

RARE COASTAL SOLANA BEACH DEVELOPMENT OPPORTUNITY ON 2.91 ACRES

959 Genevieve St | Del Mar, CA 92014 - City of Solana Beach Jurisdiction

- Estate Residential (ER-2) zoning
- Zoning allows for residential, senior care, mobile homes, daycare, and more.
- Excellent location along Interstate 5 with high traffic counts and visibility
- Entitlements in process for 96 bed AL/MC Facility

CALL BROKER FOR PRICING DETAILS

STATE HOUSING LAWS COULD ALLOW FOR 10 LOTS WITH AFFORDABLE HOUSING

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

DRE Lic# 01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CaIDRE Lic #02062959



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SAN DIEGUITO LAGOON

Hilton



DOG BEACH



LA COLONIA PARK & SKATEPARK



Marine View Ave

Genevieve St



aerial

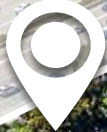


SOLANA BEACH TRAIN STATION

EARL WARREN MIDDLE SCHOOL

SANTA FE CHRISTIAN SCHOOL

Marshalls
 FISH DISTRICT
 DIXIELINE
 LUMBER & HOME CENTERS



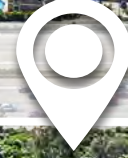
Genevieve St

aerial



LA COLONIA
PARK &
SKATEPARK

SANTA FE
CHRISTIAN
SCHOOL



LOMA
SANTA FE
EXECUTIVE
GOLF COURSE

LOMA
SANTA FE
COUNTRY
CLUB

FAIRBANKS
RANCH
COUNTRY
CLUB

6

Genevieve St

Marine View Ave



217,729 CARS PER DAY

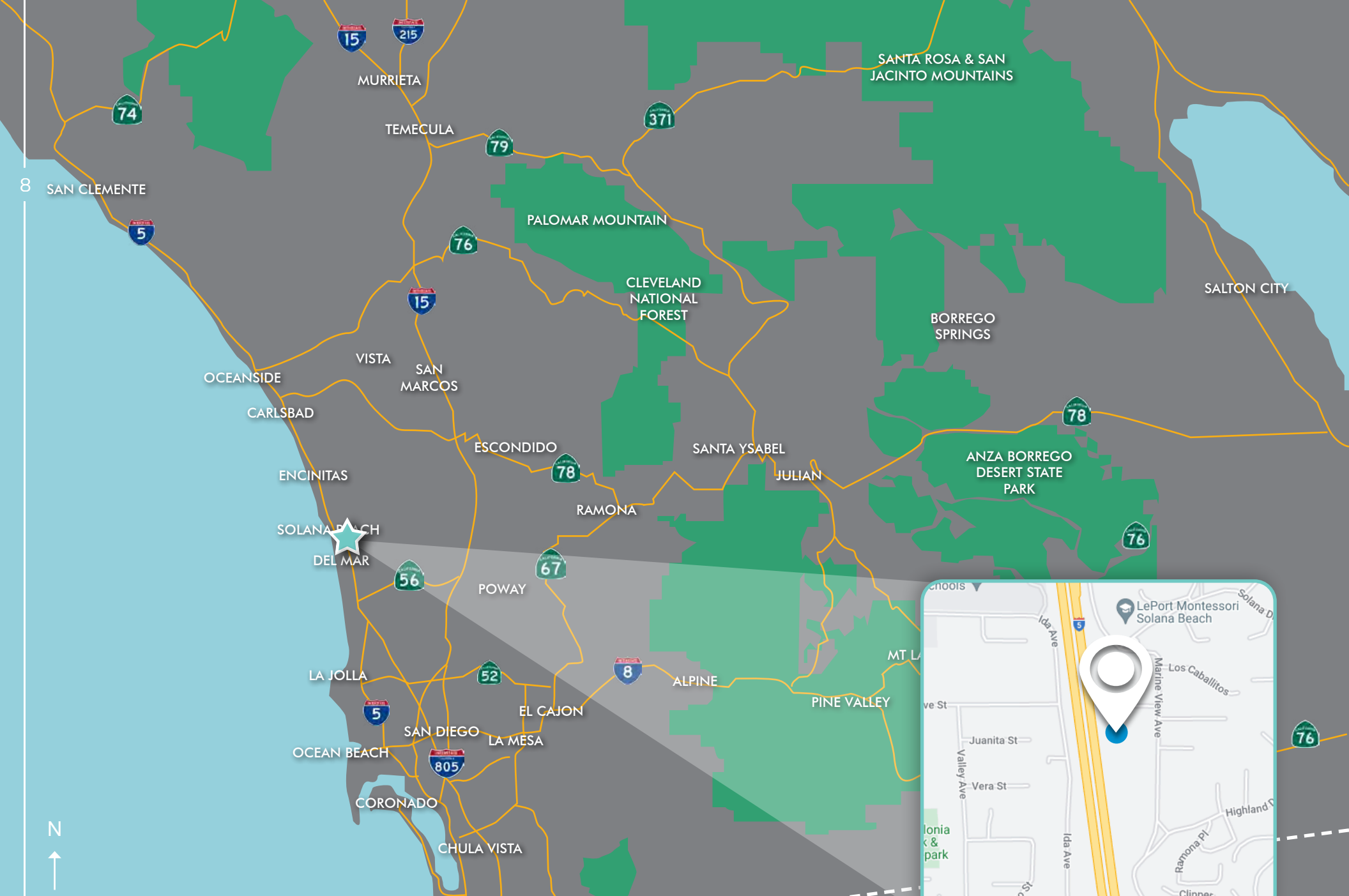




Genevieve St

Marine View Ave





location map

property information

9

location:

The subject property is located at 959 Genevieve Street in Del Mar, California. It is located on the SWC of Genevieve Street and Marine View Way. This property borders Interstate 5 and is approximately 2 miles East of the Del Mar Fairgrounds.

property profile:

The subject property is 2.91 acres zoned Estate Residential allowing for a variety of uses residential, assisted living facility, mobile homes, daycare, and more. The property is in an excellent location along Interstate 5 with high traffic counts and visibility

jurisdiction:

City of Solana Beach

apn

298-390-51-00

acreage:

2.91 acres

zoning:

Estate Residential (ER-2) ([click here to view zoning ordinance](#))

general plan:

Spaced Rural Residential ([click here to view general plan](#))

density:

2du/acre

entitlements:

a 96 bed assisted living/memory care entitlement is in process

permitted uses:

Residential, assisted living facility, mobile homes, daycare, and more. ([Click here to view the full list of permitted uses](#))

development impact fees:

approximately \$87,363.00 for a 2,500 SFR

school district:

San Dieguito Union High School District, Solana Beach Elementary School District

services:

Water: San Dieguito Water District

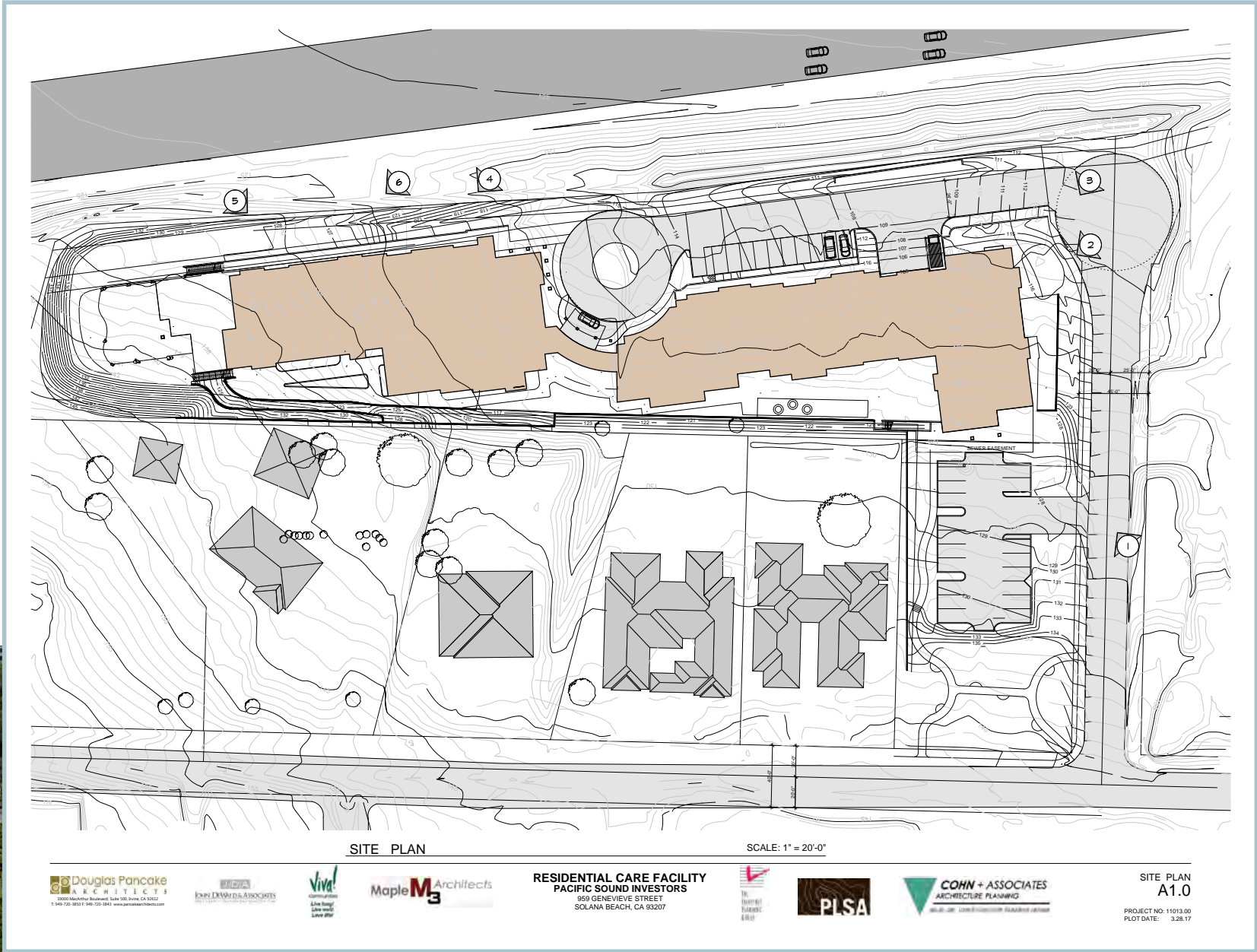
Gas/Electric: SDG&E

Fire: Cal Fire – City of Solana Beach Fire Department

Police: San Diego County Sheriff's Department



conceptual residential care facility site plan



RESIDENTIAL CARE FACILITY

PACIFIC SOUND INVESTORS

959 Genevieve Street Solana Beach, CA 92027

PROJECT INFORMATION

PROJECT ADDRESS
959 Genevieve Street Solana Beach CA 92027

ASSESSORS PARCEL NUMBER
298-390-51

ZONING
EXISTING: ERS-2; ESTATE RESIDENTIAL 1-2 DU / ACRE
PROPOSED: SPECIFIC PLAN

SCOPE OF WORK
2-STORY TERRACED (MC & AL) BUILDING WITH A BASEMENT GARAGE

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 REFERENCE STANDARDS CODE
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA ENERGY CODE

BUILDING CONSTRUCTION

OCCUPANCY TYPES: R-2.1(5/2)
CONSTRUCTION TYPE: Type V-A above Type 1-A (podium)
SPRINKLERS: NFPA 13 (Not used for story or area increase)
FIRE ALARM: NFPA 72
ALLOWABLE BUILDING HEIGHT: Allowable Building Height 25'-0" Zoning Limit
STORIES: Two story (Type V-A) above Basement (Type 1-A - podium)

ALLOWABLE BUILDING AREA
BASE: 10,500 SF
MAXIMUM FLOOR AREA 10,500 SF
MAXIMUM MULTISTORY 21,000 SF

PLEASE SEE MATRIX ON A2.1 & A2.2 FOR BUILDING AREA CALCULATIONS

PROGRAM DATA

AREA CALCULATIONS

AREA TYPE	AREA (SF)
GARAGE LEVEL	
CIRCULATION	843
CIRCULATION - VERTICAL	616
PARKING GARAGE	11,181
REQ'D STORAGE	4,838
	17,478 sq ft

FIRST FLOOR

ADMINISTRATION	150
ASSISTED LIVING - 1 BED	8,364
ASSISTED LIVING - 2 BED	2,517
ASSISTED LIVING - STU...	6,771
CIRCULATION	6,579
CIRCULATION - VERTICAL	1,286
DINING	2,648
KITCHEN	1,284
RESIDENT ACTIVITY	3,020
	34,619 sq ft

SECOND FLOOR

ADMINISTRATION	2,214
ALZHEIMER - 2 BED	2,165
ALZHEIMER - STUDIO	9,186
ASSISTED LIVING - 1 BED	4,707
ASSISTED LIVING - 2 BED	3,208
ASSISTED LIVING - STU...	1,056
CIRCULATION	6,096
CIRCULATION - VERTICAL	1,062
DINING	2,427
RESIDENT ACTIVITY	2,683
	34,904 sq ft

TOTAL UNIT AREA (LEASABLE): 39,974 sq ft

COMMON AREA CALCULATIONS

AREA TYPE	AREA (SF)
GARAGE LEVEL	
CIRCULATION	843
CIRCULATION - VERTICAL	616
PARKING GARAGE	11,181
REQ'D STORAGE	4,838
	17,478 sq ft

FIRST FLOOR

ADMINISTRATION	150
CIRCULATION	6,579
CIRCULATION - VERTICAL	1,286
DINING	2,648
KITCHEN	1,284
RESIDENT ACTIVITY	3,020
	14,967 sq ft

SECOND FLOOR

ADMINISTRATION	2,214
CIRCULATION	6,096
CIRCULATION - VERTICAL	1,062
DINING	2,427
RESIDENT ACTIVITY	2,683
	14,862 sq ft

TOTAL COMMON AREA: 48,207 sq ft

RESIDENT AMENITIES

AREA NAME	AREA (SF)
FIRST FLOOR	
AL DINING	1,980
ART / LIVING RM	945
CAFE	696
THEATER / SUPPORT	1,252
WELLNESS / FITNESS	823
	5,698 sq ft

SECOND FLOOR

LIBRARY	1,780
LIVING RM	524
MC COMMONS	2,427
SPA / SALON	379
	5,110 sq ft

NOTE: RESIDENT AMENITY SPACES ARE INCLUDED IN COMMON AREA CALCULATIONS TOTAL (OF 46,907 SF AT LEFT), UNDER DINING OR RESIDENT ACTIVITY CATEGORY.

UNIT MIX SUMMARY

ROOM ID	UNIT TYPE	BEDS	QUANTITY	AREA
AL-A	ASSISTED LIVING - STUDIO	1	9	3,168
AL-A1	ASSISTED LIVING - STUDIO	1	1	394
AL-B	ASSISTED LIVING - STUDIO	1	5	2,005
AL-C	ASSISTED LIVING - STUDIO	1	10	4,260
AL-D	ASSISTED LIVING - 1 BED	1	16	7,968
AL-E	ASSISTED LIVING - 1 BED	1	7	3,885
AL-E1	ASSISTED LIVING - 2 BED	2	1	691
AL-F	ASSISTED LIVING - 1 BED	1	2	1,218
AL-G	ASSISTED LIVING - 2 BED	2	4	3,188
AL-H	ASSISTED LIVING - 2 BED	2	2	1,846
MCA	ALZHEIMER - STUDIO	1	12	4,224
MC-B	ALZHEIMER - STUDIO	1	6	2,406
MC-C	ALZHEIMER - STUDIO	1	6	2,556
MC-D	ALZHEIMER - 2 BED	2	3	1,557
MC-F1	ALZHEIMER - 2 BED	2	1	658
		96	85	39,974 sq ft

UNIT DETAIL

NUMBER OF UNITS / TOTAL BEDS:

MEMORY CARE BGE UNITS		
STUDIO - UNIT MC-A	12 UNITS	12 BEDS
STUDIO - UNIT MC-B	6 UNITS	6 BEDS
STUDIO - UNIT MC-C	6 UNITS	6 BEDS
TWO BEDROOM - UNIT MC-D	3 UNITS	6 BEDS
TWO BEDROOM - UNIT MC-F	1 UNITS	2 BEDS
TOTAL MC UNITS	28 UNITS	32 BEDS

ASSISTED LIVING UNITS

STUDIO - UNIT AL-A	10 UNITS	10 BEDS
STUDIO - UNIT AL-B	5 UNITS	5 BEDS
STUDIO - UNIT AL-C	10 UNITS	10 BEDS
ONE BEDROOM - UNIT AL-D	18 UNITS	18 BEDS
ONE BEDROOM - UNIT AL-E	7 UNITS	7 BEDS
TWO BEDROOM - UNIT AL-E-1	1 UNIT	2 BEDS
ONE BEDROOM - UNIT AL-F	2 UNITS	2 BEDS
TWO BEDROOM - UNIT AL-G	4 UNITS	8 BEDS
TWO BEDROOM - UNIT AL-H	2 UNITS	4 BEDS
TOTAL AL UNITS	57 UNITS	64 BEDS
TOTAL UNITS	85 UNITS	96 BEDS

TOTAL GROSS AREA (INCLUDES BASEMENT)

AREA (SF)	
GROSS AREA	87,256
	87,256 sq ft

NOTE: INTERIOR ROOM AREA TOTALS DIFFER FROM BUILDING GROSS DUE TO DIFFERENCES IN MEASUREMENT METHOD.

SITE DATA

SITE SUMMARY:

SITE SQUARE FOOTAGE*	126,875 SF
TOTAL BUILDING FOOTPRINT	36,769 SF (29%)
PAVED AREA	16,335 SF (13%)
LANDSCAPED**	52,343 SF (41%)
TOTAL VIA	21,408 SF (17%)

* SF based on current site gross before adjustments; see gross/net calculation below
** Includes water feature

SITE GROSS / NET CALCULATIONS:

GROSS AREA:	126,875 SF (2.91 acres)
AREA OF DEDICATION:	-347 SF
AREA OF STREET VACATION:	-603 SF
NET AREA:	127,151 SF (2.91 acres)

REQUIRED PARKING:
59 SPACES (1 per 7 beds + 14 + 1 per Employee + 45)
62 SPACES (INCLUDES ACCESSIBLE SPACES)

PROVIDED PARKING:
ACCESSIBLE PARKING REQUIRED: 4 SPACES
PER CBC Section 1109A.5:
ACCESSIBLE PARKING PROVIDED: 5 SPACES (3 ACCESSIBLE AND 2 VAN ACCESSIBLE)
LOADING SPACES PROVIDED: 1 SPACE

PARKING COUNT

TYPE	QUANTITY
ACCESSIBLE	3
STANDARD	57
VAN ACCESSIBLE	2
TOTAL	62

BICYCLE	6
MOTORCYCLE	1
LOADING	1
TOTAL OTHER	8

FAR CALCULATION

BUILDING GROSS GROSS	AREA (SF)
GROSS AREA	17,478
FIRST FLOOR	
GROSS AREA	34,672
SECOND FLOOR	
GROSS AREA	35,106
	87,256 sq ft
TOTAL ZONING GROSS:	89,778 SF

BASEMENT IS EXCLUDED FROM THE FAR
FAR: (69,778 SF / 126,875 SF) = 54.997%

SHEET INDEX

T	TITLE
A1.0	SITE PLAN
A2.0	BASEMENT FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A2.4	ENLARGED UNIT PLANS - AL
A2.5	ENLARGED UNIT PLANS - AL
A2.6	ENLARGED UNIT PLANS - MC
A3.0	SITE SECTIONS
A3.1	SITE SECTIONS
A3.2	SITE SECTIONS
A3.3	SITE VIEWS
A4.1	AERIAL VIEW
A4.2	MASSING MODEL
A5.0	BUILDING ELEVATIONS EAST
A5.1	BUILDING ELEVATIONS WEST
A5.2	BUILDING ELEVATIONS NORTH AND SOUTH
A6.0	FLOOR AREA RATIO CALCULATION EXHIBIT
A6.1	SITE AREA CALCULATIONS
A6.2	MASSING STUDIES

PROJECT TEAM

Operator:
VIVAT Communities
Hugh Stone and Anne Owens-Stone

Owner/Developer:
John Dewald
Pacific Sound Investors
1855 Freda Lane
Cardiff, CA 92007

Architect:
Douglas Pancake Architects
19000 MacArthur Blvd., Suite 500
Irvine, CA 92612
T 949-720-3850
F 949-720-3843

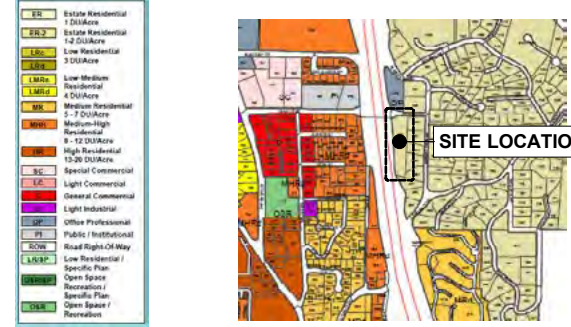
Maple 3 Architects
John M Maple, FARA AIA
200 North Cedros Avenue, Suite B
Solana Beach, CA 92075
T 858-755-5848
F 858-755-5850

Cohn + Associates
512 Via de la Valle, Suite 208
Solana Beach, CA 92075
T 858-755-7308

Planning Consultant:
The Lightfoot Planning Group
Ann Gunter
5900 Pasteur Ct., Suite 110
Carlsbad, CA 92008
T 760-692-1924

Civil Engineer:
Pasco Laret Suiter & Associates
Will Mack, P.E., Project Engineer
535 N. Coast Highway 101, Suite A
Solana Beach, CA 92075
T 858-259-8212
F 858-259-4812

VICINITY MAP



conceptual elevations



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"



PARTIAL WEST ELEVATION

SCALE: 1/8" = 1'-0"

18.00 FIRST F.F.



**RESIDENTIAL CARE FACILITY
PACIFIC SOUND INVESTORS**
959 GENIEVE STREET
SOLANA BEACH, CA 93207



WEST ELEVATION
A4.1

PROJECT NO: 11013.00
PLOT DATE: 3.28.17



residential care facility due diligence

>>>CLICK DOCUMENT LINKS BELOW TO VIEW FULL DOCUMENT<<<

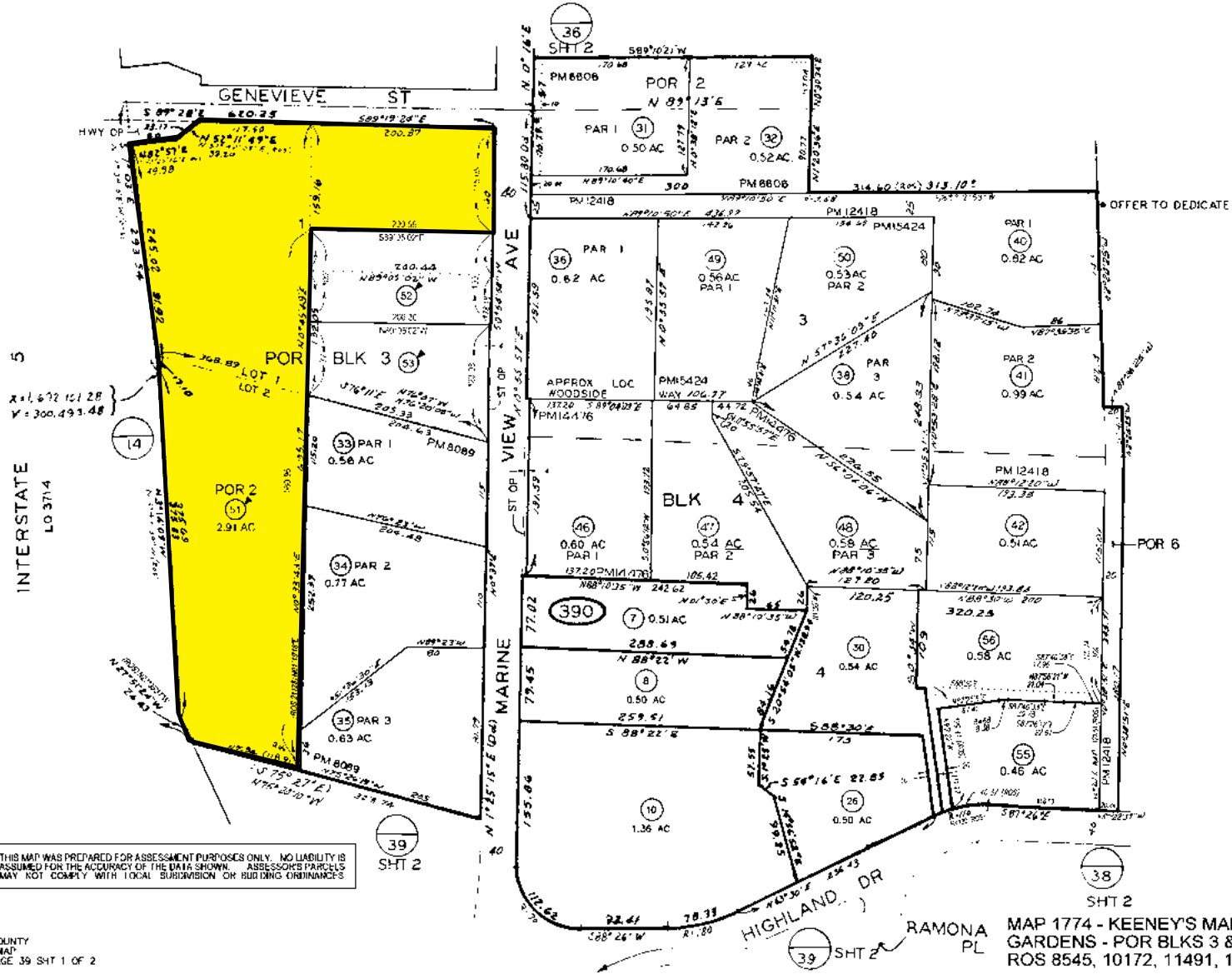
- [ARCHITECTURAL PLANS](#)
- [PRELIMINARY GRADING PLAN](#)
- [LANDSCAPE PLAN](#)
- [RESIDENTIAL CARE FACILITY SITE PLAN, FLOOR
_PLAN AND ELEVATIONS](#)



plat map

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298-39



298-39
SHT 1 OF 2
1"=100'
6/19/2019 RC

CHANGES			
BLK	OLD	NEW	YR CUT
25	28	30	72
2	31	32	76
370	6	33	79
5	36	39	81
18	40	42	83
20	43	45	87
39	46	48	87
37	49	50	89
3	51	52	90
43	51	53	04
53	54	55	06
78	54	55	17
29	54	56	17
46	57	20	55

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 298 PAGE 39 SHT 1 OF 2

MAP 1774 - KEENEY'S MARINE VIEW GARDENS - POR BLKS 3 & 4
ROS 8545, 10172, 11491, 19937, 21128

development impact fees

Estimated Development Impact Fees Per Approximate 2,500 SF SFD

Item	Total
Water Connection	\$29,974.00
Helix Capacity Fee	\$8,050.00
SDCWA Capacity Fee	\$5,859.00
RTCIP Fee	\$3,623.00
School Fees (\$4.46/SF)	\$11,150.00
Transportation Impact Fee (TIF)	\$18,924.00
Fire Mitigation Impact Fee (FMIF)	\$1,848.00
Park Development Impact Fee (PDIF)	\$7,263.00
Public Use Facilities Impact Fee (PUFIF)	\$672.00
Subtotal:	\$87,363.00

* Assumes 0.75 inch meter *Based on a 2,500 SFD

2023 demographics

1 miles



population
8,823



estimated households
3,984



average household income
\$190,957



median household income
\$131,817



total employees
10,149

3 miles



population
42,527



estimated households
18,759



average household income
\$234,401



median household income
\$169,494



total employees
30,480

5 miles



population
125,945



estimated households
50,539



average household income
\$242,058



median household income
\$178,010



total employees
71,277

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO

760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY

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abentley@lee-associates.com
DRE Lic #02062959

Lee & Associates, Inc - North San Diego County 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | T: 760.929.9700 | lee-associates.com/sandiegonoorth | Corporate ID #01096996

