



Proposed Use

Residential Care Facility for the Elderly

Total Beds	99 beds
Total Rooms	85 (1 & 2 beds per room)

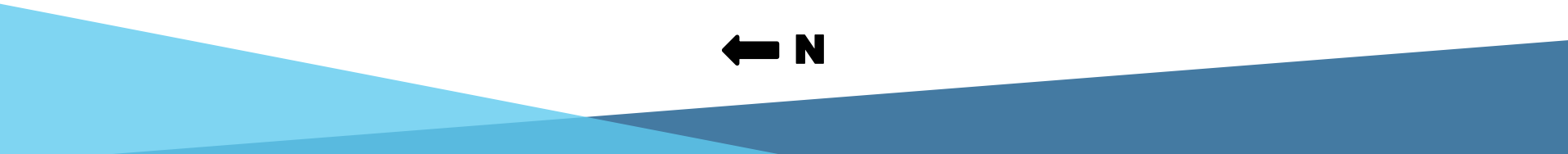
- Provides Assisted Living & Memory Care services:
 - Housework
 - Meals
 - Laundry
 - Transportation
 - Entertainment
 - Overall non-medical assistance
- An RCFE does not provide medical care and is not a skilled nursing facility.



Site Summary	
Total Site Area	2.91 acres
Building Footprint	29%
Paved and Parking	30%
Landscaped Area	41%









Parking Summary









Specific Plan - Overlay

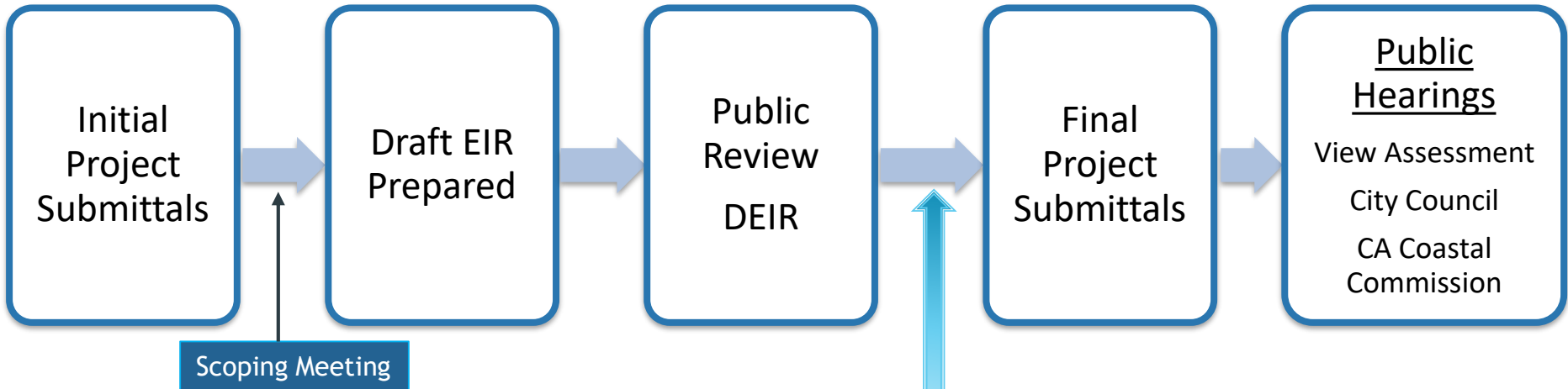
Regulation	Existing	Proposed
General Plan Designation	Estate Residential	Estate Residential with Solana Beach Senior Care Specific Plan Overlay
Zoning Designation	ER-2 Dark Sky Overlay	ER-2 Dark Sky Overlay Solana Beach Senior Care Specific Plan Overlay

The Specific Plan will modify the land use and zoning designations to allow a Residential Care Facility based on the standards of the Solana Beach Senior Care Specific Plan.

- Increase in floor area ratio
- Increase existing standards for sleeping areas, storage, bathrooms, common living areas and open space
- Clarify definitions and standards related to this facility and site

Process

Project Application/Review



Specific Plan/Initiative

