

1 **Amendment 1 to Council Bill 7-2012**

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3 **BY: Mary Kay Sigaty**

**Legislative Day No:**  
**Date: March 29, 2012**

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6 **Amendment No. 1**

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8 *(This amendment would amend the bill to do the following:*

- 9 *1. Change the name of Boutique Hotel to Guest House;*  
10 *2. Remove the sentence that allows guests to use the outdoor space;*  
11 *3. Give more specific criteria to the Hearing Examiner with respect to indoor events;*  
12 *4. Require the establishment to post rules about noise;*  
13 *5. Require the Hearing Examiner to place limitation on the hours of trash collection and deliveries;*  
14 *6. Change the maximum number of rooms from 20 to 19;*  
15 *7. Require that parking occur on paved surfaces; and*  
16 *8. Remove the location restriction on any new Guest Houses).*

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20 On the title page, in lines 2 and 3 of the title, strike “boutique hotels” and substitute “guest  
21 houses”.

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23 On page 1, strike line 7 in its entirety and substitute “Numbers 24-58 to be 25-59”. On the  
24 same page, in line 12, strike “11” and substitute “25”.

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26 On pages 1 and 2, strike line 22 on page 1 through line 25 on page 2, and insert the  
27 following:

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29 **“25. GUEST HOUSE**

30 **A CONDITIONAL USE MAY BE GRANTED IN THE R-12 DISTRICT FOR A GUEST HOUSE, PROVIDED**

31 **THAT:**

- 32  
33 **A. THE MINIMUM LOT SIZE SHALL BE 1 ACRE. THE MAXIMUM LOT SIZE SHALL BE 2 ACRES.**  
34 **THE PARCEL SHALL HAVE FRONTAGE ON AND DIRECT ACCESS TO AN ARTERIAL ROAD**  
35 **DESIGNATED IN THE GENERAL PLAN.**

1 B. ACCESSORY LIMITED OUTDOOR SOCIAL ASSEMBLY USES ARE NOT PERMITTED.

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3 C. THE HEARING AUTHORITY SHALL ESTABLISH LIMITATIONS ON THE SIZE AND  
4 FREQUENCY OF INDOOR EVENTS WITH FOOD AND DRINK, CONSIDERING THE SIZE,  
5 DESIGN AND LOCATION OF THE FACILITY IN RELATION TO NEIGHBORING PROPERTIES.  
6 THE GUEST HOUSE SHALL POST RULES TO PREVENT GUEST NOISE FROM DISTURBING  
7 NEIGHBORS.

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9 D. THE HEARING AUTHORITY SHALL ESTABLISH LIMITATIONS ON THE HOURS FOR TRASH  
10 COLLECTION AND DELIVERIES.

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12 E. THE FRONT SETBACK FOR PARKING SHALL BE THE SAME AS THE FRONT SETBACK FOR  
13 STRUCTURES.

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15 F. THE OWNER OF THE GUEST HOUSE SHALL RESIDE ON THE PROPERTY. THE HEARING  
16 AUTHORITY MAY PERMIT THE OWNER TO RESIDE OFF-SITE AND ALLOW A SPECIFIC  
17 OWNER'S AGENT IF THE HEARING AUTHORITY FINDS THAT SUCH AN ARRANGEMENT  
18 WILL ENSURE THAT THE USE WILL BE PROPERLY MAINTAINED AND MANAGED IN  
19 ACCORDANCE WITH ALL CRITERIA AND CONDITIONS.

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21 G. THE MAXIMUM FLOOR AREA RATIO ("FAR") FOR THE GUEST HOUSE SHALL BE 0.5  
22 FAR.

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24 H. THE USE SHALL HAVE A MINIMUM OF 15 GUEST ROOMS AND A MAXIMUM OF 19 GUEST  
25 ROOMS.

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27 I. ON-SITE PARKING SHALL MEET, BUT NOT EXCEED, MINIMUM PARKING REQUIREMENTS  
28 FOR HOTEL AND MOTEL USES. PARKING SHALL BE LIMITED TO APPROVED PAVED  
29 PARKING SPACES AND THERE SHALL BE NO OFF-SITE OR VALET PARKING.

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31 J. MEALS MAY BE SERVED, HOWEVER, THERE SHALL BE NO PUBLIC RESTAURANT USE."  
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