

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2018-00191 – BROWN**

Authorized Use

1. This Minor Use Permit authorizes the use of a portion (one bedroom) of an existing residence (2861 Burton Drive) to be used as a Bed and Breakfast.

Bed and Breakfast Operational Conditions

2. Rental of the bed and breakfast shall not exceed one bedroom at all times.
3. Property owner must occupy the primary residence while the guestroom is being rented as a bed and breakfast.
4. Tenants of the bed and breakfast must have access to the primary residence for cooking, laundry and bathroom facilities.
5. No additional occupancy of the residence (with the exception of the property owner and private non-paying guests) shall occur.
6. The bed and breakfast is not to change the residential character of the outside appearance of the building, either by the use of colors, materials, lighting, or by the construction of accessory structures or garages visible from off-site and not of the same architectural character as the residence; or by the emission of noise, glare, flashing lights, vibrations or odors not commonly experienced in residential areas.
7. Vehicles used and traffic generated by the bed and breakfast shall not exceed the type of vehicles or traffic volume normally generated by a home occupied by a full-time resident in a residential neighborhood. Normal residential traffic volume means up to 10 trips per day.
8. All parking associated with the bed and breakfast shall be entirely on-site, in a garage, driveway or otherwise out of the roadway. Tenants of the bed and breakfast shall not use on-street parking at any time.
9. The bed and breakfast shall comply with the standards of Section 23.06.040 et seq. (Noise Standards). The property owners and/or property managers shall ensure that the occupants of the bed and breakfast do not create loud or unreasonable noise that disturbs others and is not in keeping with the character of the surrounding neighborhood. Loud and unreasonable noise shall be evaluated through field observations by a County Sheriff, County Code Enforcement or other official personnel, based upon a threshold of noise disturbance related to the bed and breakfast use that is audible from a distance of 50 feet from the property lines of the bed and breakfast.
10. The bed and breakfast is not to involve on-site use of equipment requiring more than standard household electrical current at 110 or 220 volts or that produces noise, dust, odor or vibration detrimental to occupants of adjoining dwellings.
11. The bed and breakfast shall meet the regulations and standards set forth in Chapter 3.08 of the County Code, including any required payment of transient occupancy tax for bed

and breakfast. The Transient Occupancy Tax Certificate number shall be included in all advertising for the bed and breakfast.

12. The Bed and Breakfast shall be incidental and subordinate to the principal use of the site as a residence.
13. The Bed and Breakfast shall not employ any person other than the members of the household residing on the premises.
14. On-site retail sales of the products within bed and breakfast facility is prohibited.
15. Health Department permit is required, wherever food is served to lodgers.
16. Penalties for violation of these conditions of approval may include revocation of the Minor Use Permit, Zoning Clearance and/or Business License. Violations that will cause the processing of revocation include:
 - a. Failure to notify County staff when the contact person, or contact information, changes.
 - b. Violation of the bed and breakfast tenancy standards.
 - c. Violation of the bed and breakfast maximum occupancy, parking and noise requirements.
 - d. The inability of County staff or the Sheriff's Dispatch to reach a contact person.
 - e. Failure of the local contact person, or property owner, to respond to a complaint.

Three verified violations, as determined by a County Planning and Building staff person, within any consecutive six-month period, shall be grounds for revocation of the Minor Use Permit, Zoning Clearance and/or Business License. Signed affidavits by members of the community may be used to verify violations. Revocation of the Minor Use Permit, Zoning Clearance and/or Business License shall follow the same procedure used for land use permit revocation as set forth in Section 23.10.160 of the Coastal Zone Land Use Ordinance. The Director of Planning and Building will hold the initial revocation hearing.

On-going conditions of approval (valid for the life of the project)

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered valid and in force. This land use permit is considered to be valid and in force once a business license is issued for the residential vacation rental and proof of Transient Occupancy Tax payment to the County Tax Collector is submitted to the Department of Planning and Building within 24 months of approval. If the County Tax Collector's business license for the use authorized through this Minor Use Permit lapses and expires for a period greater than 12 consecutive months, this land use permit shall be deemed to have lapsed pursuant to Section 23.02.052 of the Coastal Zone Land Use Ordinance.

18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.