

# ORDINANCE NO. 86-058

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUN 1 0 1986

AN ORDINANCE RELATING TO A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS OR DEMOLITION PERMITS FOR CONVERSION OR DEMOLITION OF SINGLE-ROOM OCCUPANCY HOTELS IN THE UPTOWN REDEVELOPMENT PROJECT AREA AND DECLARING THIS ORDINANCE TO BE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY

## SECTION 1. Purpose

The City of Sacramento is currently studying and considering the adoption of a policy embodied in an ordinance which would permit the conversion of single-room-occupancy hotels to other uses, or the demolition of such hotels under certain conditions. This ordinance is necessary in order to prevent such conversion or demolition which may conflict with the policy and ordinance presently being studied and considered. The Council does, however, wish to provide a procedure for the approval of hotel conversions subject to the special permit review process where significant numbers of housing units will be retained, which units might provide housing for persons other than the elderly, disabled, or persons of low income.

## SECTION 2. Imposition of Moratorium

(a) For a period commencing June 11, 1986, to and including OCT 09, 1986, or until action by the City Council on an ordinance regulating the conversion of single-room-occupancy hotels in the Uptown Redevelopment Project area, whichever occurs first, no building or other permit for the demolition of or the conversion of a hotel to another commercial or other use 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 Ordinance 83-078, been used as a single-room-occupancy hotel; and

(2) The hotel is located within the Uptown Redevelopment Project Area as defined in Exhibit A, attached hereto and incorporated herein by reference.

(b) Notwithstanding the provisions of subsection (a) of this section, a building permit may be issued for the conversion of a hotel to a partially non-residential use(s) where the following requirements are met:

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(1) The hotel building after the conversion will contain seventy percent (70%) of the number of housing units which existed before the conversion; and

(2) A special permit is first granted for the conversion pursuant to Section 15 of the City of Sacramento Zoning Ordinance No. 2550, Fourth Series as amended.

**SECTION 3. Definitions**

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

(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 guests 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 continuing to provide for limitation on the conversion of single-room-occupancy hotels, or the demolition thereof, pending City study and consideration of the adoption of the policy and ordinance referred to in Section 1. Without this ordinance taking effect on June 1, 1986, the conversion or demolition of such hotels which might conflict with the provisions of such ordinance could occur.

ENACTED: JUN 1 0 1986

EFFECTIVE DATE: JUN 1 0 1986

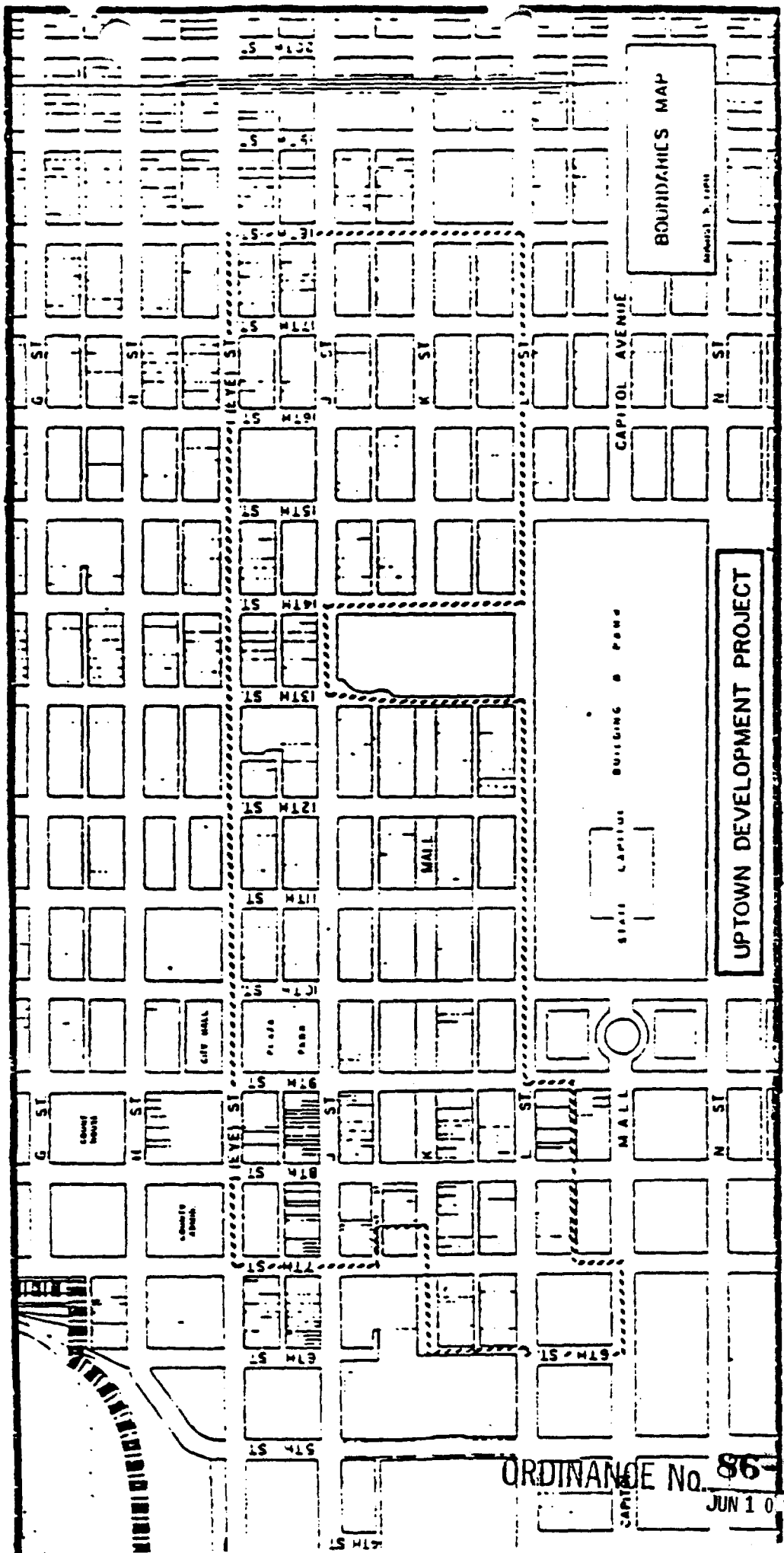
  
MAYOR

ATTEST:

  
Assistant CITY CLERK

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EXHIBIT A



UPTOWN DEVELOPMENT PROJECT

BOUNDARIES MAP

EXHIBIT "A"

BOUNDARY OF UPTOWN REDEVELOPMENT PROJECT AREA

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