



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



9

March 12, 1991

Transportation/Community Development  
and Budget & Finance Committees  
Sacramento, CA  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Various Matters Related to Preservation, Rehabilitation  
and New Construction of Residential Hotels

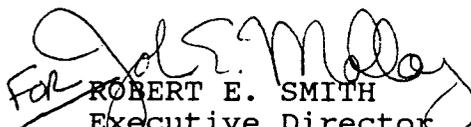
SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the program.

Respectfully submitted,

*For*   
ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

  
JACK R. CRIST  
Deputy City Manager

Attachment



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



March 19, 1991

Redevelopment Agency and  
City Council of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Various Matters Related to Preservation,  
Rehabilitation and New Construction of Residential  
Hotels

SUMMARY

At its May 22, 1990 meeting, the City Council adopted a Residential Hotel Construction and Rehabilitation Program and directed staff to report back with:

- a) A Residential Hotel Preservation and Replacement ordinance.
- b) Modifications to the City Zoning Ordinance which would facilitate the new construction of Residential Hotels.
- c) Modifications to the City Building Code which would facilitate the new construction of Residential Hotels.

This report represents staff's report back on the above topics. At the same meeting, the Redevelopment Agency of the City ("Agency") also approved the issuance of a Notice of Funds Available for rehabilitation of Residential Hotels, as well as the investigation of sites for new construction of Hotels. Progress towards both of these ends is also discussed in this report.

(1)

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## BACKGROUND

The Agency Residential Hotel Program adopted in May 1990 laid the groundwork to achieve the four-year goal set by the Council in 1989 for the new construction of 200 Residential Hotel units and the rehabilitation of 400 Residential Hotel units.

However, several items still needed to be accomplished in order to implement these goals. Of major importance was the \$7,000,000 in funding for rehabilitation and new construction of Residential Hotels that was provided through the 1990 Tax Allocation Bond. (Of that amount, \$1,100,000 has been allocated by the Agency to the Shasta Hotel project.) Staff was also directed to investigate a Preservation ordinance to stem the loss of Residential Hotel units and/or provide for their replacement if demolished. And, because Residential Hotels were not defined in the City Zoning Ordinance or recognized in the City Building Code, confusion was anticipated when the Agency or private developers began to apply for permits to construct new Residential Hotels using the Agency funds. Therefore, staff was also directed to make recommendations regarding the necessary modifications to the City documents. This report addresses the above outstanding issues and also notes staff's progress toward issuance of a Notice of Funds Available (NOFA) for rehabilitation, as well as progress towards investigating sites for new construction. Both actions were authorized at the Council and Agency's May 1990 meeting.

## Preservation or Replacement of Residential Hotels in the Downtown Redevelopment Area

The Agency Residential Hotel Program sets forth the preservation and rehabilitation of Residential Hotels as one of its priorities. In addition, the upcoming Central City Housing Strategy will include a statement on the importance of Residential Hotel preservation.

Since 1982 the City has had a history of concern and involvement regarding this issue. The reports and recommendations of several task forces and studies were summarized in a May 4, 1989 staff report, which is incorporated into the Agency Residential Hotel Program. A key recommendation adopted at the May 4, 1989 meeting was to "Strongly discourage private developers from demolishing or converting any of the remaining Residential Hotels without working

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out a replacement plan." As mentioned above, at the Council's May 22, 1990 meeting, staff was directed to report back with recommendations concerning a Residential Hotel Preservation/Replacement ordinance. To protect Hotels in the interim before such an ordinance was adopted, the City Council at its June 26, 1990 meeting adopted an emergency ordinance enacting a six-month moratorium on the conversion or demolition of Residential Hotels in the Central City. Among the findings in the moratorium ordinance were:

- a) 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.
- b) 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 units.

The moratorium was readopted for another six month period at the Council's January 15, 1991 meeting.

Legal counsel has since given an opinion that adoption of an ordinance mandating the preservation or one-for-one replacement of all Residential Hotel units is not permissible. To develop a preservation program which is within the present legal framework, a workgroup was formed which formulated a more comprehensive approach toward Residential Hotel preservation, as outlined below. The approach combines building permit controls and redevelopment powers, and accomodates CEQA review requirements, in order to identify and manage the redevelopment of Residential Hotels. The approach would be limited to Residential Hotels in the Merged Downtown Sacramento Redevelopment Project Area ("Downtown Redevelopment Area"). For a list of these Hotels, see Attachment A. These Hotels represent 14 of the 15 primary Residential Hotels in the Central City. The fifteenth Hotel, the Midtown Motel, is located just outside of the Downtown Redevelopment Area and is one of four Hotels covered by 30-year regulatory agreements

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entered into in conjunction with rehabilitation loans made by the Agency.

**Description of Existing Processes Affecting Demolition or Conversion of Residential Hotels:** Several requirements currently exist regarding demolition or conversion of Residential Hotels, namely:

- a) Obtaining a conversion certificate under Chapter 73 of the City Code.
- b) Obtaining Design Review Preservation Board approval, as outlined in Section 16 of the City Zoning Ordinance and Chapter 32 of the City Code.
- c) If the project involves demolition of a historic structure, compliance with mitigation measures after CEQA review.

A discussion of each of these processes follows:

a) Chapter 73 of the City Code: The principal focus of Chapter 73 of the City Code is on relocation benefits to tenants of Residential Hotels whose owners propose to withdraw the units from use. Under Chapter 73 of the City Code, owners of Residential Hotel units in the Uptown Redevelopment Project Area (which has now been folded into the Merged Downtown Redevelopment Project Area) have to obtain a conversion certificate from the City Council before withdrawing a Residential Hotel unit (whether vacant or occupied) from use. "Withdrawal from use" means to demolish, to convert to another use, or to fail to offer a Residential Hotel unit for rent or lease. To obtain a conversion certificate, owners must a) give written notice to the City Planning Director and to current or most recent tenants and b) pay relocation benefits of \$1,500 per person or \$2,500 for two or more persons occupying the same unit. The issuance of the conversion certificate is a ministerial action; the conversion certificate must be issued if the owner complies with the requirements of Chapter 73.

b) Section 16 of the City Zoning Ordinance and Chapter 32 of the City Code: Section 16 of the City Zoning Ordinance provides that no building permit for new construction or for remodeling/alteration of the exterior of any building in the

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Central City can be issued until reviewed and approved by the Design Review Preservation Board ("Board"). (The Central City is defined as the area between the boundaries of the Sacramento River on the west, the Southern Pacific railroad on the north, Alhambra Boulevard on the east, and Broadway on the south.) Therefore any conversion of a Residential Hotel which affects the exterior of the building must be reviewed by the Board. Any party aggrieved with the actions of the Board may appeal to the City Planning Commission.

Additionally, Chapter 32 of the City Code provides that no building permit for new construction, exterior alteration, relocation, demolition or sewer disconnection of any structure listed on the Official Register or any structure in a Preservation Area can be issued without the approval of the Design Review Preservation Board ("Board"). In cases where the permit application is for demolition of a structure listed on the Official Register, the Board may approve the permit or suspend action for 180 days. Prior to the expiration of this 180 days, the City Council may extend the suspension for up to 180 more days. Likewise, in cases where the permit application is for demolition of a structure in a Preservation Area, the Board may approve the permit or suspend action for up to 90 days. Prior to the expiration of this 90 days, the City Council may extend the suspension for up to 180 more days. In either case, during the suspension period, the Board attempts to find alternatives to demolition. Any person dissatisfied with the Board's action may appeal to the City Council. The City Council may take whatever action the Board was authorized to make, or may refer the appeal back to the Board for further consideration. Regardless, at the expiration of any suspension period, under the provisions of Chapter 32 the demolition permits are deemed approved. Therefore, the Board may delay but may not ultimately deny issuance of any demolition permits. Any owner/developer of a Residential Hotel which is listed on the Official Register or is in a Preservation Area must comply with the requirements of Chapter 32. A list of the historic preservation status of Residential Hotels in the Downtown Redevelopment Area is included in Attachment B.

c) Environmental Review: In the case of demolition of a historic structure, mitigation measures under CEQA are generally required and an expanded environmental review must be made prior to issuance of a permit for demolition. The proposed Agency Certificate of

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Compliance Process would also require expanded environmental review prior to issuance of a Certificate of Compliance with the Redevelopment Plan, as described further below. In some instances it may be possible to combine these two environmental reviews. The ability to do this would have to be examined on a case-by-case basis.

The requirements proposed under the Agency Certificate of Compliance Process, outlined below, would not supersede the above requirements. The requirements listed above would still need to be met in order to convert or demolish a Residential Hotel. The requirements of the proposed Agency Certificate of Compliance Process would be in addition to the above requirements. In some cases the requirements may be met concurrently. See Attachment C for a summary illustration of all requirements, existing and proposed.

**Proposed Agency Certificate of Compliance Process:** Staff recommends that a Certificate of Compliance with the Downtown Redevelopment Plan be obtained from the Agency prior to issuance of a permit which leads to the demolition or change in use of a Residential Hotel in the Downtown Redevelopment Area. The Agency will review the importance of the structure to the Downtown Redevelopment Area as a housing source. To obtain such a Certificate of Compliance, the owner or developer would be required to enter into a binding Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA) with the Agency. The OPA/DDA may include a provision that any future use of the property will mitigate the loss of these units by one or more measures, as determined by the Agency on a case-by-case basis. Such measures could include requiring the developer to construct replacement Residential Hotel units either on- or off-site, in a replacement ratio to be determined by the Agency on an individual basis, or to contribute financially towards replacement units in an amount to be determined by the Agency on an individual basis. Staff could also recommend that tax increment financial assistance, the terms of which would be included in the OPA/DDA, be provided for use in the construction of Residential Hotels units on-site or at a replacement site elsewhere.

Covenants and restrictions would be recorded against the property obligating the owner and any heirs, successors, or assignees, at

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such time as they convert or redevelop the subject property, to comply with the provisions of the OPA/DDA.

The goal of the proposed Certificate of Compliance process would be to provide mitigation measures to replace lost Residential Hotel units. Therefore, issuance of permits for conversion or demolition activities would not be automatically denied.

Currently, except in the case of historic structures or those structures subject to design review, the issuance of a building permit to demolish or change the use of a structure has typically been treated as a ministerial act in the City exempted from environmental review. Because of the serious impact on housing needs arising from the loss of Residential Hotel units, staff recommends that issuance of a permit to demolish, or to carry out construction activity leading to a change of use of a Residential Hotel be conditioned on entering into an OPA/DDA with, and obtaining a Certificate of Compliance from, the Agency. This will identify the approval of demolition or conversion as a discretionary act and will trigger environmental review for each permit request. This environmental review would have to analyze the impacts of the project as a whole, including both the demolition or conversion activity and the proposed or potential new use of the property, so as to avoid illegal segmentation of the project for purposes of environmental analysis. The Agency would be the lead agency to conduct the environmental reviews on such projects in conjunction with approval of the OPA/DDA.

Implementation of the above Agency Certificate of Compliance Process would require modification of several Agency and City documents. Staff recommends that the Agency adopt the proposed modifications to the "Implementation Strategy for the Merged Downtown Sacramento Redevelopment Project Area" and to the "Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Merged Downtown Redevelopment Project Area" as specified in Attachments D and E, respectively. These modifications would provide for the implementation of these measures within Agency guidelines, policies and procedures.

Staff also recommends that the Agency adopt amendments to the Agency Environmental Regulations specified in Attachment F. The Agency's Environmental Regulations are currently out-of-date. Agency environmental staff will be reporting back to the governing

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boards with completely revised Environmental Regulations within two months. If adopted, the language outlined in Attachment F will be included amongst the revisions. These amendments clarify that issuance of a Certificate of Compliance is subject to environmental review. Traditionally, environmental reviews have been made on OPA/DDA's negotiated and entered into by the Agency. Under the proposed process, to obtain an Agency Certificate of Compliance prior to demolition or conversion of a Residential Hotel, the owner/developer would be required to negotiate an OPA/DDA with the Agency and the projects would undergo environmental review. Implementation of such language would mean that the demolition and replacement would be viewed together, as one project, so that an owner/developer would be discouraged from demolishing a Residential Hotel years before replacement in order to evade CEQA or replacement requirements.

Chapter 9 of the City Code (the City Building Code) would also need to be modified to implement the Agency Certificate of Completion process. The modifications stipulate that the Agency Certificate of Compliance must be obtained from the Agency before a permit for demolition, or for construction activities leading to a change of use, are issued by the City. It has been decided to review Building Code modifications in a separate report. Agency staff recommends that the City Council direct City Building Department staff to report back within three months with a resolution adopting modifications substantially in accord with the language proposed in Attachment G. (This timeline is acceptable to the Building Department staff.)

## Other Amendments to the City Building Code

The City Building Code also requires modifications to facilitate new construction of Residential Hotels. The City Building Department has reviewed the City Building Codes and set forth a list of suggested amendments, as outlined in Attachment H. The amendments would clarify fire safety requirements for Residential Hotels, requiring sprinklers in all Residential Hotels, regardless of size, and in exchange lessening, to a certain extent, other fire-related building requirements. The suggested modifications also address wiring and electrical issues. The Manager of the City's Building Inspection Division has carefully scrutinized the modifications and believes they will contribute to cost-savings in construction without lessening safety.

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The Building Department also recommends that the Building Code be modified to contain definitions for "incomplete kitchen" and "incomplete bathroom", since these definitions are key in the identification of a Residential Hotel for planning and building permit purposes.

Staff recommends that the Council direct the City Building Department staff to initiate and complete the necessary process for formal adoption of the additional modifications discussed in this section. These modifications may be adopted at the same time as the modifications to Chapter 9 of the City Code discussed above in the previous section.

## Amendments to the City Zoning Ordinance

Currently, the City Zoning Ordinance does not define Residential Hotels or indicate in which zones they may be located.

Historically, Residential Hotels have been structures containing units which have incomplete bathroom and kitchen facilities. For example, units in some Hotels contain no bathroom and kitchen facilities at all, while other units, (possibly in the same Hotels), contain complete bathrooms as well as refrigerators. As a general rule, Residential Hotel units will not contain complete kitchens because under the building code the presence of a complete kitchen (i.e. the presence of a stove) means that the use is residential rather than commercial. Residential Hotel units are rented out daily, weekly or monthly, although surveys indicate that the majority of tenants are longer-term.

The issue of defining Residential Hotels has arisen in conjunction with planning and building inspection issues related to new construction of similar-type units. There is also the likelihood of confusion between Residential Hotel, Dormitory, and Rooming/Boarding House designations. In order to facilitate the building and planning processes for new construction of Residential Hotels, a definition for Residential Hotel in the Zoning Ordinance is desirable. Attachments I and J set forth staff's proposed language for such a definition in Section 22 and a new Section 34 of the Zoning Ordinance.

Attachment J also outlines staff's recommended modifications of the Zoning Ordinance to make Residential Hotels a permitted use in

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all commercial zones, as well in R-0, light industrial and highway commercial zones. These zones have been targeted for Residential Hotel construction with the intent of lessening neighborhood impacts and also because the densities involved, as well as the lack of complete plumbing and/or cooking facilities in the units, make the use in general more appropriate in commercial than residential zones.

The exception in terms of residential zoning would be that Residential Hotels would be allowed in the R-5 zone by special permit. Staff believes that certain types of Residential Hotels could be appropriately placed in the R-5 zone, such as Hotels which are developed for seniors, or Hotels which in terms of design are closer to an efficiency/studio unit than the standard Residential Hotel. Because of restrictions on minimum lot area per dwelling unit and on lot coverage, Hotels constructed in R-5 zones would be of lower density and would consist of fewer units than those constructed in commercial or other zones.

In conjunction with these zoning designations, staff recommends that certain design and development standards be placed on Residential Hotel new construction, as set forth in the recommended language for a new Section 34 of the Zoning Ordinance outlined in Attachment I. These development standards are the minimum standards with which a Hotel must comply. It is expected that a range of Hotels, offering a variety of additional design elements, would eventually be constructed.

All of the recommendations for modification of the City Zoning Ordinance outlined above have been reviewed and discussed with the City Planning Department. Proposed development standards have also been reviewed and discussed with the City Building Department.

Agency staff recommends that the City Council direct City Planning staff to report back within five months with resolutions adopting modifications substantially in accord with the language proposed in Attachments I and J. This timeline is acceptable to City Planning staff.

## Residential Hotel Rehabilitation

The Agency Residential Hotel Program adopted in May 1990 puts forth that, unless the cost difference between rehabilitation and new

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construction of Residential Hotels exceeds 150%, rehabilitation should be considered the preferred option. This preference is based on the fact that existing Hotels are in place, accepted and in locations where tenants have access to supportive services.

The resolution approving the Residential Hotel Program also directed staff to prepare and issue a Notice of Funds Available (NOFA) for rehabilitation of Residential Hotels. Staff believes it useful to adopt the above-mentioned Residential Hotel Preservation Policy and development standards before issuing such a NOFA, in order to give owners impetus and guidance towards rehabilitation.

Staff will issue the NOFA within two months. The NOFA will indicate that \$2,000,000 in Agency funds are available for low-interest rehabilitation loans. Up to 200 units could be subsidized with these funds. The NOFA will be issued in accordance with the Agency Residential Hotel Program, which states that: "proposals will be evaluated on an over-the-counter basis upon issuance of the NOFA.", but that "The NOFA process may be preempted if any particular Residential Hotel becomes in danger of being lost to commercial development, conversion or closure due to severe code violations." Developers are required to have site control of a Hotel before submitting proposals under the NOFA. Proposals will be subjected to a two-phase evaluation process, in which both the experience and capacity of the applicant to successfully rehabilitate and operate a Residential Hotel project, as well as the merits of the project development proposal itself, will be scrutinized by a Selection Committee. The Selection Committee will be made up of: 1) two members of the Housing and Redevelopment Commission, appointed by the Chairman, 2) two Agency staff, and 3) a representative of either the City Planning Commission or City Planning Department with a background in architecture or design. Evaluation and underwriting criteria are contained in the Agency Residential Hotel Program. The Selection Committee will recommend top candidates to the Housing and Redevelopment Commission for approval. The Housing and Redevelopment Commission will in turn make a recommendation to the Agency governing board.

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## Residential Hotel New Construction

The resolution approving the Agency Residential Hotel Program also directed staff to investigate one or more sites in the Central City for Residential Hotel new construction and to report back to the Agency for acquisition approval. Staff has identified several priority sites which would be appropriate for new construction and will report back on them in an overall report on Agency site acquisitions in the Central City expected to be presented in April. All of the potential Residential Hotel sites are zoned commercial or Residential-Office (R-O). In general, staff will be recommending sites in several parts of the Central City to provide for broad distribution. The April report will include recommendations for at least one site each in the Midtown, R Street corridor and Southside areas. The total cost of the proposed Residential Hotel site acquisitions are not expected to exceed \$2,000,000.

In addition to the sites discussed above, Transitional Housing staff is investigating the possibility of constructing a Residential Hotel in the vicinity of 16th and A Streets, as part of an overall Agency program to provide transitional housing and services to the homeless.

## FINANCIAL DATA

In general, the Residential Hotel Preservation Policy outlined in this report will not create any new costs to the Agency, with the exception of the cost of staff time to process the environmental reviews on the demolition or conversion of Residential Hotels. The extent and timing of additional demands on staff are unknown and will depend on when and how many developers apply for Certificates of Compliance, something which is not possible to anticipate. It is probable that at a future date, additional staff or contractor time will be necessary to process the environmental reviews, but this is not something that can currently be budgeted.

OPA/DDA's may be negotiated which provide for the contribution of tax increment funding for replacement units. However, this would need to be analyzed further as part of individual OPA/DDA negotiations. All individual OPA/DDA's would have to be approved by the Agency.

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The Agency had previously authorized the issuance of a NOFA for Residential Hotel rehabilitation, but did not specify an amount. Following this, \$7,000,000 was allocated in the budget for Residential Hotels from the 1990 Tax Allocation Bond. The following outlines proposed expenditure of the \$7,000,000:

* Shasta Hotel	\$1,100,000	(tax exempt)
* Rehab NOFA (I)	2,000,000	(taxable)
* Site Acquisition	2,000,000	(taxable)
* Reserves for Rehab NOFA (II), Loans for new construction, or Shasta additional funding	1,100,000 800,000	(tax exempt) (taxable)

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\$7,000,000

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No specific recommendations are being brought forward in this report concerning site acquisition for new construction. A report to be brought to the Agency governing board in April will specify sites and the cost of acquiring them.

## ENVIRONMENTAL REVIEW

The proposed recommendations are general policy and procedure-making actions exempt from environmental review per CEQA guidelines Section 15378(b)(3); NEPA does not apply.

## MBE/WBE

The NOFA described in this report will contain Agency MBE/WBE policy requirements. Any OPA's or DDA's issued through the Agency Certificate of Compliance process will also contain the appropriate MBE/WBE requirements.

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## POLICY IMPLICATION

The Agency Certificate of Compliance Process discussed in this report represents a new policy but one which is in keeping with a long history of Agency and Council concern, as expressed through policies, resolutions, reports and task forces, related to Residential Hotel preservation. These were detailed thoroughly in a May 1989 staff report to Council, which was provided as an attachment to the Residential Hotel Construction and Rehabilitation Program adopted by the Council in May 1990.

Staff believes that the Agency Certificate of Compliance Process discussed in this report should be adopted because it provides for replacement housing within a flexible framework, which can be negotiated on a case-by-case basis, without strict mandates which would be unduly burdensome on owners or developers.

The modifications proposed in this report to the City Zoning Ordinance and the City Building Code are in line with the Residential Hotel Rehabilitation and Construction Program and are necessary to facilitate and implement that Program.

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of March 6, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Amundson, Diepenbrock, Simon, Simpson, Williams, Wooley, Yew, Strong

NOES: None

ABSENT: Moose, Pernel

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## RECOMMENDATION

Staff recommends that the Redevelopment Agency of the City of Sacramento adopt the attached resolution which would:

- 1) Make the amendments set out in the "Language Amending Redevelopment Agency Document: Implementation Strategy for the Merged Downtown Redevelopment Area", attached to this Resolution.
- 2) Make the amendments set out in the "Language Amending Redevelopment Agency Document: Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Merged Downtown Redevelopment Project Area" attached to this Resolution.
- 3) Amend the Agency Environmental Regulations to include the changes set out in "Recommended Amendments to the Redevelopment Agency 'Procedures for Preparation and Processing of Environmental Documents'".

Staff also recommends that the City Council adopt the attached resolution which would:

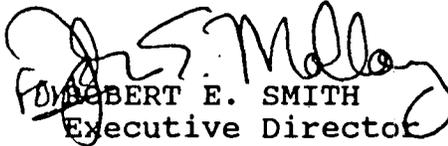
- 1) Directs staff of the City Planning Department to take all steps necessary to initiate and complete within five months amendment of the City Zoning Ordinance, in substantial accordance with "Recommended Amendments to the City of Sacramento Zoning Ordinance Adding a New Section 34 'Residential Hotels'" and "Recommended Amendment to the City of Sacramento Zoning Ordinance, Section 2 and Section 22", attached to this Resolution, which defines Residential Hotels, provides development standards for Residential Hotel new construction, and designates zones where new construction of Residential Hotels is either a permitted use or an allowed use subject to special permit.
- 2) Directs staff of the City Building Department to take all steps necessary to initiate and complete within three months amendment of the City Building Code, in substantial accordance with "Recommended Amendments to Chapter 9 of the City of Sacramento Code to require a Certificate of Compliance before granting a permit for the demolition or conversion of

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Residential Hotels" and "Recommended Modifications to the City Building Code to Accommodate New Construction of Residential Hotels", attached to this Resolution, to require a Certificate of Compliance from the Redevelopment Agency of the City of Sacramento before a building permit is issued for construction activity leading to the demolition or change in use of a Residential Hotel, and to modify existing code requirements to facilitate the new construction of Residential Hotels.

Respectfully Submitted,

  
ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas V. Lee, 440-1357

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

AMENDMENTS TO MERGED DOWNTOWN REDEVELOPMENT  
STRATEGY AND OWNER PARTICIPATION RULES  
TO IMPLEMENT A POLICY FOR PRESERVATION OF RESIDENTIAL HOTELS

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF  
THE CITY OF SACRAMENTO:

Section 1: The Redevelopment Agency of the City of Sacramento  
makes the amendments set out in the "Language Amending  
Redevelopment Agency Document: Implementation Strategy for the  
Merged Downtown Redevelopment Area", attached to this Resolution.

Section 2: The Redevelopment Agency of the City of Sacramento  
makes the amendments set out in the "Language Amending  
Redevelopment Agency Document: Rules Governing Participation and  
Preferences by Property Owners and Business Occupants in the Merged  
Downtown Redevelopment Project Area" attached to this Resolution.

Section 3: The Agency Environmental Regulations shall be  
amended to include the changes set out in "Recommended Amendments  
to the Redevelopment Agency 'Procedures for Preparation and  
Processing of Environmental Documents'".

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

## RESOLUTION DIRECTING CITY STAFF TO MODIFY THE BUILDING CODE AND ZONING ORDINANCE IN REGARD TO RESIDENTIAL HOTEL ISSUES

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY  
OF SACRAMENTO:

Section 1: Staff of the City Planning Department is directed to take all steps necessary to initiate and complete within five months amendment of the City Zoning Ordinance, in substantial accordance with "Recommended Amendments to the City of Sacramento Zoning Ordinance Adding a New Section 34 'Residential Hotels'" and "Recommended Amendment to the City of Sacramento Zoning Ordinance, Section 2 and Section 22", attached to this Resolution, which defines Residential Hotels, provides development standards for Residential Hotel new construction, and designates zones where new construction of Residential Hotels is either a permitted use or an allowed use subject to special permit.

Section 2: Staff of the City Building Department is directed to take all steps necessary to initiate and complete within three months amendment of the City Building Code, in substantial accordance with "Recommended Amendments to Chapter 9 of the City of Sacramento Code to require a Certificate of Compliance before granting a permit for the demolition or conversion of Residential Hotels" and "Recommended Modifications to the City Building Code to Accommodate New Construction of Residential Hotels", attached to this Resolution, to require a Certificate of Compliance from the Redevelopment Agency of the City of Sacramento before a building permit is issued for construction activity leading to the demolition or change in use of a Residential Hotel, and to modify existing code requirements to facilitate the new construction of Residential Hotels.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   A

## EXISTING RESIDENTIAL HOTELS IN THE MERGED DOWNTOWN REDEVELOPMENT AREA (1)

<u>Hotel</u>	<u>Rooms</u>	<u>Address</u>
Berry	114	729 L Street
Biltmore	30	1009 J Street
Capitol Park	180	1125 - 9th Street
Clinton	15	1624 J Street
Congress	30	906 - 12th Street
Flagstone	42	1111 - 7th Street
Golden	27	1010 - 10th Street
Marshall	95	1122 - 7th Street
Ridgeway (2)	55	914 - 12th Street
Royal	80	1121 - 7th Street
Sequoia (2)	88	911 K Street
Shasta	80	1021 - 10th Street
Wendell	18	1208 J Street
YWCA (2)	32	1122 - 17th Street
	<hr/>	
	886	
	=====	

- (1) Excludes several motels that have monthly rentals. The Midtown Motel, rehabilitated partially with Agency funds and covered by a thirty-year regulatory agreement, is located downtown but is not located within the Downtown Redevelopment Area so is not included in the above list.
- (2) Hotel has been rehabilitated, partially with Agency funds, and is covered by a thirty-year regulatory agreement.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   B  

## HISTORIC PRESERVATION STATUS Residential Hotels

The following Residential Hotels are included in the City's Preservation Area Ordinance:

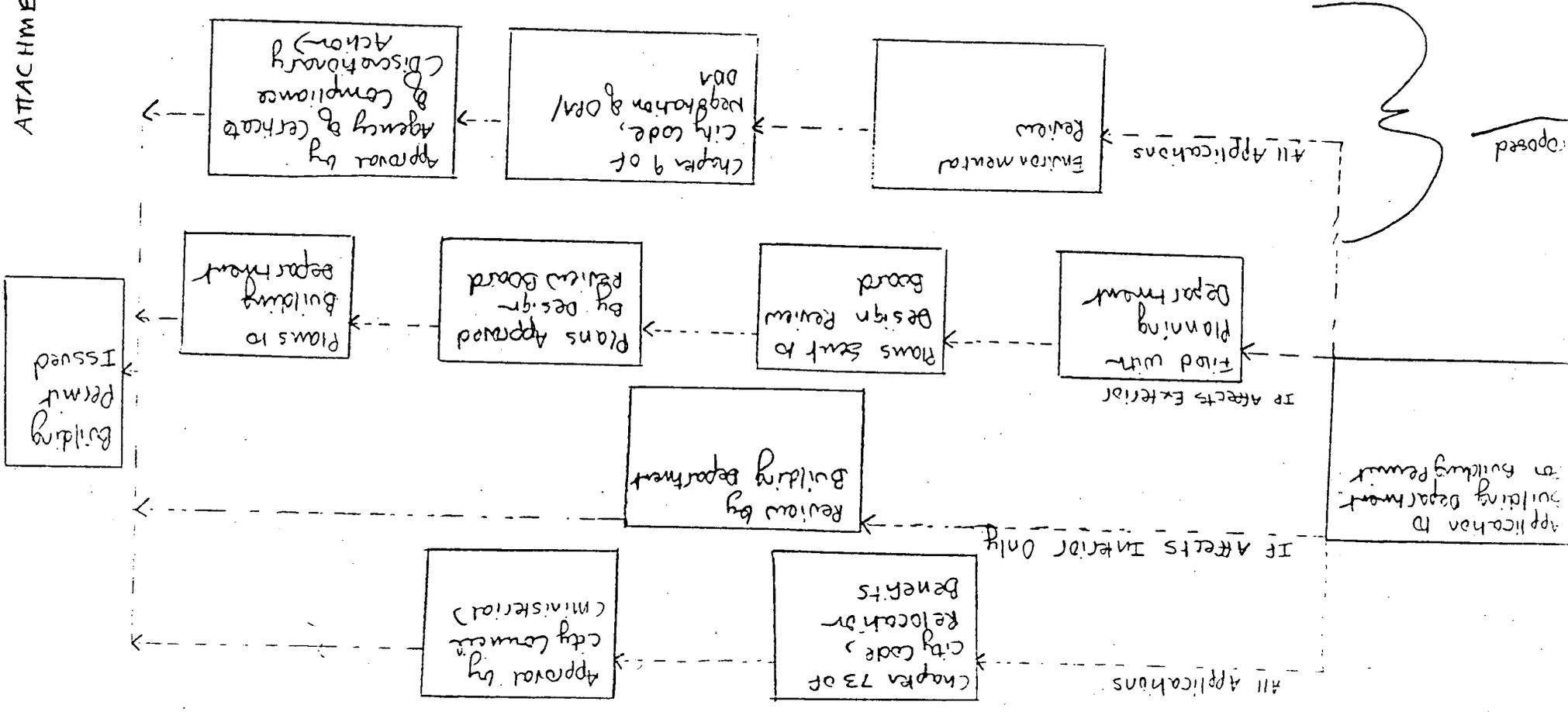
<u>Hotel</u>	<u>Preservation Status</u>
Clinton	Priority
Golden	Priority
Shasta	Priority
Sequoia	Supportive
Capital Park	Priority
Marshall	Priority
Wendell	Priority
YWCA	Essential

### Definitions

- Essential:** Those structures of irreplaceable architectural, cultural, or historic significance.
- Priority:** Those structures whose significance is of a lesser degree but should remain unless unusual and compelling circumstances dictate removal.
- Supportive:** Those buildings whose basic characteristics and/or salient architectural details harmonize with their surroundings and help maintain the integrity of a Preservation Area.

SUMMARY OF PROCESSES FOR BUILDING PERMIT LEADING TO CONVERSION OF RESIDENTIAL HOTEL: NON-HISTORIC OR HISTORIC

ATTACHMENT C



Application to Building Department for building permit

IF AFFECTS EXTERIOR

IF AFFECTS INTERIOR ONLY

All Applications

Environmental Review

Chapter 9 of City Code, Zoning & OPA

Approval by Agency of Compliance & Certificate  
(Disciplinary Actions)

Plans Sent to Planning Department

Plans Sent to Design Review Board

Plans Approved by Design Board

Plans to Building Department

Review by Building Department

City Code, Relocation Benefits

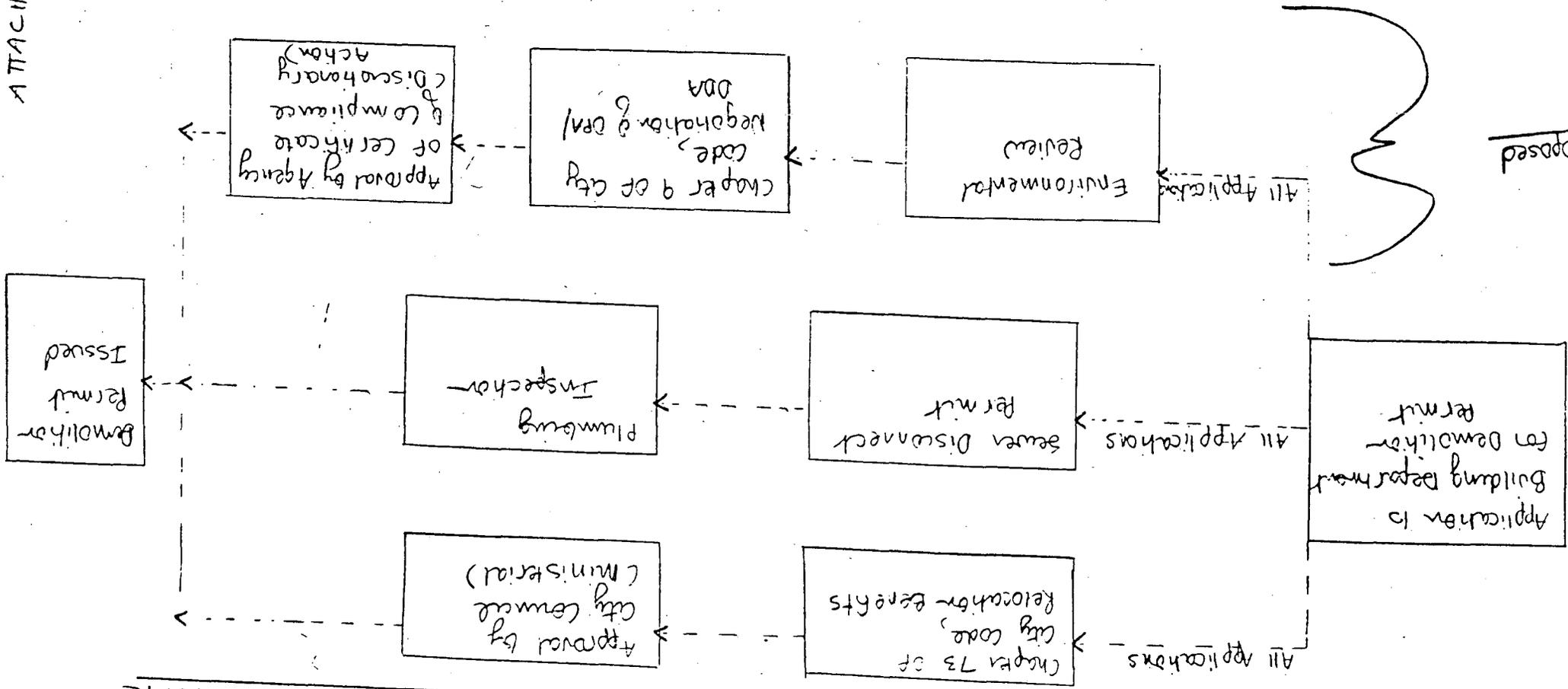
Approval by City Council (ministerial)

Building Permit Issued

Proposed

SUMMARY OF PROCESSES FOR DEMOLITION PERMIT

OF RESIDENTIAL HOTEL: NON-HISTORIC



ATTACHMENT C

Proposed



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   D  

**LANGUAGE AMENDING REDEVELOPMENT AGENCY DOCUMENT:  
"Implementation Strategy for the Merged Downtown Sacramento  
Redevelopment Project Area" TO REQUIRE AGENCY APPROVAL  
OF DEMOLITION PERMITS OR BUILDING PERMITS LEADING TO  
CHANGE OF USE**

The Implementation Strategy for the Merged Downtown Sacramento Redevelopment Project Area is be amended as follows:

- (1) Section IV, paragraph C, entitled "Preservation" is retitled to state "Historic Preservation."
- (2) Section IV, paragraph D, "FAR/TDR's" is re-lettered to paragraph "E".
- (3) A new Section IV, paragraph D is, entitled "Residential Hotel Preservation and Replacement" is added as follows:

Within the Merged Downtown Sacramento Redevelopment Project Area, any person seeking a permit from the City to demolish or convert all or part of a Residential Hotel shall first obtain a Certificate of Compliance with this Implementation Strategy from the Redevelopment Agency of the City. A Certificate of Compliance will be issued only if the owner of the building or the developer of a replacement has entered into an Owner Participation Agreement (OPA) or Disposition and Development Agreement (DDA), as the case may be, with the Agency for the site. The purpose of the OPA/DDA is to maximize opportunities for preservation of Residential Hotels and to mitigate the adverse impacts of the demolition or conversion of housing units as well as to regulate the new use. Within the Merged Downtown Sacramento Redevelopment Project Area, the Agency will discourage demolition or conversion of Residential Hotel units in the absence of presentation of plans for the replacement project.

Nothing in this Section supersedes the provisions of Chapter 32 or Chapter 73 of the City Code or Section 16 of the City Zoning Ordinance.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   E  

**LANGUAGE AMENDING REDEVELOPMENT AGENCY DOCUMENT:  
"Rules Governing Participation and Preferences  
By Property Owners and Business Occupants in the  
Merged Downtown Redevelopment Project"**

The "Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Merged Downtown Redevelopment Project" is amended as follows:

- (1) A definition of Residential Hotels is added as Section 2.9, as follows:

Residential Hotel: Any building containing six (6) or more Residential Hotel units, which are 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, but does not mean any building containing six (6) or more rooms which is primarily used by transient guests who do not occupy that building as their primary residence. Also known as a Single Room Occupancy (SRO) Hotel. A Residential Hotel differs from a Rooming and Boarding House in that a Residential Hotel contains six (6) or more units, while a Rooming and Boarding House contains five or fewer units. A Residential Hotel differs from a Dormitory in that individual units in Residential Hotels may contain partial kitchen facilities and may contain full or partial bathroom facilities, while individual units in Dormitories contain no kitchen or bathroom facilities at all. In no case will an individual unit in a Residential Hotel contain full kitchen facilities.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- (2) A definition of Residential Hotel Unit is added as Section 2.10, as follows:

Residential Hotel Unit: A unit 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 no more than two tenants. A Residential Hotel unit may contain partial kitchen facilities and may contain full or partial bathroom facilities. In no case will a Residential Hotel unit contain full kitchen facilities.

- (3) A new Section 6.3 is added as follows:

6.3 Participation Agreements for Demolition or Conversion of Residential Hotels

6.3.1. General

An owner wishing to demolish or convert an existing Residential Hotel on his/her property within the Project Area shall notify the Agency and enter into a binding, written Participation Agreement with the Agency if the Agency determines it is necessary to impose on the property any of the standards, restrictions, and controls of the Redevelopment Plan or any development guidelines adopted by the Agency pursuant to the Redevelopment Plan.

6.3.2. Contents

The Participation Agreement shall obligate the Owner Participant, and the Owner Participant's heirs, successors and assignees, following demolition or conversion of the existing building, to develop and use the property, as may be applicable, in conformance with the Redevelopment Plan and/or be subject to such other provisions and conditions of the Redevelopment Plan as the Agency may require for the period of time that the Redevelopment Plan is in force and effect, excepting those provisions related to non-discrimination and non-segregation which shall run in perpetuity.

Each Participation Agreement will contain such terms and conditions and will require the potential Owner Participant to join in the recordation of such documents as the Agency may require in order to ensure that following demolition or conversion, the property will be developed and used in accord

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

with the Redevelopment Plan and the Participation Agreement. The rights of an Owner Participant under an approved Participation Agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property. Participation Agreements will be effective only if approved by a majority vote of the members of the governing board of the Agency.

The Participation Agreement entered into prior to demolition or conversion of a Residential Hotel shall include a recitation of the number of units to be demolished or converted, and the provision that any future use of that property is required to address the loss of that number of units in one or more ways, as determined by the Agency, including but not limited to:

- a. Replacement of the Residential Hotel units onsite.
- b. Replacement of the Residential Hotel units offsite.
- c. Financial or other contribution toward construction of replacement units offsite.

The Participation Agreement may provide for the use of tax increment funds for the construction of Residential Hotels units onsite or at a replacement site elsewhere.

To the maximum extent feasible without unduly burdening the Owner Participant's ability to demolish or convert the existing Residential Hotel, maximum replacement provisions shall be provided for using Owner Participant resources as they may be augmented by Agency resources.

A recordation shall be made against the property indicating that the Owner Participant and any heirs, successors, or assignees are obligated, at such time as they redevelop the subject property, to comply with the provisions of the Participation Agreement.

Nothing in this Section supersedes the provisions of Chapter 32 or 73 of the City Code or Section 16 of the City Zoning Ordinance.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   F  

**LANGUAGE AMENDING REDEVELOPMENT AGENCY DOCUMENT:  
"Procedures for Preparation and Processing  
of Environmental Documents"**

The Redevelopment Agency "Procedures for Preparation and Processing of Environmental Documents" is amended as follows:

- a. Add to the list of items under "Agency Projects, under "Environmental Documentation Reports by Activity", the following item seven:
  7. Issuance of Certificates of Compliance for the Demolition or Conversion of Residential Hotels - CEQA required.
- b. Include in the definition of "Ministerial Projects" the following sentence: "The issuance of a Certificate of Compliance for a demolition permit or building permit leading to a change of use of a Residential Hotel is not a ministerial Project."
- c. Add a sentence at the end of the definition of "Project" as follows: "In the case of the demolition or conversion of a Residential Hotel, the Project includes both the demolition/conversion and either the proposed or potential replacement use."

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   G  

RECOMMENDED AMENDMENTS TO CHAPTER 9 OF THE  
CITY OF SACRAMENTO CODE TO REQUIRE  
A CERTIFICATE OF COMPLIANCE BEFORE GRANTING A PERMIT  
FOR THE DEMOLITION OR CONVERSION OF RESIDENTIAL HOTELS

Chapter 9 of the City Code (the Building Code) should be amended as follows:

Section 9.40, Permits - Required shall be amended with the addition of a line which shall read: "No permit shall be issued by the director for demolition of, or construction activity resulting in the change in use of, a Residential Hotel, as defined in Sections 22 and 34 of the City Zoning Ordinance, in the Merged Downtown Sacramento Redevelopment Project Area without the applicant first obtaining from the Redevelopment Agency of the City of Sacramento a Certificate of Compliance with the Redevelopment Plan for the Merged Downtown Sacramento Redevelopment Project Area. Nothing in this Section supersedes the provisions in Chapter 32 and 73 of the City Code or Section 16 of the City Zoning Ordinance."

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT     H    

## RECOMMENDED MODIFICATIONS TO THE CITY BUILDING CODE TO ACCOMODATE NEW CONSTRUCTION OF RESIDENTIAL HOTELS

The following recommendations regarding amendments to the City Building Codes have been made by the City Building Inspector to accomodate and facilitate the construction of Residential Hotels in the City of Sacramento:

- 1) Include a definition for incomplete or partial kitchen.
- 2) Include a definition for incomplete or partial bathroom.
- 3) All Residential Hotels shall contain a fire sprinkler system, regardless of the number of units in the Hotel.
- 4) Buildings of four stories or less may be fire sprinklered with a residential (13R) system. Approved C.P.V.C. plastic pipe will be permitted.
- 5) In buildings 3 stories or less in height, the following will be permitted as trade-off to the required sprinkler systems:
  - a) Fire rated stair enclosures may have 20-minute, fire rated, self-closing, tight-fitting, smoke and draft control doors.
  - b) Exit courts may discharge into one-hour fire resistive corridors in lieu of 2 hour corridors.
  - c) No requirement for 20 minute, fire rated separations between elevator shafts and one-hour rated corridors.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   I  

## RECOMMENDED AMENDMENTS TO THE CITY OF SACRAMENTO ZONING ORDINANCE ADDING A NEW SECTION 34, "RESIDENTIAL HOTELS"

A new Section 34 should be added to the City of Sacramento Zoning Ordinance which should read as follows:

### SECTION 34. RESIDENTIAL HOTELS

#### A. PURPOSE

It is the purpose of Section 34 of the City of Sacramento Zoning Ordinance to define Residential Hotels and to provide standards for new construction of Residential Hotels within the City of Sacramento.

#### B. DEFINITIONS

1. Residential Hotel: Any building containing six (6) or more Residential Hotel units, which are 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, but does not mean any building containing six (6) or more rooms which is primarily used by transient guests who do not occupy that building as their primary residence. Also known as a Single Room Occupancy (SRO) Hotel. A Residential Hotel differs from a Rooming and Boarding House in that a Residential Hotel contains six (6) or more units, while a Rooming and Boarding House contains five or fewer units. A Residential Hotel differs from a Dormitory in that individual units in Residential Hotels may contain partial kitchen facilities and may contain full or partial bathroom facilities, while individual units in Dormitories contain no kitchen or bathroom facilities at all. In no case will an individual unit in a Residential Hotel contain full kitchen facilities.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

2. Residential Hotel Unit: A unit 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 no more than two tenants. A Residential Hotel unit may contain partial kitchen facilities and may contain full or partial bathroom facilities. In no case will a Residential Hotel unit contain full kitchen facilities.

## C. RESIDENTIAL HOTEL NEW CONSTRUCTION STANDARDS

1. Minimum Floor Size: Floor size of individual Residential Hotel units shall be no smaller than 100 square feet and a ceiling height of 7 feet 6 inches. Units accomodating two persons shall be no smaller than 150 square feet. The minimum width allowable is 9 feet.
2. Occupancy: Residential Hotel units shall be occupied by no more than two people, subject to the minimum floor sizes described above.
3. Common Kitchen Facilities: All Residential Hotels shall provide full common kitchen facilities for each 15 occupants or fractional number thereof. Each common kitchen facility shall contain 5 lineal feet of food preparation surface which may contain a 30 inch sink compartment. At a minimum, the kitchen shall be equipped with a sink, garbage disposal, and cooking stove with oven. Refrigerator, microwave and food storage areas are optional.
4. 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 15 s.f. of floor space per unit.
5. Individual Unit Plumbing Facilities: Each individual unit shall also be provided with a sink serviced with hot and cold water and counter space a minimum of 12 inches deep and 24 inches wide.
6. Individual Unit Kitchen Facilities: In addition to the common kitchen facilities described above, garbage disposals, small refrigerators and microwave ovens may be provided in individual units.
7. Bathroom Facilities: Where private water closets, lavatories, and bathing facilities are not provided in individual units, there shall be provided on each floor, for each sex, one water closet, lavatory, and shower for each 8 Residential Hotel units which shall be accessible from a public hallway.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Additional water closets, lavatories, and showers shall be provided on each floor, for each sex, at the rate of one each of the aforementioned fixtures for every additional 8 Residential Hotel units, or fractional number thereof in excess of 8. Such facilities shall have interior locking doors and be clearly marked for "Men" or "Women".

8. Handicapped Accessibility: In hotels up to 100 units, one unit out of every 25 units must be fully handicapped accessible. In hotels over 100 units, one fully handicapped accessible unit shall be provided for every additional 40 units over 100.

All doorways in all units, whether or not the units are fully handicapped accessible, and all doorways to individual and common bathroom facilities, shall meet handicapped access requirements.

9. Laundry Rooms: Buildings containing 10 or more units shall have a designated laundry room equipped with the necessary plumbing, electrical, and vent fixtures to allow installation of one washer and one dryer for every 20 units or portion thereof.

10. Electrical Requirements: Each individual unit shall be equipped with a dedicated 20 amp, 120 volt electrical circuit consisting of one ceiling light or switched outlet, 3 duplex receptacles located conveniently to the normal usage of the room, and 1 hard wired smoke detector. A minimum of 2 duplex receptacles in each unit, as well as any receptacles located within 6' of sinks and lavatories, shall be equipped with ground fault current interrupters.

11. Light and Ventilation: Each individual unit shall have adequate access to natural light via windows. Windows may open on to light wells or courts. Each individual unit shall have adequate access to ventilation according to the standards of the Uniform Building Code.

12. Security: Adequate security shall be provided in Residential Hotels by means of double-locking doors on all units.

13. Phone, Television and Intercom Wiring: Each individual unit shall be pre-wired for individual phone service and two-way intercom access to the street and the manager's office. It is suggested that the units also be wired for cable television.

14. Heat/Air Conditioning: All individual units shall provide for individually-controlled air conditioning and individually-controlled heat. Heater shall be able to heat the unit to a minimum of 70 degrees.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

15. Manager's Office: Residential Hotels with greater than 11 units shall be required to have an onsite manager. An office for the manager shall be provided and shall be located near the entry of the project and have full view of the entry area.
16. Supply Rooms: A supply room shall be provided in all Residential Hotels.
17. Garbage Chutes: For Residential Hotels over two stories, garbage chutes shall be provided on every floor other than the first floor.
18. 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 requirements may be waived through the standard variance procedure outlined in Section 14 of this Ordinance. Parking shall be located under the building, if feasible.
19. Bicycle Parking: Adequate space for secured bicycle parking shall be provided.
20. Elevators: In all buildings over 4 stories in height, at least one elevator shall be provided.
21. Setbacks, Height Limitations, Landscaping and Signage: Setbacks, Height Limitations and Signage shall be as provided in other Sections of this Ordinance.
22. Sprinklers: All Residential Hotels regardless of number of units shall contain a fire sprinkler system. Buildings of four stories or less may be sprinklered with a residential (13R) system.

In fire sprinklered buildings 3 stories or less in height, the following will be permitted:

- a) Fire rated stair enclosures may have 20 minute, fire rated, self-closing, tight-fitting, smoke and draft control doors.
- b) Exit courts may discharge into one-hour fire-resistive corridors in lieu of 2 hour corridors.
- c) No requirement for 20 minute, fire rated separations between elevator shafts and one-hour rated corridors.

The fire alarm system may be eliminated since an approved supervised fire sprinkler system is provided. (Individual units are still required to have approved smoke detectors.)

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

23. Application of City Electrical Code: For the purposes of applying the City Electrical Code, Residential Hotel buildings of 3 stories or less may be wired in nonmetallic cable. Common areas, including kitchens, dining areas, and lounges shall be wired as commercial loads. Assembly areas of 100 or more people must be wired in metallic raceway including exitways therefrom.
24. Application of City Building Codes: Since Residential Hotel units will by definition not have complete kitchens, they will be considered as commercial hotel-type rooms rather than residential efficiency units for the purposes of Building Code interpretation.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

ATTACHMENT   J  

## RECOMMENDED AMENDMENTS TO THE CITY OF SACRAMENTO ZONING ORDINANCE, SECTION 2 AND SECTION 22

Sections 2 and 22 of the City Zoning Ordinance should be amended as follows:

1. Section 2, "Land Use Regulations" shall be amended with the following additions to the charts of permitted Residential uses:

a. Add a separate use category for 'Residential Hotels', indicating they are allowed by special permit in the R-5 zone and are a permitted use in the R-O, C-1, C-2, C-3, C-4, M-1, M-2 and and H-C zones.

3. Section 22, "Definitions" shall be amended with the addition of the following:

'97. Residential Hotel: Any building containing six (6) or more Residential Hotel units, which are 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, but does not mean any building containing six (6) or more rooms which is primarily used by transient guests who do not occupy that building as their primary residence. Also known as a Single Room Occupancy (SRO) Hotel. A Residential Hotel differs from a Rooming and Boarding House in that a Residential Hotel contains six (6) or more units, while a Rooming and Boarding House contains five or fewer units. A Residential Hotel differs from a Dormitory in that individual units in Residential Hotels may contain partial kitchen facilities and may contain full or partial bathroom facilities, while individual units in Dormitories contain no kitchen or bathroom facilities at all. In no case will an individual unit in a Residential Hotel contain full kitchen facilities.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

98. Residential Hotel Unit: A unit 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 no more than two tenants. A Residential Hotel unit may contain partial kitchen facilities and may contain full or partial bathroom facilities. In no case will a Residential Hotel unit contain full kitchen facilities.'