

DEC 9 - 1980

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE  
NO. 2550, FOURTH SERIES, RELATING TO REQUIRED  
FINDINGS FOR APPROVAL OF A CONDOMINIUM CON-  
VERSION PROJECT

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

SECTION 1.

Section 28-C-6(a)(ii) of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

(ii) That the average rental vacancy rate in the affected community plan areas during the 12 months preceding the date the City-determined rental vacancy rates are issued pursuant to subsection B-4 of this Section is greater than 5%; provided, that a special permit may be approved where the said vacancy rate is equal to or less than 5% if the applicant has proposed measures which the Council finds would effectively mitigate the displacement of tenants and any adverse effects upon the rental housing stock in the affected community plan areas which would be caused by the proposed conversion.

In evaluating the average rental vacancy rate in the affected community plan areas and in the building proposed for conversion, the City Planning Commission and City Council shall consider the rental history of the building, including the number of evictions and increases in rent over the preceding three (3) years. Notwithstanding any other provision of this subsection the City Council may deny a special permit under this Section if it finds that a substantial number of vacancies in the building have been created by unjust evictions or unreasonable rent increases in order to qualify a project for conversion under this subsection, or that the applicant has intentionally created or maintained a substantial number of vacancies to reduce the number of eligible and eligible special category tenants in the project who would be entitled to the tenant protection provision set forth in this Section.

The requirements of this subsection (ii) shall not apply to condominium conversion projects comprised of the

M-483

November 6, 1980

Item 16

ORDINANCE No. 4448

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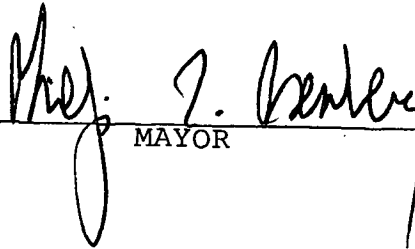
EXHIBIT 'A'

conversion of a nonresidential building into condominium ownership intended for residential occupancy.

PASSED FOR PUBLICATION: DEC 2 - 1980

ENACTED: DEC 9 - 1980

EFFECTIVE: JAN 9 - 1980

  
MAYOR

ATTEST:

  
DEPUTY CITY CLERK