



“SEASIDE RIDGE”

ARTIST DEPICTION OF THE SITE IS CONCEPTUAL IN NATURE AND REPRESENTS A GENERALIZED APPROACH TO SITE DESIGN

Owner Representative: Darren Pudgil

Designer: Frank Wolden

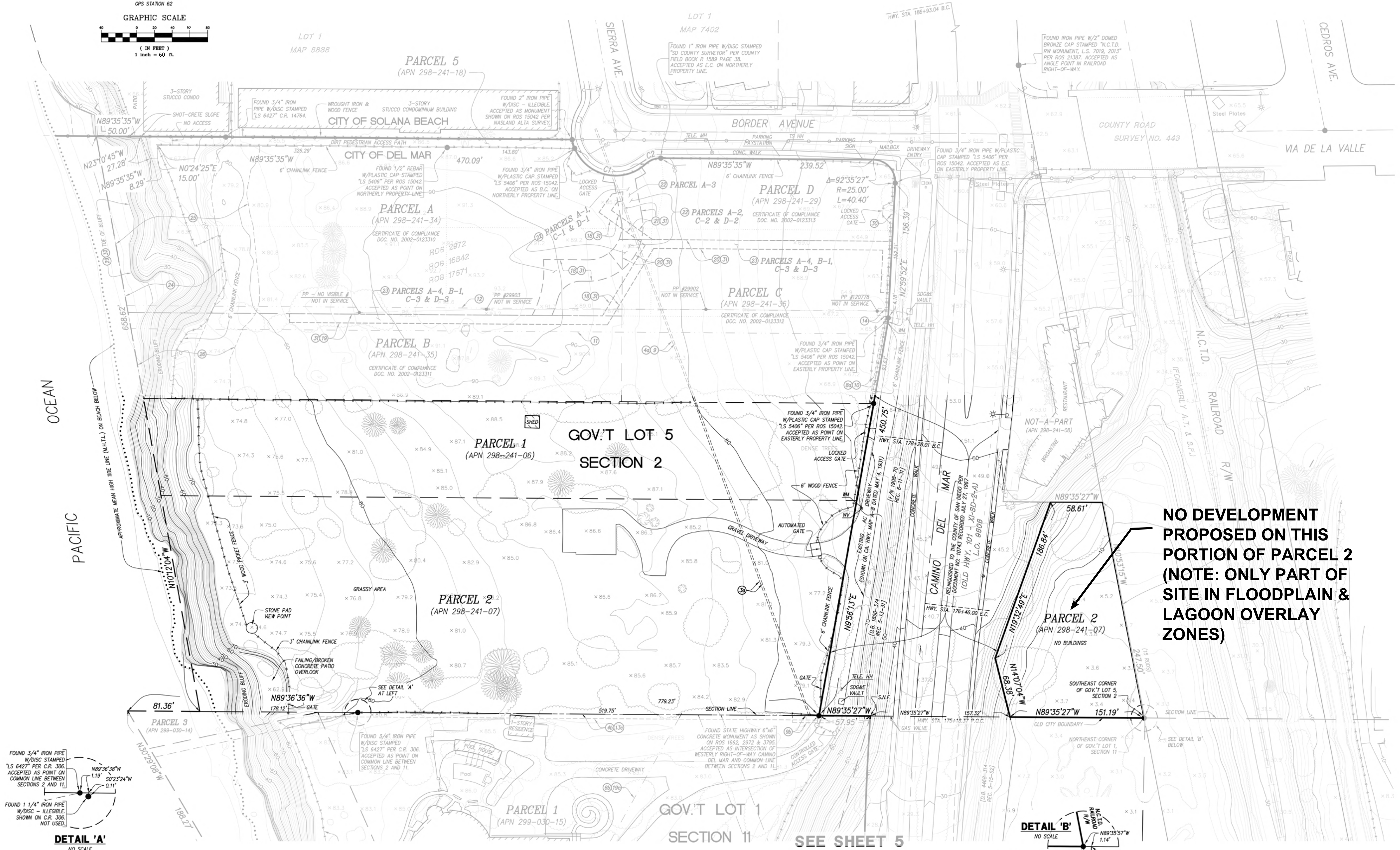
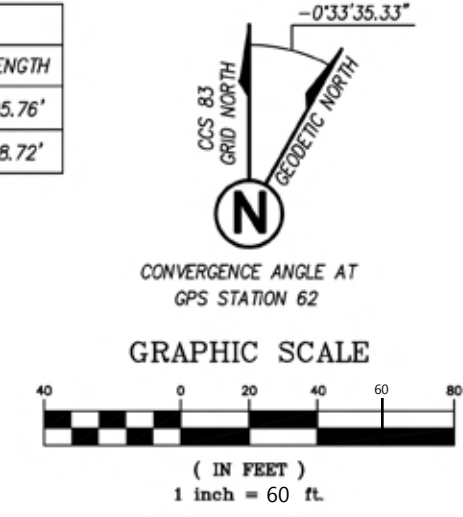
Owner: Stensrud Lazier Holding
2717 Via De La Valle, Del Mar, CA.92104

Carole Anne Lazier (Trustee)

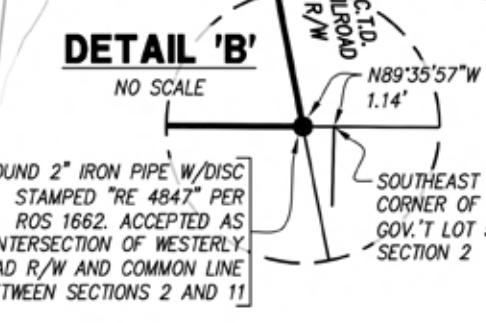
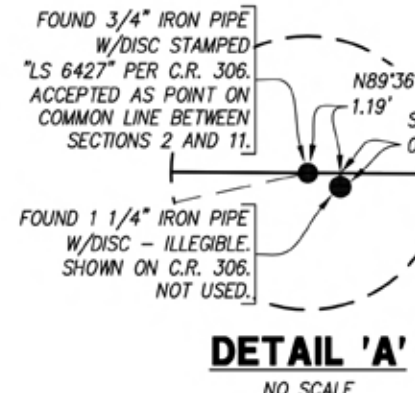


A.L.T.A./N.S.P.S. LAND TITLE SURVEY

CURVE	DELTA	RADIUS	LENGTH
C1	109°43'52"	50.00'	95.76'
C2	42°53'49"	25.00'	18.72'



NO DEVELOPMENT PROPOSED ON THIS PORTION OF PARCEL 2 (NOTE: ONLY PART OF SITE IN FLOODPLAIN & LAGOON OVERLAY ZONES)



PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
 San Diego, CA 92101
 619.236.6471 Tel
 619.234.0349 Fax

REVISIONS:

PROJECT NO.

DRAWN BY:

REVIEWED BY:

SHEET NAME:

ALTA SURVEY

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SEASIDE RIDGE
929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

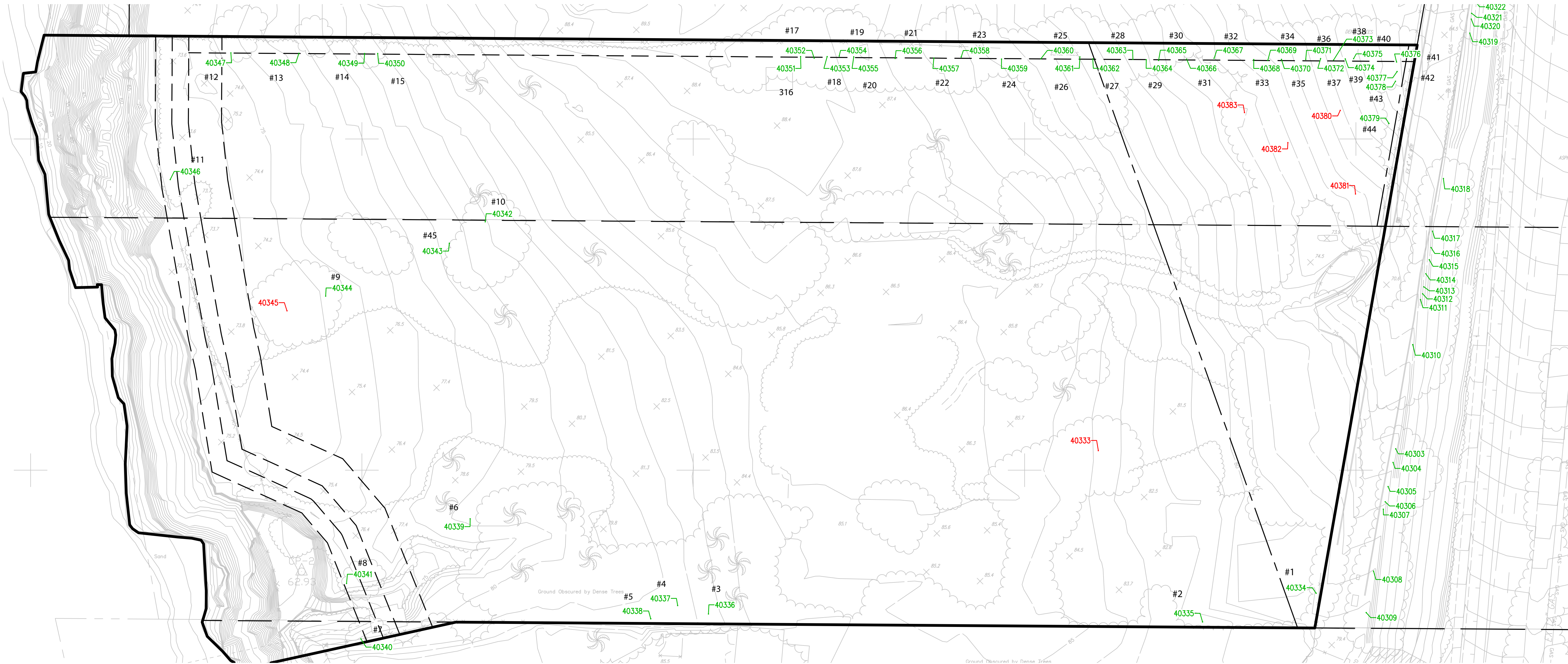
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SHEET NAME:

EXISTING PLANTING

A-0.3



DEL MAR SUB
TREES - AUGUST 13, 2020

POINT NUMBER	NORTHING	EASTING	LATITUDE	LONGITUDE	ELEVATION	DESCRIPTION
Private Parcel						
40312	1937509.092	6249038.999	32.5844	-117.161	73.331	TREE E10 3' DIA
40313	1937513.26	6249039.741	32.5844	-117.161	73.189	TREE E11 3' DIA
40314	1937521.212	6249040.934	32.5844	-117.161	72.824	TREE E12 3' DIA
40315	1937529.663	6249042.994	32.5845	-117.161	72.366	TREE E13 3' DIA
40316	1937536.984	6249044.101	32.5845	-117.161	71.932	TREE E14 2' DIA
40317	1937546.84	6249045.003	32.5845	-117.161	71.286	TREE E15 1' DIA
40318	1937578.625	6249051.535	32.5845	-117.161	70.077	TREE E16 3' DIA
40319	1937666.467	6249067.466	32.5846	-117.161	66.862	TREE E17 3' DIA
40320	1937674.894	6249068.352	32.5846	-117.161	66.416	TREE E18 2' DIA
40321	1937678.395	6249068.562	32.5846	-117.161	66.346	TREE E19 2' DIA
40322	1937686.357	6249070.286	32.5846	-117.161	66.086	TREE E20 2' DIA
40323	1937690.61	6249071.153	32.5846	-117.161	65.975	TREE E21 2' DIA
40324	1937694.237	6249071.449	32.5846	-117.161	65.982	TREE E22 1' DIA
40325	1937887.704	6249058.958	32.5848	-117.161	65.648	TREE E50 3' DIA
40334	1937328.326	6248974.707	32.5843	-117.1611	82.96	TREE #1 3' DIA
40335	1937311.009	6248906.181	32.5842	-117.1612	85.142	TREE #2 4' DIA
40336	1937315.781	6248608.031	32.5842	-117.1615	85.929	TREE #3 1' DIA
40337	1937320.892	6248589.42	32.5842	-117.1615	85.033	TREE #4 3' DIA
40338	1937312.9	6248573.182	32.5842	-117.1615	84.781	TREE #5 3' DIA
40339	1937373.284	6248464.236	32.5843	-117.1617	81.412	TREE #6 2' DIA
40340	1937300.781	6248398.262	32.5842	-117.1618	82.34	TREE #7 1' DIA

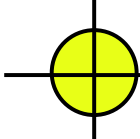
40341	1937334.197	6248389.631	32.5843	-117.1618	78.916	TREE #8 3' DIA
40342	1937552.513	6248473.305	32.5845	-117.1617	83.492	TREE #10 5' DIA
40343	1937539.568	6248451.653	32.5845	-117.1617	82.178	TREE #45 4' DIA
40344	1937507.647	6248377.038	32.5844	-117.1618	78.255	TREE #9 6' DIA
40345	1937498.767	6248353.658	32.5844	-117.1618	77.334	Unprotected Star Pine
40346	1937578.015	6248283.192	32.5845	-117.1619	75.462	TREE #11 2' DIA
40347	1937654.5	6248319.809	32.5846	-117.1618	77.623	TREE #12 3' DIA
40348	1937654.261	6248360.887	32.5846	-117.1618	79.583	TREE #13 2' DIA
40349	1937654.082	6248400.488	32.5846	-117.1618	82.143	TREE #14 2' DIA
40350	1937654.112	6248408.402	32.5846	-117.1617	83.094	TREE #15 2' DIA
40351	1937652.263	6248663.619	32.5846	-117.1614	91.468	TREE #16 2' DIA
40352	1937651.353	6248671.804	32.5846	-117.1614	90.686	TREE #17 3' DIA
40353	1937652.272	6248679.639	32.5846	-117.1614	90.383	TREE #18 1' DIA
40354	1937652.612	6248686.942	32.5846	-117.1614	90.244	TREE #19 3' DIA
40355	1937652.101	6248695.674	32.5846	-117.1614	89.81	TREE #20 1' DIA
40356	1937651.134	6248720.655	32.5846	-117.1614	88.99	TREE #21 3' DIA
40357	1937651.4	6248744.029	32.5846	-117.1613	88.586	TREE #22 2' DIA
40358	1937652.015	6248760.566	32.5846	-117.1613	87.598	TREE #23 2' DIA
40359	1937650.758	6248784.888	32.5846	-117.1613	86.258	TREE #24 2' DIA
40360	1937651.008	6248808.63	32.5846	-117.1613	85.226	TREE #25 2' DIA
40361	1937652.091	6248832.143	32.5846	-117.1612	83.36	TREE #26 2' DIA
40362	1937650.942	6248839.934	32.5846	-117.1612	82.882	TREE #27 2' DIA

40363	1937650.535	6248864.138	32.5846	-117.1612	81.316	TREE #28 3' DIA
40364	1937650.391	6248872.197	32.5846	-117.1612	80.485	TREE #29 2' DIA
40365	1937649.929	6248879.675	32.5846	-117.1612	80.3	TREE #30 3' DIA
40366	1937650.737	6248896.567	32.5846	-117.1612	78.741	TREE #31 2' DIA
40367	1937651.249	6248913.141	32.5846	-117.1612	77.678	TREE #32 2' DIA
40368	1937650.421	6248937.062	32.5846	-117.1611	75.885	TREE #33 2' DIA
40369	1937649.959	6248945.554	32.5846	-117.1611	75.329	TREE #34 2' DIA
40370	1937650.559	6248953.81	32.5846	-117.1611	74.572	TREE #35 2' DIA
40371	1937650.553	6248968.495	32.5846	-117.1611	73.373	TREE #36 2' DIA
40372	1937651.03	6248977.421	32.5846	-117.1611	72.872	TREE #37 2' DIA
40373	1937650.18	6248985.266	32.5846	-117.1611	72.365	TREE #38 1' DIA
40374	1937650.83	6248992.306	32.5846	-117.1611	71.723	TREE #39 2' DIA
40375	1937651.003	6248997.333	32.5846	-117.1611	71.26	TREE #40 2' DIA
40376	1937648.982	6249023.271	32.5846	-117.161	69.889	TREE #41 3' DIA
40377	1937643.218	6249023.579	32.5846	-117.161	70.233	TREE #42 1' DIA
40378	1937637.369	6249022.631	32.5846	-117.161	70.816	TREE #43 2' DIA
40379	1937611.893	6249018.645	32.5845	-117.161	71.989	TREE #44 2' DIA
40380	1937619.804	6248989.292	32.5845	-117.1611	73.594	Unprotected Stone Pine
40381	1937569.338	6248998.501	32.5845	-117.161	75.076	Unprotected Stone Pine
40382	1937600.323	6248957.673	32.5845	-117.1611	76.634	Unprotected Stone Pine
40383	1937618.479	6248931.494	32.5845	-117.1611	78.174	Unprotected Stone Pine

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C1	109°43'52"	53.00'	85.91'
C2	42°51'49"	25.00'	18.27'



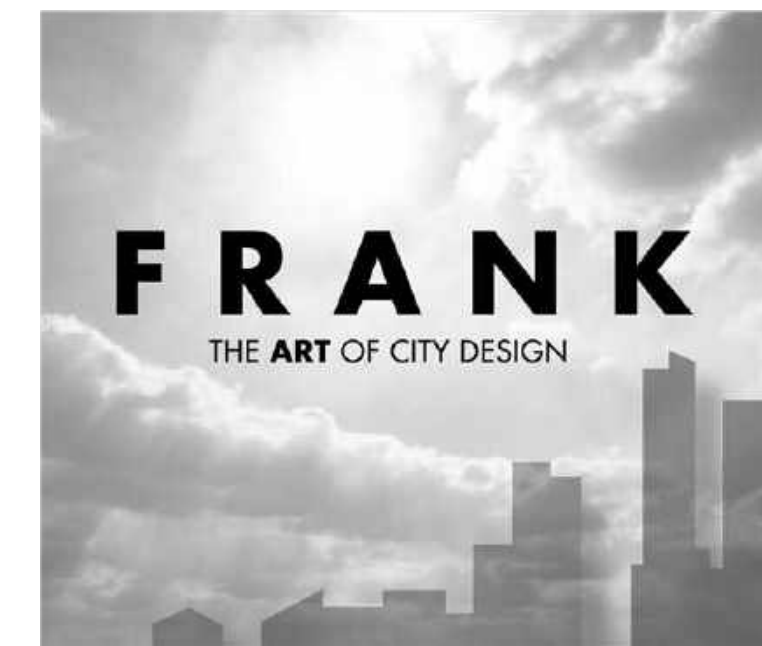
A.L.T.A./N.S.P.S. LAND TITLE SURVEY



SOLANA BEACH TRANSIT CENTER
Approx. 0.9 MI from site



PROJECT DESIGN CONSULTANTS
101 S Street, Suite 800
San Diego, CA 92101
619.234.4471 Fax
619.234.0247 Fax



SEASIDE RIDGE
929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

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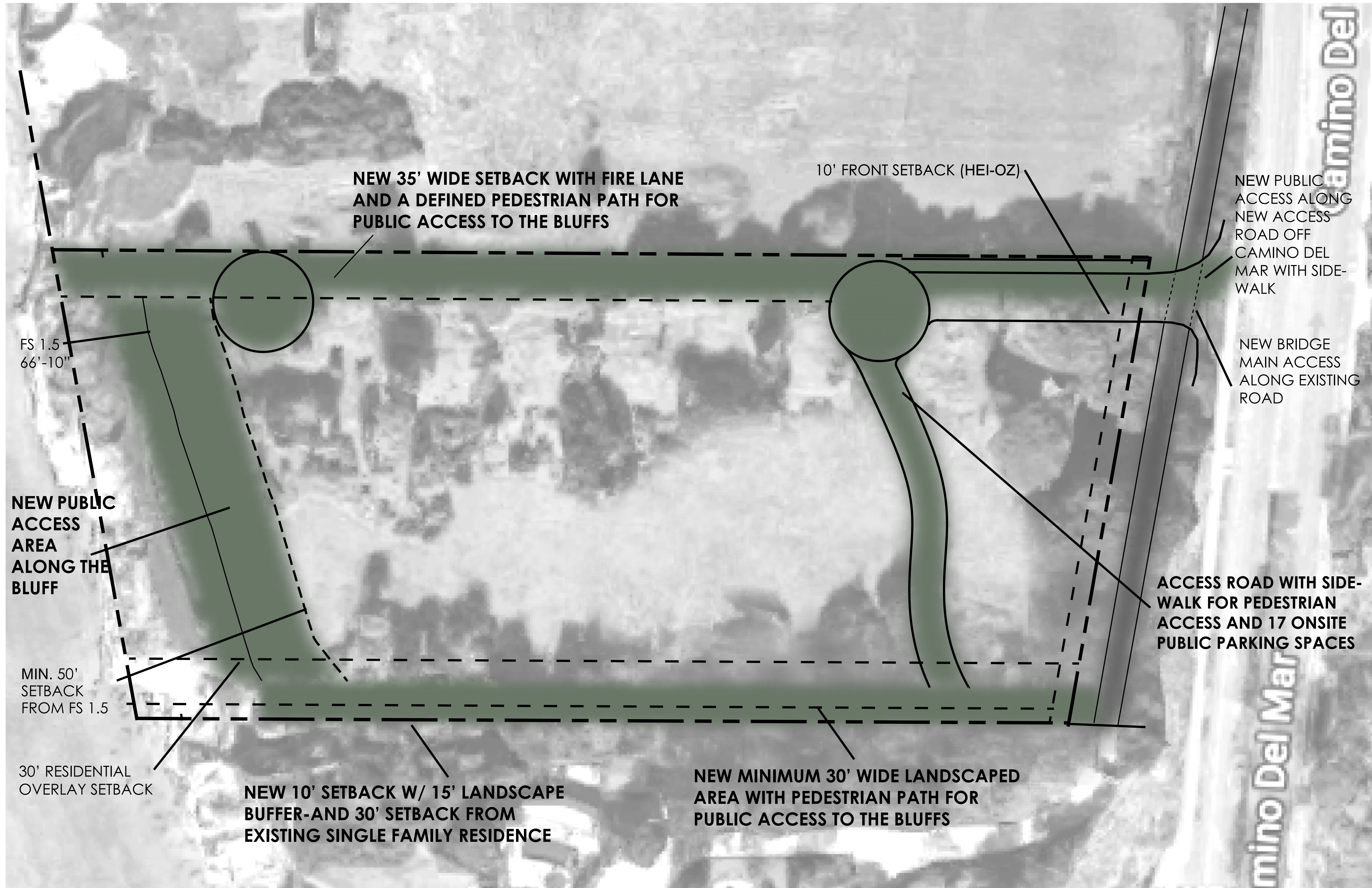
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SHEET NAME:

**COASTAL ACCESS
(REGIONAL)**

A-0.4

SEE SHEET 6



SEASIDE RIDGE
 929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

DRAWN BY:

REVIEWED BY:

SHEET NAME:

COASTAL ACCESS

A-0.6

Summary Project Description

Housing Development Project with 49% of base units designated as affordable (42 lower income units, 43 moderate units, 88 market units), qualifying for 50% density bonus with 24% lower income set aside (86 bonus units), for a total of 259 apartment rental units [(Govt Code §65583(g)(1)&(4)]. Provides much needed housing for Del Mar in all income ranges and gives equitable access to coastal resources, including households with low, very low, and extremely low income. Includes ample lateral and vertical public access and onsite public parking, and increased blufftop setbacks for above/below grade structures to account for coastal hazards and to ensure sufficient lateral blufftop public access is accommodated. Meets all objective design standards per the City's HEI-OZ.

Expanded Project Description

Housing Development Project with 49% of its 173 base zone units designated as affordable, representing 85 affordable units and 88 market-rate units [Govt Code §65583(g)(1)&(4)].

The 85 affordable units includes 42 lower income units and 43 moderate income units.

The 42 lower income units include two extremely low, two very low, and 38 low-income units comprised of (8) studio, (25) 1 bedroom (BDs), (6) 2BDs, and (3) 3BDs ranging from 489 square feet (sf) to 1,176 sf.

Due to 24% of its base zone units set aside for lower income, the Project qualifies for a 50% density bonus with three concessions [Govt Code §65915(f)(1)]. The additional 86 market rate units help subsidize the costs to develop 85 affordable units. The total number of apartment rental units including density bonus units is 259.

The 259 rental units include (71) studios, (131) 1BDs, (38) 2BDs and (19) 3BDs ranging from 489 sf to 1,176 sf, with an average unit size of 819 sf.

Project provides much needed housing for Del Mar in all income ranges and gives equitable access to coastal resources, including households with low, very low, and extremely low income. The Project provides 78% of the City's need for 54 lower income units per 6th Cycle Housing Element Program 1E and well over 100% of the City's moderate income RHNA need.

Achieves the spirit of the California Coastal Commission's Statewide Interpretive Guidelines on Affordable Housing in the Coastal Zone, dated May 5, 1981: "Meaningful access to the coast requires housing opportunities as well as other forms of coastal access... If the coast is not to exclude the less affluent members of society and become an exclusive enclave of the wealthy, affordable housing must be protected, encouraged, and, where feasible, provided."

Project includes:

Ample vertical/lateral public access around the property including 30-foot and 35-foot wide vertical accesses to the property's bluff frontage, a 50'-0"-wide lateral blufftop accessway, and 17 onsite public parking spaces. The lateral blufftop access is designed to ensure lateral blufftop access remains in the event of extreme coastal hazards.

Increased blufftop setbacks for above/below grade structures to meet a minimum 1.5 factor of safety (FS1.5) with additional setbacks for consistency with Chapter 3 of the Coastal Act, to accommodate for coastal hazards, and to ensure sufficient lateral blufftop public access is accommodated for the Project's life. Project includes a FS1.5 + additional minimum 140-foot bluff setback for below-grade structures (bluff to parking garage) and a FS1.5 + additional minimum 50-foot setback for above-grade structures (bluff to first grouping of above-grade structures). First grouping of above-grade structures are designed such that removal is possible in the event of extreme coastal hazards.

No reliance on shoreline stabilization devices.

Onsite drainage retention with discharge east and away from the bluff.

Adherence to all objective design standards in the City's certified Housing Element Implementation Overlay Zone (HEI-OZ), including an average unit size less than 1,000 sf in the Project (average of 819 sf proposed).

Nine buildings comprised of single and two-story up to four stories, with one five-story section exposed, over a two-story parking podium/garage. Overall massing is broken down into multiple, smaller buildings set in a framework of public spaces to provide scale transitions and human-scale experiences. Buildings and site designs with an open-air environment with ample coastal view corridors shared by visitors, residents, and the general public.

Average building height of 25' up to a maximum height of 55' on the east portion of the site. Buildings are terraced from west to east to provide a scaled visual transition from the coast inland. Taller buildings are clustered to the center and east portions of the site.

Architectural designs and landscape features are sensitively designed to Del Mar and include colors, materials, and details that draw from and enhance the natural oceanfront setting.

212,232 sf (0.71 FAR) of residential space above a 96,736 sf, two-level underground parking podium (0.32 FAR), for a total square foot development of 308,968 sf (total FAR of 1.03).

Lot coverage of 68,514 sf (23%).

305 vehicular parking stalls comprised of 17 onsite public spaces and 288 onsite resident spaces.

Access to Camino del Mar and public improvements to facilitate ingress/egress to the Project, public safety for pedestrians, bicycles, and vehicles, and replacement public parking.

Project includes the following requests under State Density Bonus law:

Project requests a 50% density bonus by providing 24% of the base zone units for lower-income (42 units), resulting in 86 density bonus units. In addition, Project includes 16 motorcycle spaces and 16 bicycle parking spaces, with 25 of the vehicle parking spaces designated as clean air spaces.

Project qualifies for three concessions as summarized below. Concessions result in identifiable and actual cost reductions to a project that allow for the development of affordable housing.

Increase in maximum lot coverage from 20% to 23% [DMMC §30.10.070(C)(4)]. This concession allows the development to spread across the site with lower heights, while still maintaining sufficient bluff setbacks, in lieu of development with greater heights and added infrastructure costs.

Decrease in vehicle stall depth from 20 ft to 18 ft for parking stall layouts [DMMC §30.80.060(A)(1)-City Parking Lot Layout Standards]. This concession allows the development to provide a utilize adequate stall sizes in parking lots/garages and reduces the need to expand the subterranean parking garage with added development costs.

Allowance for construction on steep slopes within the public right-of-way to facilitate required ingress/egress to the public street (Camino del Mar), as-needed utilities, and improvements for continued access to adjacent property. Steep slopes are not located onsite but immediately east of the Project site in the public right-of-way location. As such, the steep slopes are not located in the respective R1-40 zone, BSC-OZ, or HEI-OZ. There is no feasible alternative siting which eliminates or substantially reduces the need for such construction or grading. Construction on steep slopes is minimized to the greatest extent feasible commensurate with preserving the physical characteristics of the site [DMMC §30.52.060(A)(1-5), §30.92.040(B)(1)(c), §30.92.050(F)]. This concession allows the development to provide access to the Project site and the public street, as-needed utilities, and improvements for continued access to the adjacent property. Because the improvements would be constructed in a manner to minimize the improvements to the greatest extent feasible, the concession allows for reduced development costs in the Project.

Project requests three waivers from City development standards. Waivers provide necessary relief from development standards that would otherwise physically preclude the development of affordable housing as part of an overall project.

Increase in maximum building height from 14 feet to 55 feet (which includes shielding of mechanical units on rooftops) [DMMC §30.10.070(C)(2), §30.10.080, §30.52.080(A), §30.86.110(A)]. This waiver provides relief from a City development standard that would physically precludes the development of the project and associated affordable units.

Increase the maximum FAR from 0.125 to 1.03 (separated between 0.32 FAR for garage and 0.71 FAR for residential development) [DMMC §30.10.070(C)(3)]. This waiver provides relief from a City development standard that would physically precludes the development of the project and associated affordable units.

Increase in maximum number of stories above grade from two to five (on average three or less) [DMMC §30.86.110(A)]. This waiver provides relief from a City development standard that would physically precludes the development of the project and associated affordable units.

Project requests the parking ratios per State Density Bonus law comprised of one space per studio and one-bedroom units, and one-and-one-half spaces for two- and three-bedroom units [Govt Code §65915(p)(1)]. Per State law, the parking ratios are not considered a concession or waiver. For consistency with Chapter 3 of the Coastal Act, the Project includes an additional 17 onsite public parking spaces separate from the requested parking ratios for the Project.



SEASIDE RIDGE
929 Border Ave., Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

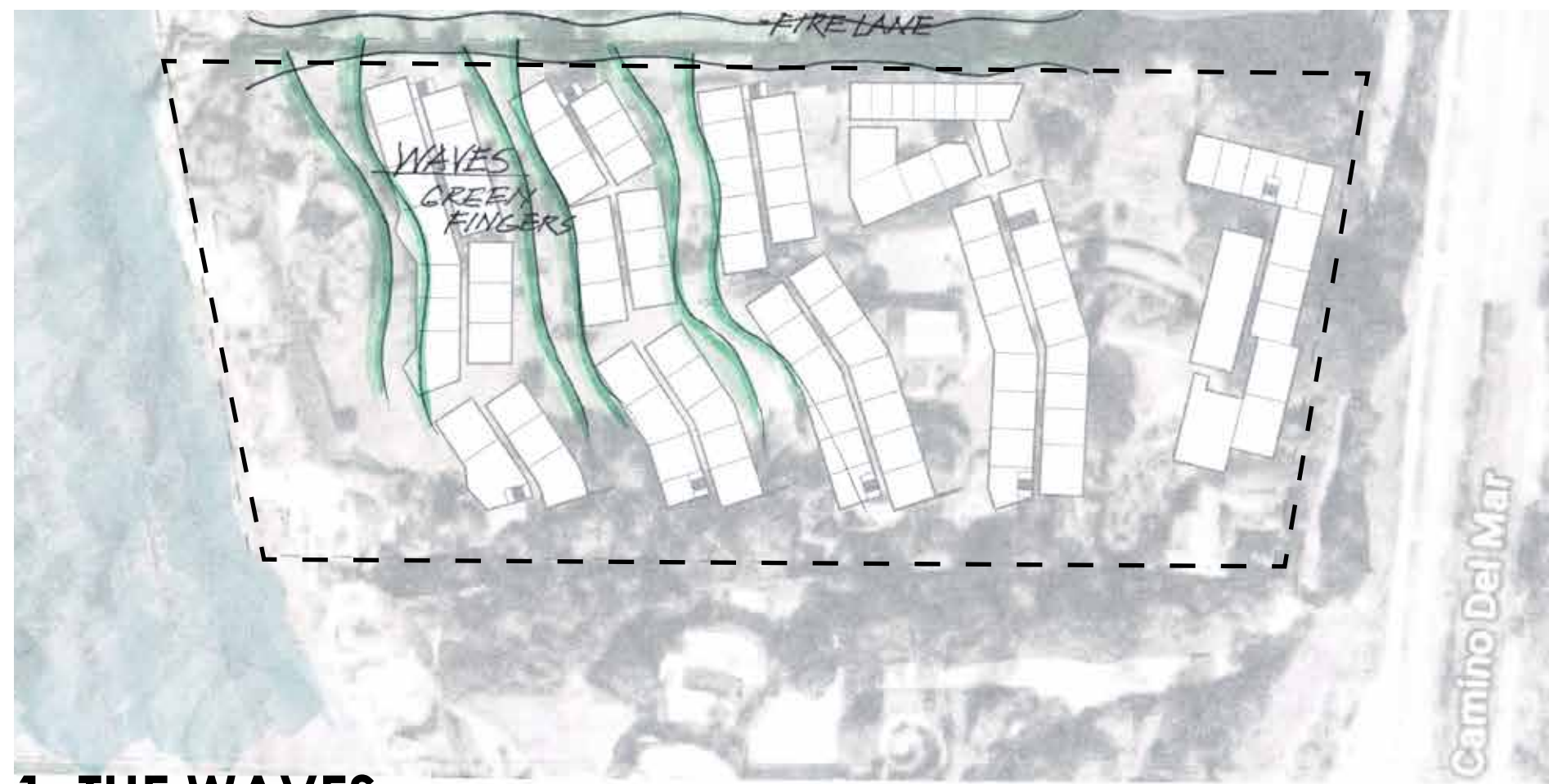
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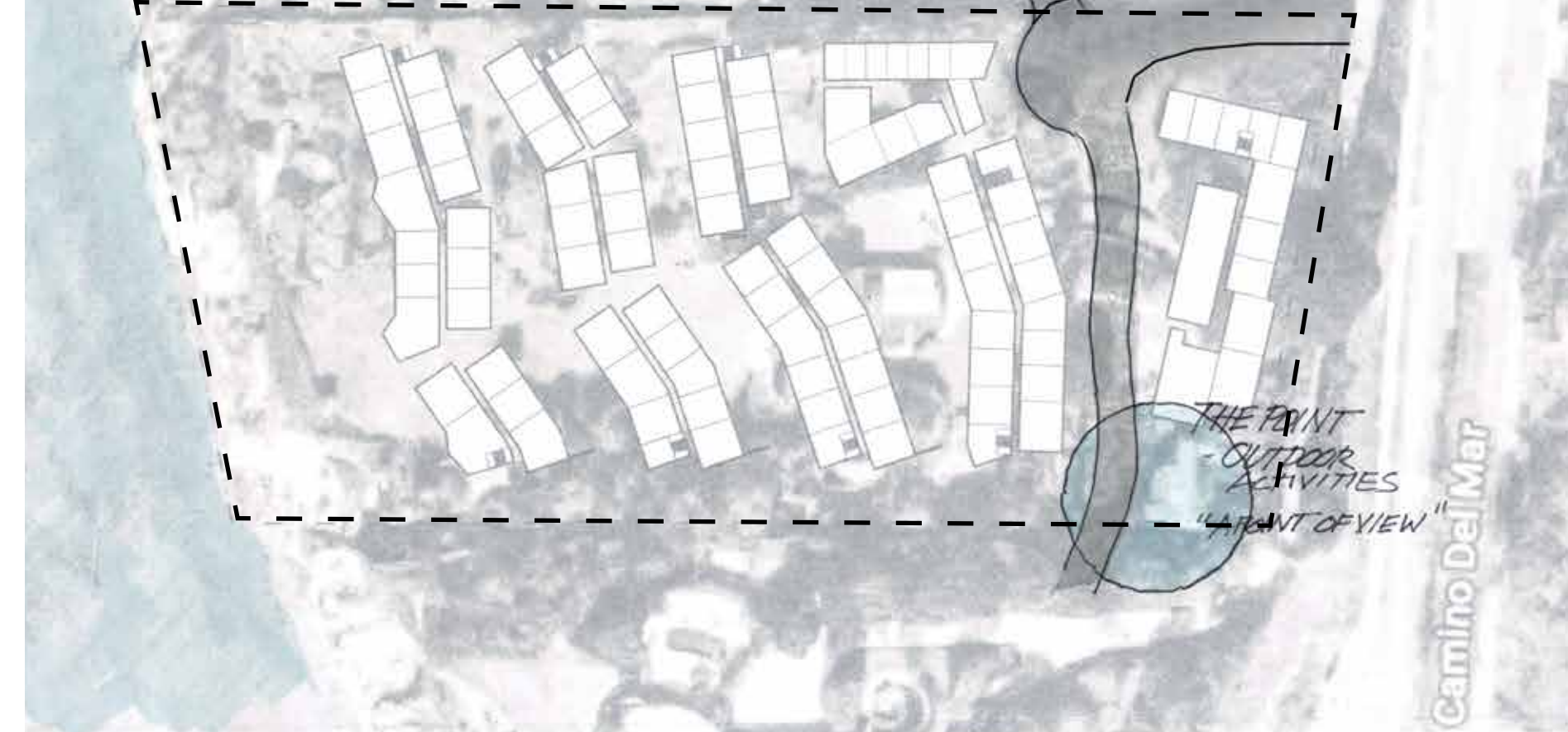
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PROJECT SUMMARY

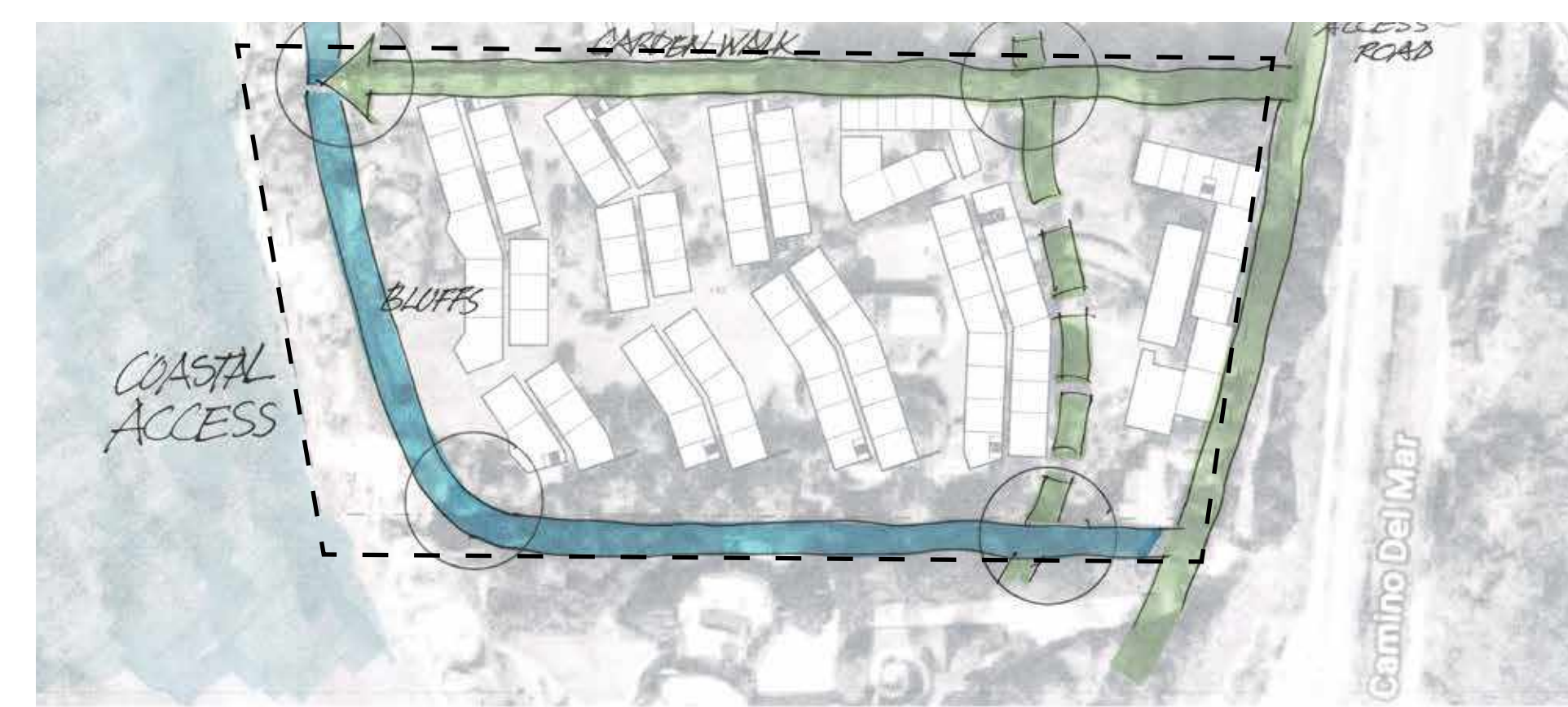
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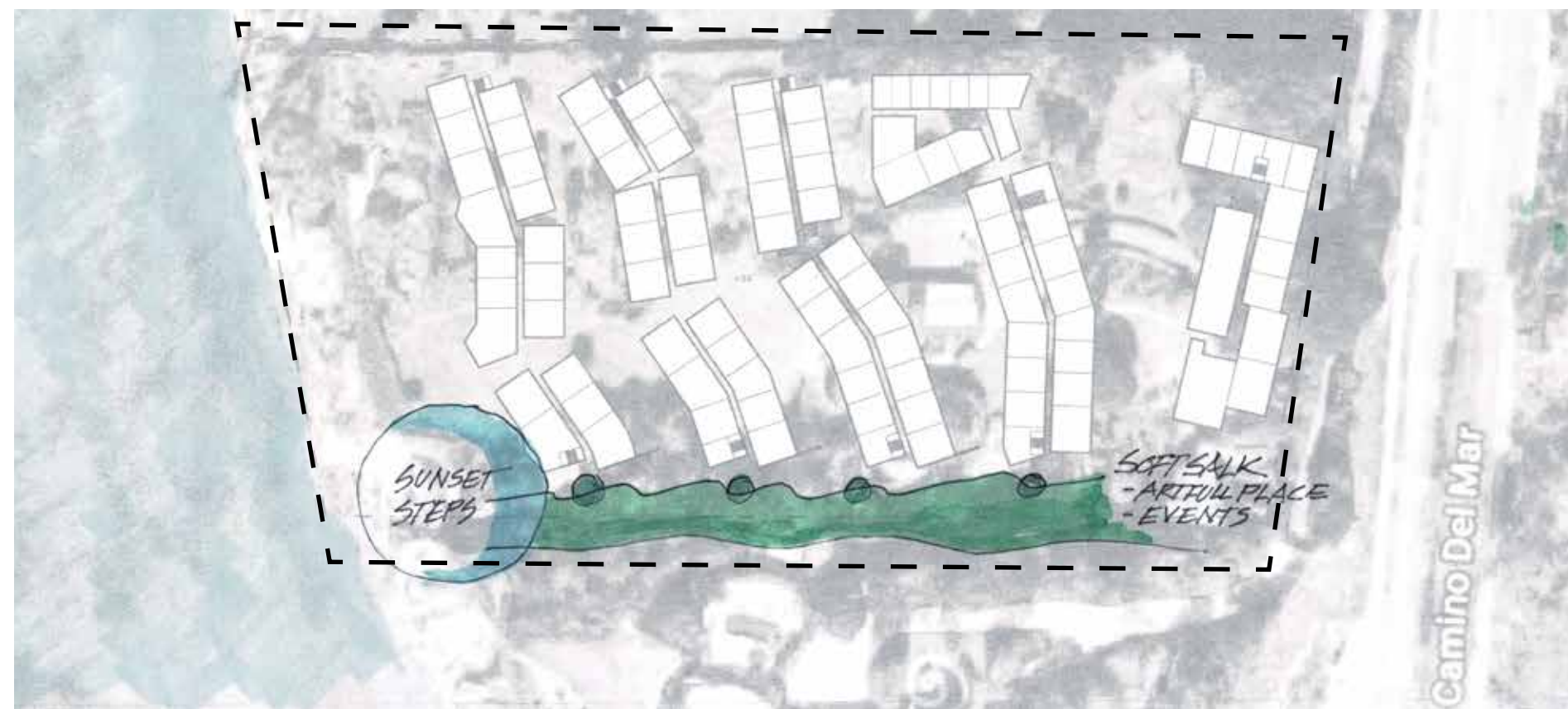
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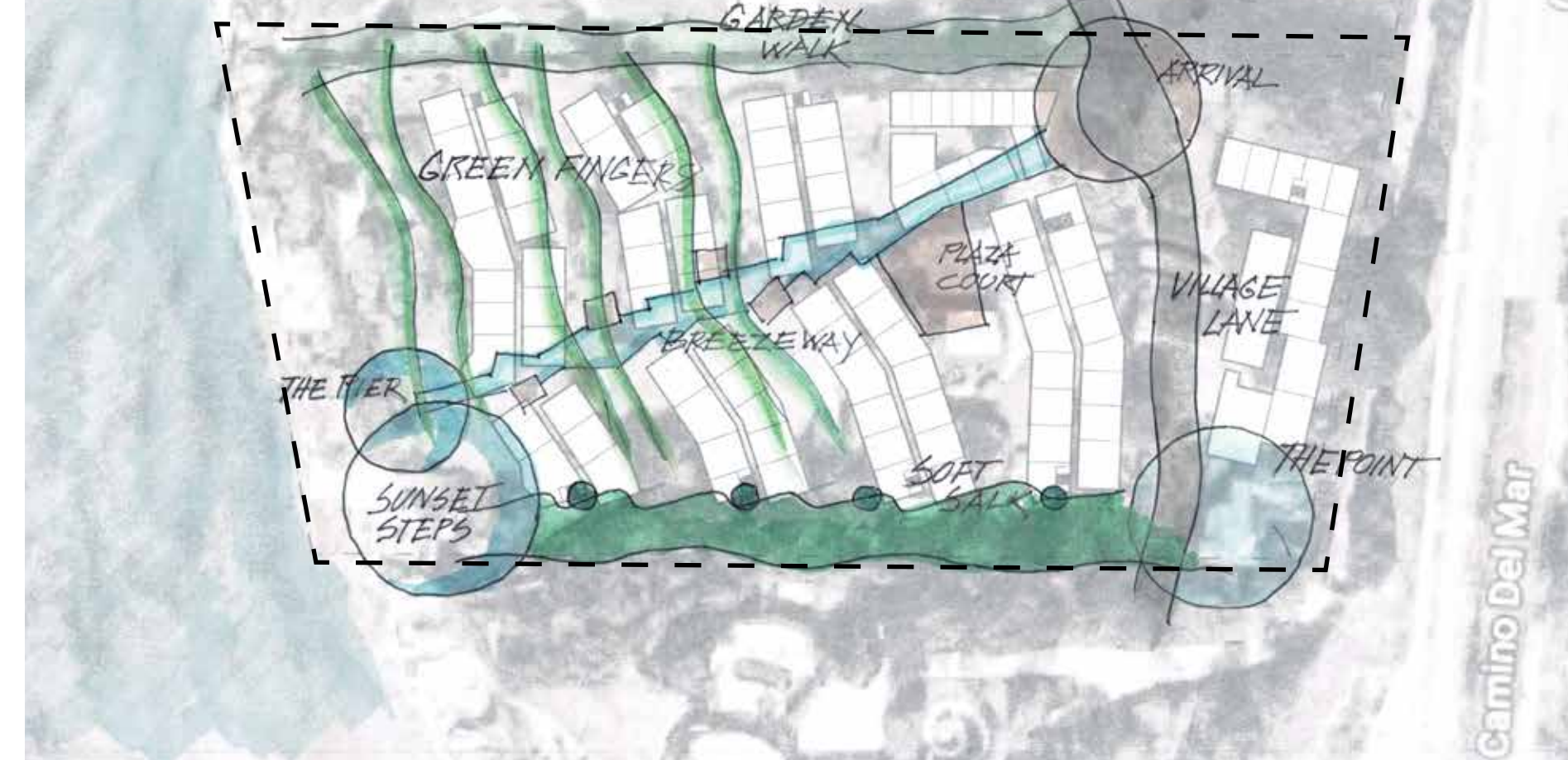
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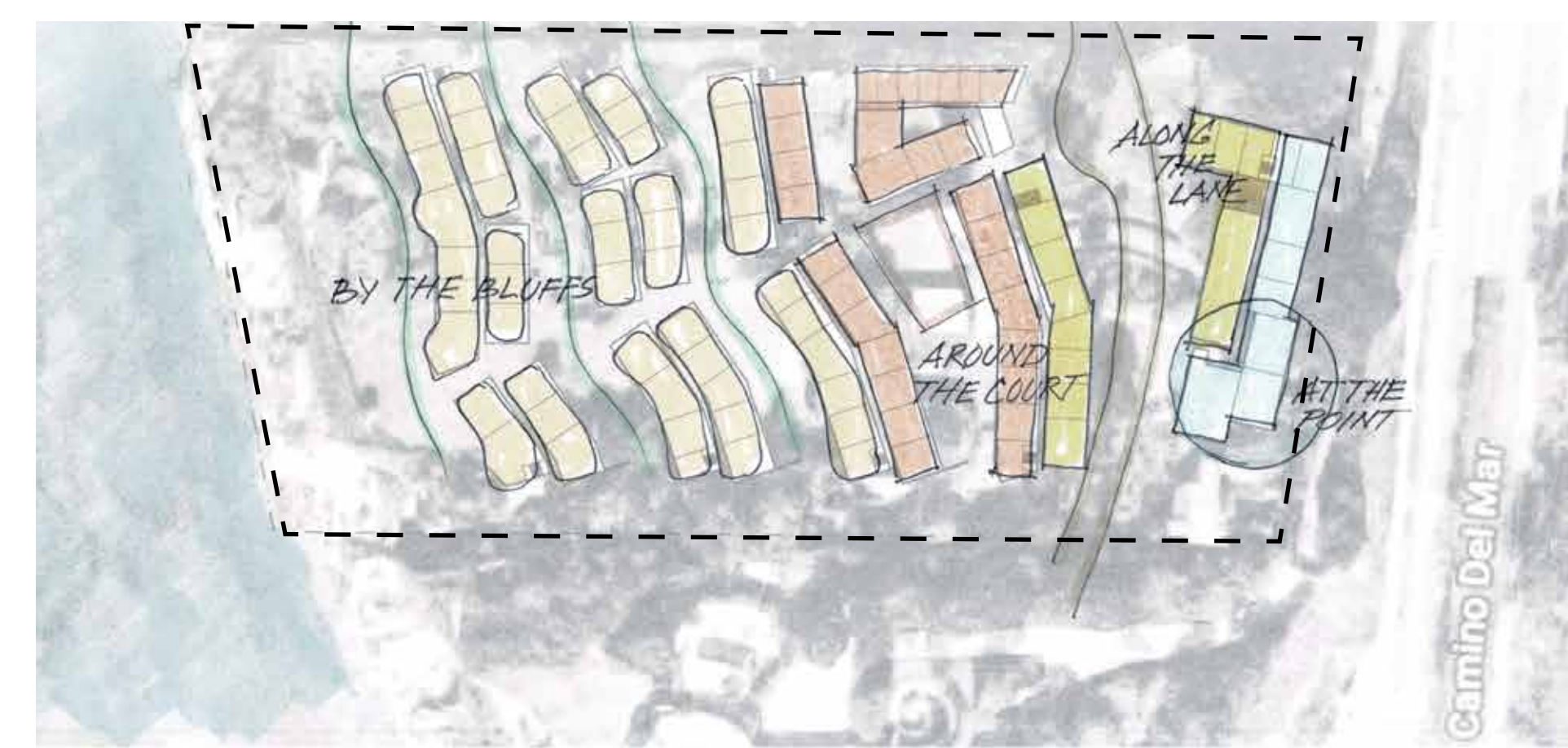
3. COASTAL ACCESS



4. SOFT SALK



5. BREEZEWAY



6. BUILDING TYPES

SEASIDE RIDGE
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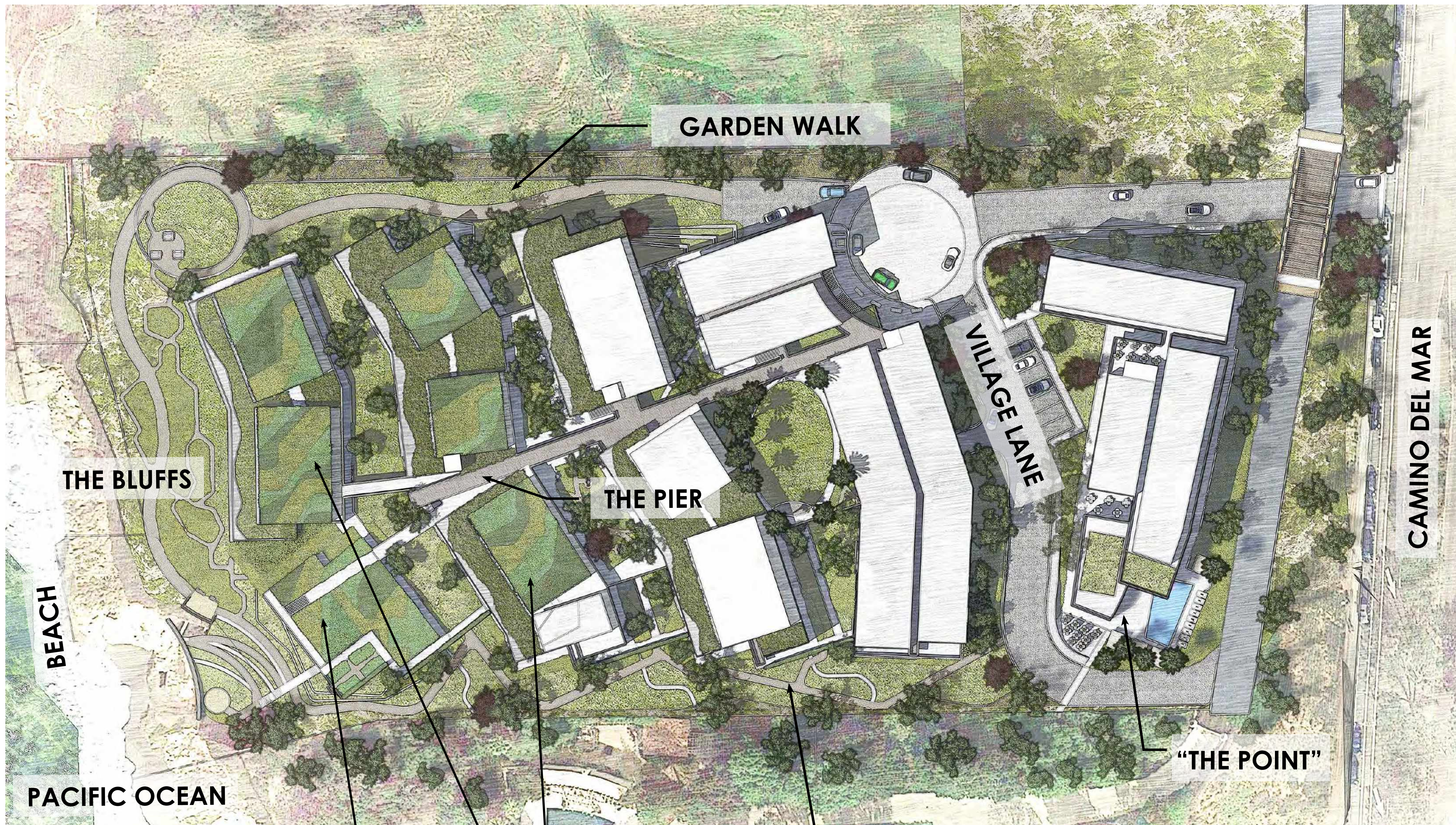
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DESIGN CONCEPTS

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ARTIST DEPICTION OF THE SITE IS CONCEPTUAL IN NATURE AND REPRESENTS A GENERALIZED APPROACH TO SITE DESIGN

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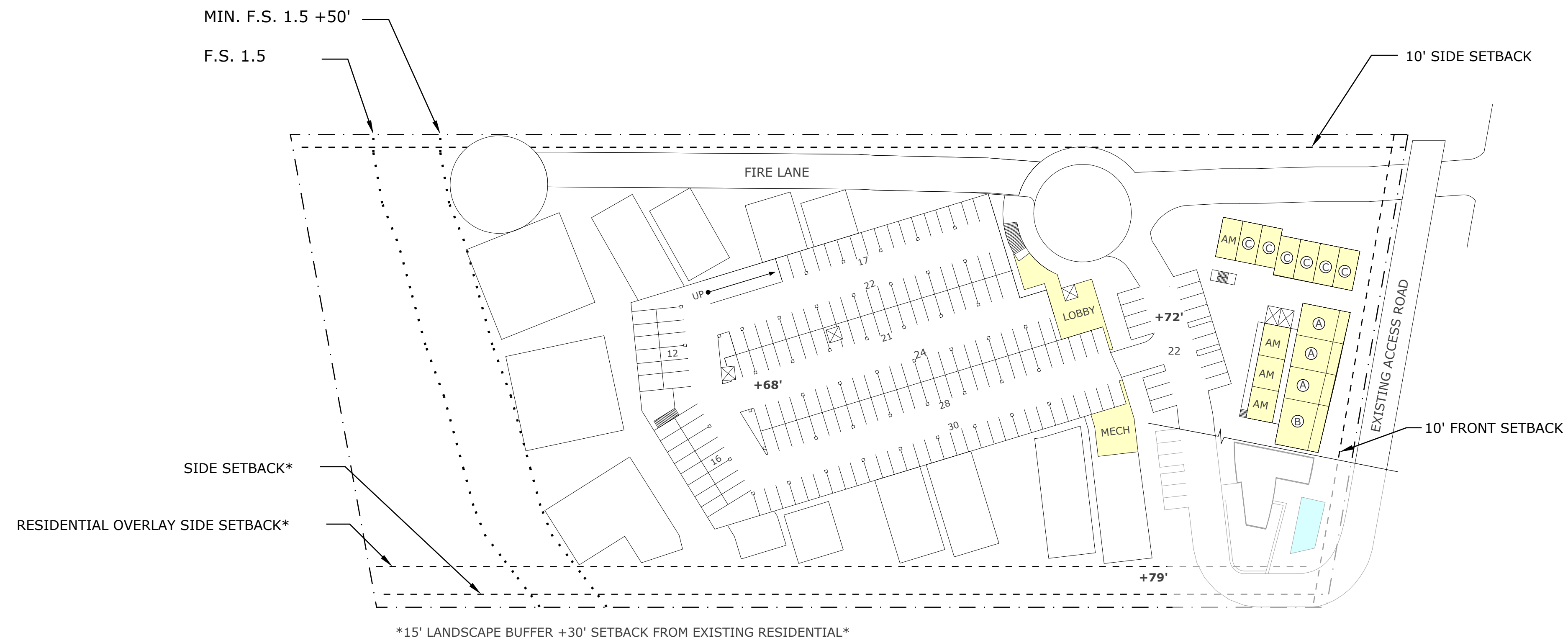
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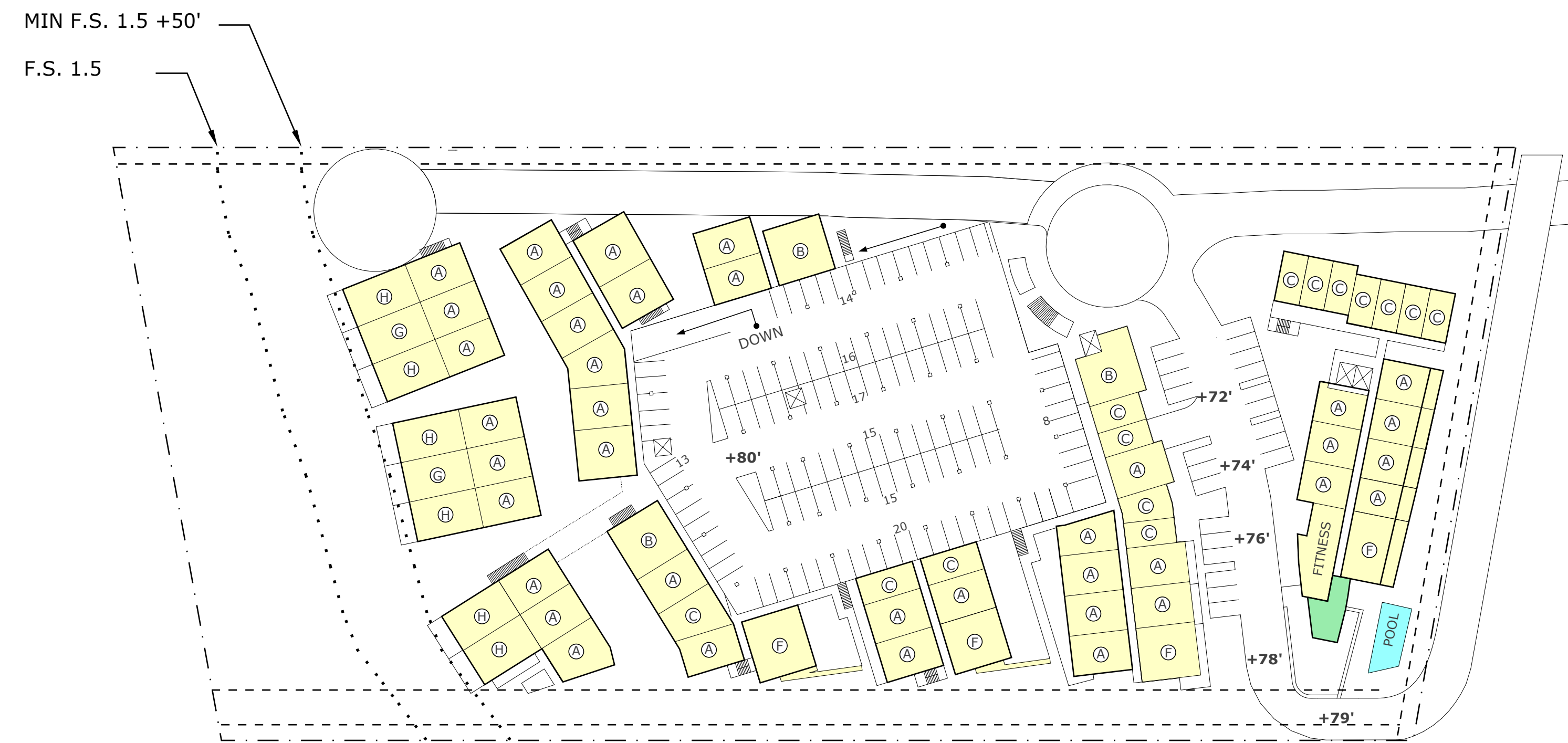
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ILLUSTRATIVE SITE PLAN

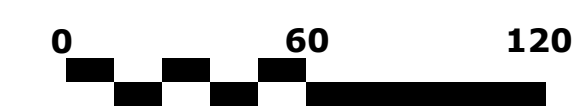
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LEVEL -1 FLOOR PLAN [68' - 70']
1" = 60"



LEVEL +1 FLOOR PLAN [80']
1" = 60"



UNITS	
(A)	1 BED (AVG: 850 SF)
(B)	VARIES (AVG: 1,196 SF)
(C)	STUDIO (AVG: 489 SF)
(D)	VARIES (AVG: 1,200 SF)
(E)	3 BED (AVG: 1,176 SF)
(G)	1 BED (AVG: 960 SF)
(H)	2 BED (AVG: 960 SF)

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FLOOR PLANS

A1.1



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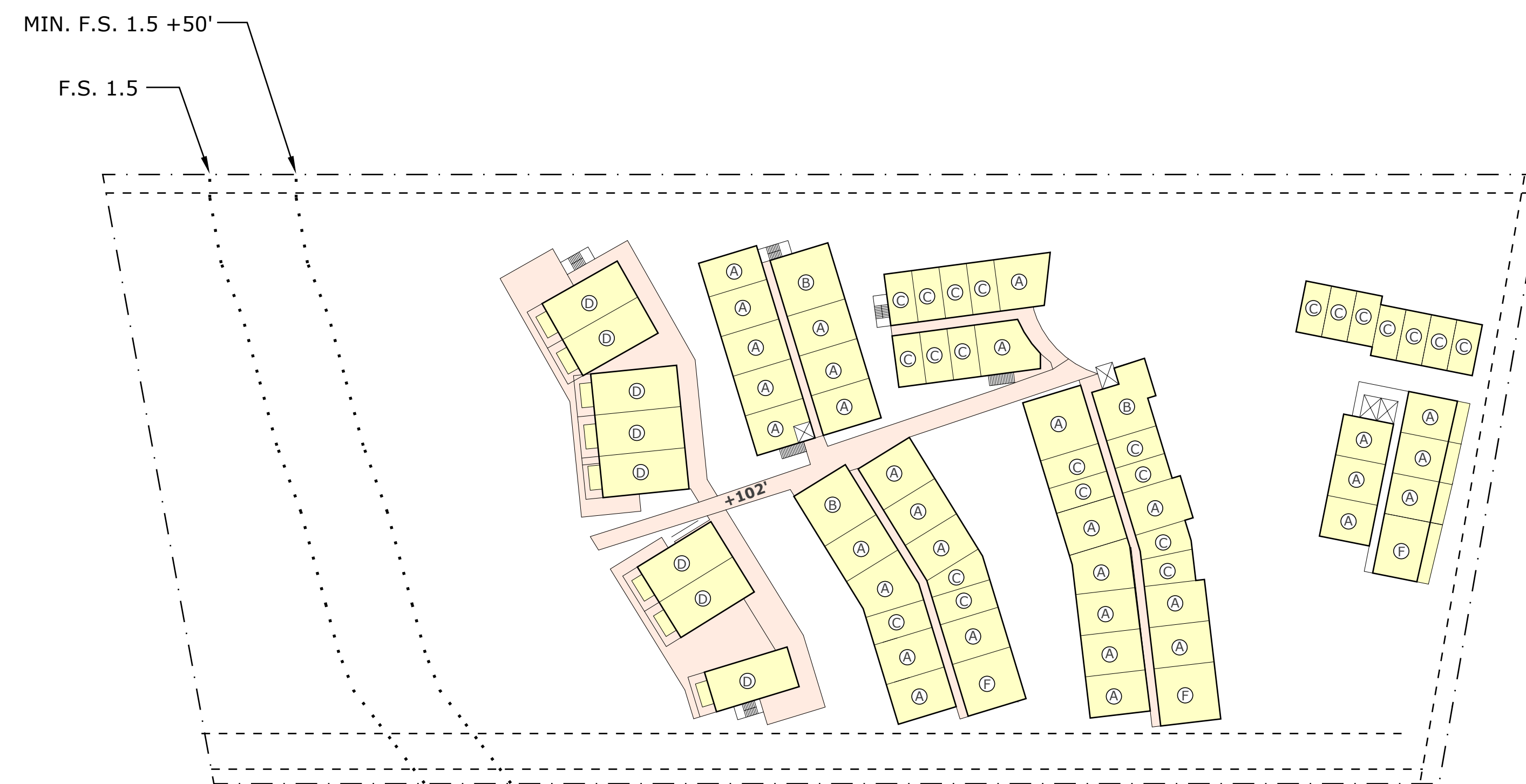
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FLOOR PLANS

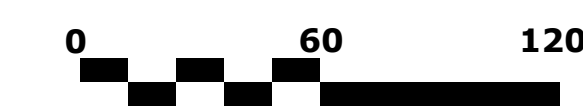
A1.2



LEVEL +2 FLOOR PLAN [92']
1" = 60"



LEVEL +3 FLOOR PLAN [102']
1" = 60"



UNITS	
(A)	1 BED (AVG: 850 SF)
(B)	VARIES (AVG: 1,196 SF)
(C)	STUDIO (AVG: 489 SF)
(D)	VARIES (AVG: 1,200 SF)
(E)	3 BED (AVG: 1,176 SF)
(G)	1 BED (AVG: 960 SF)
(H)	2 BED (AVG: 960 SF)



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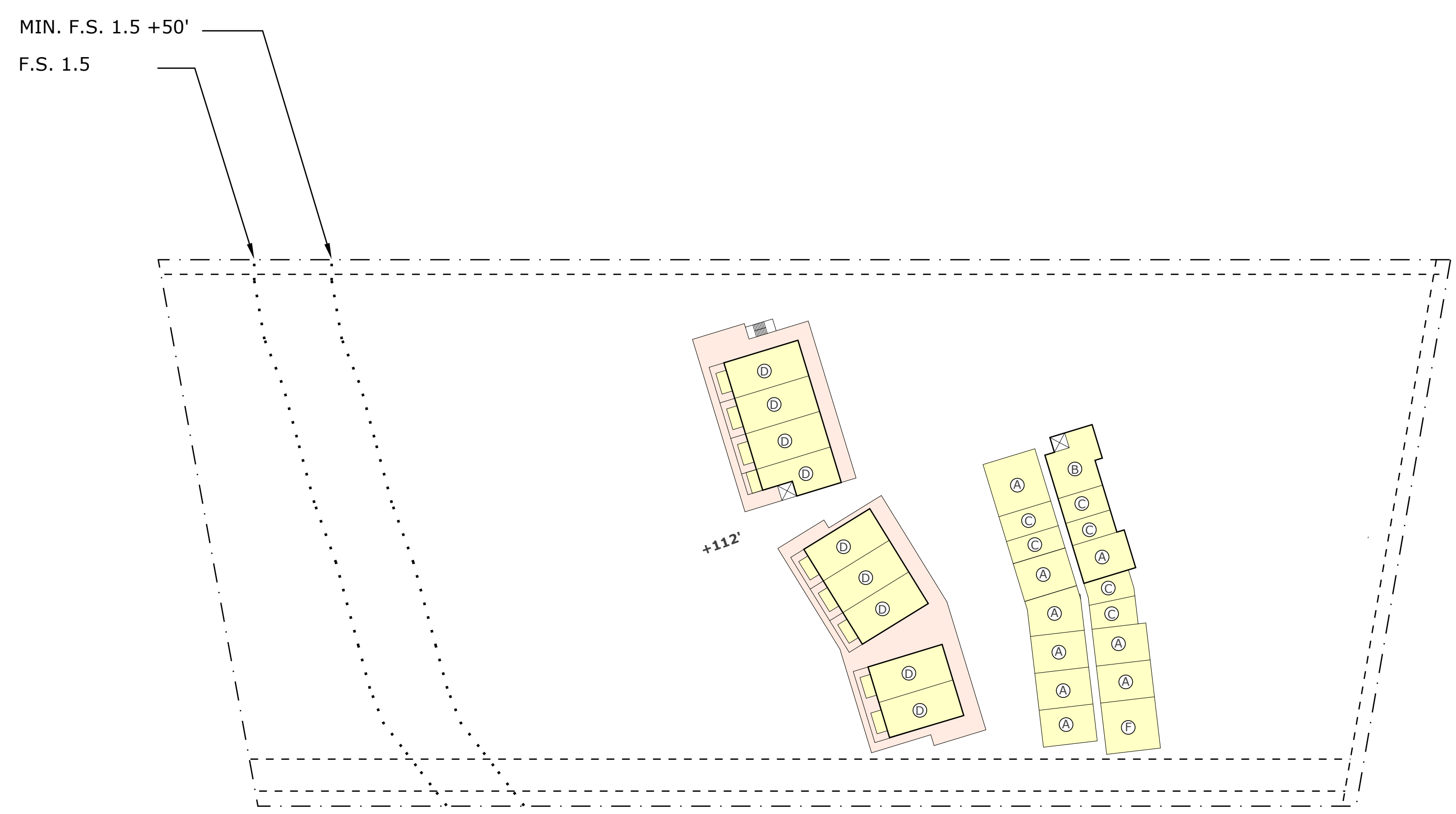
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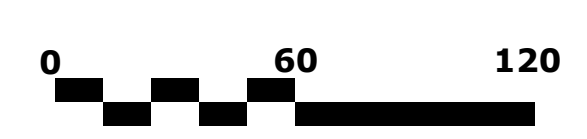
FLOOR PLANS

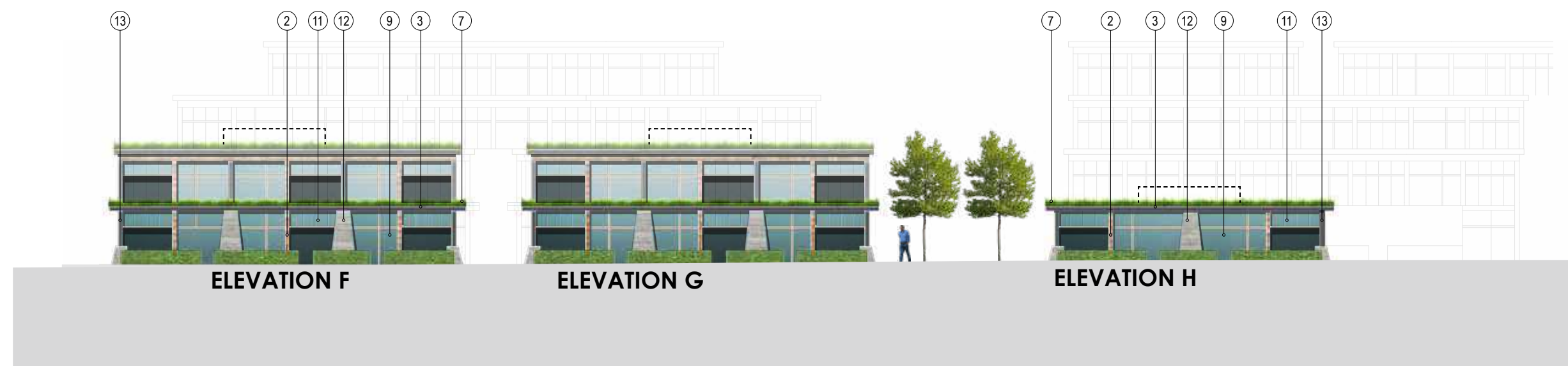
A1.3



LEVEL +4 FLOOR PLAN [112']
1" = 60"

UNITS	
(A)	1 BED (AVG: 850 SF)
(B)	VARIES (AVG: 1,196 SF)
(C)	STUDIO (AVG: 489 SF)
(D)	VARIES (AVG: 1,200 SF)
(E)	3 BED (AVG: 1,176 SF)
(G)	1 BED (AVG: 960 SF)
(H)	2 BED (AVG: 960 SF)

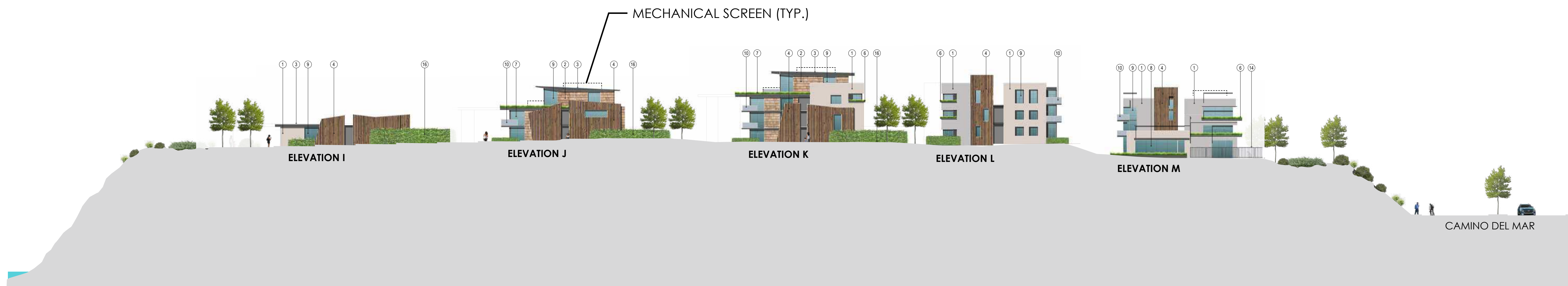




WEST ELEVATION



EAST ELEVATION



MECHANICAL SCREEN (TYP.)

CAMINO DEL MAR

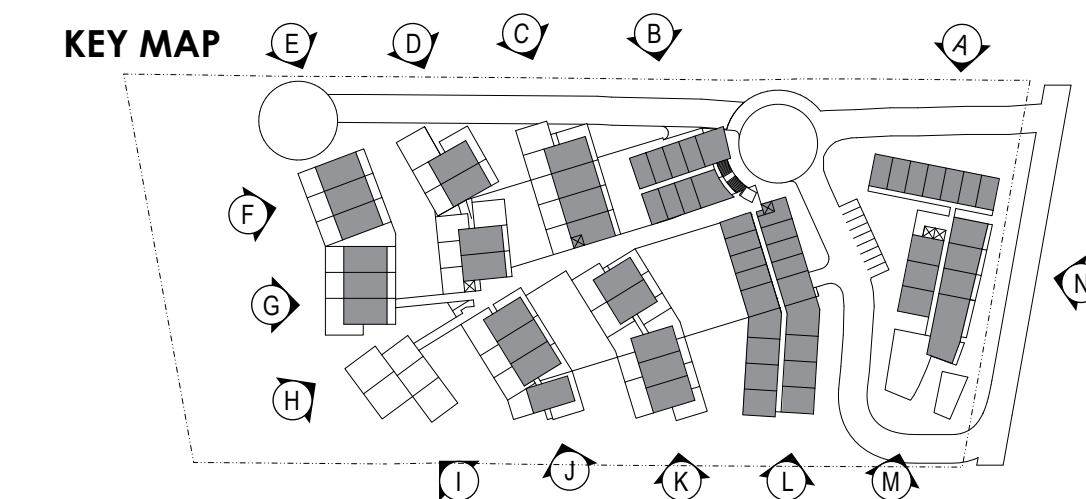
SOUTH ELEVATION



CAMINO DEL MAR

NORTH ELEVATION

- 1. Plaster
- 2. Wood Shingles
- 3. Wood Fascia
- 4. Wood Feature Wall
- 5. Green Wall
- 6. Sill Planter
- 7. Green Roof
- 8. Window Wall
- 9. Aluminum Window
- 10. Glass Guardrail
- 11. Butt Joint Glass
- 12. Board Form Concrete
- 13. Steel Channel
- 14. Pool Fence
- 15. Patio Wall



SEASIDE RIDGE
929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

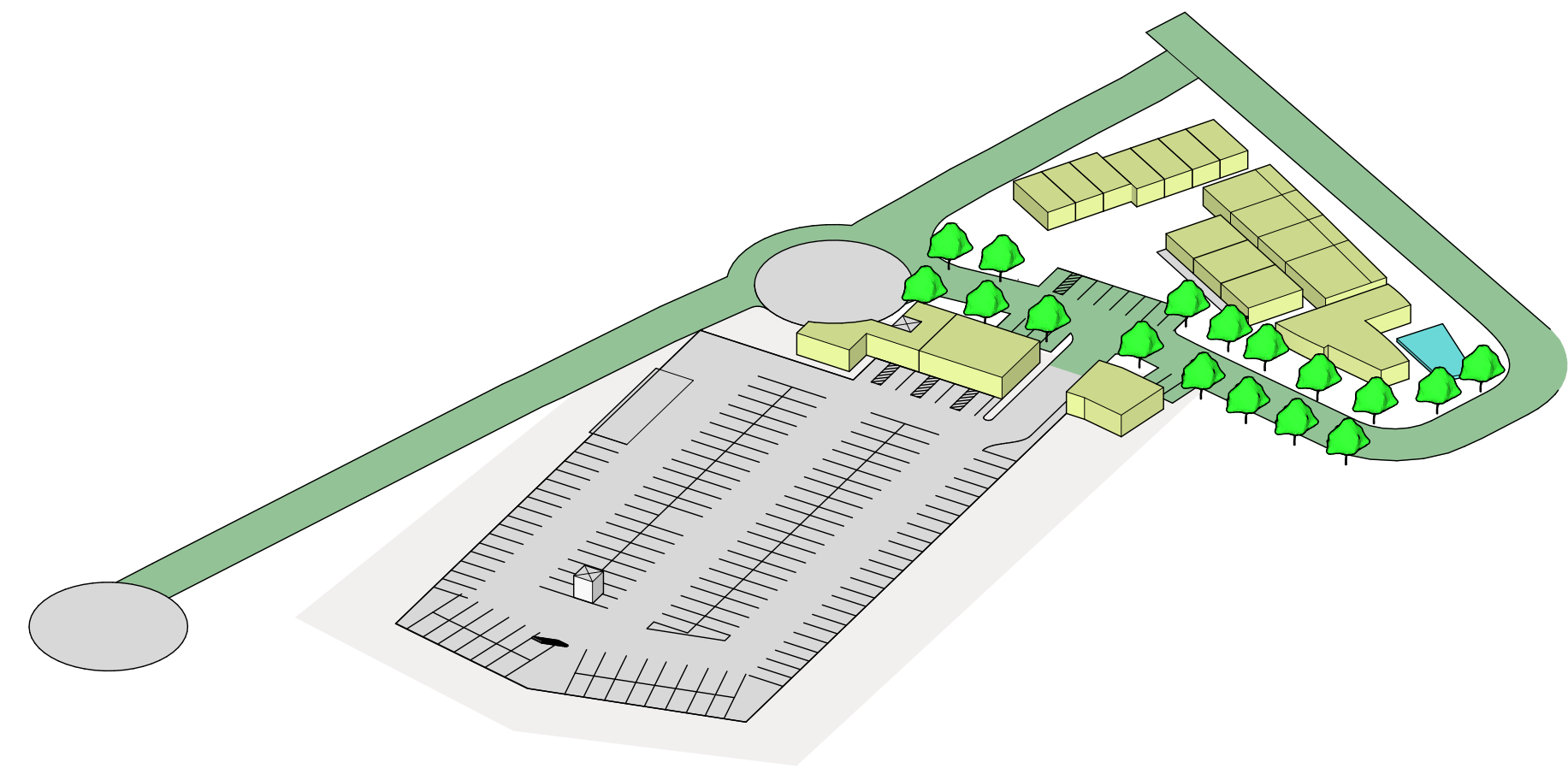
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REVIEWED BY:

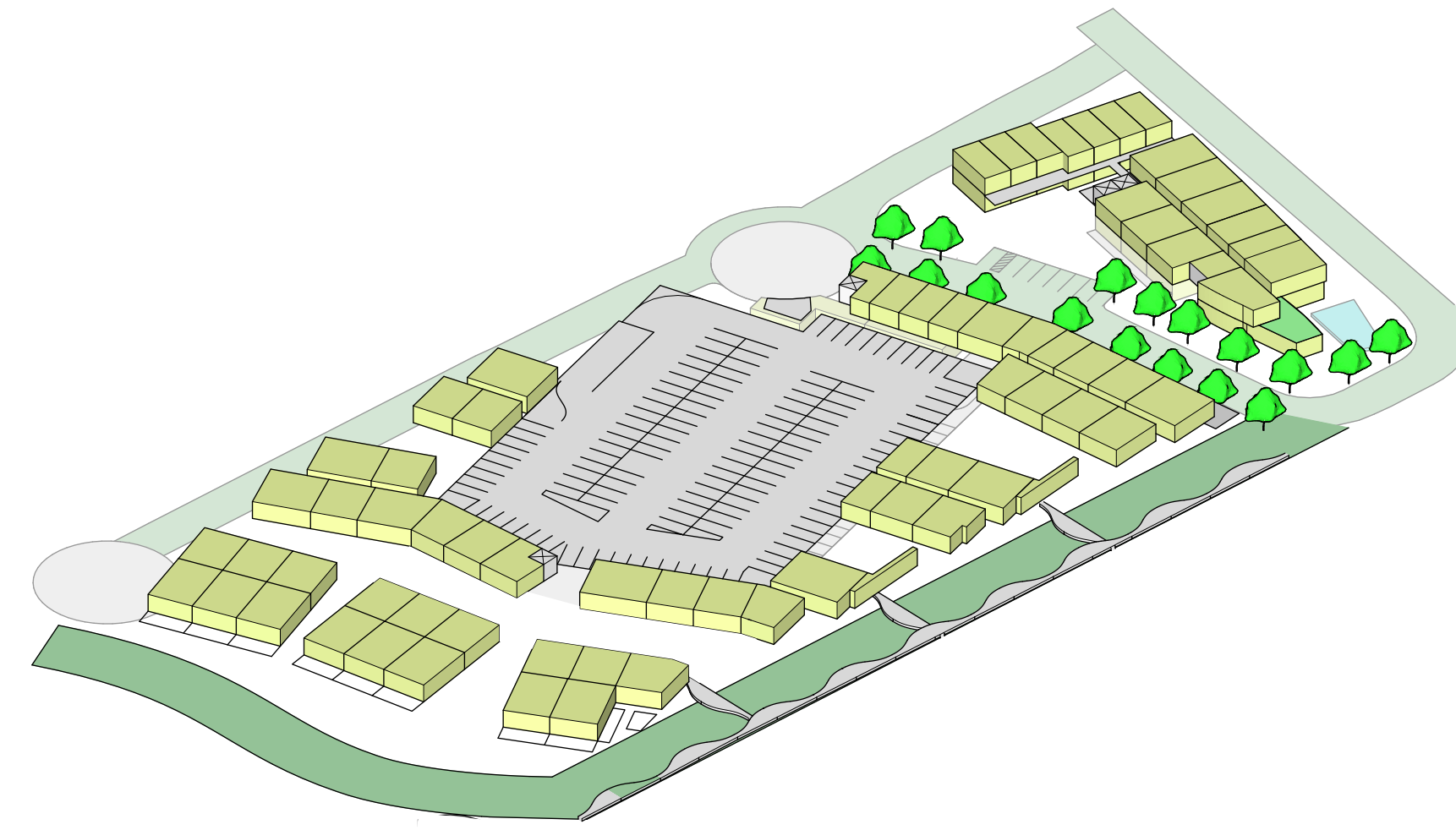
SHEET NAME:

ELEVATIONS

A2.0



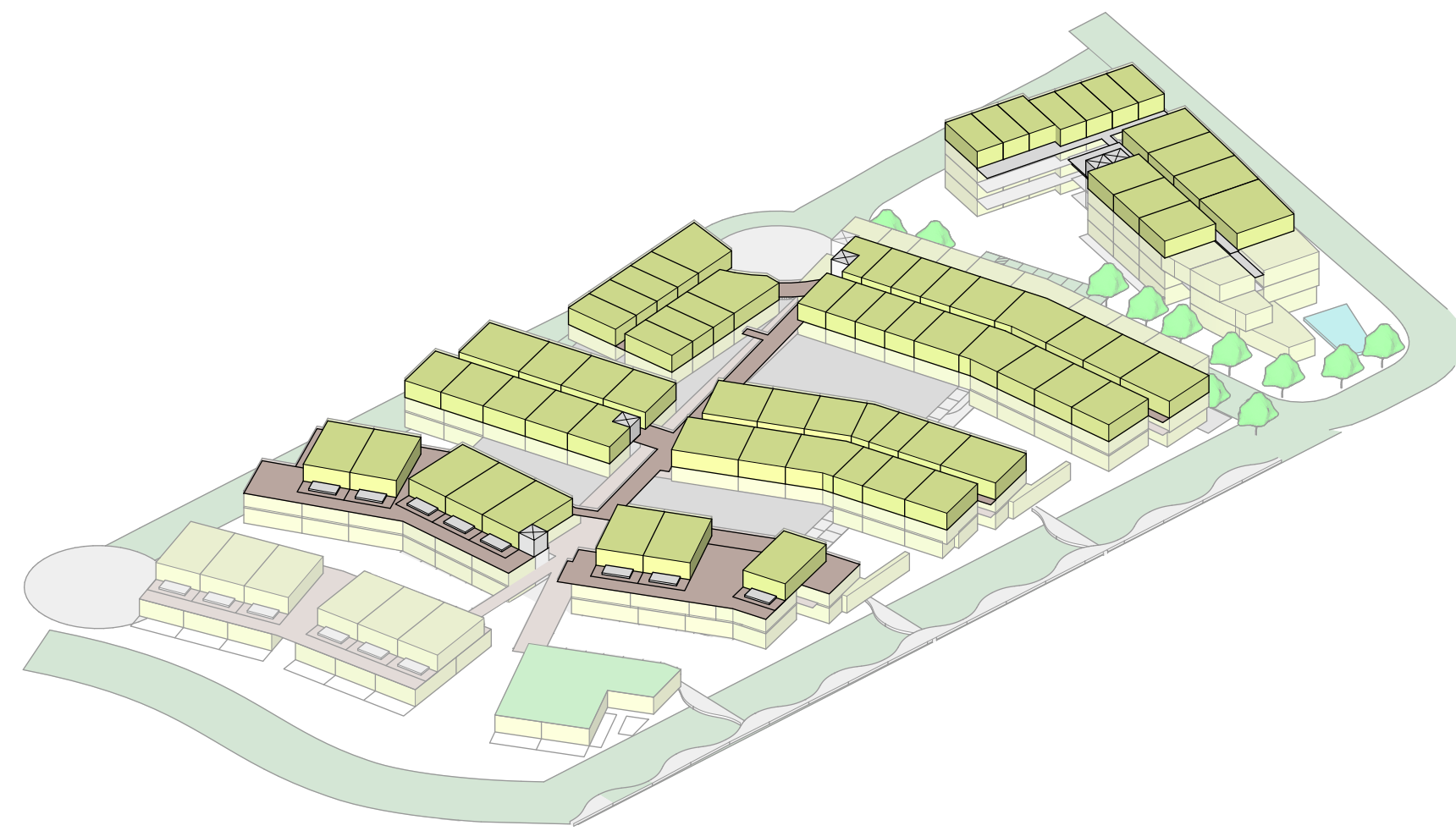
○ LEVEL -1 - GRADE - 12'



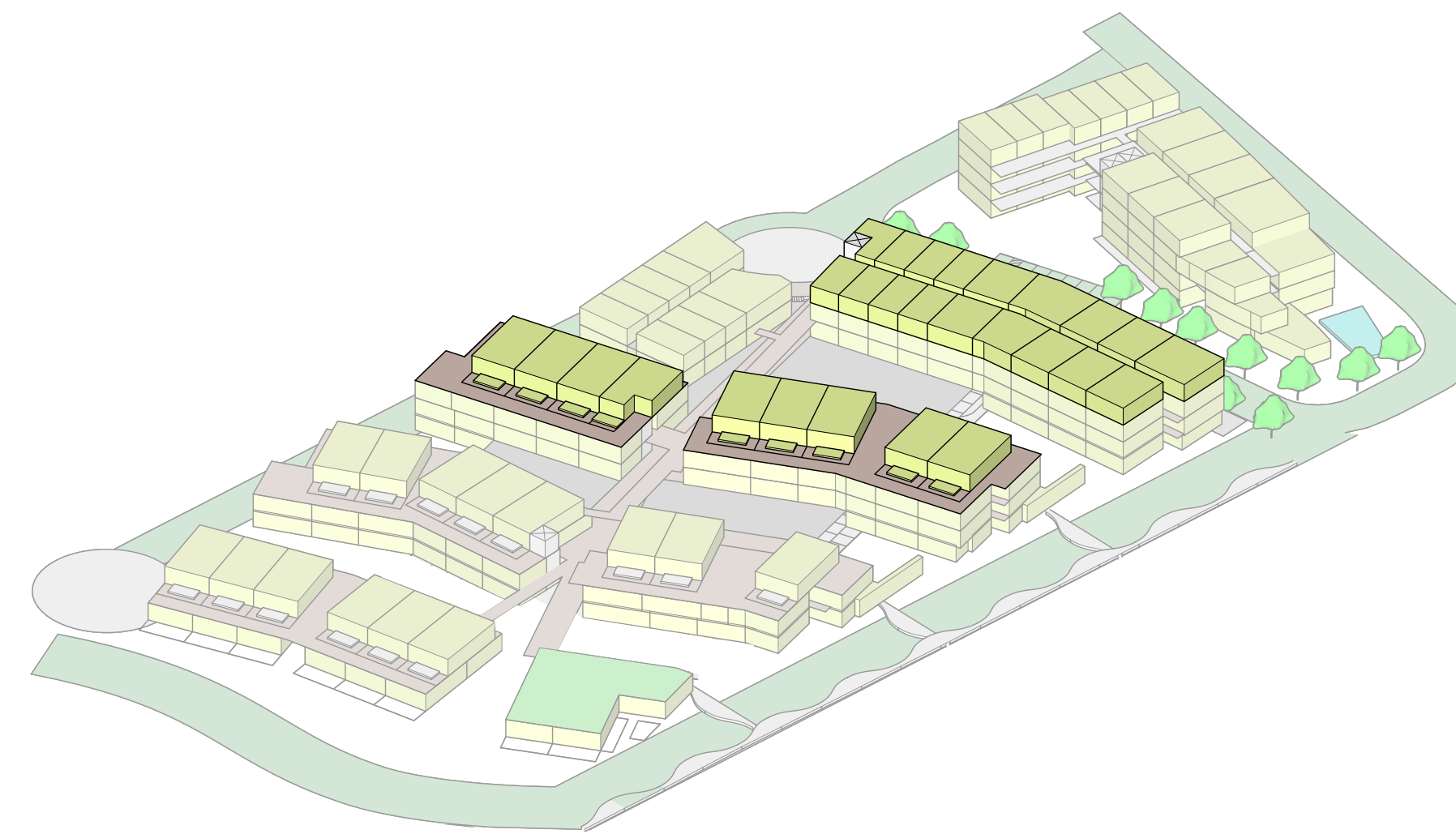
○ LEVEL 1 - GRADE + 12'



○ LEVEL 2 - GRADE + 22'



○ LEVEL 3 - GRADE + 32'



○ LEVEL 4 - GRADE + 42'

SEASIDE RIDGE
929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

DRAWN BY:

REVIEWED BY:

SHEET NAME:

MASSING STUDY

A2.1



FRANK
THE ART OF CITY DESIGN

SEASIDE RIDGE
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PROJECT NO.

DRAWN BY:

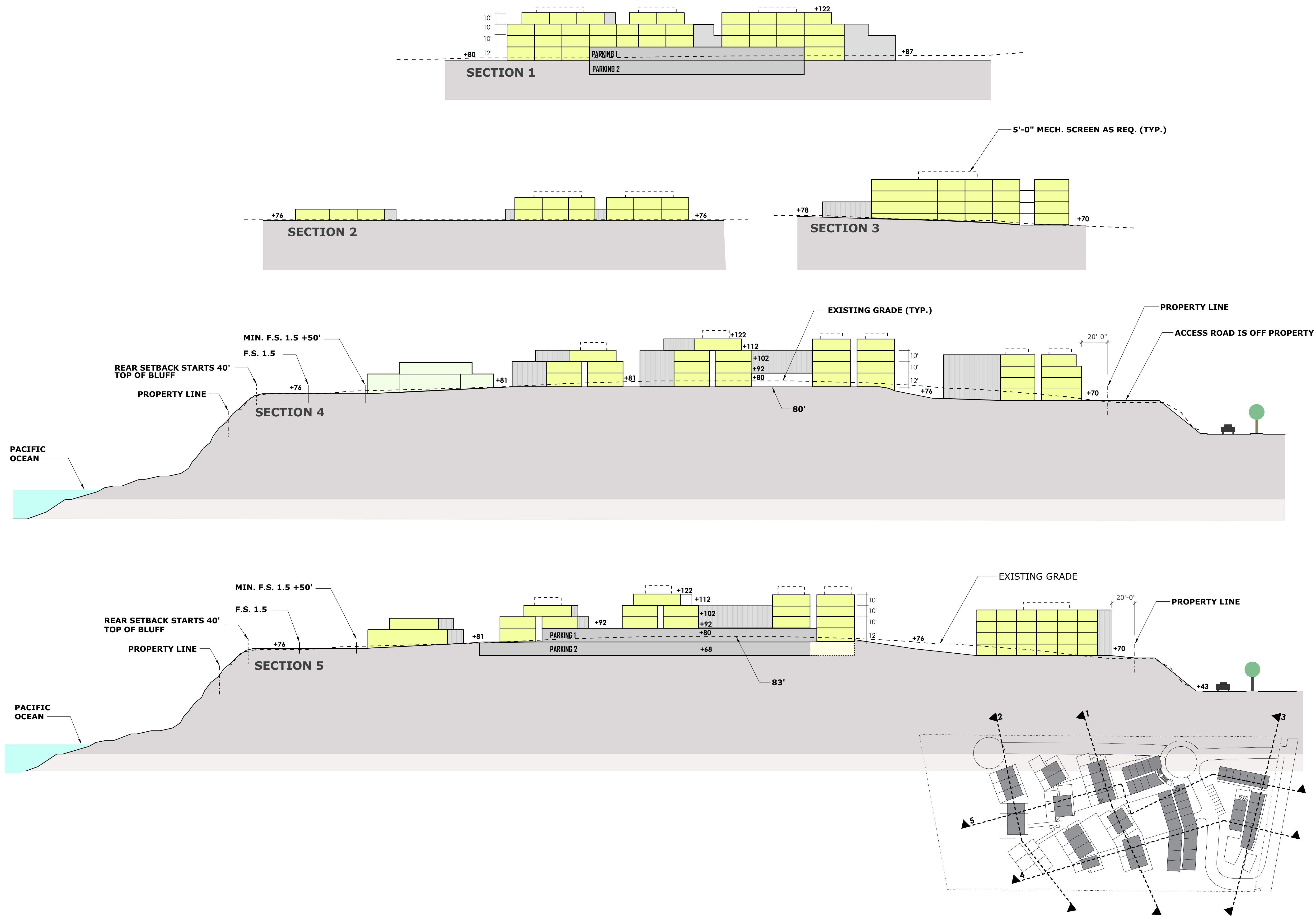
REVIEWED BY:

SHEET NAME:

MASSING STUDY

A2.2





SEASIDE RIDGE
929 Border Ave, Del Mar, CA, 92075

REVISIONS:

PROJECT NO.

DRAWN BY:

REVIEWED BY:

SHEET NAME:

SITE SECTIONS

A3.0



SEASIDE RIDGE
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REVISIONS:

PROJECT NO.

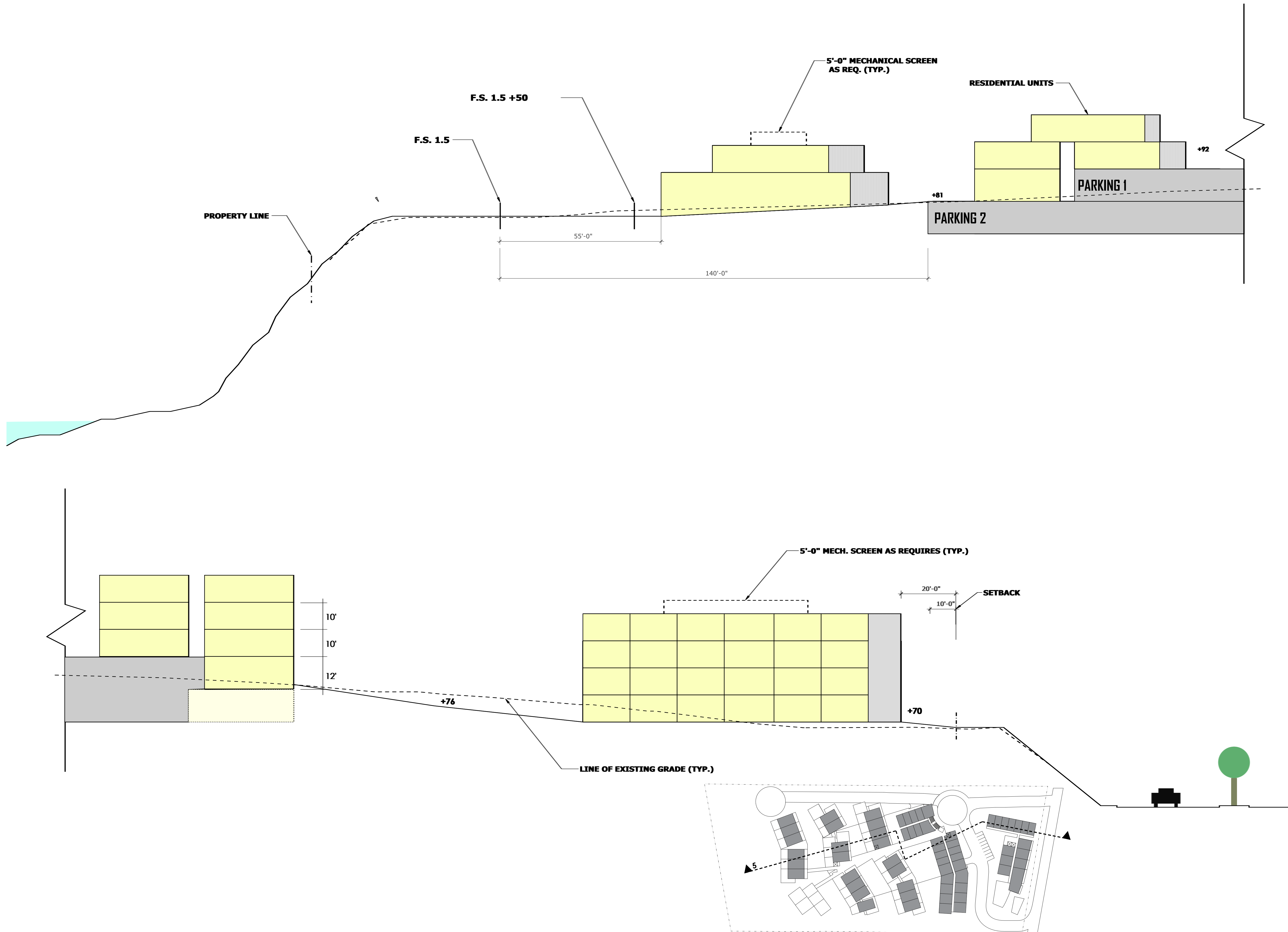
DRAWN BY:

REVIEWED BY:

SHEET NAME:

SITE SECTIONS

A3.1





SEASIDE RIDGE
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REVISIONS:

PROJECT NO.

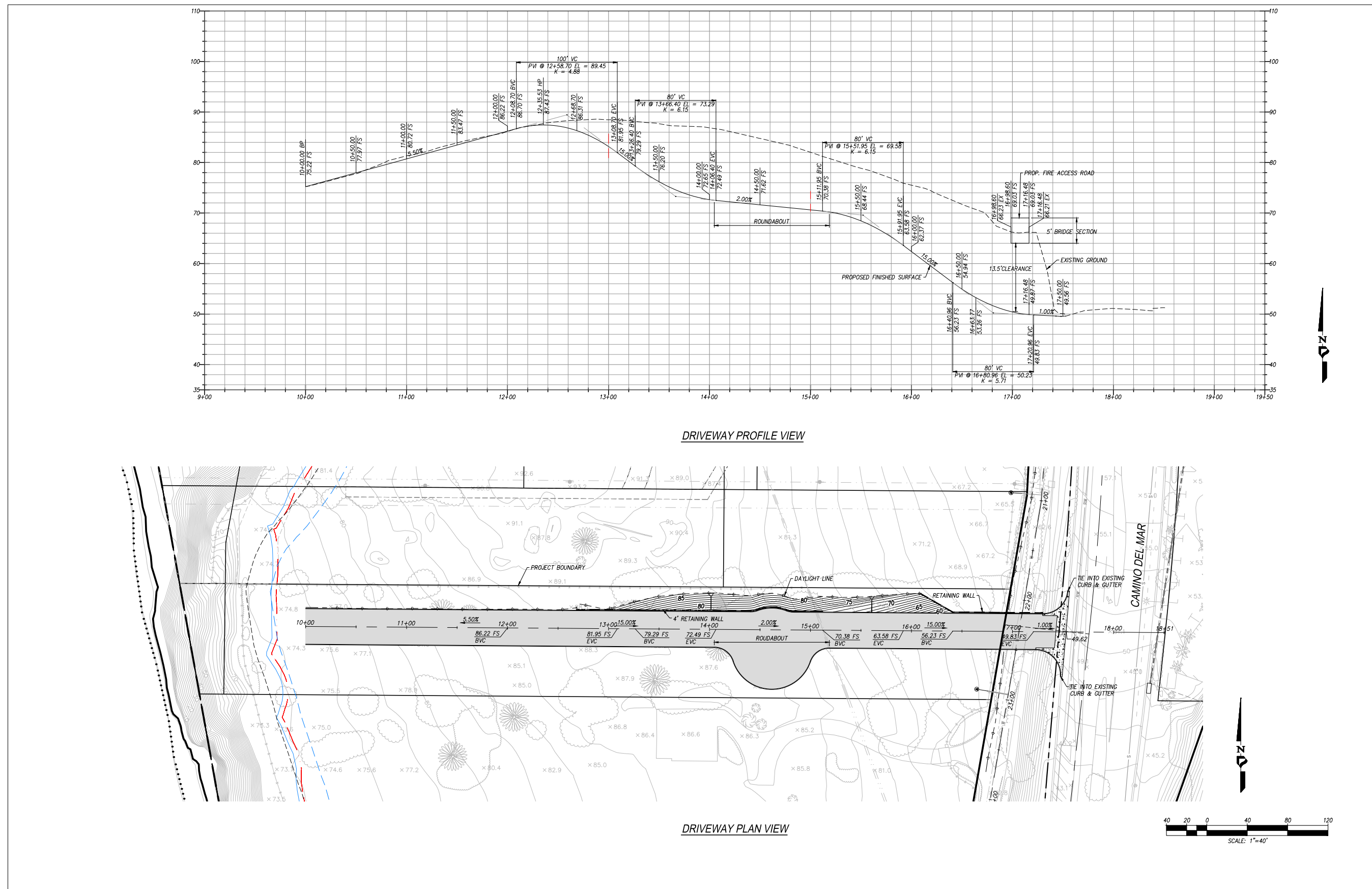
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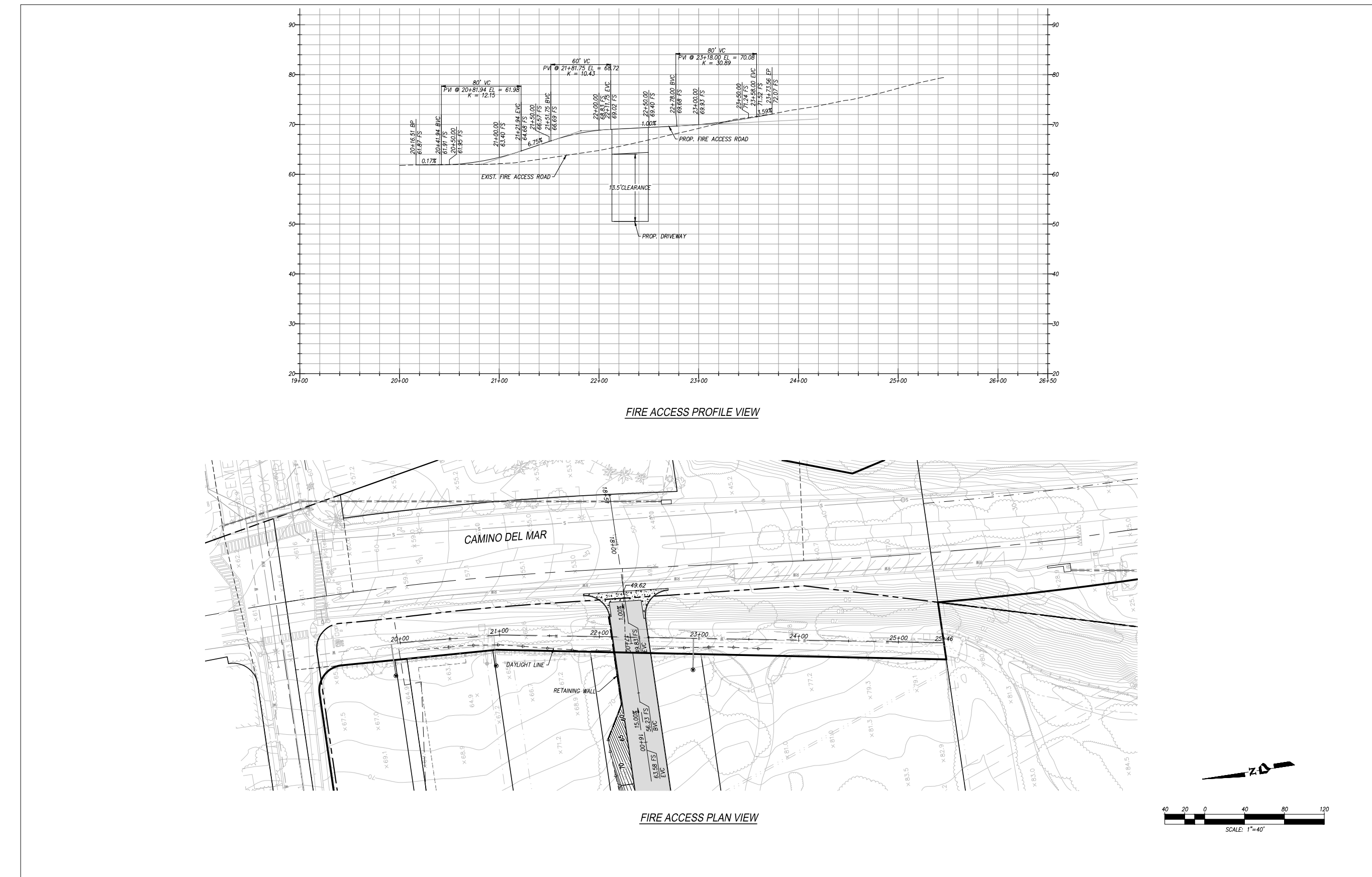
SHEET NAME:

**CIVIL ROAD
DRAWINGS**

C1.0



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