



Measure B: Why are we voting on a Specific Plan?

State law and local zoning codes allow residential care facilities in residential zones. Under Solana Beach’s zoning regulations, larger facilities require a Use Permit. With a Use Permit – and no public vote – the Genevieve site could be developed as a 120-bed facility. But such a facility would not be of appropriate quality for Solana Beach. With zoning changes secured by a publicly-approved Specific Plan, a facility on Genevieve could provide seniors with larger rooms, spacious common areas and broad offerings of amenities and services.

Like its name suggests, a Specific Plan has specific requirements, which in this case include:

- State licensing as a Residential Care Facility for the Elderly to ensure the site is developed only as an assisted-living facility
- Restrictions on building heights and setbacks to ensure compatibility with the neighborhood
- Exceeding minimum requirements for senior housing and memorializing those design elements and building standards to ensure that a higher-quality facility is built to meet the expectations of Solana Beach

The Specific Plan is written as an “overlay.” That means the property’s existing zoning -- for single family homes – would remain in place if the project were not built.

In 2000, Solana Beach voters approved Proposition T, which requires that Specific Plans and certain other changes to zoning be put to a vote of the people and that applicants bear all costs for any special elections.

The mechanics of this process include minor changes to the Solana Beach General Plan and zoning codes to reference the new Specific Plan.