

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

ASKING PRICE: \$6,950,000



Genevieve St

CITY OF SOLANA BEACH CURRENTLY SUPPORTS A 12 LOT RESIDENTIAL SUBDIVISION ON THE SUBJECT PROPERTY

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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



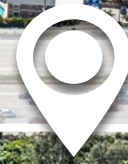
Genevieve St

aerial



LA COLONIA PARK & SKATEPARK

SANTA FE CHRISTIAN SCHOOL



Marine View Ave

Genesieve St

 [CLICK HERE TO VIEW ARTICLE "IS NOW THE TIME TO DEVELOP"](#)



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



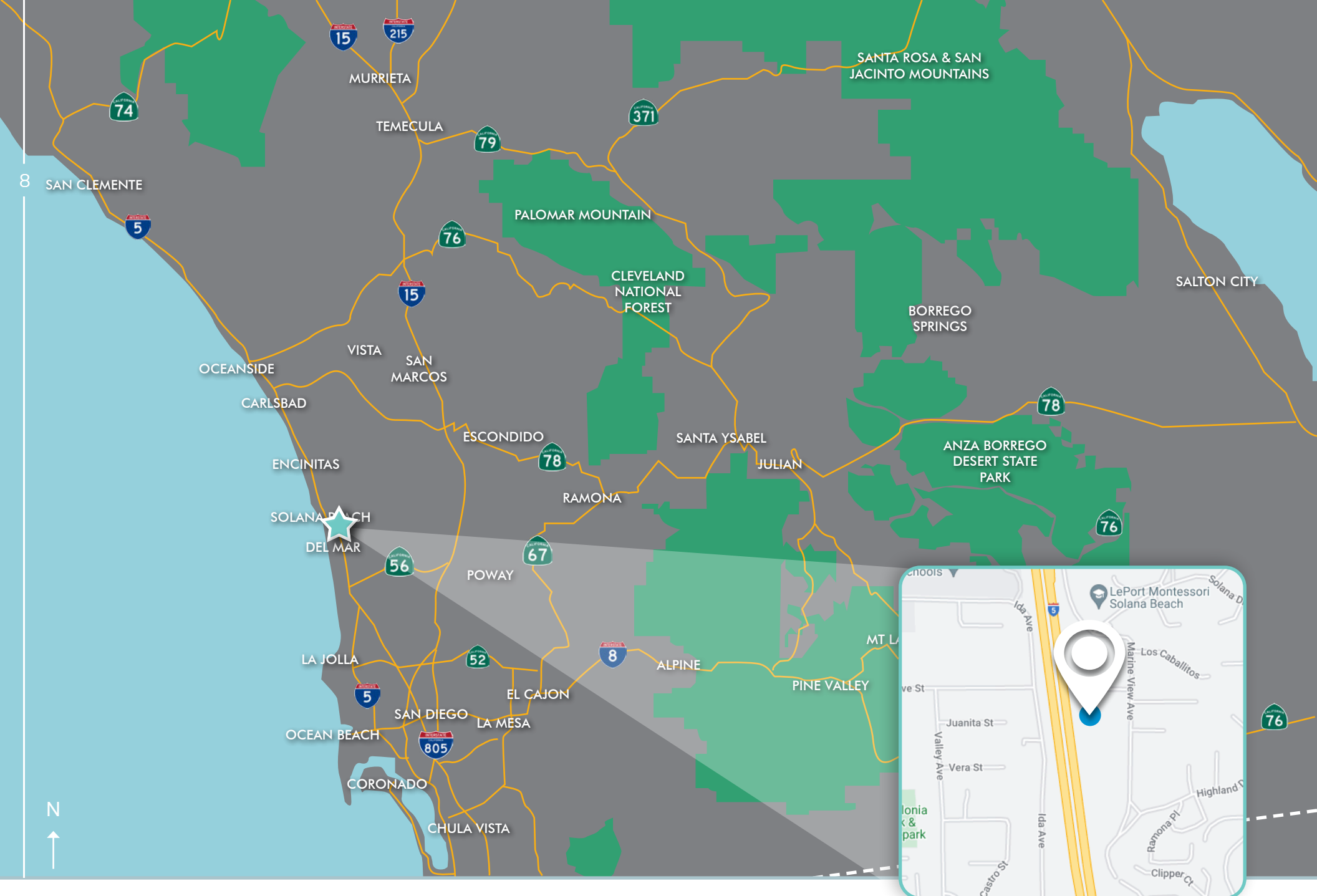


Marine View Ave

Genevieve St

INTERSTATE
5





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

asking price:

\$6,950,000



conceptual 12 lot subdivision

PREPARED FOR
PASCO LARET SUTER & ASSOCIATES, LLC

SITE ADDRESS
959 GENEVIEVE STREET
SOLANA BEACH, CA 92075

APNS
209-309-02

LEGAL DESCRIPTION

PORTION OF LOTS 1 & 2 IN BLOCK 3 OF KENNEDY'S MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NUMBER NO. 1774 AND 22-10-1923 IN THE OFFICE OF THE COUNTY REGISTRAR OF SAN DIEGO COUNTY, BEING PART OF A CERTIFICATE OF CONVEYANCE RECORDED APRIL 20, 2003 AS DOC. NO. 2003-087079 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAVD83. THE BENCHMARK USED TO ESTABLISH DATUM ELEVATIONS IS THE CITY OF SOLANA BEACH CONTROL POINT NUMBER 2034. PER RECORD OF SURVEY 12873.

PROPOSED DISTURBED AREA

2.57 AC

LEGEND

- | DESCRIPTION | SYMBOL |
|---|--------|
| SITE BOUNDARY | --- |
| RIGHT-OF-WAY CENTERLINE | --- |
| OFFSET PROPERTY LINE | --- |
| EXISTING CURBLINE | --- |
| EXISTING CONTOUR LINE | --- |
| EXISTING FENCE | --- |
| EXISTING WATER LINE | --- |
| EXISTING SEWER LINE | --- |
| EXISTING OVERHEAD UTILITIES | --- |
| PROPOSED CONTOUR LINE | --- |
| PROPOSED LIMIT OF GRADING | --- |
| PROPOSED BUILDING FOOTPRINT | --- |
| PROPOSED LOWER BUILDING LEVEL | --- |
| PROPOSED RETAINING WALL | --- |
| PROPOSED CUT SLOPE | --- |
| PROPOSED BROW DETAIL | --- |
| PROPOSED DRAINAGE DIRECTION | --- |
| PROPOSED PRIMARY IMP AREA | --- |
| PROPOSED PVC STORAGE BIN | --- |
| PROPOSED GRASS DALET | --- |
| PROPOSED 800-WP ENERGY DISTRIBUTION | --- |
| PROPOSED CONCRETE DRAIN TILE | --- |
| PROPOSED BOX CULVERT | --- |
| PROPOSED CONCRETE KING HEADWALL | --- |
| TYPE 3 CATCH BASIN | --- |
| PROPOSED SAWCUT LINE | --- |
| PROPOSED 6-2 CURB GUTTER 6-7 SIDEWALK | --- |
| PROPOSED 6-2 CURB GUTTER 6-10 SIDEWALK | --- |
| PROPOSED AC PAVING | --- |
| PROPOSED FINISHED PAVING PER LANDSCAPE PLAN | --- |



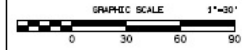
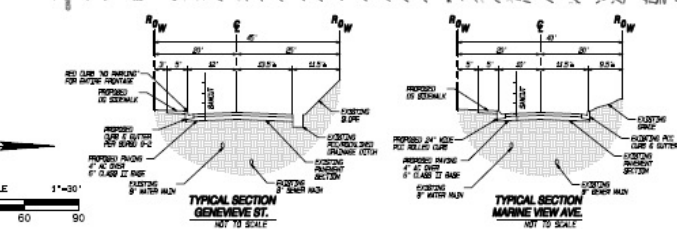
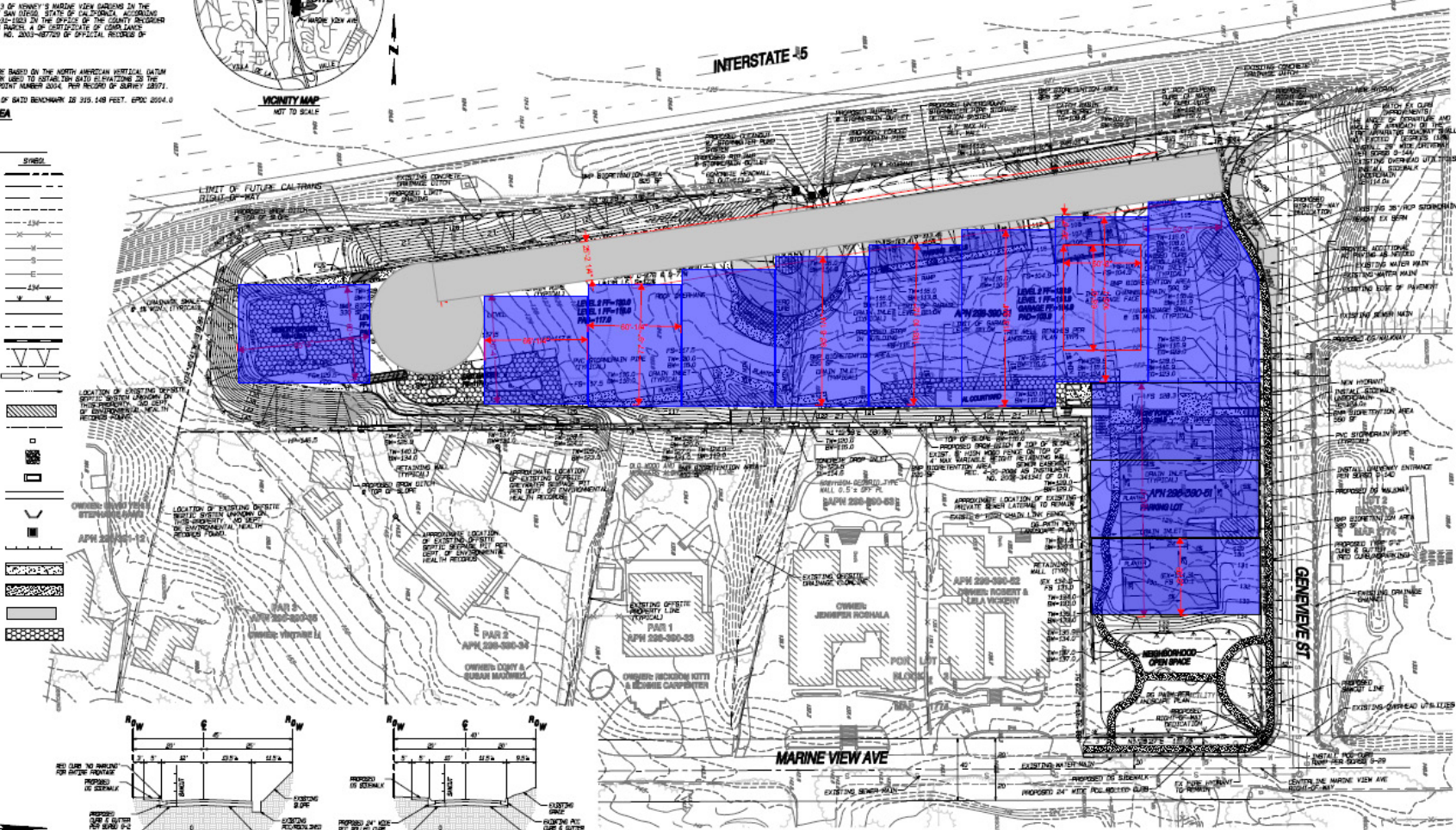
PRELIMINARY GRADING PLAN FOR RESIDENTIAL CARE FACILITY 959 GENEVIEVE STREET

PROJECT AREA CHARACTERISTICS:
GROSS AREA: 226,879 SF OR 5.2 BY 433
AREA OF DISTURBANCE: 2,57 SF
AREA OF STREET FACILITY: 4,033 SF
NET AREA: 227,153 SF OR 5.2 BY 432

ESTIMATED EARTHWORK QUANTITIES

28,000 CY CUT	10,000 CY FILL
4,200 CY FILL	26,800 CY NET EXPORT

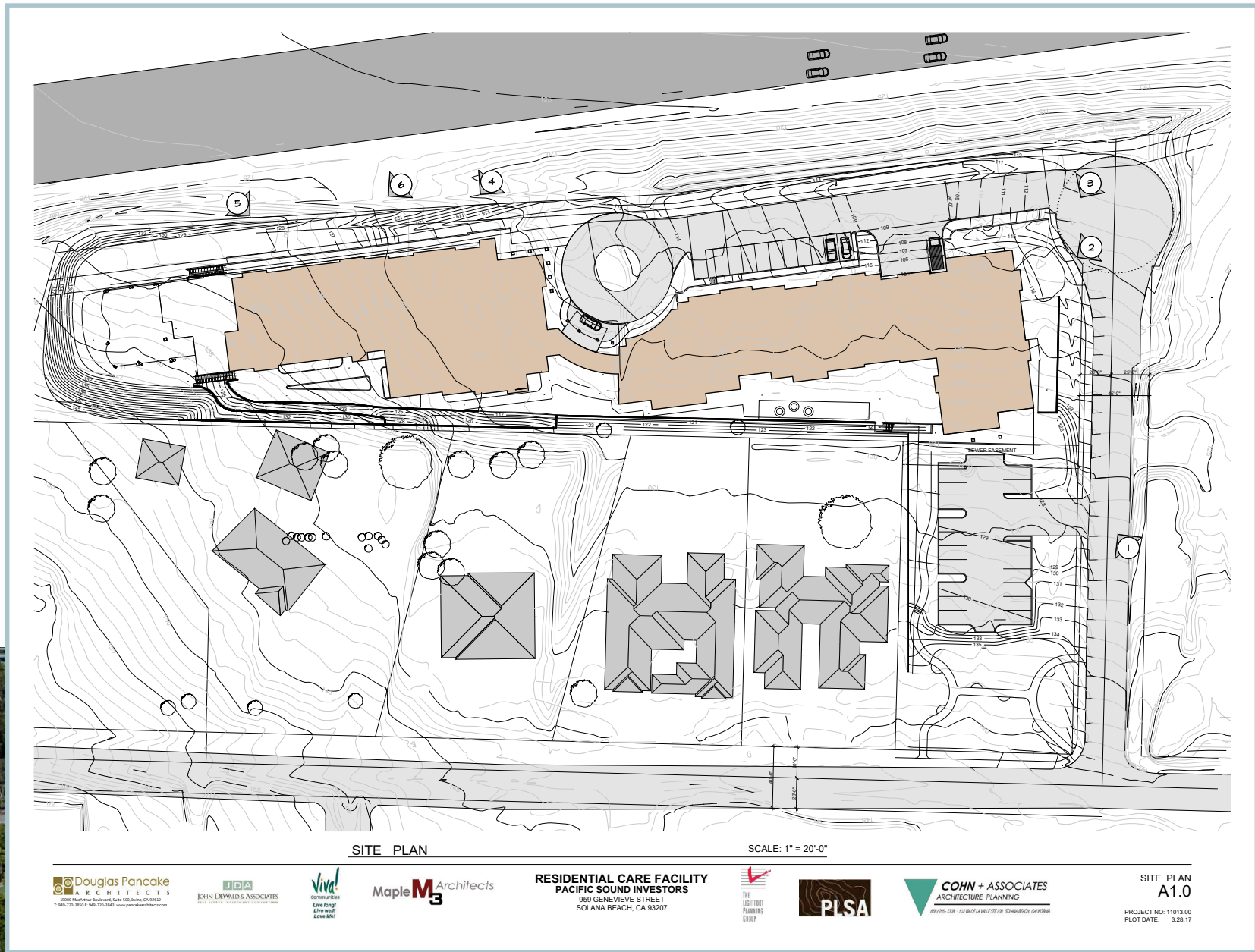
NOTE: QUANTITIES HEREIN REPRESENT COMPLETED WORK AND DO NOT ACCOUNT FOR SLOPE, EXISTING TRENCH POSITIONING OF UTILITIES, PROPOSED RETAINING WALLS THAT MAY BE REQUIRED PER THE PROJECT GEOTECHNICAL RECOMMENDATIONS.



PASCO LARET SUTER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
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Tel: 949.209.8213 | Fax: 949.209.4813 | pl@pascolaret.com

DATE PREPARED: 3/31/2017

conceptual residential care facility site plan



RESIDENTIAL CARE FACILITY

PACIFIC SOUND INVESTORS

959 Genevieve Street Solana Beach, CA 92027

SHEET INDEX

T	TITLE
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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:
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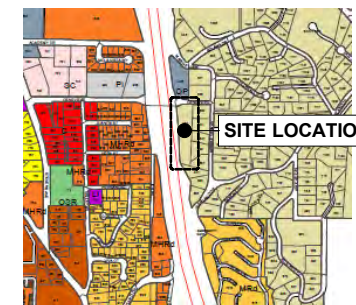
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F 858-755-5850

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Carlsbad, CA 92008
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Civil Engineer :
Pasco Laret Suiter & Associates
Will Mack, P.E., Project Engineer
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Solana Beach, CA 92075
T 858-259-8212
F 858-259-4812

VICINITY MAP



ER	Estate Residential 1 DU/Acre
ER-2	Estate Residential 1.2 DU/Acre
LR-6	Low Residential 3 DU/Acre
LR-8	Low Residential 4 DU/Acre
LMR-3	Low-Medium Residential 3 DU/Acre
LMR-4	Low-Medium Residential 4 DU/Acre
MR	Medium Residential 5-7 DU/Acre
MR-H	Medium-High Residential 8-12 DU/Acre
HR	High Residential 12-20 DU/Acre
SC	Special Commercial
LC	Light Commercial
IC	General Commercial
LI	Light Industrial
OP	Office Professional
PI	Public / Institutional
ROW	Road Right-Of-Way
LRSP	Low Residential / Specific Plan
OSRSP	Open Space / Specific Plan
OSR	Open Space / Recreation

PROJECT INFORMATION

PROJECT ADDRESS
959 Genevieve Street Solana Beach CA 92027

ASSESSORS PARCEL NUMBER
298-390-51

ZONING
EXISTING ER-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
		66,901 sq ft
TOTAL UNIT AREA (LEASABLE):		39,974 sq ft

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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
		10,778 sq ft

NOTE: RESIDENT AMENITY SPACES ARE INCLUDED IN COMMON AREA CALCULATIONS TOTAL (OF 46,907 SF 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	4,280	
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 ROOMS/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	19 UNITS	16 BEDS	
ONE BEDROOM - UNIT AL-E	7 UNITS	7 BEDS	
TWO BEDROOM - UNIT AL-E-1	1 UNIT	2 BEDS	
TWO 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	(29%)
TOTAL BUILDING FOOTPRINT	36,769 SF	(29%)
PAVED AREA	16,335 SF	(13%)
LANDSCAPED**	52,343 SF	(41%)
TOTAL VUA	21,408 SF	(17%)

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

REQUIRED PARKING:	
PROVIDED PARKING:	59 SPACES (1 per 7 beds + 14 + 1 per Employee = 45)
ACCESSIBLE PARKING REQUIRED:	62 SPACES (INCLUDES ACCESSIBLE SPACES)
PER CBC Section 1109A.5:	4 SPACES
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	AREA (SF)
GROSS	
GARAGE LEVEL	
GROSS AREA	17,478
FIRST FLOOR	
GROSS AREA	34,672
SECOND FLOOR	
GROSS AREA	35,106
	87,256 sq ft
TOTAL ZONING GROSS:	69,778 SF

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

conceptual elevations



PARTIAL WEST ELEVATION

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



PARTIAL WEST ELEVATION

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

Douglas Pancake
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T: 949-726-3850 F: 949-726-5843 www.pancakearchitects.com

JDA
JOHN DEWALD & ASSOCIATES
ARCHITECTS

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COMMUNITIES
Live long!
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MapleM3 Architects

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

THE
LEGATON
PLANNING
GROUP

PLSA

COHN + ASSOCIATES
ARCHITECTURE PLANNING
880/551-3888 521 WALDE LA PALM STREET 30304 SAN ANTONIO, TEXAS

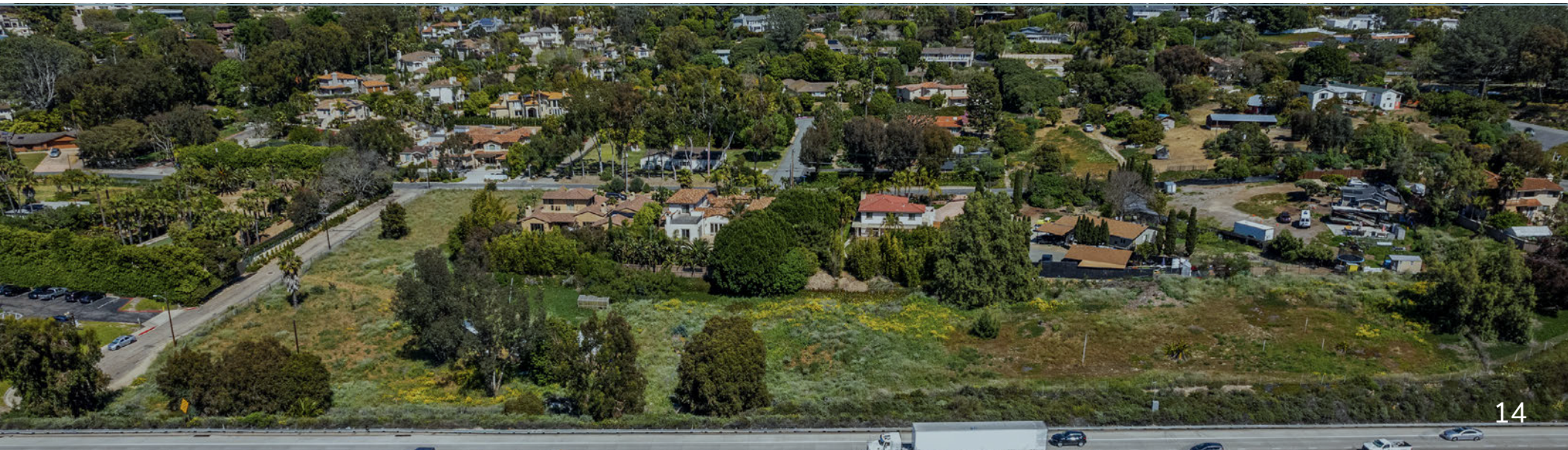
WEST ELEVATION
A4.1

PROJECT NO: 11013.00
PLOT DATE: 3.28.17

residential care facility due diligence

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

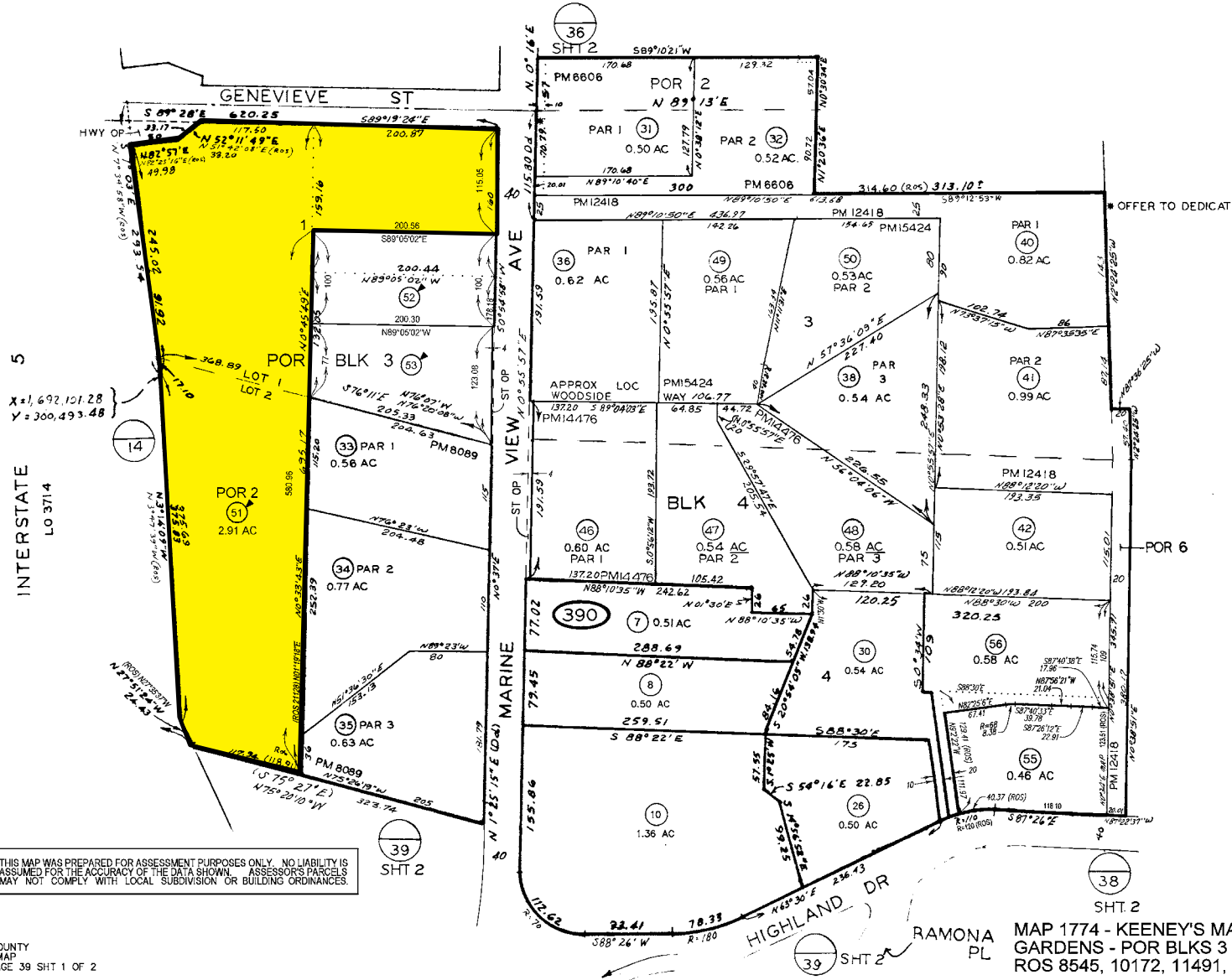
- [ARCHITECTURAL PLANS](#)
- [PRELIMINARY GRADING PLAN](#)
- [LANDSCAPE PLAN](#)
- [RESIDENTIAL CARE FACILITY SITE PLAN, FLOOR
_PLAN AND ELEVATIONS](#)



plat map

18

298-39



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.

0.10 *
8.16 73
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 298 PAGE 39 SHT 1 OF 2

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	78
390	6	33-35	79
5	36-39	81	2039
380-14	40-42	83	3058
10, 21, 17	43-45	87	1512
39	46-48	87	1765
37	49	89	1832
3	50	90	10
43-45	51-53	04	1572
53	54	08	4753
28	54-55	17	1214
29, 54	56	17	1439
46	57	20	5517



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

2024 demographics

Population

	1 mi	3 mi	5 mi
Estimated Population	9,234	43,769	127,435
Estimated Households	4,166	18,686	50,082
Median Age	46.3	45.7	43.5

Income

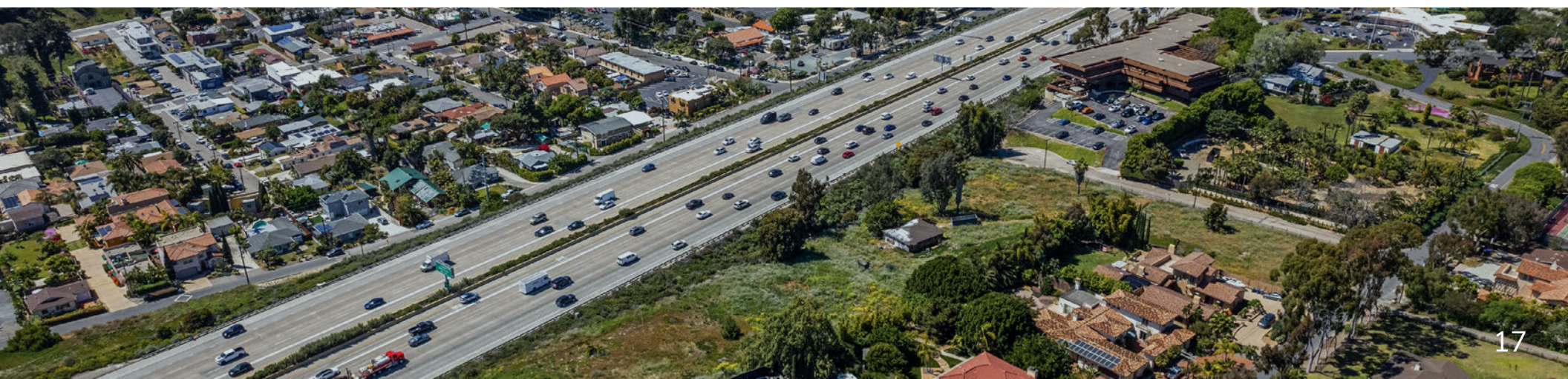
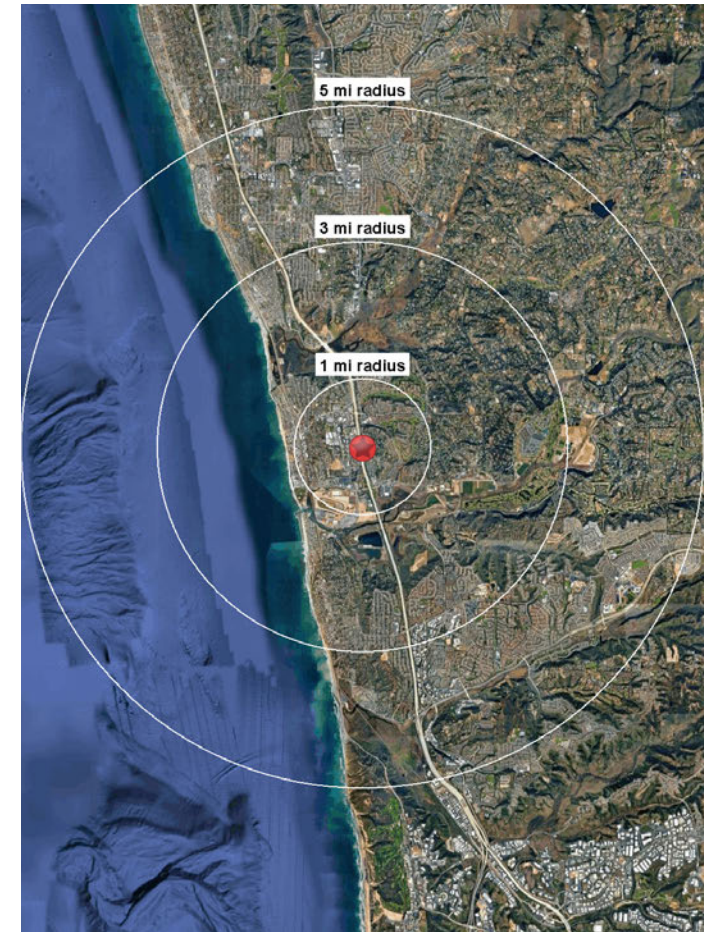
Average HH Income	\$233,876	\$251,072	\$264,189
Median HH Income	\$152,002	\$173,801	\$185,203
Per Capita Income	\$105,508	\$107,328	\$103,926

Education

Associates Degree	5.4%	4.8%	5.4%
Bachelors Degree	39.6%	40.2%	38.3%
Graduate Degree	31.3%	35.9%	36.5%

Business

Total Businesses	1,679	4,533	10,472
Total Employees	10,445	29,411	70,964



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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.





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