

## REPORT TO CITY COUNCIL

**DATE: DECEMBER 9, 2009**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: GREG RAMIREZ, CITY MANAGER**

**BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**

**SUBJECT: MONITORING REPORT FOR CONDITIONAL USE PERMIT AMENDMENT CASE NO. 03-CUP-018, REGARDING EXTENDED STAY OCCUPANCY AT THE HOMEWOOD SUITES HOTEL (APPLE SEVEN HOSPITALITY OWNERSHIP, INC., APPLICANT)**

---

The request before the City Council is to receive a monitoring report regarding extended stay occupancy at the Homewood Suites Hotel, located at 28901 Canwood Street.

On December 10, 2008, the City Council held a public hearing to consider amending Conditional Use Permit Case No. 03-CUP-018, to allow extended stay occupancy at the Homewood Suites Hotel. The original conditions of approval placed on the operation of the hotel were that: 1) no one individual occupy one room for more than 30 consecutive day; and 2) the rooms within the hotel cannot be used for residency. The purposes of those conditions were to preclude residential use of the property, which is not allowed in the CRS (Commercial Retail Service) zone, and to maintain transient occupancy within the hotel. State law defines “transient” occupancy as occurring within a 30-day period.

The owner of the Homewood Suites Hotel, Apple Seven Hospitality Ownership, Inc., requested the City Council consider amending the original conditions of approval to allow occupancies beyond 30 days for a percentage of the hotel’s 125 rooms, in order for the hotel to be competitive with other hotels in the area. The City Council agreed to amend the conditions of approval, with the following restrictions:

1. A maximum of 35 rooms may be designated for extended stay, with not more than 2 of the 35 rooms allowed for one-year stays. An average of not more than 21.5% of the 35 rooms may be rented for up to 6 months during the course of the year.
2. Personal items, decorations, or signs belonging to guests of the hotel shall not be displayed or stored outside of the hotel room in public view.
3. Maximum occupancy limits within each room shall be strictly enforced by the hotel management.
4. Oversized vehicles, including recreation vehicles and motorhomes, of hotel occupants shall

be parked in the north end of the parking lot.

5. The Conditional Use Permit shall be reviewed by the City Council in one year.

As requested by the City Council, staff has monitored the hotel during the last twelve months, including occupancy records, and has determined that they have complied with the specific conditions of approval above, adopted by the City Council, and no land use violations were seen by staff or reported to the City during this last year.

The applicant has not requested any additional amendments to the current Conditional Use Permit. If such a request was made, a noticed public hearing would be need to be held for consideration of another Conditional Use Permit Amendment application.

### **RECOMMENDATION**

It is recommended the City Council receive and file the monitoring report regarding extended stay occupancy at the Homewood Suites Hotel.

Attachments:     Resolution No. 08-1510 and Conditions of Approval  
                          December 10, 2008 City Council Meeting Minutes  
                          December 10, 2008 Report to City Council