



Application for Discretionary Permit

Development Services Department / Planning Division

STAFF USE ONLY

ACCEPTED

BY

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT

2. STATUS

Reza Shera

Developer

3. ADDRESS

4. PHONE & E-MAIL

P.O.B. 9890, Rancho Santa Fe, 92067

(858) 401-9090 - rezashera@gmail.com

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

Alta Consultants - Fernanda Rivero

6. ADDRESS

7. PHONE & E-MAIL

1283 E. Main Street #109, El Cajon, CA 92021

619 749-8818

PART II – PROPERTY DESCRIPTION

8. LOCATION

3710 Vista Way being North of Vista Way, South of Gail Drive, East of Lile Street, West of North Way

9. SIZE

2.08 Acres

10. GENERAL PLAN

11. ZONING

12. LAND USE

13. ASSESSOR'S PARCEL NUMBER

Residential

RM-A

Vacant - Residential

165-493-47-00

14. LATITUDE
117°18'11.17

15. LONGITUDE
33°10'56.39

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

Tentative Map for proposed 20 unit detached senior housing project to be developed as a common interest type of development.

17. PROPOSED GENERAL PLAN

18. PROPOSED ZONING

19. PROPOSED LAND USE

20. NO. UNITS
20

21. DENSITY

10.15 du/ac

22. BUILDING SIZE

23. PARKING SPACES

24. % LANDSCAPE

25. % LOT COVERAGE or FAR

1069 sf - 1089 sf

47

44%

25%

PART IV – THE FOLLOWING ATTACHMENTS WILL BE REQUESTED AFTER REVIEW OF APPLICATION. PLEASE PROVIDE BOX EMAIL ACCOUNT: gary.johnson@alta-consultants.com

26. DESCRIPTION/JUSTIFICATION

27. TITLE REPORT WITH LEGAL DESCRIPTION

28. NOTIFICATION MAP & LABELS

29. ENVIRONMENTAL INFO FORM

30. STORM WATER QUALITY ASSESSMENT FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. ATTACH ADDITIONAL PAGES AS NECESSARY.

35. APPLICANT OR REPRESENTATIVE

36. DATE

37. OWNER

38. DATE

gary johnson

03/24/2021

Reza Shera

03/24/2021

eSigned via SeamlessDocs.com

gary johnson

Key: 0fa27875a34dc7b27a9fa7e28ac2d9a

eSigned via SeamlessDocs.com

Reza Shera

Key: 2898f8a8f0c1dcfaa49de817b28259a

- I DECLARE, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01 / POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

ALTA CONSULTANTS
PLANNING " ENGINEERING " SURVEYING

1283 E. Main Street, Suite 109, El Cajon, CA. 92021 Tel. (858) 581-6101 Fax. (619)
749-8806 State License R.C.E. 38606 and L.S. 5335

**Detached Senior Housing and Triplex Residential
Development Plan with Density Bonus**

APN: 165-493-47-00 TM21-00002 and D21-00005

Description & Justification

Introduction

This application presents a Development Plan for a senior housing project consisting of 12 detached one-story units and two (2) triplexes (the two triplexes total six units) that have a combined total of 18 units on this property utilizing density bonus provisions for the project per state density bonus law. The Development Plan is on the 1.97 acre site adjacent to Vista Way and North Way. It is proposed using the City of Oceanside's Density Bonus requirements. The existing zoning is RM-A. Senior housing units at achievable and affordable levels are proposed with site design, residential architecture, and landscaping to complement the surroundings and respect the existing neighborhood character. The units are single story and uniquely designed with elevations, forms, façade effects and roof details to present a high-quality "five-sided" design. Adequate parking is provided with garages and open parking areas incorporating handicapped and compact car spaces. Proposed, are 43 spaces. The applicant has worked closely with the staff for more than two years with ongoing meetings and negotiations to develop the proposal and specifications for the most ideal project for this site and to provide additional affordable housing. Input from the Planning, Water Utilities, Engineering and Traffic Engineering Departments has been utilized. The Density Bonus provisions use the City's ordinance as well as the State of California's Bonus Law and provide three affordable units out of the total of 18.

The RM-A Residential Zone, has the base density of 6.0 dwelling units per gross acre and the maximum potential density is 9.9 dwelling units per gross acre, if the proper findings are made and requirements met for the density bonus.

This site was previously 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.

The property is a single parcel of approximately 1.97 acres with no existing visible improvements other than some retaining walls. The project address is 3710 Vista

Way, and is adjacent to the 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 will provide additional senior housing options for the community at low income levels. The residential architecture, development plan, and lot pattern are carefully designed to complement the site surroundings and respect the neighborhood character.

Development Plan

The proposed Development Plan includes the twelve detached units and two triplexes as described. Unit 1 and 3 will have an ADA ramp installed. Units 1-3 will be rear facing to Vista Way and oriented toward Driveway A, and units 4-12 will be oriented to Driveway A and facing Vista Way. Units 13-18 will be oriented toward Driveway B, and facing Vista Way. Vista Way frontage has direct access to Driveways A and B. The units 4, 9, 13 located on Driveway B will be dedicated as low income units.

The 12 new senior designated single-family homes are designed as one-story residences with an attached one-car garage, triplexes are one-story with an attached garage, as well as 19 unattached parking spaces, two compact car parking spaces, and two ADA Van-accessible handicapped parking spaces are proposed. The total number of proposed parking spaces is 43.

Design Description

The homes incorporate two unique floor plan layouts with multiple color scheme options displaying a variety of elevations, facades and a diverse street scene for the project. Unit Plan "A" 2 bedroom and 2 bath, 1089 sq ft, floor plan, and Unit Plan "B" is a 2 bedroom and 2 bath, 1069 sq ft floor plan. The units are intended for rent.

The residences include a street-facing front entry set back from the front plane of the home to create a welcoming entry for guests and residents. A waiver of setback requirements will be requested due to the lot shape and size, setbacks 1050 (AA), 1050(DD) and 1050(L). Additionally, a waiver to the 15' rear yard size required by 1050(T) will be requested for the same lot size and shape restriction. Driveway A and B will be designed to allow parking for one full size car, effectively allowing parking of 2 cars per home. 3 Units are low income and the remaining balance of 15 units are Market Rate. Table 2 demonstrates the required 15% low income units, which is rounded to 3 units ($18 \times 15\% = 2.5 \sim 3$ units)

A summary of the floor plan for each of the residential lots is provided in Table 1.

Table 1 - Residential Plan Summary

UNIT	<u>PLAN TYPE</u>	<u>SQ. FT.</u>	<u>BDs / BAs</u>
1	Plan B Option 1	1,069	2/2
2	Plan A Option 1	1,089	2/2
3	Plan A Option 2	1,089	2/2
4	Plan A Option 2	1,089	2/2
5	Plan A Option 1	1,089	2/2
6	Plan A Option 2	1,089	2/2
7	Plan A Option 1	1,089	2/2
8	Plan A Option 2	1,089	2/2
9	Plan A Option 1	1,089	2/2
10	Plan A Option 2	1,089	2/2
11	Plan A Option 1	1,089	2/2
12	Plan A Option 2	1,089	2/2
13	Plan C Triplex 1	1,069	2/2
14	Plan C Triplex 1	1,069	2/2
15	Plan C Triplex 1	1,069	2/2
16	Plan C Triplex 1	1,069	2/2
17	Plan C Triplex 1	1,069	2/2
18	Plan C Triplex 1	1,069	2/2

¹ For elevation color & material details refer to Color / Materials Board - Sheet of Architectural Plan Set

Architecture

The architectural style for each home will feature contemporary designs. Elevations feature an aesthetically pleasing blend of building forms, façade offsets, and roof details to present a high-quality “five-sided” architectural design. A variety of materials and design details are proposed for the homes including lap siding, composite cedar shiplap siding, light sand stucco, stone veneer, steel/glass doors, wood & metal railings, standing seam metal roofs, and composite shingles, all which support a well-thought out composite for each architectural style.

Landscape Design

The landscape design for the project embraces diversity of prospective residents, strives to enhance the site aesthetic and complement the surrounding neighborhood. The selection of plan material is based on cultural, aesthetic, environmental sensitivity,

water conservation and maintenance considerations. Trees, shrubs, vertical accent plants and groundcovers are designed throughout the front yard and parkway areas of the home lots. The tree palette includes species selected for their size, form, and ornamental qualities relative to the proposed architecture and site location.

Affordable Housing Density Bonus – Unit Calculations

The State of California’s Density Bonus Law (Government Code §65915-65918) was established to promote the construction of affordable housing units and requires cities to provide a density bonus and other incentives or concessions, and waivers of development standards to projects that provide affordable housing units in compliance with current density bonus regulations. The City of Oceanside zoning regulations implement the state requirements, and Table 2 summarizes the calculations under Density Bonus Law for this project with specific detail provided in Table 3. Per State Density Bonus Law, the site is permitted a total of 20 dwelling units ($1.97 \times 9.9 = 19.5$, rounded to 20 units). The application is for only 18 total dwelling units.

Table 2 - Summary of Project Unit Count

Type of Units	Calculations	Proposed
Total Units	20 units -maximum (per Density Bonus Law: $1.97 \times 9.9 = 19.5 \sim 20$)	18 units
Affordable Units (Low Income)	15% ($18 \times 15\% = 2.7 \sim 3$)	3 units
Market Rate Units	N/A	15 units

Table 3 – Allowable Density Bonus Calculations*

STEP 1:	Calculate Base Allowable Density At this site, the Land Use Element designates a density of 9.9 units per acre, and the RM-A zone allows a maximum potential density of 9.9 units per acre for 1.97 acres of the site. Under Density Bonus Law, where a density range is provided, the base number of units permitted is determined by multiplying the gross site acreage (1.97 acres) by the applicable maximum density for the specific zoning range and land use element of the general plan applicable to the project area is 20 units. (Per Density Bonus: $20 \times 27.5\% = 5.5 \sim 6$ additional units permitted therefore total of 26 units are allowed.)
STEP 2:	Determine Affordability Percentage and Units The project proposes to provide 15% of the units as affordable to low- income households. Per State Density Bonus Law, affordable unit percentage is calculated excluding units added by a Density Bonus. $15\% \times 18$ units (base allowable) = 3 units.
STEP 3:	Calculate Total Dwelling Units Total allowable units are 26, due to the Density bonus. (This was calculated per the Density Bonus: 20 units $\times 27.5\% = 5.5 \sim 6$ units plus the base of 20 units for this total of 26 total allowable units.) The proposed project is only 18 units.

Required Incentives / Concessions

In addition to the density bonus units and the parking requirements specified in State Density Bonus Law, the project is also entitled to certain incentives/ concessions and waivers. These can include, for example, a reduction in site development standards or a modification of zoning code or architectural design requirements. By providing 15% of the base units as low-income units, this project is entitled to receive one incentive concessions. The granting of waivers does not reduce the number of incentives/concessions allowed for a project, and the number of waivers that may be requested and granted is not limited.

WAIVERS

To accommodate the increased density allowed under State Density Bonus Law and maintain the single-family lot design and character of the underlying zone, the project cannot physically comply with all the development standards that apply to standard projects. Based on the proposed design to accommodate the affordable unit, the project seeks a waiver of the following development standards for a housing development pursuant to Density Bonus law:

- Number of Garages
- Retaining Walls
- Setbacks
- Private Road
- Rear Yard
- Common Usable Open Space

Development Standards & Waivers

A summary of development standards and waivers requested is provided in Table 4 to demonstrate compliance with the RM-A zone standards, or where Density Bonus waivers are requested. These standards and waivers are also detailed in the exhibits provided by the civil plans.

Table 4 – Development Standards Matrix - Required Waivers

DEVELOPMENT STANDARDS	RM-A ZONE PROPOSED VISTA WAY PROJECT	NOTES
Rear Yard Setbacks	15ft min required. All units meet requirements for rear yard setback distance	Meets requirements
Front Setback	20 ft min required. 4-6 ft are provided for front setback	Waiver Requested
Vista Way Setback	20 ft min required. Minimum requirement met other than with units 1 and 2 which are encroaching 3-6 ft	Waiver Requested
Parking	2-car attached garage per unit required. 1 car attached garage provided along with 1 car detached space.	Waiver to reduce attached garage
Fences and Walls	Maximum height of a fence or wall, including retaining walls shall be 6 feet. Retaining walls over 4 feet in height shall be planted and irrigated. Residential lot fencing will not exceed 6 feet in height. Retaining walls incorporated with the grading plan up to 15 feet to create a rear yard is proposed.	Fence height in compliance. Retaining wall height and planting waiver requested.
Common Usable Open Space	Required is 2,700 Sq. Ft. Open Space provided is 1,377 Sq Ft.	Waiver requested that our surplus of private usable open space make up for shortfall of common usable open space
Private Usable Open Space	Required is 2,700 Sq Ft. Private usable open space provided is 8,221 Sq Ft.	Surplus of 5,521 provided. Surplus to go towards the common space needed.

Access

The existing site is bordered by North Way on the east, Lile Street on the west and Vista Way/Highway 78 on the south. All lots will be accessed by a private driveway which will connect to Vista Way on the south.

Grading

The proposed project would involve limited quantities of grading. The total grading quantity estimates are provided in Table 6 below. The grading and lot patterns are designed to respect the existing topography.

Table 5 – Grading

EARTHWORK QUANTITY
Cut 3,000 CY
Fill 4,000 CY
Import 1,000 CY

Drainage

The project's building pads are located at an elevation greater than 200 feet above Mean Sea Level. Groundwater accumulation is not expected. Stormwater on the for Unit Lots 1 – 12 will be conveyed via an existing storm water inlet. For Unit Lots 13- 18, a Stormwater inlet will be created as per the plan.

Summary

The Vista Way Senior Single-Family Residential Development will provide additional single-family housing options for the senior community at achievable and low income levels – including three dedicated affordable units at low-income level.

The project has been thoughtfully designed to:

- Complement the site surroundings and respect the neighborhood character,
- Provide high quality architecture and landscape,
- Utilize freeway frontage unused acreage.

The proposed development meets the goals, intentions, and objectives of the General Plan, Zoning Ordinance, Density Bonus Law, and affordable housing objectives.

REQUIRED FINDINGS – DEVELOPMENT PLAN

Development Plan

1. That the site plan and physical design of the project as proposed is consistent with the standards of the Zoning Ordinance.

The site plan and physical design of the project is consistent with the Zoning Ordinance standards except as noted in the requested waivers herein, while also accomplishing the goal of providing market rate housing and low income housing by utilizing the state density bonus provisions.

2. That the Development Plan as proposed conforms to the General Plan of the City.

The Development Plan as proposed conforms to the General Plan of the City because the proposed project is located near similarly zoned parcels and the project will result in the development of a single-family residential community which meets the goals and objectives designated by the applicable elements of the General Plan.

3. That the area covered by the Development Plan can be adequately, reasonably, and conveniently served by existing and planned public services, utilities and public services.

The project site is located within an urbanized area served by existing public services, utilities, and public facilities.

4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.

The project is located on an in-fill site where the residential architecture, development plan and lot pattern are carefully designed to complement the site surroundings and respect the neighborhood character.

5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.

The project site does not contain topographic resources or slopes that are undevelopable per Sections 1.24 and 1.25 of the Land Use Element and Section 3039 of the Zoning Ordinance.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PORT CIRCLE, LOTS 684, 685 AND 708 THROUGH 727 OF COSTA SERENA UNIT NO. 7, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP NO. 7690](#) FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 6, 1973 AS [INSTRUMENT NO. 1973-186900](#) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 684, BEING THE POINT OF BEGINNING OF A LINE DESCRIBED IN PARCEL A OF VISTA WAY STREET DEDICATION IN RESOLUTION NO. 02-R017-1 RECORDED FEBRUARY 26, 2002 AS [INSTRUMENT NO. 2002-0159406](#) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG SAID LINE OF SAID RESOLUTION THE FOLLOWING COURSES:

ALONG THE NORTHERLY LINE OF SAID LOT 684 SOUTH 85°42'19" EAST 2.26 FEET TO THE TRUE POINT OF BEGINNING BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 54°45'35" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 72°41'38" AN ARC LENGTH OF 38.06 FEET;

THENCE NON-TANGENT TO SAID CURVE NORTH 77°23'53" EAST 473.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3158.13 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°50'33" AN ARC LENGTH OF 377.16 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTH WESTERLY, HAVING A RADIUS OF 5.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°44'04" AN ARC LENGTH OF 3.99 FEET;

THENCE NORTH 24°49'16" EAST 26.56 FEET TO THE EASTERLY LINE OF SAID LOT 708;

THENCE LEAVING SAID LINE OF SAID RESOLUTION, ALONG SAID EASTERLY LINE OF LOT 708 NORTH 20°55'24" WEST 41.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 708;

THENCE LEAVING SAID EASTERLY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 708 AND SAID LOT 709 SOUTH 69°04'36" WEST 61.00 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 709;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 709 AND THE NORTHERLY LINE OF SAID LOTS 710, 711 AND 712 SOUTH 75°30'48" WEST 139.14 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 712;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 712 AND THE NORTHERLY LINE OF SAID LOTS 713, 714, 715 AND 716 SOUTH 84°34'04" WEST 140.54 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 716;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 716, 717, 718, 719, 722, 723 AND 724 NORTH 89°36'33" WEST 416.02 FEET TO THE NORTHWESTERLY MOST ANGLE POINT IN SAID LOT 724;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 724, 725 AND 727 SOUTH 4°17'41" WEST 175.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 685;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 685 AND 684 NORTH 85°42'19" WEST 62.74 TO THE TRUE POINT OF BEGINNING.

[APN: 165-493-47-00](#)



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Reza Shera
2. **ADDRESS:** PO Box 989, Rancho Santa Fe, CA 92067
3. **APPLICANT REP:** Alta Consultants – Attn: Fernando Rivero (619) 749-8818
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Sergio Madera, City Planner
6. **PROJECT TITLE:** Tentative Subdivision Map (T21-00002), Development Plan (D21-00005) and Density Bonus (DB21-00008) – Vista Way Senior Housing

7. **DESCRIPTION:** Tentative Map (T21-00002), Development Plan (D21-00005), and Density Bonus (DB21-00008) for a one-lot subdivision for condominium purposes and development of twelve single-family detached homes and two triplexes for a total of 18 residential units on a 1.97-acre parcel located at 3710 Vista Way between Buena Hills Drive and North Way.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on this review, the City has determined that further environmental evaluation is not required because:

- ☒ The project qualifies for a Class 32 categorical exemption under Section 15332 (In-Fill Development Projects);
- ☐ "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- ☐ The project is statutorily exempt, Section, ____ (Sections 15260-15277); or,
- ☐ The project does not constitute a "project" as defined by CEQA (Section 15378).

Sergio Madera, City Planner

Date: May 8, 2023

cc: ☒ Project file ☒ Counter file ☐ Library Posting: ☐ County Clerk \$50.00 Admin. Fee

SEASIDE COTTAGES

COMMUNITY NOTICE

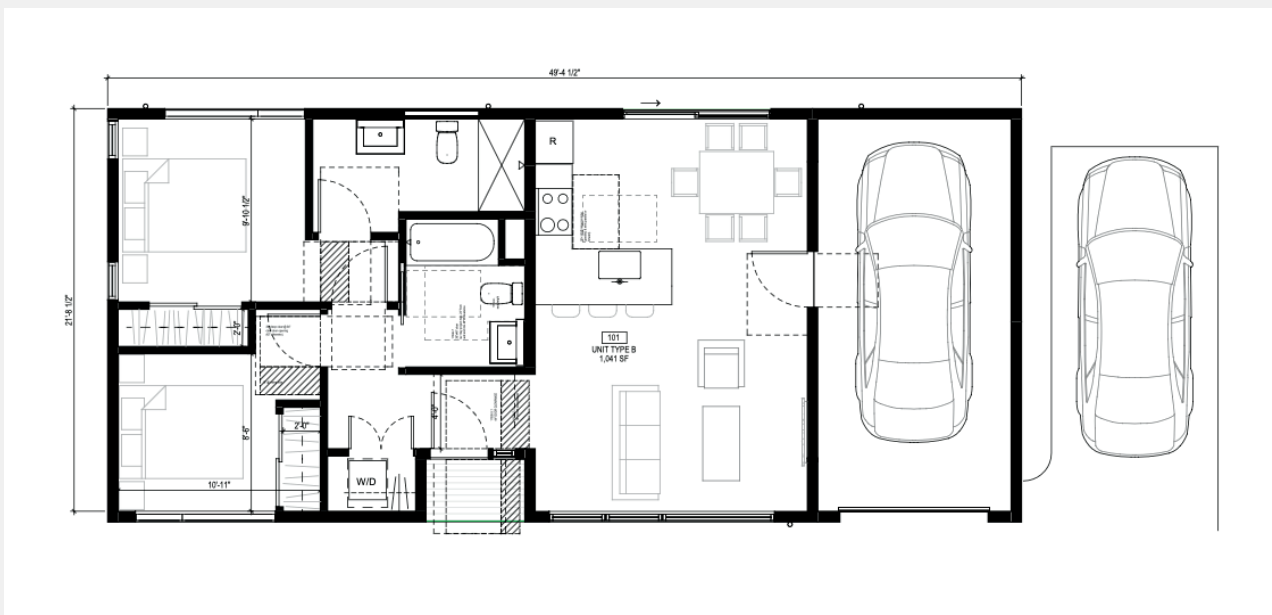
THIS IS TO INFORM YOU THAT A MEETING WILL BE HELD AT
EL CORAZON SENIOR CENTER - 3302 SENIOR CENTER DR
ON SEPTEMBER 20TH, 6:00PM
TO DISCUSS THE FOLLOWING PROJECT DETAILS:

SEASIDE COTTAGES - A SENIOR HOUSING PROJECT CONSISTING OF 12 DETACHED ONE-STORY UNITS AND TWO (2) TRIPLEXES (THE TWO TRIPLEXES TOTAL SIX UNITS) THAT HAVE A COMBINED TOTAL OF 18 UNITS.

THE PROJECT IS LOCATED ON 2.08 ACRES WITH AN ADDRESS OF 3740 VITSTA WAY, OCEANSIDE
(PROJECT #T21-00002)

THE HOMES INCORPORATE TWO UNIQUE FLOOR PLAN LAYOUTS WITH MULTIPLE COLOR SCHEME OPTIONS DISPLAYING A VARIETY OF ELEVATIONS, FACADES AND A DIVERSE STREET SCENE FOR THE PROJECT. UNIT PLAN "A" 2 BEDROOM AND 2 BATH, 1089 SQ FT, FLOOR PLAN, AND UNIT PLAN "B" IS A 2 BEDROOM AND 2 BATH, 1069 SQ FT FLOOR PLAN.

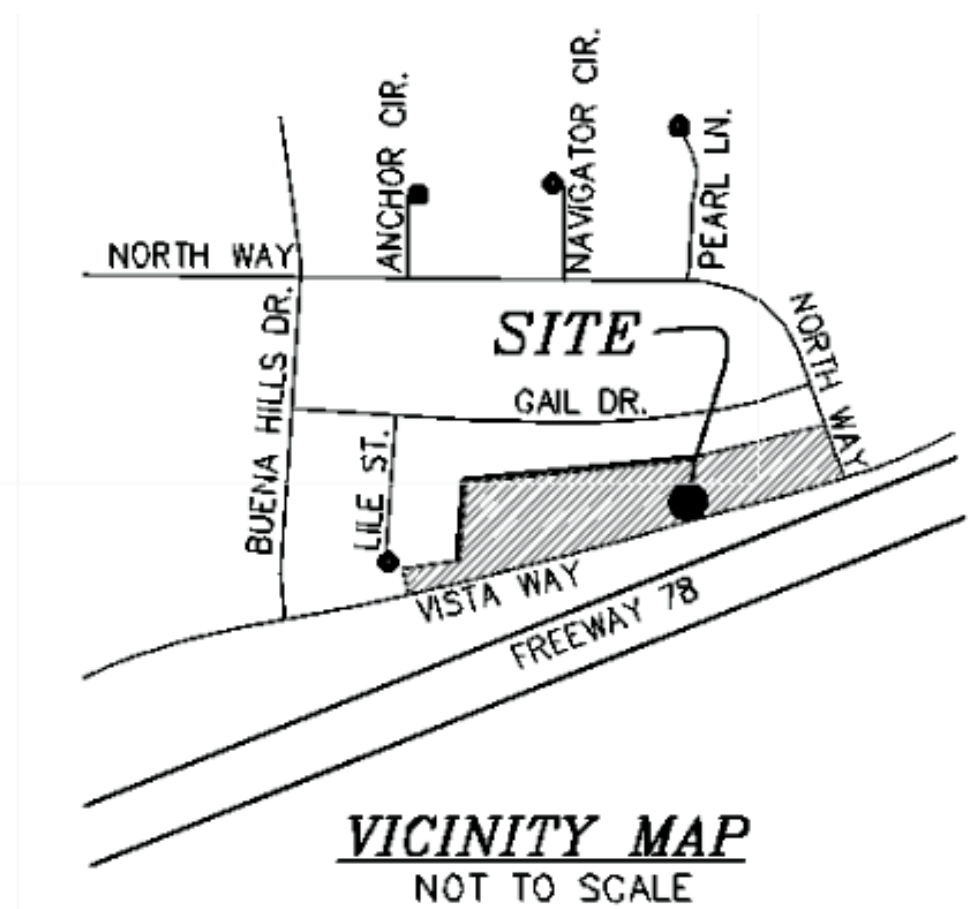
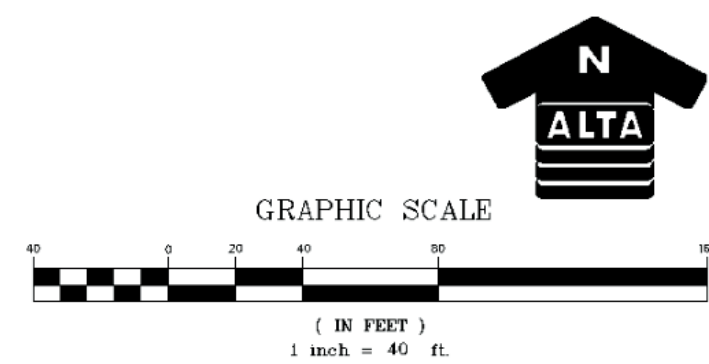
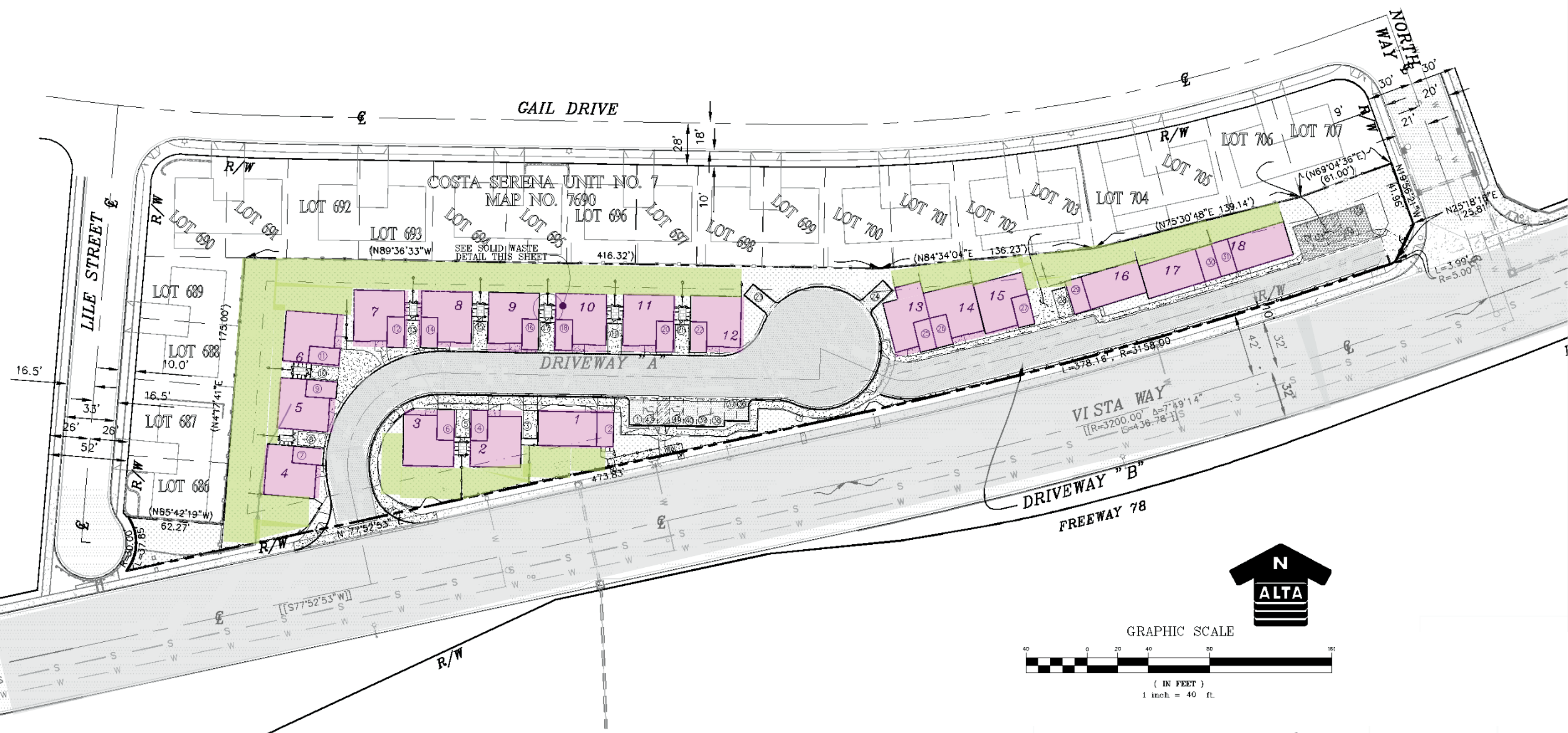
Floor Plans



CONTACT: ZACH
760-385-8968
PACIFICSEASIDECOTTAGES@GMAIL.COM

CITY ISSUED PROJECT #T21-00002
TOTAL ACREAGE: 2.08 ACRES
3740 VISTA WAY, OCEANSIDE

SITE MAP



CONTACT: ZACH
760-385-8968
PACIFICSEASIDECOTTAGES@GMAIL.COM

CITY ISSUED PROJECT #T21-00002
TOTAL ACREAGE: 2.08 ACRES
3740 VISTA WAY, OCEANSIDE