



STEPHEN DALTON **ARCHITECTS**
www.SDArchitects.net

VISTA GATEWAY
745 S. SANTA FE, VISTA, CA

03
STUDY

DATE
06/17/24

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NORTHEAST AERIAL VIEW

ADDRESS:		745 S. SANTE FE AVE.		APN	ACRE	SF
		VISTA, CALIFORNIA		179-051-20-00	.33 AC	14,511 SF
DEVELOPMENT REGULATIONS						
BASE ZONE		MIXED USE (MU)		DENSITY		40 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	COMMERCIAL	MIXED-USE
		MAX	0		35 FT	60 FT
	SIDE	MIN:	0	OUTDOOR SPACE		200 SF/DU
		OPT:	0			
	SIDE STREET	MAX:	0	PRIVATE OPEN SPACE	AREA	25%
		OPT:	0		MIN. DIM.	6 FT
					MIN. AREA	36 SF
	REAR	MIN:	15 FT	PUBLIC OPEN SPACE	10% OF COMMERCIAL GFA	
		OPT:	0			
	STEPBACK	L2 & UP	10 FT	REFUSE & RECYCLING	APPLIES (18.58.590)	
				PARKING DESIGN	APPLIES (18.54.050)	
				AFFORDABLE HOUSING	APPLIES (18.34.130)	
				DENSITY BONUS	APPLIES (18.90)	

SCOPE OF WORK						
CONSTRUCTION OF A NEW 5-STORY APARTMENT BUILDING WITH 4-LEVELS OF TYPE VA MODIFIED OVER 1-LEVEL OF TYPE IA CONSTRUCTION. BUILDING WILL INCLUDE COVERED PARKING, 26 APARTMENT UNITS						
INTENDED OCCUPANCY USE						
(R-2) APARTMENT OVER (M) RETAIL & (S-2) PARKING						



UNIT TABULATION

			UNIT	# DU	SF / DU	NRSF
0%	STUDIO			0	SF	SF
		SUB-TOTAL	0		SF	
62%	1 BED	A1	15	728 SF	10,920 SF	
		A2	1	888 SF	888 SF	
		SUB-TOTAL	16		11,808 SF	
38%	2 BED	B1	10	1,080 SF	10,800 SF	
		SUB-TOTAL	10		10,800 SF	
TOTAL UNITS			26		22,608 SF	
				AVERAGE UNIT	=	870 SF

PARKING

	QNTY	CARS		MOTORCYCLES		BIKES	
		RATIO ²	#	RATIO	#	RATIO	#
STUDIO	DU	0.5	0				
1 BED	16 DU	0.5	8				
2 BED	12 DU	0.5	6				
	28 DU		14				
COMMERCIAL PARKING	4 / 1000 GFA		10				
TOTAL REQUIRED			24	1 / 100 CARS	0.2	1 / 5 CARS	4.8
TOTAL PROVIDED			26		1		9
CARS / MARKET RATE UNIT			1.24				
NOTES			² PROJECT IS WITHIN 1/2 MILE OF A MAJOR TRANSIT STOP				

DENSITY

BASE DENSITY		.333 AC	x	40 DU / AC	=	13.33 DU	14 DU
SET ASIDE UNITS (DB)		VERY LOW	15%	=	2.1 DU	3 DU	
		¹ MODERATE	10%	=	1.4 DU	2 DU	
						5 DU	
DENSITY BONUS		VERY LOW	50.00%	=	7. DU	7 DU	
		¹ MODERATE	32.50%	=	4.55 DU	5 DU	
							12 DU
TOTAL UNITS ALLOWED							26 DU
VISTA AFFORDABLE HOUSING (VMC 18.34.130)				REQUIRED		PROVIDED	
		MODERATE	4%	1 DU	8%	2 DU	
		LOW (OR LESS)	5%	1 DU	12%	3 DU	
		TOTAL	9%	2 DU	19%	5 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	BLDG HEIGHT				
	WAIVER					



SUPPLEMENTARY REGULATIONS

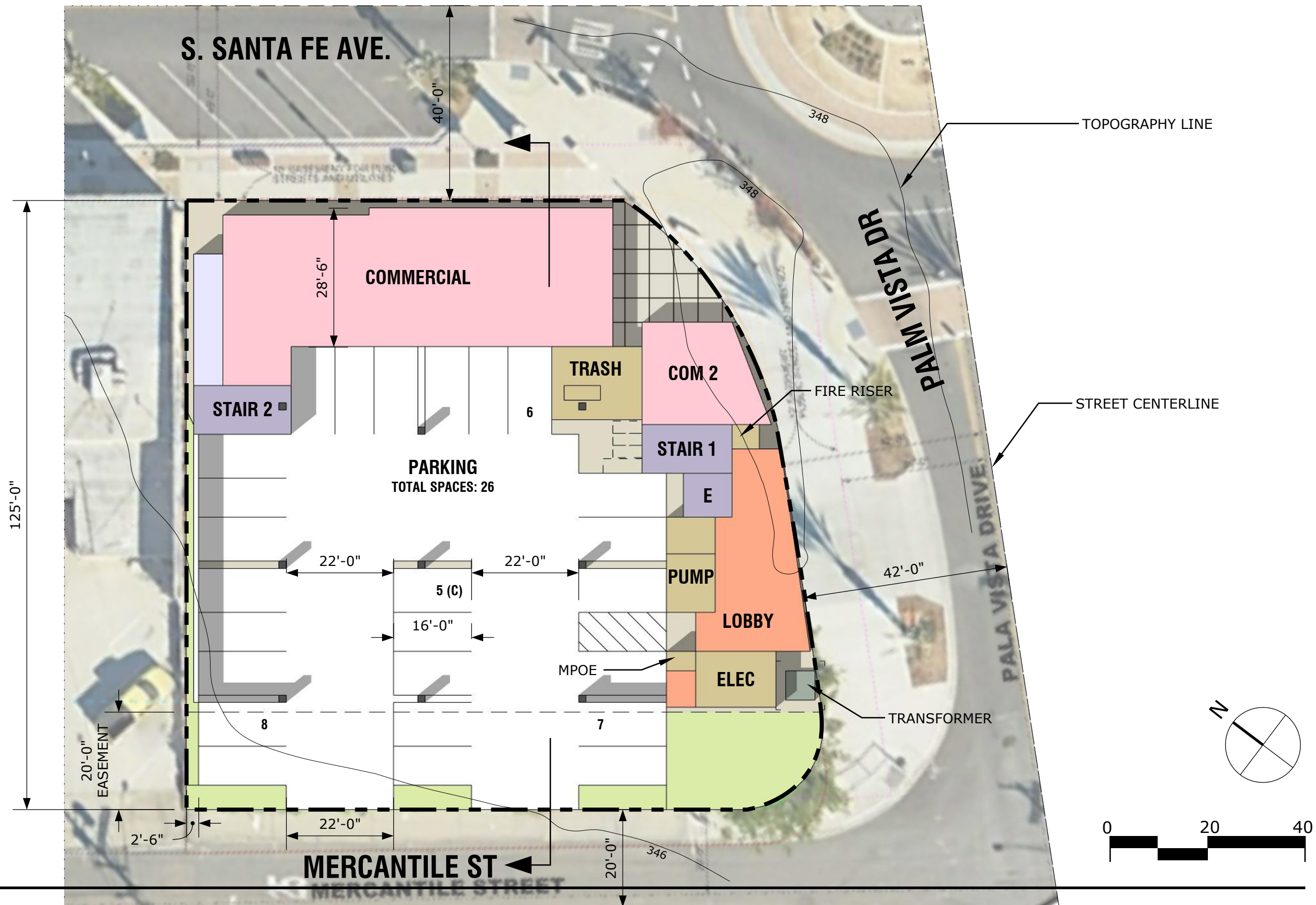
OUTDOOR OPEN SPACE	REQUIRED		26 DU	x	200 SF	5,200 SF
	PROVIDED					6,182 SF
PRIVATE	REQUIRED:			25%		1,300 SF
	PROVIDED		26 DU	x	72 SF	1,872 SF
COMON AREA	REQUIRED:			75%		3,900 SF
	PROVIDED					4,310 SF
		PLAZA			400 SF	
		COURTYARD			2,150 SF	
		PLAZA DECK (L2)			680 SF	
		ROOF DECK (L5)			1,080 SF	
PUBLIC OPEN SPACE	REQUIRED:		10%	2,919 SF		292 SF
	PROPOSED:					1,201 SF
		PLAZA			400 SF	
		AREA 1			619	
		AREA 2			80	
		AREA 3			102	
STORAGE	REQUIRED		26 DU	x	24 SF	624 SF
	PROVIDED					906 SF

GROSS FLOOR AREA

RENTABLE AREA						25,527 SF
	RESIDENTIAL					22,608 SF
	COMMERCIAL 1					2,390 SF
	COMMERCIAL 2					529 SF
OTHER HABITABLE AREA						1,217 SF
	LOBBY					567 SF
	CLUB ROOM (L2)					650 SF
ACCESSORY AREA						2,145 SF
	TRASH					324 SF
	ELECTRIC ROOM					235 SF
	PUMP RM					120 SF
	STORAGE 1	4	x	38 SF/FLR		152 SF
	STORAGE 2	4	x	90 SF/FLR		360 SF
	STORAGE 3	4	x	70 SF/FLR		280 SF
	STORAGE 4	3	x	38 SF/FLR		114 SF
	FIRE RISER ROOM					84 SF
	MPOE					24 SF
	IDF	4	x	38 SF/FLR		152 SF
	TRASH CHUTES	4	x	75 SF/FLR		300 SF
CIRCULATION						5,546 SF
	ELEVATOR 1	5	x	100 SF/FLR		500 SF
	STAIR 1	5	x	200 SF/FLR		1,000 SF
	STAIR 2	5	x	200 SF/FLR		1,000 SF
	HALL 1					192 SF
	HALL L2- L4	4	x	656 SF/FLR		2,624 SF
	EXIT HALL (L2)					230 SF
	TOTAL CIRCULATION					
TOTAL GROSS FLOOR AREA (GFA)						34,435 SF
EFFICIENCY (EXCLUDES GARAGE)						77.7%
PARKING						6,298 SF



LEVEL 1 - SITE PLAN



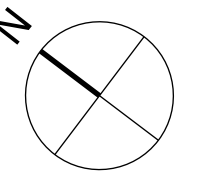
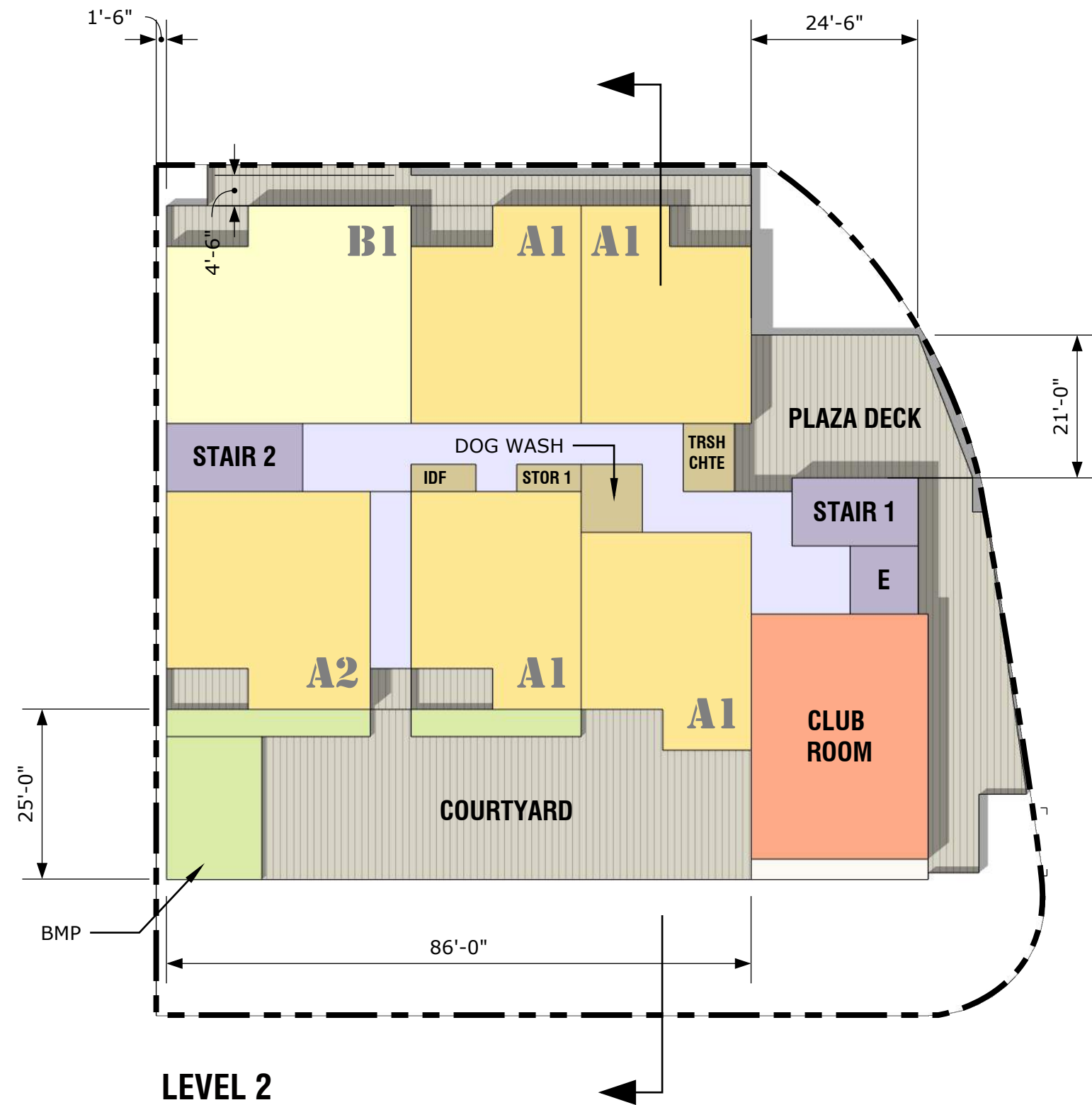
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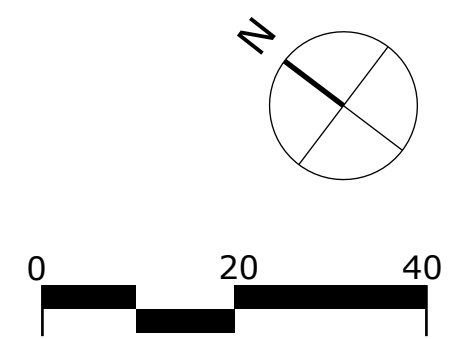
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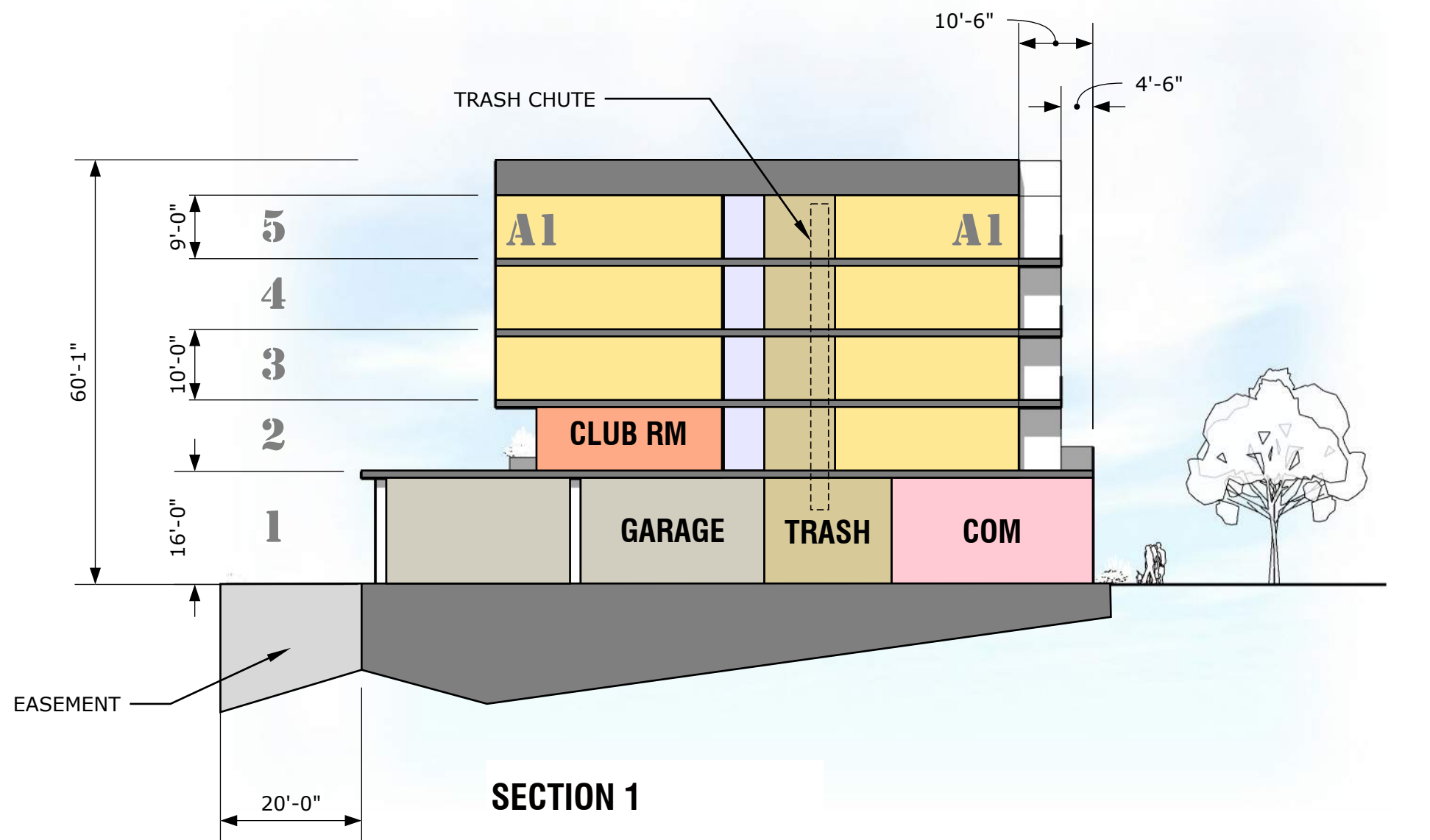
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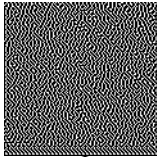
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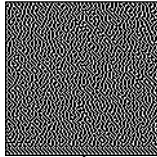
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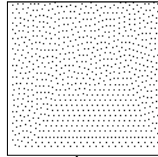
STUCCO/PAINT
COLOR: DUNN
EDWARDS "RED CLAY"



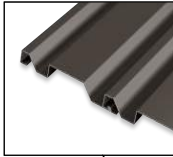
GALVANIZED MTL SHEET
MCNICHOLS
COLOR: RED, TO MATCH STUCCO



STUCCO/PAINT
COLOR: DUNN
EDWARDS "SNOWFLAKE"



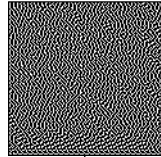
METAL PANEL
PAC-CLAD, REVEAL PANEL
FINISH: CHARCOAL



CERAMIC TILE
WOOD PATTERN



GALVANIZED METAL
COLOR: DUNN EDWARDS
"CHARCOAL SMUDGE"



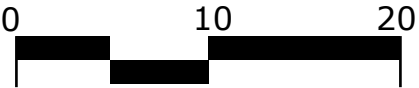
STEEL C CHANNEL
GALVANIZED STEEL



BRICK
BELDEN BRICK
GREY VELOUR



64'-0"



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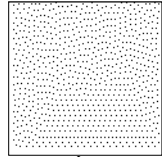
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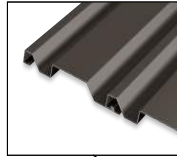
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STUCCO/PAINT
COLOR: DUNN
EDWARDS "SNOWFLAKE"



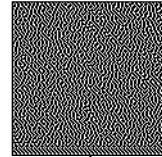
METAL PANEL
PAC-CLAD, REVEAL PANEL
FINISH: CHARCOAL



STEEL C CHANNEL
GALVANIZED STEEL



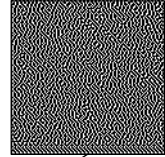
STUCCO/PAINT
COLOR: DUNN
EDWARDS "RED CLAY"



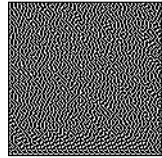
CERAMIC TILE
WOOD PATTERN



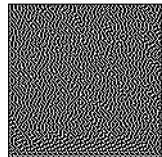
GALVANIZED MTL SHEET
MCNICHOLS
COLOR: RED, TO MATCH STUCCO



GALVANIZED METAL
COLOR: DUNN EDWARDS
"CHARCOAL SMUDGE"



STUCCO/PAINT
COLOR: DUNN EDWARDS
"CHARCOAL SMUDGE"



**EXPOSED
CONCRETE**



BRICK
BELDEN BRICK
GREY VELOUR



64'-0"



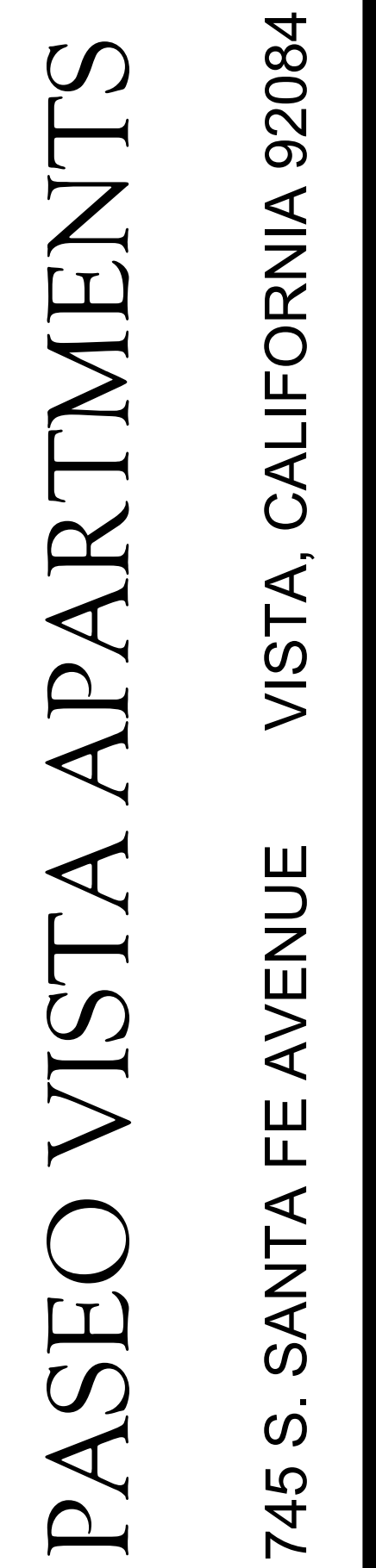
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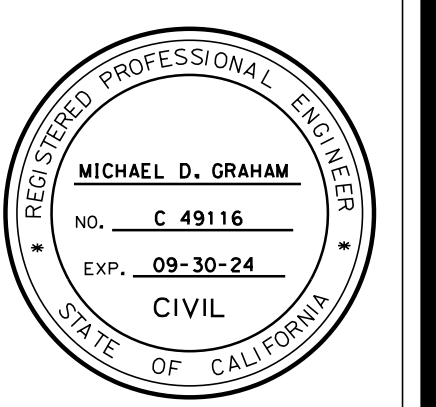
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o@pacificlegacyhomes.com



SCALE: 1" = 12'

Vista-S Santa Fe Site Plan.dgn 6/17/2024 2:13:57 PM