

ORDINANCE NO. 90-034

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 26 1990

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 finds that:

1. At the present time, there are fifteen (15) residential hotels in the Central City used by City residents who are elderly, disabled or low-income persons. Within the past several years, eight (8) such hotels have been closed.
2. The impact of the trend evident from the diminishing number of hotels on housing in the downtown area, where these hotels are located, is dramatic. Residential hotels provided 3,560 housing units in 1960, which comprised 88% of total housing units in the downtown area. Currently, there are only 906 remaining residential hotel units: a net loss of 2,654 housing units.
3. Many of the 906 residential hotel units are occupied by non-transient City residents, many of whom are elderly or disabled. Many pay over 30% of their income for rent.
4. Notwithstanding the number of available office units in the downtown area, there is mounting market pressure to convert or demolish the fifteen (15) remaining hotels, as they are located in the prime downtown area for office space purposes.
5. On May 22, 1990, the City Council adopted Resolution No. 90-409, which directed that studies and reports be made within four (4) months on the possible modifications to the Zoning Ordinance and Building Codes to facilitate construction and

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rehabilitation of residential hotels, and on the legal and policy implication of a Citywide residential hotel preservation and replacement ordinance.

6. 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 studies and reports, is required. A moratorium will preserve the status quo and prevent frustration of the recommendations and policies which may result from these studies and reports.

SECTION 2. Imposition of Moratorium

For a period of 180 days 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:

- (1) The hotel has, within two years prior to or after the effective date of this ordinance, been used as a residential hotel; and
- (2) 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.

SECTION 3. Definitions

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

(a) **Residential Hotel.** Any building containing six 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.

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(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 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 studies and reports, and the adoption of policies resulting therefrom, referred to in Section 1 above. 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 residential hotels in the downtown area during the study, reporting and policymaking process may frustrate the objectives and purposes of that process.

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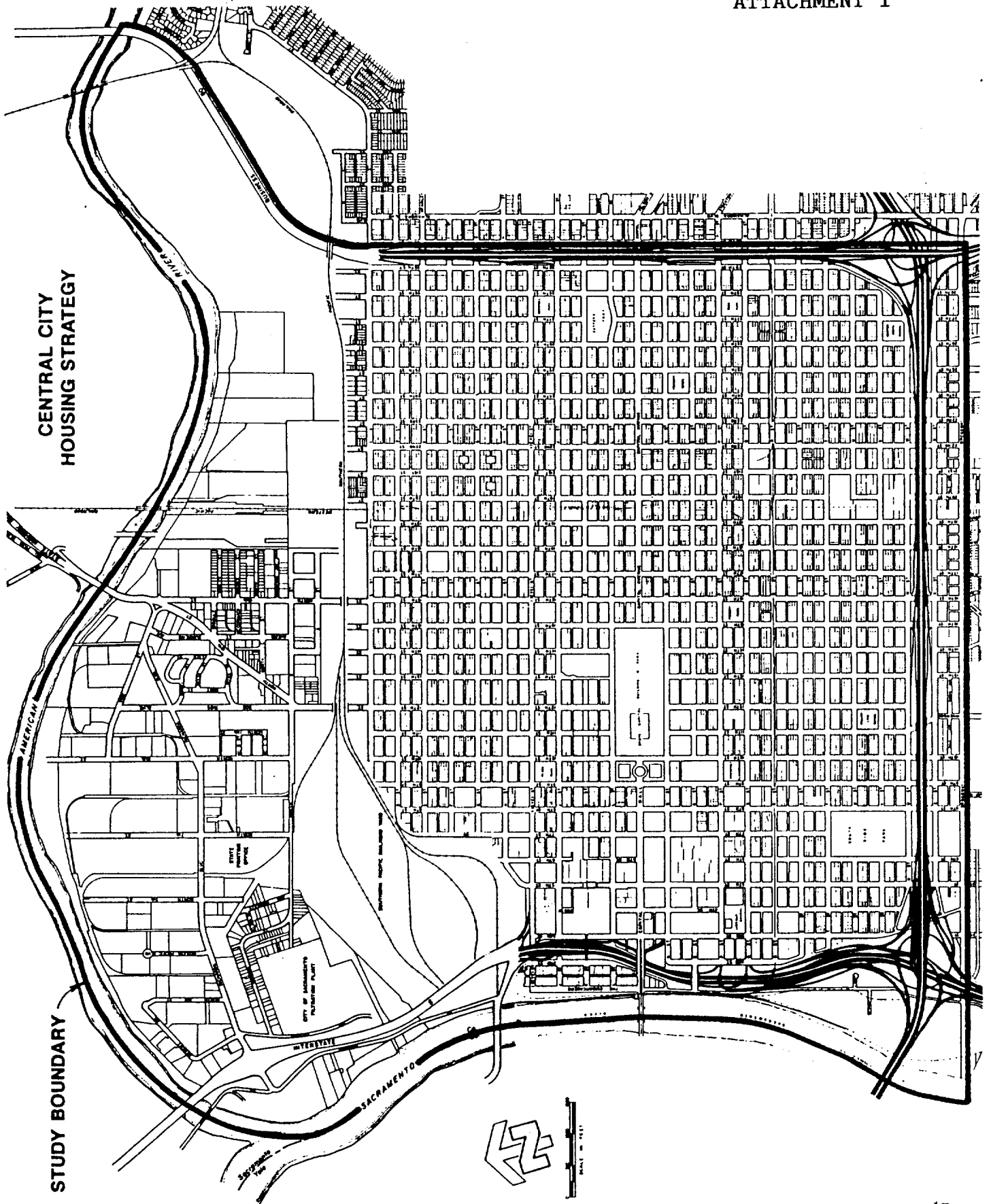

MAYOR

ATTEST:


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