

17.36.020 Conditional use permit--Required. A conditional use permit shall be required for all boarding and roominghouses. (Ord. 822 §1(part), 1989)

17.36.030 Design standards. A. No exterior alterations shall be made to the residential structure which will so change its appearance as to make it out of context with the surrounding dwellings.

B. All parking will be located in the rear yard area.

C. Parking standards shall be the same as for one bedroom or efficiency apartments.

D. Driveway locations and widths must meet standards established by the city and be reviewed by the department of planning and community development prior to the approval of the conditional use permit. (Ord. 822 §1(part), 1989)

17.36.040 Performance standards. Boarding and roominghouses shall be operated in a manner which does not interfere with the normal use of adjoining properties. If, in the opinion of the director of planning and community development, the provisions of the conditions of approval of the conditional use permit are being violated, such violations shall be grounds for reopening the conditional use permit hearing and the addition of conditions to correct the violations or, if the violations are severe enough, to consider revocation of the conditional use permit. (Ord. 822 §1(part), 1989)

Chapter 17.38

SECOND UNITS

Sections:

- 17.38.010 Allowed when.
- 17.38.020 Location criteria.
- 17.38.030 Inspection--Fee.
- 17.38.060 Development standards.

17.38.010 Allowed when. A resident property owner may construct a second unit on the same lot as an existing

single-family detached house on a residentially zoned lot when such lot contains only one single-family dwelling. An application for a second unit that meets the standards contained in this chapter shall be approved ministerially without discretionary review or public hearing. (Ord. 1051 §22, 2003; Ord. 822 §1(part), 1989)

17.38.020 Location criteria. The following criteria must be met in order to legally construct a second unit:

A. The property shall be the primary residence of the property owner. The owner must occupy either the primary dwelling unit or second unit as his or her primary principal residence.

B. At the time the second unit is assigned a street address, it shall be given the primary residential numerical address with an "S" suffix.

C. The second unit must comply with all city building, safety, health and fire codes and with all other applicable laws and regulations, except density limitations.

D. There shall be no more than one second unit permitted per lot or parcel.

E. All sewer, water, gas, and other utility connections must be a part of the primary dwelling unit's system.

F. The second unit shall not be sold, transferred or assigned separately from the primary dwelling unit.

G. Before obtaining a building permit for the second unit, the owner of the lot or parcel shall file with the County Recorder a declaration or agreement of restrictions, which has been approved by the city attorney as to its form and content, containing a reference to the deed under which the property was acquired by the owner and stating that:

1. The second unit shall not be sold separately;

2. The second unit shall be considered legal only so long as either the primary dwelling unit or the second unit is occupied by the owner of record of the property; and

3. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall result in legal action against the property owner.

H. No second unit may be approved if located on, or adjacent to, real property that is listed on the

California Register of Historic Places. (Ord. 1051 §23, 2003; Ord. 822 §1(part), 1989)

17.38.030 Inspection--Fee. To ensure that the conditions of this chapter are being carried out, and to ensure that the second unit meets all applicable building, health and safety codes, an annual occupancy inspection shall be conducted by the building division. The property owner shall be assessed a fee of ten dollars per year to cover the costs of this inspection. When the inspection has been conducted and the unit found to meet all requirements of this chapter, it shall be certified for the following year. (Ord. 822 §1(part), 1989)

17.38.060 Development standards. Second units shall meet the following development standards:

A. Maximum floor area of a detached unit: six hundred forty square feet.

B. Maximum floor area of an attached unit: fifteen percent of the gross floor area of the existing living area in the primary dwelling unit. Notwithstanding the foregoing, if the gross floor area of the primary dwelling unit is less than one thousand three hundred thirty-five square feet, the maximum floor area of an attached second unit shall be two hundred square feet.

C. Height, setback, and lot coverage as prescribed in the zone district regulations for primary dwelling units in the zone in which the site is located.

D. Two covered parking spaces located in a garage shall be provided for the primary residence. One covered or uncovered parking space shall be provided for the second unit, on a paved surface. Parking for the second unit shall not be in the front setback except on an approved paved driveway which leads to an approved parking area, but parking for the second unit is permitted in the side and rear setbacks.

E. A second unit shall provide independent living facilities for one or more persons and include permanent provisions for living, sleeping, eating, cooking, and sanitation.

F. The color, material and texture of the roof, exterior walls, fenestration, and architectural features of a second unit shall be architecturally compatible with the primary dwelling unit and adjacent properties. The roof

pitch of a second unit shall match the roof pitch of the primary dwelling unit. (Ord. 1051 §25, 2003: Ord. 822 §1(part), 1989)

Chapter 17.40

HOTELS

Sections:

- 17.40.010 Purpose.
- 17.40.020 Conditional use permit--Required.
- 17.40.030 Development standards.
- 17.40.040 Performance standards.

17.40.010 Purpose. The purpose of these development standards is to insure that any hotel constructed in the city will enhance the appearance of both the area in which it is located and of the city as a whole. (Ord. 822 §1(part), 1989)

17.40.020 Conditional use permit--Required. A conditional use permit shall be required for all hotels within the city. (Ord. 822 §1(part), 1989)

17.40.030 Development standards. A. A six-foot high decorative block wall will be constructed on side and rear property lines.

B. A minimum ten foot landscaped setback shall be required on each street frontage.

C. At least twenty percent of the total site shall be landscaped (this shall include any landscaped setback). All landscaped areas shall contain an accepted irrigation system (sprinklers, bubblers, or diffuser heads) with an automatic timer-clock mechanism. All landscaped areas shall be contained within six-inch concrete or eight-inch masonry planter curbing.

D. Refuse disposal areas shall be adequately screened from view utilizing a decorative wood or masonry enclosure or a combination thereof, which is compatible with the design of the principal structure on the site. All refuse enclosures shall have minimum interior dimensions of five by seven feet.