

ORDINANCE 2024-0054

Adopted by the Sacramento City Council

December 10, 2024

An Ordinance Amending Various Provisions of, and Adding Chapters 17.876 and 17.880 to, Title 17 of the Sacramento City Code, Relating to Special-Needs Housing

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

SECTION 1.

The city council finds the following:

- A. As amended by this ordinance, the Planning and Development Code complements, supports, and facilitates the implementation of the goals, policies, and other provisions of the general plan and the city's specific plans and transit village plans; and
- B. The amendments in this ordinance promote the public health, safety, convenience, and welfare of the city.

SECTION 2.

- A. The definition of "dormitory" in section 17.108.050 of the Sacramento City Code is hereby amended to read as follows:

"Dormitory" means a dwelling containing six or more beds or guest rooms intended to be used for rental purposes for a minimum of 30 days, in which common kitchen and bathroom facilities are provided, and in which the property owner or a manager resides. Dormitory does not include a family care facility, residential care facility, supportive housing, or transitional housing. Regulation of this use varies depending on its location within or outside the boundaries of the central city.

- B. Except as amended by subsection A above, all provisions of section 17.108.050 remain unchanged and in full effect.

SECTION 3.

- A. The definition of "family care facility" in section 17.108.070 of the Sacramento City Code is hereby amended to read as follows:

"Family care facility" means a state licensed facility that provides primarily nonmedical, 24-hour-a-day resident services to six or fewer individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual; and which is a residential care facility within the meaning of the Community Care Facilities Act (Cal. Health and Saf. Code § 1500 et seq.) or is a state licensed home for persons with mental health disorders or other disabilities, or dependent and neglected children, within the meaning of California Welfare and Institutions Code sections 5115 and 5116. A facility that does not fall under these categories or provide services to more than six individuals, excluding members of the resident family or persons employed as facility staff, may be a residential care facility. Family care facility does not include supportive housing or transitional housing.

- B. Except as amended by subsection A above, all provisions of section 17.108.070 remain unchanged and in full effect.

SECTION 4.

- A. The definition of "low barrier navigation center" is hereby added to section 17.108.130 of the Sacramento City Code to read as follows:

"Low barrier navigation center" has the same meaning as in California Government Code section 65660, subdivision (a).

- B. Except as amended by subsection A above, all provisions of section 17.108.130 remain unchanged and in full effect.

SECTION 5.

- A. Section 17.108.190 of the Sacramento City Code is hereby amended as follows:

1. The definition of "residential care facility" is hereby amended to read as follows:

"Residential care facility" means a state-licensed facility that provides primarily nonmedical resident services to seven or more individuals in need of personal assistance essential for sustaining the activities of daily living, or for the protection of the individual, excluding members of the resident family or persons employed as facility staff, on a 24-hour-a-day basis. A facility that provides this service to six or fewer individuals may be a family care facility. Residential care facility does not include supportive housing or transitional housing.

2. The definition of "residential hotel" is hereby amended to read as follows:

“Residential hotel” means a land use consisting of six or more rooms or efficiency units used, or intended to be used, for sleeping or living purposes by tenants who use the rooms or efficiency units as their primary residence. An “efficiency unit” has the same meaning as in section 15.20.030. Services may be provided on-site for counseling and case management. Residential hotel is also known as a single-room occupancy (SRO) hotel. Residential hotel does not include supportive housing or transitional housing.

- B. Except as amended by subsection A above, all provisions of section 17.108.190 remain unchanged and in full effect.

SECTION 6.

- A. The definition of “supportive housing” in section 17.108.200 of the Sacramento City Code is hereby amended to read as follows:

“Supportive housing” means either:

1. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65582; or
2. Supportive housing occupied by the target population, as those terms are defined in California Government Code section 65650.

Supportive housing is a “dwelling” in the individual zone chapters. Supportive housing occupied by the target population as defined in California Government Code section 65582 is subject only to those restrictions that apply to other dwellings of the same type in the individual zone chapters. Supportive housing occupied by the target population as defined in California Government Code section 65650 is eligible for streamlined ministerial approval under chapter 17.880 in zones where multifamily and mixed uses are permitted if the proposed housing development satisfies the requirements of California Government Code section 65651, subdivision (a).

- B. Except as amended by subsection A above, all provisions of section 17.108.200 remain unchanged and in full effect.

SECTION 7.

- A. Section 17.108.210 of the Sacramento City Code is hereby amended as follows:

1. The definition of “temporary residential shelter” is hereby amended to read as follows:

“Temporary residential shelter” means a facility that provides short-term, congregate or non-congregate, temporary housing to individuals or families for free or substantially below cost. Tenancies at such facilities generally do not exceed 60 days, although individuals or families may sometimes stay longer before obtaining long-term, transitional, or permanent housing. Related services that may be provided on-site include health care, mental health services, counseling, case management, permanent housing assistance programs, job training, day centers for individual adults, meal service facilities, child day care, and day centers for families. See “Family care facility” for a facility serving six or fewer individuals. Temporary residential shelter is also known as emergency shelter. Temporary residential shelter does not include supportive housing, transitional housing, or emergency shelters established in the wake of disaster, such as shelters provided by the American Red Cross or the federal or state government.

2. The definition of “transitional housing” is hereby amended to read as follows:

“Transitional housing” has the same meaning as in California Government Code section 65582. Transitional housing is a “dwelling” in the individual zone chapters. Transitional housing is subject only to those restrictions that apply to other dwellings of the same type in the individual zone chapters.

- B. Except as amended by subsection A above, all provisions of section 17.108.210 remain unchanged and in full effect.

SECTION 8.

- A. The “temporary residential shelter” row in the table set forth in section 17.204.210.B.1 of the Sacramento City Code (R-1 zone; conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.204.210 remain unchanged and in full effect.

SECTION 9.

- A. The “temporary residential shelter” row in the table set forth in section 17.204.310.B.1 of the Sacramento City Code (R-1A zone; conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.204.310 remain unchanged and in full effect.

SECTION 10.

- A. The “temporary residential shelter” row in the table set forth in section 17.204.410.B.1 of the Sacramento City Code (R-1B zone; conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.204.410 remain unchanged and in full effect.

SECTION 11.

- A. The “temporary residential shelter” row in the table set forth in section 17.204.510.B.1 of the Sacramento City Code (R-2 zone; conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.204.510 remain unchanged and in full effect.

SECTION 12.

- A. Section 17.208.110 (R-2A zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.110 remain unchanged and in full effect.

SECTION 13.

- A. Section 17.208.210 (R-2B zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.210 remain unchanged and in full effect.

SECTION 14.

- A. Section 17.208.300 (R-3 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.300 remain unchanged and in full effect.

SECTION 15.

- A. Section 17.208.410 (R-3A zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.410 remain unchanged and in full effect.

SECTION 16.

- A. Section 17.208.510 (R-4 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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3. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.510 remain unchanged and in full effect.

SECTION 17.

- A. Section 17.208.610 (R-4A zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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3. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.610 remain unchanged and in full effect.

SECTION 18.

- A. Section 17.208.710 (R-5 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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2. The “residential hotel” row in subsection B1 (conditional uses; residential uses) is hereby deleted.

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3. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.208.710 remain unchanged and in full effect.

SECTION 19.

- A. Section 17.212.110 (RMX zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.212.110 remain unchanged and in full effect.

SECTION 20.

- A. Section 17.212.210 (RO zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.212.210 remain unchanged and in full effect.

SECTION 21.

- A. Section 17.216.110 (OB zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.110 remain unchanged and in full effect.

SECTION 22.

A. Section 17.216.210 (OB-2 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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B. Except as amended by subsection A above, all provisions of section 17.216.210 remain unchanged and in full effect.

SECTION 23.

A. Section 17.216.310 (OB-3 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.310 remain unchanged and in full effect.

SECTION 24.

- A. Section 17.216.420 (EC zone) of the Sacramento City Code is hereby amended as follows:

1. The “residential” row in the table set forth in section 17.216.420.B (EC zone; permitted uses) is hereby amended to read as follows:

Residential	Multi-unit dwelling Dormitory, subject to special use regulations in section 17.228.111 Residential hotel Low barrier navigation center Accessory dwelling unit, subject to special use regulations in section 17.228.105. Junior accessory dwelling unit, subject to special use regulations in 17.228.105
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- B. Except as amended by subsection A above, all provisions of section 17.216.420 remain unchanged and in full effect.

SECTION 25.

A. Section 17.216.510 (SC zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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B. Except as amended by subsection A above, all provisions of section 17.216.510 remain unchanged and in full effect.

SECTION 26.

A. Section 17.216.610 (C-1 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.610 remain unchanged and in full effect.

SECTION 27.

- A. Section 17.216.710 (C-2 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.710 remain unchanged and in full effect.

SECTION 28.

- A. Section 17.216.810 (C-3 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Subject to special use regulations in section 17.228.112
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3. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby deleted.

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4. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.810 remain unchanged and in full effect.

SECTION 29.

- A. Section 17.216.910 (C-4 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	Permitted in the central city
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Permitted in the central city, subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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4. A row for “low barrier navigation center” is hereby added to the table set forth in subsection B.1 (conditional uses; residential uses) to read as follows:

Low barrier navigation centers	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform	ZA
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5. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Residential hotel	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform, subject to special use regulations in section 17.228.112	ZA
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6. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.216.910 remain unchanged and in full effect.

SECTION 30.

- A. Section 17.220.110 (M-1 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A (permitted uses; residential uses) to read as follows:

Low barrier navigation center	Permitted in the central city
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A (permitted uses; residential uses) to read as follows:

Residential hotel	Permitted in the central city, subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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4. A row for “low barrier navigation center” is hereby added to the table set forth in subsection B.1 (conditional uses; residential uses) to read as follows:

Low barrier navigation center	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform	ZA
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5. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Residential hotel	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform, subject to special use regulations in section 17.228.112	ZA
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6. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.220.110 remain unchanged and in full effect.

SECTION 31.

- A. Section 17.220.210 (M-1(S) zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	Permitted in the central city
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Permitted in the central city, subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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4. A row for “low barrier navigation center” is hereby added to the table set forth in subsection B.1 (conditional uses; residential uses) to read as follows:

Low barrier navigation center	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform	ZA
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5. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Residential hotel	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform, subject to special use regulations in section 17.228.112	ZA
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6. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.220.210 remain unchanged and in full effect.

SECTION 32.

- A. Section 17.220.310 (M-2 zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	Permitted in the central city
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Permitted in the central city, subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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4. A row for “low barrier navigation center” is hereby added to the table set forth in subsection B.1 (conditional uses; residential uses) to read as follows:

Low barrier navigation centers	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform	ZA
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5. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Residential hotel	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform, subject to special use regulations in section 17.228.112	ZA
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6. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.220.310 remain unchanged and in full effect.

SECTION 33.

- A. Section 17.220.410 (M-2(S) zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	Permitted in the central city
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2. A row for “residential hotel” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Residential hotel	Permitted in the central city, subject to special use regulations in section 17.228.112
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3. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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4. A row for “low barrier navigation center” is hereby added to the table set forth in subsection B.1 (conditional uses; residential uses) to read as follows:

Low barrier navigation center	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform	ZA
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5. The “residential hotel” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Residential hotel	Permitted outside the central city if use is located less than ¼ mile from the center of a light rail station platform, subject to special use regulations in section 17.228.112	ZA
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6. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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- B. Except as amended by subsection A above, all provisions of section 17.220.410 remain unchanged and in full effect.

SECTION 34.

- A. A row for “low barrier navigation center” is hereby added to the row in the table set forth in section 17.220.610.B of the Sacramento City Code (MRD zone; conditional uses; residential uses) to read as follows:

Low barrier navigation center		ZA
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- B. Except as amended by subsection A above, all provisions of section 17.220.610 remain unchanged and in full effect.

SECTION 35.

A. Section 17.220.710 (M-T zone) of the Sacramento City Code is hereby amended as follows:

1. A row for “low barrier navigation center” is hereby added to the table set forth in subsection A.1 (permitted uses; residential uses) to read as follows:

Low barrier navigation center	
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2. The “Temporary residential shelter” row in subsection A.1 (permitted uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (100 or fewer individuals)	Subject to special use regulations in section 17.228.600 et seq.
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3. The “Temporary residential shelter” row in subsection B.1 (conditional uses; residential uses) is hereby amended to read as follows:

Temporary residential shelter (more than 100 individuals)	Subject to special use regulations in section 17.228.600 et seq.	ZA
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B. Except as amended by subsection A above, all provisions of section 17.220.710 remain unchanged and in full effect.

SECTION 36.

Section 17.228.112 of the Sacramento City Code is hereby amended to read as follows:

17.228.112 Residential hotel.

- A. Administrative permit. Except as otherwise provided in this title, a residential hotel requires an administrative permit.
- B. Floor size and occupancy. The floor size and occupancy of individual residential hotel units must comply with the applicable standards in title 15.
- C. Kitchens. A residential hotel may provide:
1. A kitchen within individual residential hotel units;

2. One or more kitchens for shared use by tenants and located within a common room; or
3. No kitchens.

As used in this subsection C, a kitchen means a room, space, or area with equipment for the preparation and cooking of food.

- D. **Bathrooms.** A residential hotel may provide full or partial bathrooms within individual residential hotel units. At least one full bathroom for shared use by tenants must be provided on each floor that includes an individual residential hotel unit without a full bathroom.

As used in this subsection D, a full bathroom means a room that includes a water closet, lavatory, and bathtub or shower; a partial bathroom means a room that includes at least one of these plumbing fixtures.

- E. **Common space.** A residential hotel must provide common space for passive or active recreational use by tenants at a location within the building or outdoors in a yard as follows:

1. At least one common space must be provided at a ratio of 10 square feet per unit, or at least 150 square feet, whichever results in the greater amount of open space.
2. Common spaces must be accessible by all tenants.
3. If provided outdoors in a yard, the minimum width and depth of the common space must be 10 feet.
4. Each common space must be furnished for use by tenants (e.g., couches, tables, chairs, or desks).
5. Rooms used for laundry, storage, sanitation, or hallways do not constitute common space, within the meaning of this section.

- F. **Security.** Security must be provided within each residential hotel unit by means of a separate dead bolt and latch lock.

- G. **Manager's office.** A residential hotel with 12 or more units must have a manager reside on-site or provide a 24-hour front-desk service near the main entry to the residential hotel. The front desk must have a full view of the entry area. Signage

that provides the current phone number to contact management staff must be posted near the main entry.

SECTION 37.

Article VI of chapter 17.228 of the Sacramento City Code is hereby amended to read as follows:

Article VI. Temporary Residential Shelters

17.228.600 General requirements.

A temporary residential shelter is permitted as follows:

- A. A temporary residential shelter for 24 or fewer individuals is a “small temporary residential shelter.” Notwithstanding chapter 17.436, a small temporary residential shelter requires a planning and design commission conditional use permit in the River District special planning district.
- B. A temporary residential shelter for 100 or fewer individuals is permitted in the C-4, M-1, M-1(S), M-2, M-2(S), and M-T zones.
- C. A temporary residential shelter requires a zoning administrator conditional use permit if the use is:
 - 1. For more than 100 individuals and is located within the C-4, M-1, M-1(S), M-2, M-2(S), or M-T zones;
 - 2. Located within the R-1, R-1A, R-1B, R-2, R-2A, R-3, R-3A, R-4, R-5, RMX, RO, OB, OB-2, OB-3, SC, C-1, C-2, C-3, H, SPX, TC, or HC zones; or
 - 3. Located within any zone and does not meet the location requirement in section 17.228.610 and the development standards in section 17.228.620.

17.228.610 Proximity to other temporary residential shelters.

A temporary residential shelter serving only individual adults shall be located more than 300 feet from any other temporary residential shelter, measured from property line to property line.

17.228.620 Temporary residential shelter—Development standards.

Temporary residential shelters must comply with the following development standards:

- A. On-site personnel. On-site personnel must be present during hours of operation when clients are present.
- B. Lighting. Exterior lighting must be provided on pedestrian pathways and parking lot areas on the property.
- C. Waiting area. If client intake occurs on-site, an onsite waiting area of at least 100 square feet must be provided.
- D. Airport Land Use Compatibility Plans. A temporary residential shelter must comply with all objective standards set forth in an applicable Airport Land Use Compatibility Plan adopted pursuant to California Public Utilities Code sections 21670 through 21679.5.

SECTION 38.

Chapter 17.876 is hereby added to division VIII of the Sacramento City Code to read as follows:

Chapter 17.876 Low Barrier Navigation Centers

17.876.010 Purpose.

The purpose of this chapter is to comply with California Government Code sections 65660 – 65664 related to low barrier navigation center developments that are entitled to ministerial review.

17.876.020 Low barrier navigation center by right.

- A. Administrative permit. A low barrier navigation center development will be granted an administrative permit if it:
 - 1. Qualifies for streamlined, ministerial approval under California Government Code sections 65660 - 65664; and
 - 2. Complies with the city's objective zoning standards set forth in this title, except that residential density standards do not apply.
- B. In the case of a conflict between the city's standards set forth in subsection A above and the standards set forth in California Government Code sections 65660 - 65664, the provisions of the California Government Code prevail.
- C. Application processing. The city shall notify the applicant whether an application for a low barrier navigation center development is complete within 30 days of

receipt of the application as required by California Government Code section 65943. Within 60 days of receipt of a completed application for a low barrier navigation center development, the city shall act upon its review of the application. The city's failure to provide written notice within the timeframes in this subsection will not result in a deemed approval of the application.

SECTION 39.

Chapter 17.880 is hereby added to division VIII of the Sacramento City Code to read as follows:

Chapter 17.880 Supportive Housing

17.880.010 Purpose.

The purpose of this chapter is to comply with California Government Code sections 65650 – 65654 related to supportive housing developments that are entitled to ministerial review.

17.880.020 Administrative permit.

A supportive housing development will be granted an administrative permit if it:

- A. Is located in a zone where multi-unit dwellings or a mix of residential and commercial uses are permitted;
- B. Will be occupied by the target population, as defined in California Government Code section 65650.
- C. Satisfies the requirements of California Government Code section 65651, subdivision (a);
- D. Complies with the city's objective zoning standards and objective subdivision standards as set forth in this code; and
- E. Complies with the city's objective design standards applicable to multi-unit dwellings, as set forth in the Citywide Infill Housing Design Standards.

17.880.030 Parking.

No vehicle parking is required. If vehicle parking is provided, it must apply with the applicable objective standards of chapter 17.608.

17.880.040 Conflicting laws.

In the case of a conflict between the city's standards set forth in section 17.880.020 and the standards set forth in California Government Code sections 65650 - 65654, the provisions of the California Government Code prevail.

17.880.050 Application processing.

- A. The city shall notify the applicant whether an application for a supportive housing development is complete within 30 days of receipt of the application. The City shall approve or deny the application within the following timeframes:
 - 1. Within 60 days after the application is complete for a project with 50 or fewer units; or
 - 2. Within 120 days after the application is complete for a project with more than 50 units.
- B. The city's failure to act within these timeframes will not result in a deemed approval of the application.

Adopted by the City of Sacramento City Council on December 10, 2024, by the following vote:

Ayes: Members Guerra, Jennings, Kaplan, Maple, Talamantes, Thao, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Valenzuela

Attest:  12/17/2024
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

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