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

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

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 CalDRE Lic #02062959

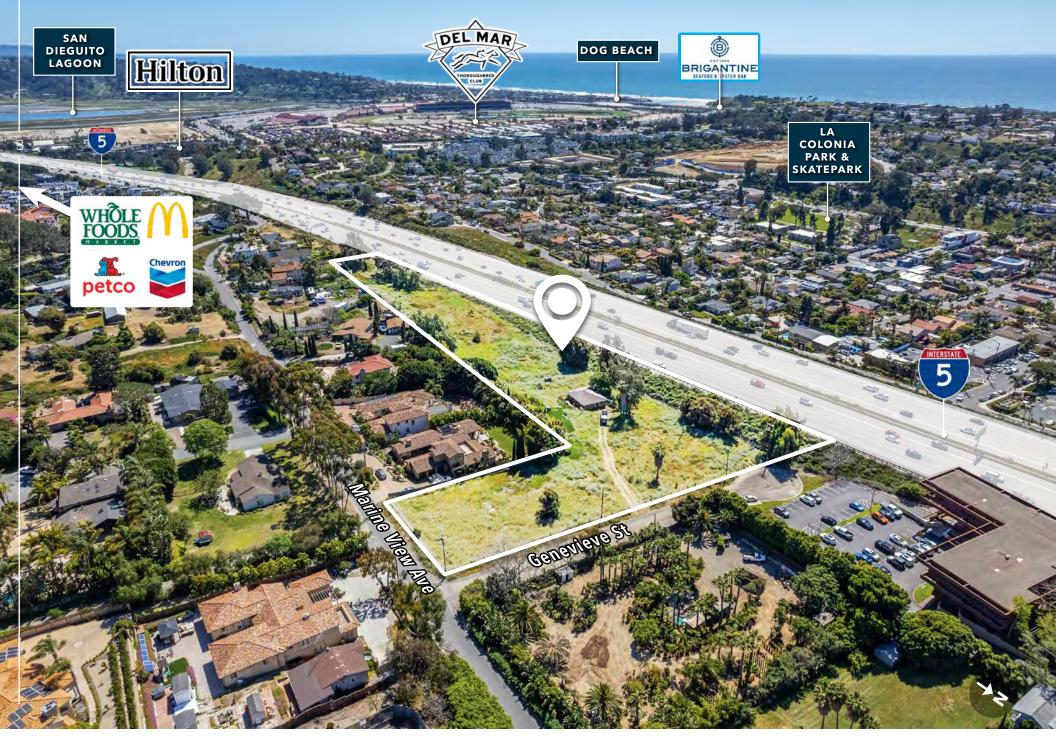


contents

- 3 aerials
- 7 location map
- 8 property information
- 9 conceptual residential care facility site plan
- 10 residential care facility plans

- **11** conceptual elevations
- residential care facility due diligence
- 13 plat map
- development impact fees for single family residential
- **15** demographics



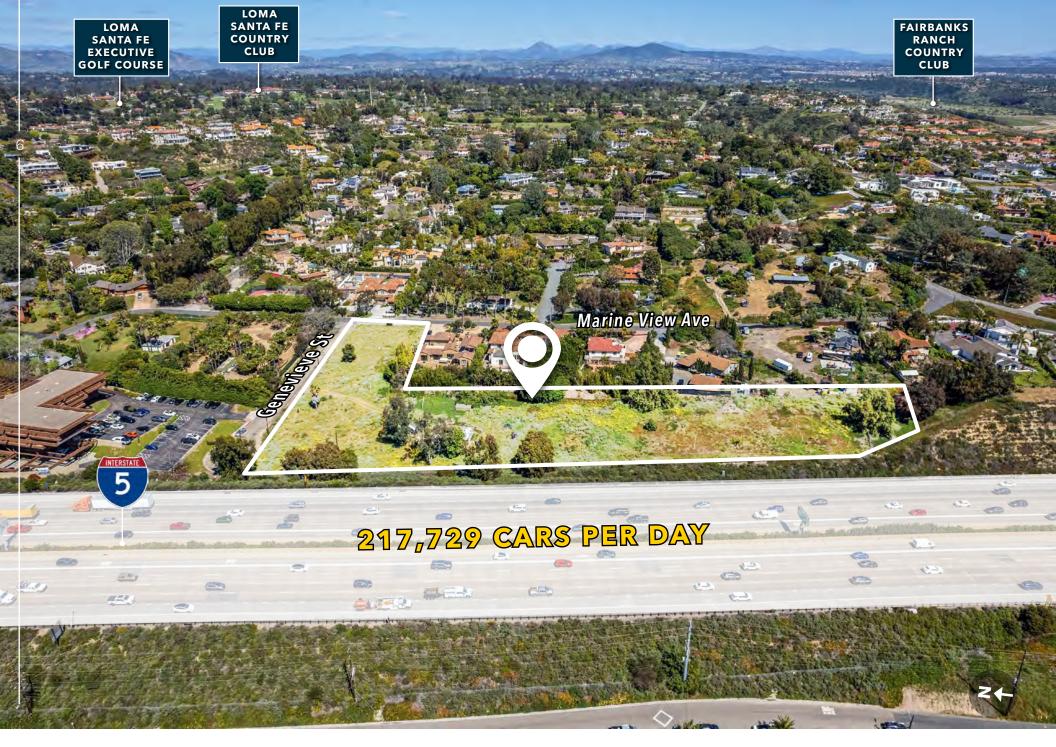


aerial

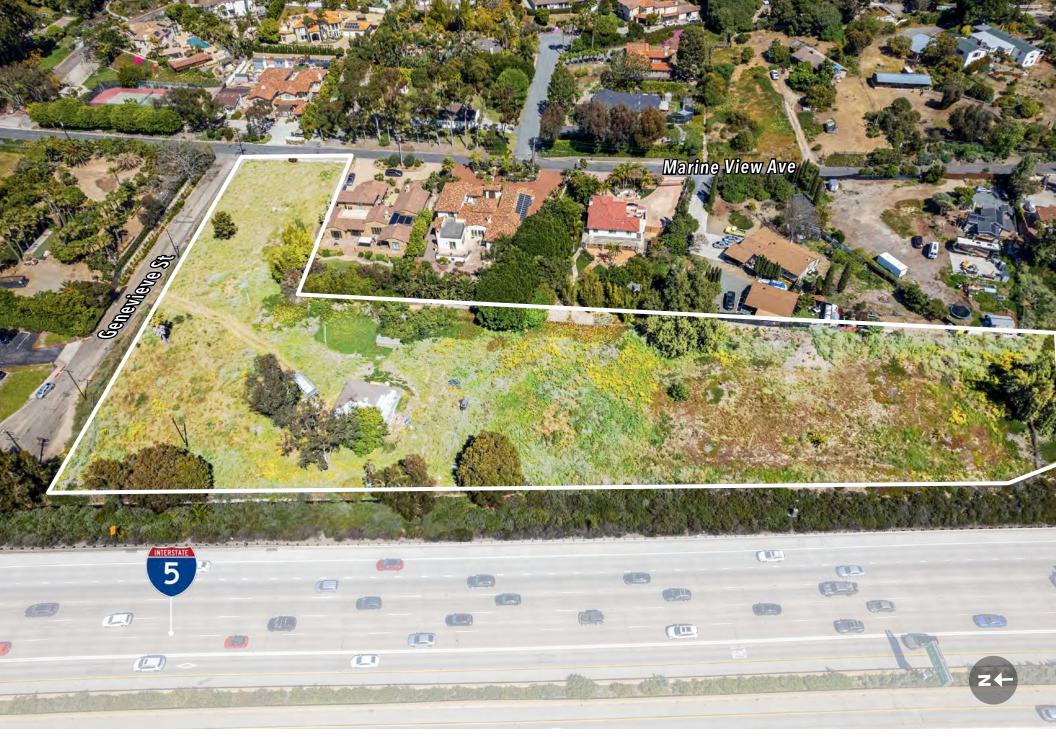




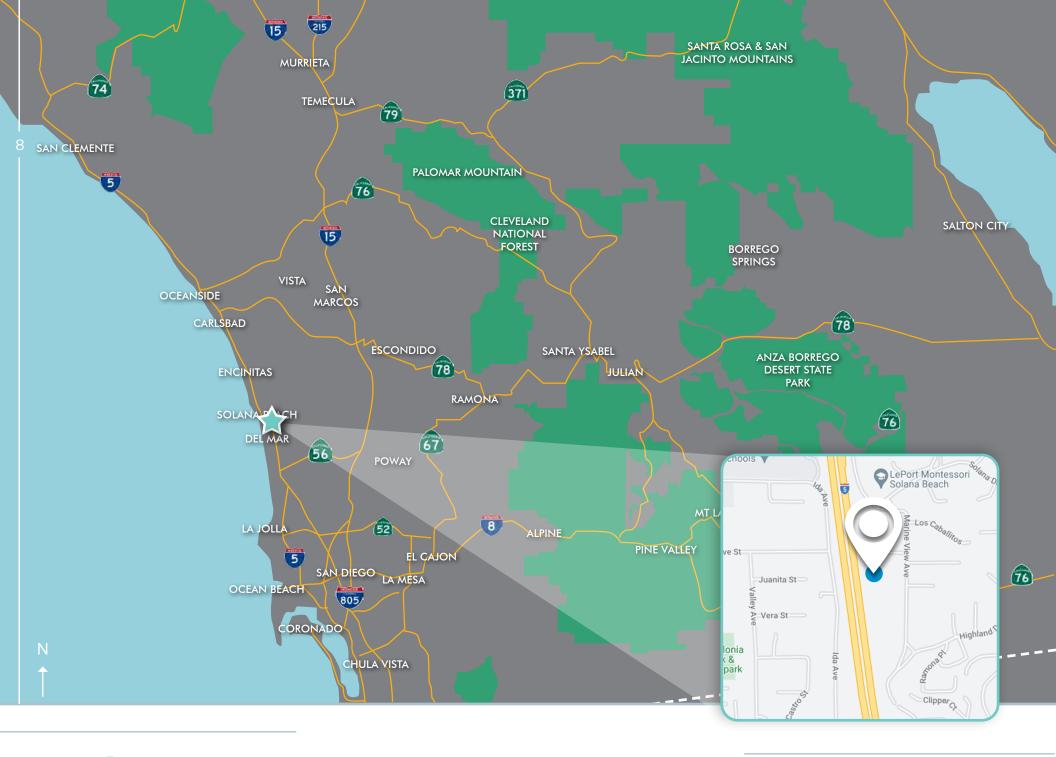
aerial



aerial



aerial



property information

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

apr

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



PROJECT INFORMATION

PROJECT ADDRESS 959 Genevieve Street Solana Beach CA 92027

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

ALL WORK SHALL BE IN CONFORMANCE WITH

- 013 CALIFORNIA BUILDING CODE

Type V-A above Type I-A (Podium) NFPA 13 (Not used for story or area i NFPA 72

? le Building Height 25"-0" Zoning Limit xry (Type V-A) above Basement (Type I-A- podium)

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

PROGRAM DATA

AREA CALCULATIONS		
	AREA TYPE	AREA (SF)
GARAGE LEVE	L	
	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	8,771
	CIRCULATION	6,579
	CIRCULATION - VERTICAL	1,286
	DINING	2,648
	KITCHEN	1,284
	RESIDENT ACTIVITY	3,020
		34,619 sq ft
SECOND FLOO)R	

ECOND 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	
	34,804 sq ft	

COMMON AREA CALCULATIONS

OOMMON AINE	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 FLOO)R		
	ADMINISTRATION	2,214	
	CIRCULATION	6,096	
	CIRCULATION - VERTICAL	1,062	
	DINING	2,427	
	RESIDENT ACTIVITY	2,683	
		14,482 sq ft	

	AL DINING	1,980
	ART / LIVING RM	945
	CAFE	668
	THEATER / SUPPORT	1,252
	WELLNESS / FITNESS	823
		5,668 sq f
SECOND FLC	OR	
	LIBRARY	1,780
	LIVING RM	524
	MC COMMONS	2,427
	SPA / SALON	379
		5,110 sq f
		10,778 sq ft

FIRST FLOOR

AREA (SF)

CALCULATIONS TOTAL (OF 46,917 SF AT LEFT), UNDER DINING OR

ASSISTED LIVING - STUDIO ASSISTED LIVING - STUDIO	1	9	
ASSISTED LIVING - STUDIO			3,168
	- 1	1	394
ASSISTED LIVING - STUDIO	1	5	2,005
ASSISTED LIVING - STUDIO	1	10	4,260
ASSISTED LIVING - 1 BED	1	16	7,968
ASSISTED LIVING - 1 BED	1	7	3,885
ASSISTED LIVING - 2 BED	2	1	691
ASSISTED LIVING - 1 BED	1	2	1,218
ASSISTED LIVING - 2 BED	2	4	3,188
ASSISTED LIVING - 2 BED	2	2	1,846
ALZHEIMER - STUDIO	1	12	4,224
ALZHEIMER - STUDIO	1	6	2,406
ALZHEIMER - STUDIO	1	6	2,556
ALZHEIMER - 2 BED	2	3	1,557
ALZHEIMER - 2 BED	2	1	608
	ASSISTED LIVING - 1 BED ASSISTED LIVING - 2 BED ASSISTED LIVING - 2 BED ASSISTED LIVING - 1 BED ASSISTED LIVING - 1 BED ASSISTED LIVING - 2 BED ALZHEIMER - STUDIO ALZHEIMER - STUDIO ALZHEIMER - STUDIO ALZHEIMER - 2 BED	ASSISTED LIVING - 1 BED 1 ASSISTED LIVING - 1 BED 1 ASSISTED LIVING - 2 BED 2 ASSISTED LIVING - 1 BED 1 ASSISTED LIVING - 2 BED 2 ASSISTED LIVING - 2 BED 2 ASSISTED LIVING - 2 BED 1 ALZHEIMER - STUDIO 1	ASSISTED LIVING - 1 BED 1 16 ASSISTED LIVING - 1 BED 1 7 ASSISTED LIVING - 2 BED 2 1 1 ASSISTED LIVING - 3 BED 1 2 2 ASSISTED LIVING - 3 BED 1 2 2 ASSISTED LIVING - 3 BED 1 1 2 ASSISTED LIVING - 2 BED 1 1 12 ALZHEMMR - STUDIO 1 6 ALZHEMMR - STUDIO 1 6 ALZHEMMR - STUDIO 1 6 ALZHEMMR - 2 BED 2 2 ALZHEMMR - 2 BED 2 3 ALZHEMMR - 2 BED 2 3 ALZHEMMR - 2 BED 2 1

UNIT DETAIL NUMBER OF UNITS / TOTAL BEDS:

TOTAL UNITS	85 UNITS	96 BEI
TOTAL AL UNITS	57 UNITS	64 BED
TWO BEDROOM - UNIT AL-H		
TWO BEDROOM - UNIT AL-G		
ONE BEDROOM - UNIT AL-F	2 UNITS	2 BED
TWO BEDROOM - UNIT AL-E.1_		
ONE BEDROOM - UNIT AL-E		
ONE BEDROOM - UNIT AL-D		
STUDIO - UNIT AL-C		
STUDIO - UNIT AL-B	5 UNITS	5 BED
STUDIO - UNIT AL-A		
ASSISTED LIVING UNITS		
TOTAL MC UNITS	28 UNITS	32 BED
TWO BEDROOM - UNIT MC-F	1 UNITS	2 BED
TWO BEDROOM - UNIT MC-D		
STUDIO - UNIT MC-C		
STUDIO - UNIT MC-B	6 UNITS	6 BED
STUDIO - UNIT MC-A	12 UNITS	12 BED
MEMORY CARE RCFE UNITS		

AREA (SF)

GROSS AREA	
	87,256
NOTE:	87,256 sq ft

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

SITE DATA

RESIDENTIAL CARE FACILITY

PACIFIC SOUND INVESTORS

959 Genevieve Street

Solana Beach, CA 92027

SITE SUMMARY:
SITE SQUARE FOOTAGE*
TOTAL BUILDING FOOTPRINT
PAVEDAREA
LANDSCAPED**
TOTAL VUA

REQUIRED PARKING:

PROVIDED PARKING: ACCESSIBLE PARKING REQUIRED PER CBC Section 1109A.5: ACCESSIBLE PARKING PROVIDED 59 SPACES (1 per 7 Beds = 14 + 1 per Employee = 45) 62 SPACES (INCLUDES ACCESSIBLE SPACES)

TIPE	QUARTITI
ACCESSIBLE	3
STANDARD	57
VANACCESSIBL	E 2
TOTAL	62
BICYCLE	6
MOTORCYCLE	1
LOADING	1

ITE SUMMARY:	
ITE SQUARE FOOTAGE*	126,875 SF
OTAL BUILDING FOOTPRINT	36,789 SF (29%)
AVEDAREA	16,335 SF (13%)
ANDSCAPED**	52,343 SF (41%
OTAL VUA	21.408 SF (17%

S AREA:	126,875 SF (2.91 acr)
OF DEDICATION:	-347 SF
OF STREET VACATION:	+603 SF
REA:	127,131 SF (2.91 acr

4 SPAUES
5 SPACES (3 ACCESSIBLE AND 2 VAN ACCESSIBL
1 SPACE

ACCESSIBLE	3
STANDARD	57
VANACCESSIBLE	2
TOTAL	62
BICYCLE	6
MOTORCYCLE	1
LOADING	1
TOTAL OTLIED	0

SHEET INDEX

T	TITLE	
44.0	CITE D	

A2.0 BASEMENT FLOOR PLAN

Δ2 1 FIRST FLOOR PLAN

A2.2 SECOND FLOOR PLAN

A2 3 ROOF PLAN

A2.4 ENLARGED UNIT PLANS - AL

ENLARGED LINIT PLANS - AL A2 5

A2.6 ENLARGED UNIT PLANS - MC SITE SECTIONS A3 0

A3.1 SITE SECTIONS

A3 2 SITE SECTIONS

A3.3 SITE VIEWS

A4 1 AERIAL VIEW

MASSING MODEL

A5.0 BUILDING ELEVATIONS EAST

A5.1 BUILDING FLEVATIONS WEST

BUILDING ELEVATIONS NORTH AND SOUTH

FLOOR AREA RATIO CALCULATION EXHIBIT

SITE AREA CALCULATIONS

MASSING STUDIES

PROJECT TEAM

Operator :

VIVA! Communities Hugh Stone and Anne Owens-Stone

Owner/Developer:

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

Manle 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

AREA (SF)

34,672

87,256 sq ft

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

















FAR CALCULATION

BASEMENT IS EXCLUDED FROM THE FAR

FAR: (69,778 SF / 126,875 SF) = 54.9975%

ER2 Estate Reside

Public / Institutions Road Right Of Way Low Residential / Specific Plan

BUILDING GROSS

GARAGE LEVEL

SECOND FLOOR

TOTAL ZONING GROSS:



conceptual elevations



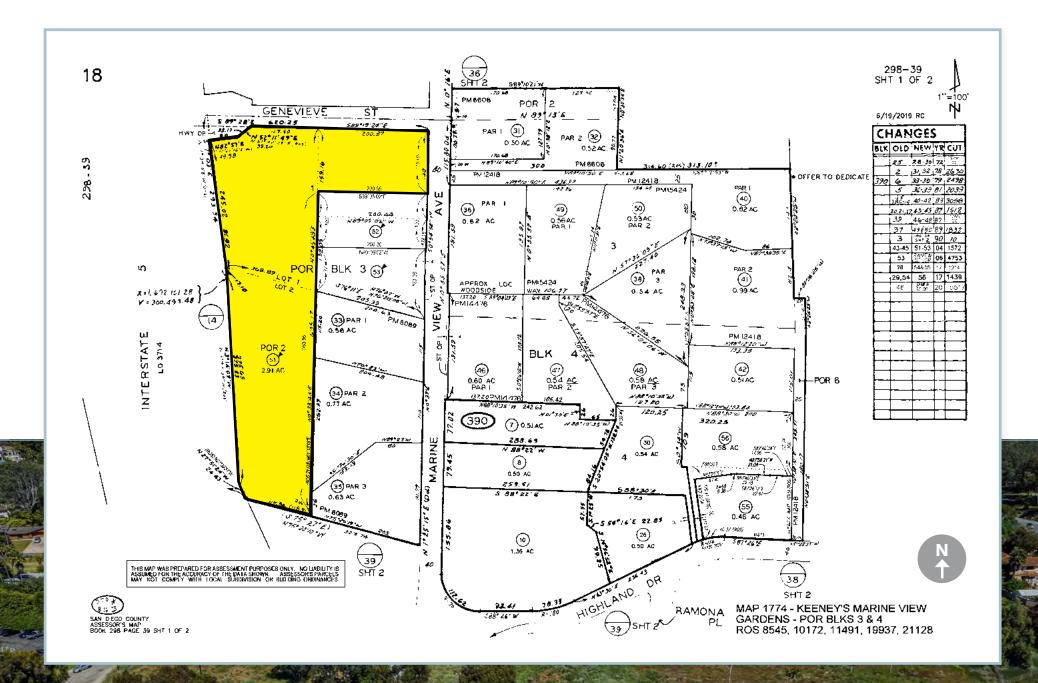
residential care facility due diligence

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

- <u>ARCHITECTURAL PLANS</u>
- PRELIMINARY GRADING PLAN
- LANDSCAPE PLAN
- RESIDENTIAL CARE FACILITY SITE PLAN, FLOOR PLAN AND ELEVATIONS



plat map



development impact fees

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

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

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

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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.







COMMERCIAL REAL ESTATE SERVICES

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

760.448.2492 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/sandiegonorth | Corporate ID #01096996

