

(R-87-271)

RESOLUTION NUMBER R- 266653

ADOPTED ON SEP 23 1986

WHEREAS, the Council of The City of San Diego directed that an information brochure be made available to the public to provide information on procedures and criteria for Guest Quarters Conditional Use Permits; and

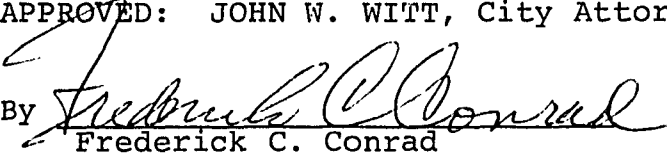
WHEREAS, said Council at a public meeting considered the conditions, criteria and restrictions contained in Exhibit "A," attached hereto, and has found them appropriate to implement either relevant provisions of the Municipal Code or criteria which the Council finds appropriate to be applied to Guest Quarters Conditional Use Permits; and

WHEREAS, Exhibit "A," attached hereto and included herein by this reference, sets forth general criteria that the City Council desires to be applied by the Zoning Administrator in the establishment of conditions for guest quarters; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that said Council hereby adopts the conditions, criteria and restrictions contained in Exhibit "A," attached hereto.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad
Chief Deputy City Attorney

FCC:mem
08/12/86
Or.Dept:Plan.
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**PROPOSED CONDITIONS, CRITERIA, AND RESTRICTIONS FOR GUEST
QUARTERS CONDITIONAL USE PERMITS**

Guest quarters Conditional Use Permits are granted only in single-household zones (including the R-1 and single-household planned district zones). Permits (including any conditions) are administered on the basis of:

1. The R-1 (or single-household planned district) zone development regulations;
2. The Municipal Code sections dealing with Conditional Use Permits, the definitions of guest quarters, and parking; and
3. Criteria used by the Zoning Administrator in establishing general and any specific conditions.

Zone Development Regulations

Construction of any guest quarters shall be subject to the same property development regulations as any other structure in the R-1 or planned district zone in which the property is located, including yard setback requirements, height limits, and floor area ratios. Required off-street parking spaces must be provided with each primary dwelling (plus one in R-1-5000 zones, if two lodgers share the premises). Conversion of garages to living spaces is permitted provided 1) the building observes required yard setbacks, and 2) the displaced parking is retained behind required front and side yard setbacks.

Variances from these standards may be granted in conjunction with guest quarters when it is found that unique hardships exist.

Municipal Code Provisions

The definition of guest quarters (see above) restricts use to family members, household employees, or temporary guests. Guest quarters may not be rented or leased. They may not contain a kitchen. In order to assure that the proposed guest quarters are constructed and operated within this definition, certain standard conditions will be required. These may be augmented by special conditions as required by the individual project proposal.

General Criteria

In addition to the above requirements, a Conditional Use Permit may be granted if:

1. The floor area of the proposed guest quarters does not exceed 25 percent of the floor area of the primary dwelling (excluding garage).

EXHIBIT "A"

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2. The architecture is compatible with the existing structures.
3. The proposed internal construction, including rooms and hookups for plumbing, electrical, and gas, does not readily lend itself to conversion to cooking facilities or other facilities which would permit the guest quarters to stand as a separate dwelling unit.
4. One additional parking space is available for the guest quarters, in addition to replacement of any parking lost due to construction (for example, in garage conversion).

EXHIBIT "A"

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Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

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