

Conditions of Approval

CUP 2023-02

134 North Street

May 16, 2022

Community Development Department

1. Approval of this conditional use permit authorizes the establishment and operation of one (1) short-term vacation rental unit as defined in Land Use Code Section 20.28.310 to include one complete residential unit with a kitchen and bathroom, transient lodging for guests for less than 30 days at a time, and no on-site management. The vacation rental shall be operated completely within the residence as shown on the floor plan (Attachment 4) date-stamped April 7, 2023 except as modified by these conditions.
2. Any modifications to the approved plans or scope shall receive the prior approval of the Community Development Director.
3. This conditional use permit may be revoked by the Planning Commission for any of the reasons specified in Land Use Code 20.28.195 or failure to comply with conditions imposed through the conditional use permit. Notice of intention to revoke shall be in writing and shall state the grounds for the revocation. The revocation process is outlined in Land Use Code 20.28.195.
4. Prior to commencing rentals, the business owner shall obtain a City of Healdsburg business license and complete all other applicable City forms relating to transient lodging facilities including the payment of Transient Occupancy Taxes (TOT).
5. The parking space currently designated for the resident of the apartment on the property shall be used for guest parking only and shall be kept available and accessible at all times to accommodate guest vehicles.
6. Prior to occupation, a sign shall be placed on the front wall of the building which contains the contact information of the applicant, property owner, or property management company.

Fire Department

1. Sprinkler System: A fire sprinkler system conforming to **NFPA-13 (2022 Edition)** shall be installed in the proposed building. Plans for said system shall be submitted to and approved by the fire department prior to installation under separate cover. Said system shall be monitored for flow and tamper of all control valves by an approved central station. Approved locking Fire Department Connection caps shall be provided. New system shall also include new fire hydrants located within 100 feet of the FDC, or as approved by the fire code official, except where existing fire hydrants are at locations that satisfy this requirement. Also see Fire Alarm below. **CFC 903.2, CFC 901.4, Municipal Code 15.08.020, Sec. 507.5.1.1, 903.3, 903.3.7, 903.4.2, 903.6**
2. Fire Alarm: A fire alarm system shall be installed that meets the requirements of California Building Code. Installation shall be in accordance with **NFPA-72 (2022 Edition)**. The fire alarm system capable of supervising the new or extended fire sprinkler system for flow and tamper shall be installed in the structure(s) requiring sprinklers. System shall include an audible and visual alarm as required. Plans for said systems shall be submitted to and approved by the fire department under separate cover prior to installation. **CFC 907.2, Municipal Code 15.08.020, Sec. 903.4.2.**

3. Smoke Alarm: Smoke alarms listed by the California State Fire Marshal complying with UL217 shall be installed at locations required by the California Building Code and manufacturer location recommendations. Detectors shall take their power from the building's wiring and have battery back-up. Do not install smoke alarms within 36 inches of a heat or air intake register without prior approval of the fire department. **CFC 907.2.11.2**, CRC 314
4. Carbon Monoxide Alarms: Carbon monoxide alarms shall be installed in dwelling units and in sleeping units which fuel-burning appliances are installed and in dwelling units that have attached garages. Said alarms shall be installed outside sleeping areas. CRC R315
5. Key Box: A department approved key box shall be installed at a location agreeable to the fire department. Box shall contain those keys necessary to gain access and control any fire protection systems or hazardous materials. Applicant shall pay the purchase price of said box. CFC Section 506, Municipal Code 15.08.020 Section 506.1
6. Fire Extinguishers: Fire extinguishers with a minimum 2A-10BC rating shall be installed at intervals not to exceed 75 feet. Extinguishers shall be serviced within the last year by a licensed firm and be mounted on the wall at conspicuous locations. **CFC 906**, T-19 Ch 3 Article 5.