

**BERT HARRIS COUNTEROFFER RECOMMENDATION
FOR JUNE 22, 2017 COMMISSION MEETING
REQUIRING ACTION BY CITY**

PENDING COUNTEROFFER:

201 South Bay Boulevard – Owner: AMI Bayfront LLC

Claim Received	150 Deadline	Attorney	Property Type	Demand
7/12/2016	12/16/2016	Najmy	Multi-Family	34*

*** Demand: 6 persons in each of three 2 bdrm. units and 8 persons in each of two 3 bdrm. units**

Recommendation: *Stick with prior offer with the caveat that any bedrooms on which they rely for occupancy must have been preexisting prior to the adoption of the Vacation Rental Ordinance and advise the property owner that although the property is a legal non-conforming use, the renovations (particularly the enclosure of former patio areas) and requested guest occupancy expand the non-conforming use. The city has been willing to compromise on the occupancy, but not on the parking as it is one of the adverse impacts that the city is attempting to mitigate.*