

ORDINANCE NO. 91-004

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF January 15, 1991

AN ORDINANCE IMPOSING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS OR DEMOLITION PERMITS FOR CONVERSION OR DEMOLITION OF CERTAIN RESIDENTIAL HOTELS TO OTHER USES, AND DECLARING THIS ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. Findings.

The City Council hereby finds that facts, circumstances and reasons justifying the adoption of Ordinance No. 90-034, as set forth in Section 1 of that ordinance, exist to the same degree now as when Ordinance No. 90-034 was adopted. Therefore, said Section 1 is hereby re-adopted and incorporated herein by reference. The Council further finds that adequate progress is being made in the studies and reports referred to in Section 1 of Ordinance No. 90-034, but more time is necessary to complete that work.

SECTION 2. Imposition of Moratorium.

For a period of six (6) months from and after the effective date of this ordinance, no building permit for demolition of, or the conversion of, a hotel which meets the following requirements shall be issued by the City of Sacramento, notwithstanding any other provision to the contrary in the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, or any other ordinance of the City of Sacramento:

- (a) The hotel has, within two years prior to or after the effective date of this ordinance, been used as a residential hotel; and
- (b) The hotel is located within the Central City. As used herein, Central City means all that property lying between the Sacramento River on the west, the Southern Pacific main line railroad levee on the north, Alhambra Boulevard on the east, and Broadway on the south. The properties fronting upon the eastern side of Alhambra and the southern side of Broadway are within the Central City.

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ORDINANCE NO.: **91-004**
DATE ADOPTED: **JAN 15 1991** (4)

SECTION 3. Definitions.

Unless the context clearly requires otherwise, the words defined herein shall have the following meanings:

- (a) Residential Hotel. Any building containing ten or more rooms intended or designed to be used, or which are used, rented or hired out, to be occupied, or which are occupied, for sleeping purposes by tenants, which is or may be the primary residence of such tenants, provided that a majority of these rooms are residential hotel units. Also known as Single Room Occupancy (SRO) Hotel.
- (b) Residential Hotel Unit. A room in a residential hotel intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied for sleeping purposes by a tenant, and which lacks either or both a self-contained kitchen or bathroom.

SECTION 4. Emergency.

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are that Ordinance No. 90-034 expired on December 23, 1990. There is an immediate need to continue to protect the public health, safety and welfare by preserving the remaining supply of low-income housing in the downtown area for elderly, disabled and low-income persons pending the completion of the studies and reports, and the adoption of policies resulting therefrom, referred to in Section 1 of Ordinance No. 90-034. Market and economic factors which point to conversion or demolition of downtown hotels continue to pose an immediate threat to the supply of such housing. Any further diminution in the remaining supply of such housing by the conversion or demolition of residential hotels in the downtown area during the study, reporting and policymaking process may frustrate the objectives and purposes of that process.

DATE PUBLISHED IN FULL: January 18, 1991

DATE ENACTED: January 15, 1991

DATE EFFECTIVE: January 15, 1991


MAYOR

ATTEST:


CITY CLERK

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