transportation

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Density Bonus for proposed 20-unit detached senior housing project on a vacant 2.08-acre site

To be filled out by ARC Division Reviewer

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

Staff member: Tam Tran

Phone number: 760-435-5115

E-mail: TTran@Oceansideca.org

☐ **Approved w/Conditions**

☒ **Returned for Corrections – 15 Days**

☐ **Returned for Corrections – 30 Days**

(include attachments/forms on TRAKiT, if applicable):

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Only one driveway off of Vista Way is allowed. Proposed driveway location shall be evaluated for best sight visibility.
2. Per Fire Department requirement, road needs to be 28' wide.
3. Show driveway width at each unit. Which driveways are 20' or 24'? Are there garages?
4. Show dimension for typical parking stalls and ADA parking stalls.
5. Shall have ADA path onto the site from Vista Way.
6. Show Cross section of Vista Way. There is no S/W on south side.
7. Refer to "G-14" for driveway. Do you mean G-14A?

Division:

☒ **1st** ☐ **2nd** ☐ **3rd** ☐ **4th** **Review**

8. Please call out as ADA instead of handicap.
9. Provide detail of emergency access driveway off of North Way.
10. On Site plan:
 - a. Show existing street lights and utilities.
 - b. Show existing traffic signal cabinet
 - c. Update existing ramp to ADA compliance
11. Show fire truck turning template turning into and out of the site.
12. Install medians with left turn pocket turning into the site. Also, right out only for leaving the site.
13. Show sight distance with 15' setback from the driveway.
14. Rename road name "Driveway B" to Private Road A.
15. Provide sidewalk on both side of the private street. Sidewalk shall meet San Diego Regional Standards.
16. Provide Knox box for emergency access.
17. Provide a turn around on east side of the Private Road.
18. Are utilities going to be under ground?

Division:

☒ 1st ☐ 2nd ☐ 3rd ☐ 4th Review