

17.28.292D with a valid STLU operating license under Chapter 3.24 and in accordance with other local, state and federal law.

a. 181 West Avenida Cornelio Operating Standards. In consideration of certain land use adjacencies, the owner of 181 West Avenida Cornelio agrees to the following additional platinum-level operating and management standards, which are intended to ensure that the STLU at this location operates harmoniously with surrounding uses. The owner of 181 West Avenida Cornelio shall implement these additional “Good Neighbor” operating and management standards in order to qualify for the amortization extension expressed in section II.A.3 above.

i. Signage. The owner of 181 West Avenida Cornelio shall post signs near the front door and inside the house setting forth the occupancy restrictions for guests that occupy the property. The property manager shall be responsible for ensuring that the signage is clearly posted and free from obstruction.

ii. Cameras. The owner of 181 West Avenida Cornelio shall install functioning security cameras on the property. The cameras shall be oriented to capture views of the street in front of the property as well as the front yard and side yard(s) of the property. The property manager shall be responsible for ensuring that the cameras are installed and functioning.

iii. Guest Pre-Screening. The property manager of 181 West Avenida Cornelio shall pre-screen guests of this STLU. The property manager’s initial screening call shall confirm the total number of guests, the purpose for the visit, and whether this property is the best fit for the guest’s proposed visit.

iv. Initial Guest Meeting. The property manager of 181 West Avenida Cornelio shall arrange an initial guest meeting, either in-person (if guest arrives during normal business hours) or by-phone (if guest arrives after normal business hours) to orient the guest to the property and the City’s STLU regulations and special “Good Neighbor” operating standards for the property.

v. Complaint Procedures. During the rental term for the STLU at 181 West Avenida Cornelio, the owner or property manager shall be available twenty-four hours per day, seven days per week, for the purpose of (1) responding by telephone within fifteen (15) minutes to any calls from the City’s Code Enforcement representatives regarding complaints lodged against the property, and (2) responding in-person within thirty (30) minutes to any additional or successive complaints regarding the condition, operation or conduct of the occupants of the STLU.