

ORDINANCE NO. 83-078

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF
JUL 5 1983

AN ORDINANCE IMPOSING A MORATORIUM ON THE
ISSUANCE OF BUILDING PERMITS OR DEMOLITION
PERMITS FOR CONVERSION OR DEMOLITION OF CERTAIN
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 AS FOLLOWS:

SECTION 1. Findings

On December 16, 1982, the Downtown Elderly and Transient Housing Task Force was established by joint action of the Board of Supervisors and the City Council, to study housing problems in the downtown area and to recommend potential short and long-term solutions.

On April 19, 1983, the Task Force issued its final report delineating its findings, conclusions and recommendations. That report came before the City Council on May 31, 1983, at which time the City Council adopted the recommendations contained in the final report.

"Solution No. I-2" contained in said report recommends the imposition of a moratorium on conversion or demolition of remaining downtown hotels used as single room occupancy dwellings by elderly, disabled and low income persons, pending the completion of the Downtown Redevelopment Plan Update, or one year, whichever is sooner.

The City Council finds that:

1. At the present time, there are seventeen operating hotels in the larger downtown area (census tracts 7, 10 and adjacent areas). Of these, fourteen are single room occupancy dwellings used by City residents who are elderly, disabled or low income persons.

2. In 1961, there were 78 hotels in the same area. Since then, two new transient hotels have been built and sixty-three hotels have been demolished or converted to other commercial uses. Within the past several years, six hotels used primarily for single-room occupancy have been closed.

3. Of the remaining fourteen hotels used as single-room occupancy dwellings, three are actively on the market for sale. An additional hotel has apparently been sold to a developer.

4. The impact of the trend evident from the diminishing number of hotels on housing in the downtown area wherein these hotels are located, is dramatic. Single-room occupancy hotels provided 3558 housing units in 1960, which comprised 88% of total housing units in the downtown area. In 1980, there were only 988 remaining single-room occupancy units: a net loss of 2570 housing units.

ATTACHMENT B

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5. Almost all of the 988 single-room occupancy facilities are occupied by non-transient City residents, many of whom are elderly or disabled. Median income is \$4,600 per year. Many pay over 30% of their income for rent.

6. The continued displacement of these persons by further reduction of the number of available single-room occupancy facilities, without provision of replacement affordable housing, is a problem which requires an empirical study leading to permanent solutions.

7. The Towntown Redevelopment Plan Update study, presently being conducted by John M. Sanger Associates, Inc., consultants, has included as an element of the work program the role of single-room occupancy hotels in the study area, in terms of their social and housing functions, their physical condition, and their impact on larger revitalization efforts. Options such as rehabilitation, conversion/demolition or maintenance of the facility are being evaluated.

8. Notwithstanding the number of available office units in the downtown area, there is mounting market pressure to convert or demolish the fourteen remaining hotels, as they are located in the prime downtown area for office space purposes.

9. Additionally, on May 31, 1983, at the time the final report of the Task Force was adopted, the City Council approved the establishment of a demonstration project to be implemented by Sacramento Housing and Redevelopment Agency. One of the objectives of that project will be to explore the feasibility of ownership or operation of a single-room occupancy hotel by a non-profit organization.

10. In order to protect the public health, safety and welfare, a moratorium on the issuance of building permits for conversion of the hotels in question to other commercial uses, and on the issuance of demolition permits to remove them, pending the consultant's study and pending other efforts such as the demonstration project, is required. A moratorium will preserve the status quo and prevent frustration of the Task Force recommendations, and of the purposes of the Downtown Redevelopment Plan Update process.

11. The moratorium period required to accomplish those objectives is one year, or until the Plan Update is approved, whichever is sooner.

SECTION 2. Imposition of Moratorium

For a period of one year from and after the effective date of this ordinance, or until the Downtown Redevelopment Plan Update is approved, whichever is sooner, 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:

(1) The hotel has, within one year prior to or after the effective date of this ordinance, been used as a single-room occupancy facility; and,

(2) The hotel is located within the Uptown Development Project area, as more specifically defined in Exhibit "A".

SECTION 3. Definitions

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

(a) "Hotel" means a building designed for occupancy as a place of abode for individuals who are lodged with or without meals in which there are six or more guest rooms, and in which kitchen facilities are not provided in each individual room or suite. "Kitchen facilities" means a portion of each suite or room designed for use as a kitchen, and which includes a stove, a refrigerator and a sink other than a bathroom sink.

(b) "Single-room occupancy" means any hotel intended or designed to be used, or which is used, rented, hired out, to be occupied or which is occupied, for sleeping purposes by guests and which is also the primary residence of such guests. The term shall not include any hotel which is used by transient guests who do not occupy such hotel as their primary residence.

SECTION 4. Emergency

This ordinance is hereby declared to be an emergency measure to take effect immediately. The facts constituting the emergency are the immediate need 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 Downtown Redevelopment Plan Update. Market and economic factors which point to conversion or demolition of downtown hotels 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 hotels in the downtown area during the Plan Update process will frustrate the objectives and purposes of that process.

ENACTED: JUL 5 1983
EFFECTIVE: JUL 5 1983

ATTEST:

Assistant *Donna J. Mason*
CITY CLERK

Robert Burnett Walker
MAYOR

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The boundaries of the Project Area, as illustrated on the Boundaries Map attached hereto as Exhibit "A", are as follows:

All that portion of the City of Sacramento, County of Sacramento, State of California, described as follows:

Beginning at the intersection of the center line of I Street with the center line of 18th Street; thence westerly along the center line of I Street to its intersection with the center line of 7th Street; thence southerly along the center line of 7th Street to its intersection with the westerly projection of the northerly line of Merchant Street; thence easterly along the northerly line of Merchant Street to its intersection with the northerly projection of a line parallel to and two feet westerly from the east line of Lot No. 7 in the block J, K, 7th and 8th Streets; thence southerly along said line to its intersection with the southerly line of K Street; thence westerly along the southerly line of K Street to its intersection with the easterly line of 6th Street; thence southerly along the easterly line of 6th Street to its intersection with the center line of Capitol Mall; thence easterly along the center line of Capitol Mall to its intersection with the center line of 7th Street; thence northerly along the center line of 7th Street to its intersection with the westerly projection of the center line of the alley in the block L Street, Capitol Avenue, 7th and 8th Streets; thence easterly along the center line of the alley between the blocks L Street and Capitol Avenue and 7th and 9th Streets to its intersection with the center line of 9th Street; thence northerly along the center line of 9th Street to its intersection with the center

line of L Street; thence easterly along the center line of L Street to its intersection with the center line of 13th Street; thence northerly along the center line of 13th Street to its intersection with the center line of J Street; thence easterly along the center line of J Street to its intersection with the center line of 14th Street; thence southerly along the center line of 14th Street to its intersection with the center line of L Street; thence easterly along the center line of L Street to its intersection with the center line of 13th Street; thence northerly along the center line of 18th Street to its intersection with the center line of I Street and the point of beginning.

EXHIBIT A

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EXHIBIT A

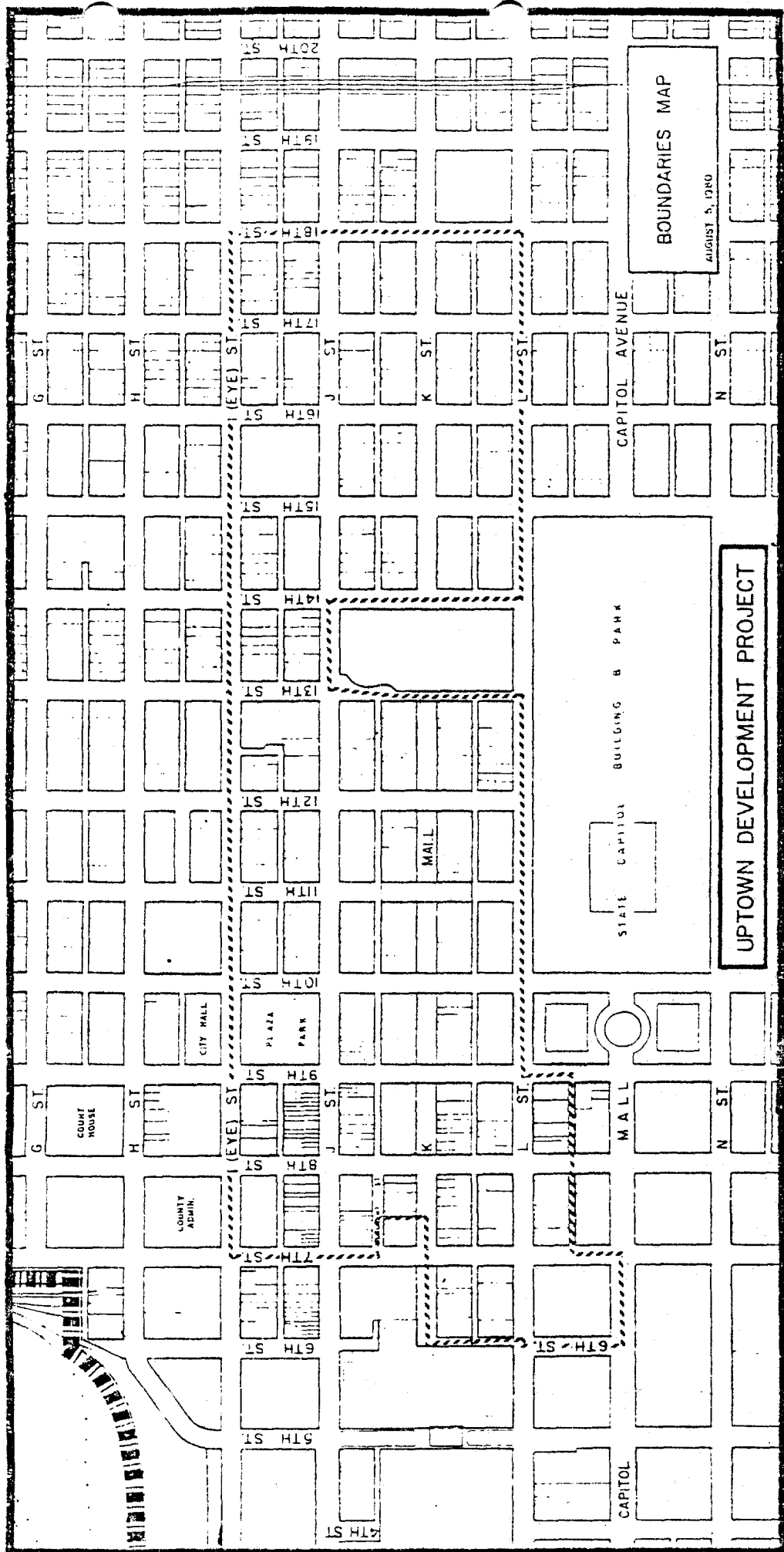


EXHIBIT "A"

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