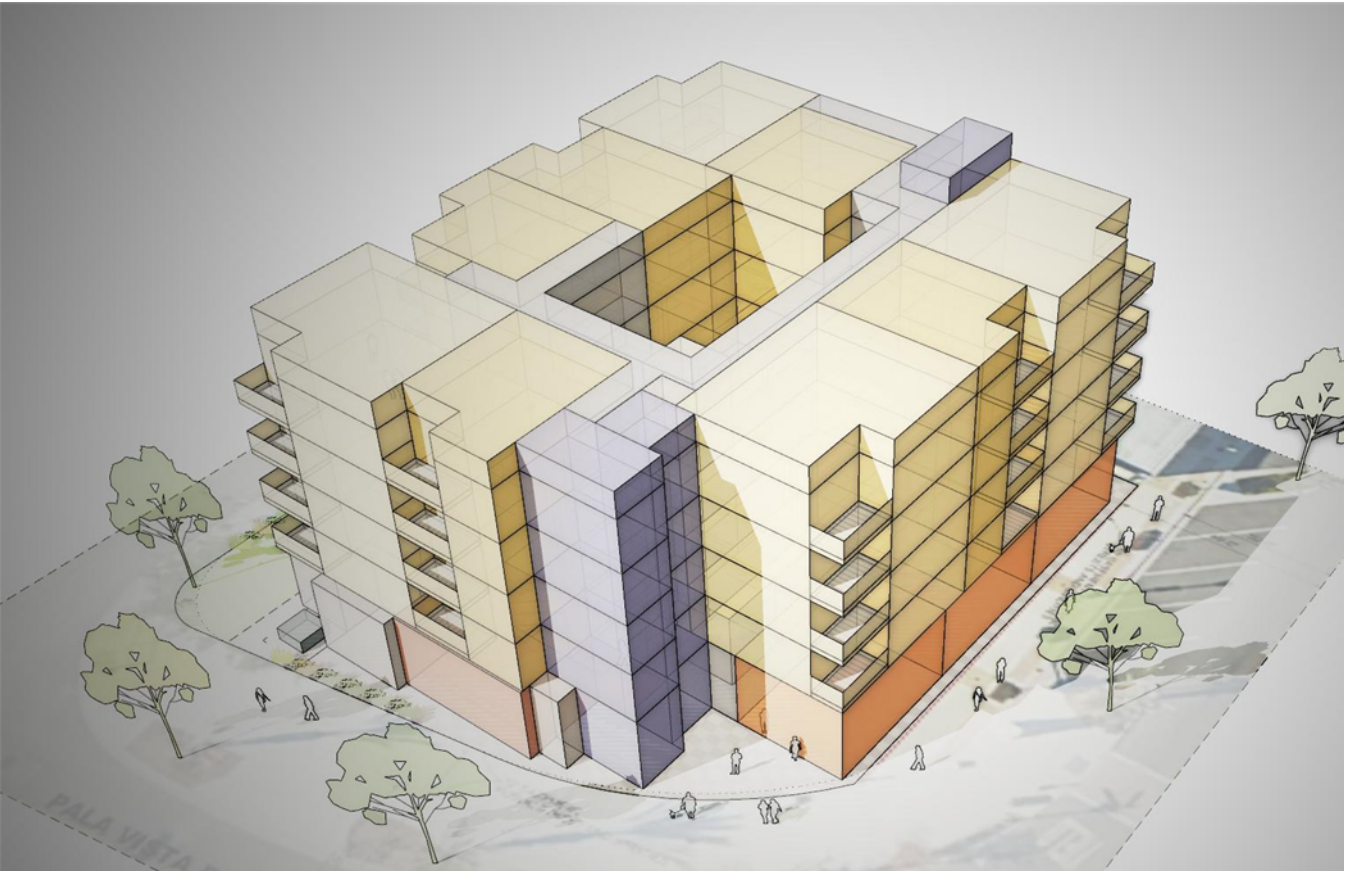




NORTHEAST AERIAL VIEW

ADDRESS:		745 S. SANTE FE AVE. VISTA, CALIFORNIA			APN 179-051-20-00	ACRE .33 AC	SF 14,511 SF
DEVELOPMENT REGULATIONS							
BASE ZONE		MIXED USE (MU)		DENSITY		80 DU / AC	
COMMUNITY PLAN		DOWNTOWN VISTA SPECIFIC PLAN		F.A.R.	BASE	N/A	
PLANNED LAND USE:				LOT COVERAGE		N/A	
OVERLAY ZONES:		PASEO SANTA FE		GROUND FLOOR HEIGHT		N/A	
SETBACKS	FRONT	MIN.	0	MAX STRUCTURE HEIGHT		COMMERCAIL	MIXED-USE
		MAX	0	MIXED USE		35 FT	80 FT
	SIDE	MIN:	0	OUTDOOR SPACE		200 SF/DU	
		OPT:	0	PRIVATE OPEN SPACE		AREA	25%
	SIDE STREET	MAX:	0			MIN. DIM.	6 FT
		OPT:	0			MIN. AREA	36 SF
	REAR	MIN:	15 FT	PUBLIC OPEN SPACE		10% OF COMMERCIAL GFA	
		OPT:	0	REFUSE & RECYCLING		APPLIES (18.58.590)	
	STEPBACK	L2 & UP	10 FT	PARKING DESIGN		APPLIES (18.54.050)	
				AFFORDABLE HOUSING		APPLIES (18.34.130)	
				DENSITY BONUS		APPLIES (18.90)	



UNIT TABULATION

		UNIT	# DU	SF / DU	NRSF	
8%	LIVE / WORK	L / W	3	599 SF	1,796 SF	
		SUB-TOTAL	3		1,796 SF	
51%	1 BED	A1	12	633 SF	7,596 SF	
		A2	4	774 SF	3,096 SF	
		A3	4	728 SF	2,912 SF	
		SUB-TOTAL	20		13,604 SF	
41%	2 BED	B1	16	1,008 SF	16,128 SF	
		SUB-TOTAL	16		16,128 SF	
TOTAL UNITS			39		31,528 SF	
				AVERAGE UNIT	=	808 SF

PARKING

	QNTY	CARS		MOTORCYCLES		BIKES	
		RATIO ²	#	RATIO	#	RATIO	#
LIVE / WORK	3 DU	0	0				
1 BED	20 DU	0	0				
2 BED	16 DU	0	0				
	39 DU		0	1 / 100 CARS	0.25	1 / 5 CARS	5
TOTAL REQUIRED			0		0.3		5.0
TOTAL PROVIDED			25		1		5
CARS / MARKET RATE UNIT			0.71				
NOTES			² PROJECT IS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP (AB 2097)				

DENSITY

BASE DENSITY		.333 AC	x	80 DU / AC	=	26.65 DU	27 DU
SET ASIDE UNITS (DB)		VERY LOW	7%	=	1.89 DU	2 DU	
		¹ MODERATE	5%	=	1.35 DU	2 DU	
						4 DU	
DENSITY BONUS		VERY LOW	25.0%	=	6.75 DU	7 DU	
		¹ MODERATE	20.0%	=	5.4 DU	6 DU	
							13 DU
TOTAL UNITS ALLOWED							40 DU
VISTA AFFORDABLE HOUSING (VMC 18.34.130)				REQUIRED		PROVIDED	
		MODERATE	4%	2 DU	5%	2 DU	
		LOW (OR LESS)	5%	2 DU	5%	2 DU	
		TOTAL	9%	4 DU	10%	4 DU	
NOTES		¹ PROJECT UTILIZES STATE LAW (AB 1287) EFFECTIVE JAN 1, 2024					

INCENTIVES / WAIVERS

AVAILABLE:		3					
PROPOSED:		1					
		2					
		3					
		WAIVER	DRIVE AISLE WIDTH				
		WAIVER	PARKING STALL DIM				
		WAIVER	UPPER LEVEL 10' STEPBACK				
		WAIVER					
		WAIVER					



SUPPLEMENTARY REGULATIONS

OUTDOOR OPEN SPACE	REQUIRED:		39 DU	x	200 SF	7,800 SF	
	PROVIDED:					4,596 SF	WAIVER
PRIVATE	REQUIRED:			25%		1,950 SF	
	PROVIDED:		32 DU	x	72 SF	2,304 SF	COMPLIES
COMON AREA	REQUIRED:			75%		5,850 SF	
	PROVIDED:					2,292 SF	WAIVER
		CORNER PLAZA				288 SF	
		COURTYARD				1,398 SF	
		GREEN AREA				606 SF	
PUBLIC OPEN SPACE	REQUIRED:			10%		780 SF	
	PROPOSED:					894 SF	COMPLIES
		CORNER PLAZA				288 SF	
		GREEN AREA				606 SF	
STORAGE	REQUIRED:		39 DU	x	24 SF	936 SF	
	PROVIDED:					SF	WAIVER

GROSS FLOOR AREA

RENTABLE AREA							31,528 SF
	RESIDENTIAL					31,528 SF	
OTHER HABITABLE AREA							726 SF
	LOBBY					726 SF	
ACCESSORY AREA							1,353 SF
	TRASH					218 SF	
	ELECTRIC ROOM					207 SF	
	BIKE ROOM					219 SF	
	PUMP ROOM					115 SF	
	FIRE RISER ROOM					22 SF	
	MPOE					60 SF	
	IDF	4	x		38 SF/FLR	152 SF	
	TRASH CHUTES	4	x		90 SF/FLR	360 SF	
CIRCULATION							8,085 SF
	ELEVATOR	4	x		100 SF/FLR	400 SF	
	STAIR 1	4	x		200 SF/FLR	800 SF	
	STAIR 2	5	x		200 SF/FLR	1,000 SF	
	HALL 1					765 SF	
	HALL L2- L4	4	x		1,280 SF/FLR	5,120 SF	
	TOTAL GROSS FLOOR AREA (GFA)						41,692 SF
	EFFICIENCY (EXCLUDES GARAGE)						77.4%
PARKING							7,795 SF





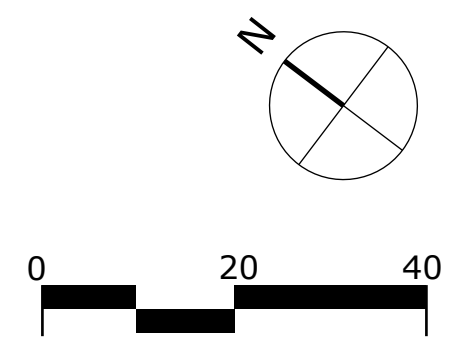
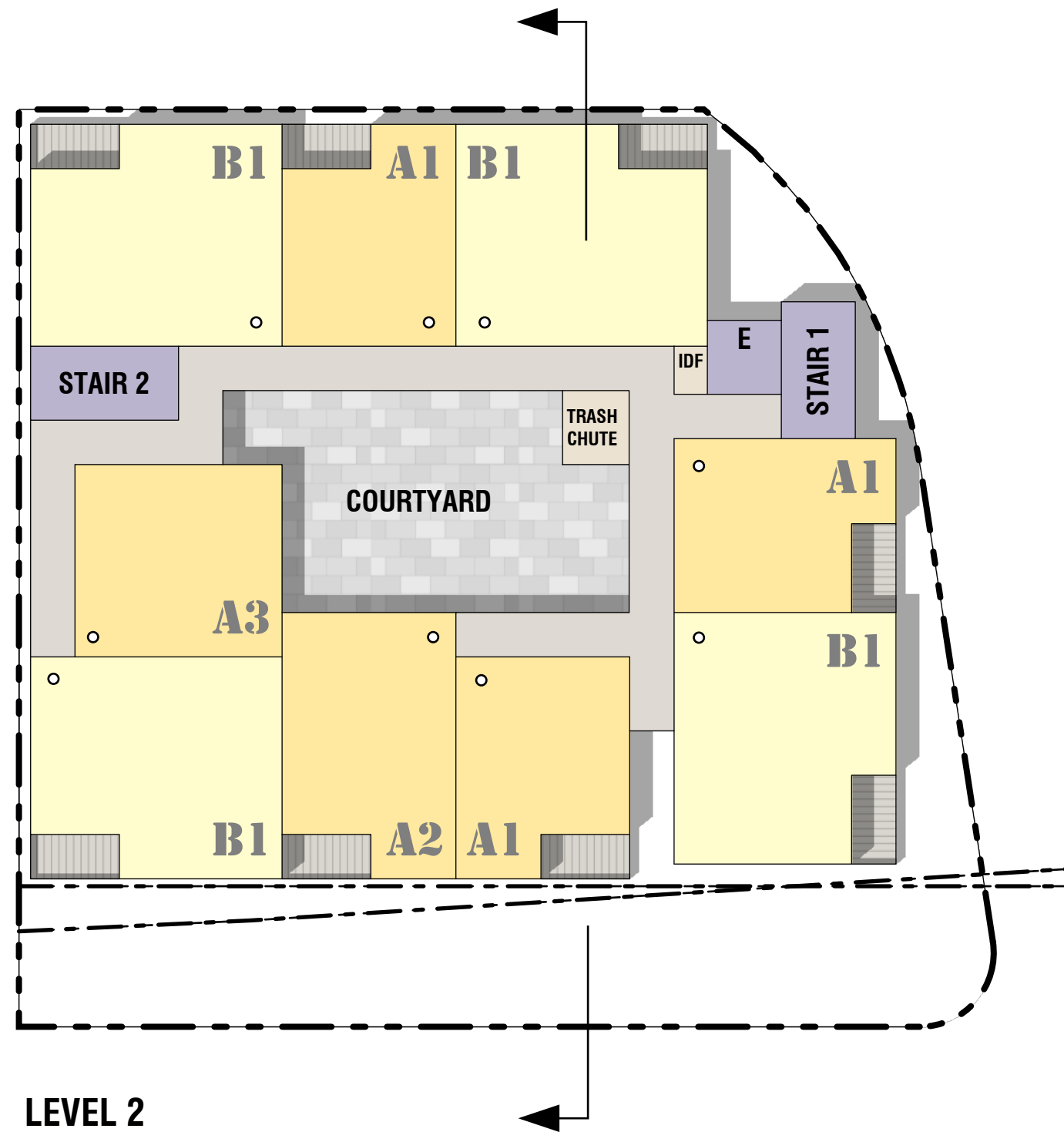
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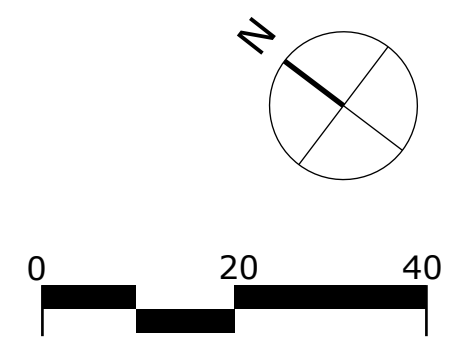
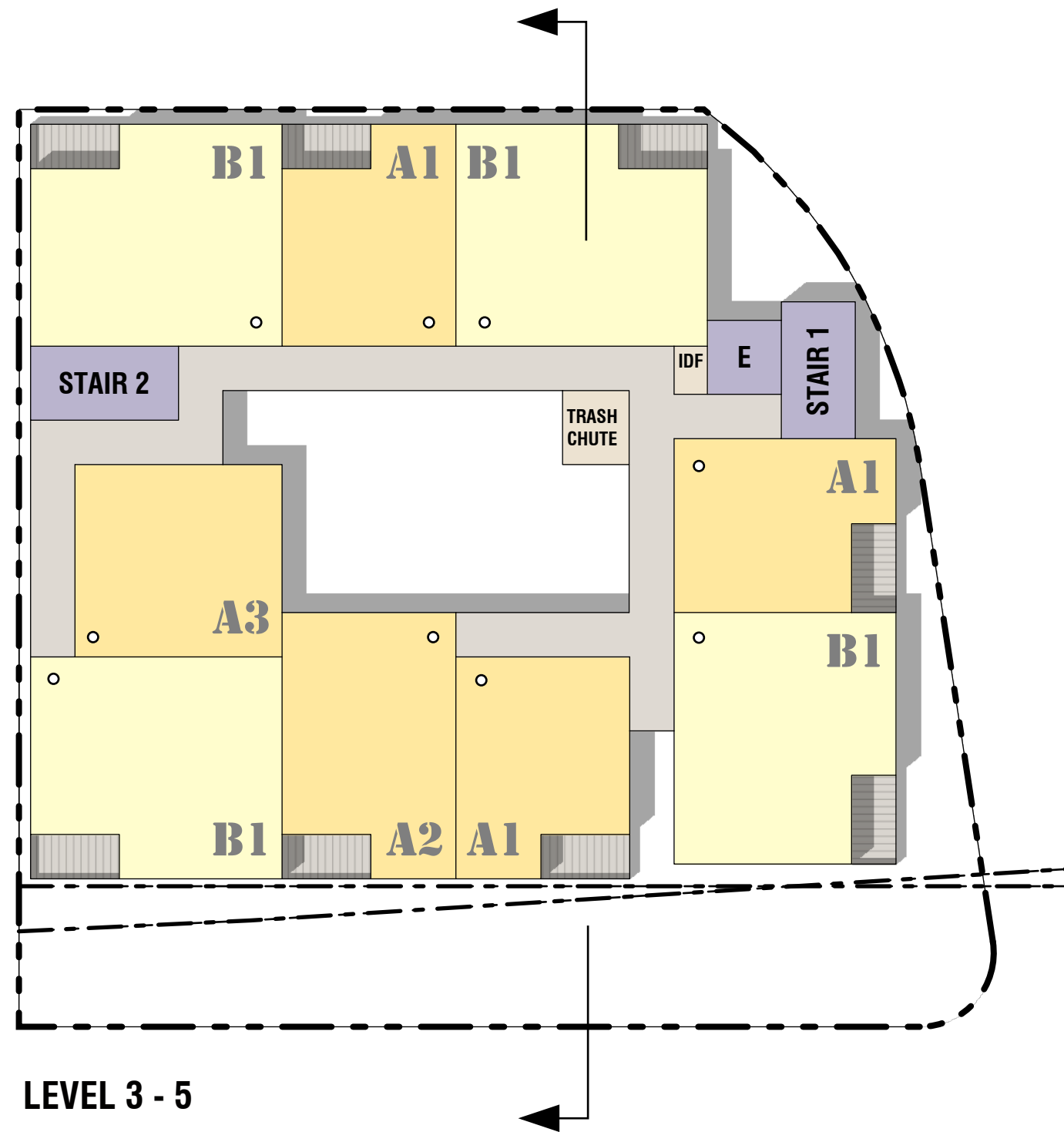
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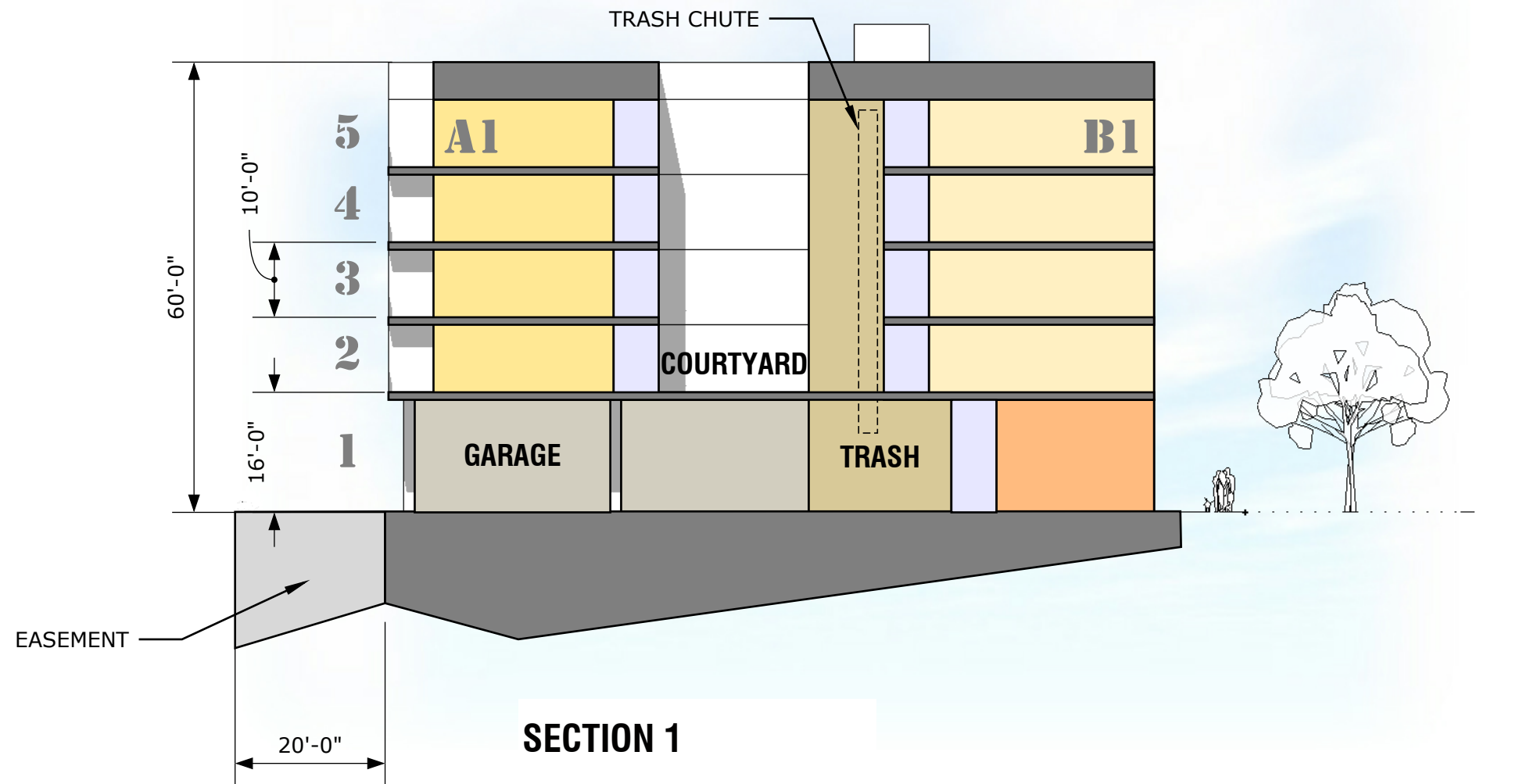
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