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APPROVED
BY THE CITY COUNCIL

MAR 3 1998

OFFICE OF THE
CITY CLERK

NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION
1231 I STREET, RM 200
SACRAMENTO, CA 95814
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February 26, 1998

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: AMENDMENT TO THE ZONING ORDINANCE TO REQUIRE A SPECIAL PERMIT TO ESTABLISH A SINGLE ROOM OCCUPANCY HOTEL (SRO), AN EMERGENCY ORDINANCE. (M 98-009)

LOCATION: CITY-WIDE

RECOMMENDATION: Adopt the attached ordinance and provide additional direction to staff.

CONTACT PERSON: Gary Stonehouse, Planning Director 264-5567
Joy Patterson, Zoning Administrator 264-5607

FOR COUNCIL MEETING OF: March 3, 1998 (afternoon)

SUMMARY:

At your February 24, 1998, workshop, the Council directed staff to prepare an amendment to the Zoning Ordinance that would remove the ability to establish single room occupancy hotels as a matter of right in certain zones. That ordinance is attached. At the workshop, the Council also heard testimony concerning living arrangements at certain specific locations in the Central City. Staff is researching those circumstances and will be able to provide additional information at your meeting.

BACKGROUND:

Currently the Zoning Ordinance defines single room occupancy hotels and allows them with a special permit from the Planning Commission in the R-5, RO, RMX, and C-1 zones and as a matter of right in the C-2, C-3, C-4, M-1, and M-2 zones. The Council has directed staff to prepare an ordinance that deletes the by right provisions. The attached ordinance will require a special permit from the Planning Commission to establish this use in any of these zones. The standards from the existing ordinance will be modified at a

latter date to comply with the direction the Council will provide through discussions of the Agency's SRO policies. The redlined (added) and underlined (deleted) language of the amendment is as follows:

"A Special Permit shall be required to establish a Residential Hotel, also known as a Single Room Occupancy Hotel (SRO), in the R-5, R-O, C-1, C-2, C-3, C-4, M-1, and M-2 zones. A Residential Hotel (SRO) is a permitted use in the C-2, C-3, C-4, M-1 and M-2 zones. The following standards shall apply for Residential Hotels (SROs):"

During the workshop, testimony was given that existing large houses in the Central City are being converted or operated in ways that house many more people than would normally be expected. Specific addresses were provided at the workshop. Staff will be researching the situations at these sites and will discuss our findings during the meeting. The City does not regulate the number of persons that can live in a residence (unless it is for a use that is regulated such as a fraternity/sorority).

ENVIRONMENTAL REVIEW:


This ordinance is exempt from environmental review pursuant to California Environmental Quality Act (C.E.Q.A.) Section 15061 (b)(3).

FINANCIAL CONSIDERATIONS: None.

POLICY CONSIDERATIONS: The Zoning Ordinance currently allows SROs to be established by right in the C-2, C-3, C-4, M-1 and M-2 zones by right if they meet specified development standards. This amendment would require a special permit from the Planning Commission to establish the use.

MBE/WBE EFFORTS: None.

Respectfully Submitted


GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
CITY MANAGER

APPROVED


JACK CRIST
Deputy City Manager

A M E N D E D

ORDINANCE NO. 98-010

ADOPTED BY THE SACRAMENTO CITY COUNCIL

MAR 03 1998

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 2-E-50 OF THE COMPREHENSIVE ZONING ORDINANCE (NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO RESIDENTIAL HOTEL-SINGLE ROOM OCCUPANCY AND DECLARING THE ORDINANCE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY (M98-009)

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

SECTION 1:

The Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth Series as amended, is hereby amended by amending Section 2-E-50 to read as follows:

A Special Permit shall be required to establish a Residential Hotel, also known as a Single Room Occupancy Hotel (SRO), in the R-5, R-O, C-1, C-2, C-3, C-4, M-1, and M-2 zones. The following standards shall apply for Residential Hotels (SROs):

1. Minimum Floor Size: Floor size of individual Residential Hotel units shall be no smaller than 100 gross square feet, exclusive of bathroom facilities, if no bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than 150 square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.
2. Occupancy: Residential Hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.
3. Common Dining, Lounge and Meeting Room Facilities: All Residential Hotels shall provide one or several common dining, lounge, and meeting room facilities. The minimum total amount of common space provided shall be 10 square feet per unit with a minimum of 150 square feet.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-010

DATE ADOPTED: **MAR 03 1998**

4. Density: In the R-5 and R-O zones the unit count for a Residential hotel shall be governed by the maximum density allowed in that zone or 125 units whichever is less, excluding the manager's quarters. In the C-1, C-2, C-3, C-4, M-1, and M-2 zones, the maximum amount of units in a Residential Hotel shall not exceed 125, excluding the manager's quarters; however, a Special Permit may be obtained to exceed the 125 unit maximum.
5. Security: Security shall be provided in Residential Hotels by means of a separate dead bolt and latch lock.
6. Manager's Office: Residential Hotels with 12 or more units shall be required to have an onsite manager in the form of a resident manager or 24-hour desk service. An office for the manager shall be provided and shall be located near the entry to the Residential Hotel and have full view of the entry area.
7. Parking: Off street parking shall be provided in the ratio of one space for every 10 units, plus an additional space designated solely for the manager. Parking requirement waivers be sought through the standard variance procedure outlined in Section 14 of this Ordinance. All tenant parking is required to be on site.
8. Setbacks, Height Limitations, Landscaping and Signage: Setbacks, Height Limitations and Signage shall be as provided in other Sections of the Ordinance.
9. Applicant shall adhere to all other construction standards for Residential Hotels of the City Building Code.
10. All Residential Hotels shall be subject to Design Review Board review and approval prior to issuance of building permits.

SECTION 2:

The ordinance shall be valid and effective for a period of sixty (60) days from and after its effective date, and shall thereafter expire.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-010
DATE ADOPTED: MAR 03 1998

SECTION 3:

This ordinance is enacted by the City Council without referral to the Planning Commission as otherwise required by Section 13-A-8 of the City's Comprehensive Zoning Ordinance.

SECTION 4:

This ordinance is declared to be an emergency ordinance to be effective immediately pursuant to Section 32(g)(2) of the City Charter. The facts constituting the emergency are as follows: Currently, Residential Hotels (SROs) are allowed by right in the C-2, C-3, C-4, M-1, and M-2 zones. Redevelopment Agency staff and the Redevelopment Commission have recommended to the City Council a set of revised policies and programs relating to Residential Hotels. One recommendation is that new Residential Hotels should be prohibited in the Central City. This amendment would require any Residential Hotel to receive a Special Permit from the Planning Commission. While Residential Hotels serve a valuable purpose, they also have been shown to have the potential to have a significant impact on neighborhoods in which they are located. It is, therefore, reasonable and appropriate to require Special Permits to allow the City to review the proposed locations of any new Residential Hotels and to establish appropriate conditions for operation of such facilities. To ensure that no new Residential Hotels are built or established without public review prior to further consideration and, as appropriate, formulation and adoption of new land use regulations for Residential Hotels, it is necessary that this ordinance take effect immediately. It is the intent and desire of the Council that this ordinance take effect in the usual course if the emergency provision is held or determined to be invalid.

PASSED FOR PUBLICATION: March 6, 1998

PASSED: March 3, 1998

EFFECTIVE: March 3, 1998

Joe Serna, Jr.
MAYOR

ATTEST:

Valerie A. Burrowes
CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-010

DATE ADOPTED: MAR 03 1998

APPROVED
BY THE CITY COUNCIL

MAR 3 1998

OFFICE OF THE
CITY CLERK

as amended

ORDINANCE NO. 98-010

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING SECTION 2-E-50 OF THE COMPREHENSIVE ZONING ORDINANCE (NO. 2550, FOURTH SERIES, AS AMENDED), RELATING TO RESIDENTIAL HOTEL-SINGLE ROOM OCCUPANCY AND DECLARING THE ORDINANCE AN EMERGENCY MEASURE TO TAKE EFFECT IMMEDIATELY (M98-009)

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

SECTION 1:

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A Special Permit shall be required to establish a Residential Hotel, also known as a Single Room Occupancy Hotel (SRO), in the R-5, R-O, C-1, C-2, C-3, C-4, M-1, and M-2 zones. The following standards shall apply for Residential Hotels (SROs):

1. Minimum Floor Size: Floor size of individual Residential Hotel units shall be no smaller than 100 gross square feet, exclusive of bathroom facilities, if no bathroom facilities are provided within the unit in a separately partitioned area. Units accommodating two persons shall be no smaller than 150 square feet, exclusive of bathroom facilities, if bathroom facilities are provided within the unit in a separately partitioned area.
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DATE ADOPTED: _____

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8. Setbacks, Height Limitations, Landscaping and Signage: Setbacks, Height Limitations and Signage shall be as provided in other Sections of the Ordinance.
9. Applicant shall adhere to all other construction standards for Residential Hotels of the City Building Code.
10. All Residential Hotels shall be subject to Design Review Board review and approval prior to issuance of building permits.

SECTION 2:

The ordinance shall be valid and effective for a period of one hundred eighty (180) days from and after its effective date, and shall thereafter expire.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

SECTION 3:

This ordinance is enacted by the City Council without referral to the Planning Commission as otherwise required by Section 13-A-8 of the City's Comprehensive Zoning Ordinance.

SECTION 4:

This ordinance is declared to be an emergency ordinance to be effective immediately pursuant to Section 32(g)(2) of the City Charter. The facts constituting the emergency are as follows: Currently, Residential Hotels (SROs) are allowed by right in the C-2, C-3, C-4, M-1, and M-2 zones. Redevelopment Agency staff and the Redevelopment Commission have recommended to the City Council a set of revised policies and programs relating to Residential Hotels. One recommendation is that new Residential Hotels should be prohibited in the Central City. This amendment would require any Residential Hotel to receive a Special Permit from the Planning Commission. While Residential Hotels serve a valuable purpose, they also have been shown to have the potential to have a significant impact on neighborhoods in which they are located. It is, therefore, reasonable and appropriate to require Special Permits to allow the City to review the proposed locations of any new Residential Hotels and to establish appropriate conditions for operation of such facilities. To ensure that no new Residential Hotels are built or established without public review prior to further consideration and, as appropriate, formulation and adoption of new land use regulations for Residential Hotels, it is necessary that this ordinance take effect immediately. It is the intent and desire of the Council that this ordinance take effect in the usual course if the emergency provision is held or determined to be invalid.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____