



APPROVED
BY THE CITY COUNCIL
APR 28 1998
OFFICE OF THE
CITY CLERK

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NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION
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April 13, 1998

City Council
Sacramento, California

Honorable Members In Session

SUBJECT: EXTENSION OF AN EMERGENCY ZONING ORDINANCE AMENDMENT TO
REQUIRE A SPECIAL PERMIT TO ESTABLISH A SINGLE ROOM
OCCUPANCY HOTEL (SRO)

LOCATION: CITY-WIDE

RECOMMENDATION: Adopt the attached ordinance

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

FOR COUNCIL MEETING OF: April 28, 1998 (afternoon)

SUMMARY:

On March 3, 1998, the City Council adopted an urgency interim ordinance eliminating the ability to establish a single room occupancy hotel (SRO) by right, and requiring instead a special permit from the Planning Commission. This ordinance was enacted for 60 days to allow for research on overcrowding in large residential buildings in the central city. Staff recommends that the ordinance be extended an additional 120 days to coincide with the review of the proposed new and reorganized Zoning Ordinance.

BACKGROUND:

At your February 24, 1998 workshop concerning SROs, the Council directed staff to develop an ordinance that eliminated the ability to establish an SRO by right. On March 3, 1998, the Council adopted an emergency ordinance that requires a special permit to establish an SRO in the C-2, C-3, C-4, M-1 and M-2 zones, where they had previously been allowed by right. The ordinance went into effect immediately. The Council limited the term of the amendment to 60 days to provide for an investigation into charges of

overcrowding in large residences in the Central City. Those investigations are not yet complete. A Council decision not to extend the emergency ordinance would again allow SRO's to be established in the C-2, C-3, C-4, M-1 and M-2 zones by right.

The Planning Division has drafted a new and reorganized Zoning Ordinance and expects to have it before the City Council in August. We recommend extending the emergency ordinance 120 days to coincide with the review of the full ordinance.

ENVIRONMENTAL REVIEW:

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

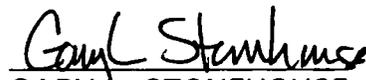
FINANCIAL CONSIDERATIONS: None.

POLICY CONSIDERATIONS:

This action extends the requirement of having a special permit from the Planning Commission prior to establishing a Single Room Occupancy Hotel.

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

ORDINANCE NO. 98-018

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

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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.

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ORDINANCE NO.: _____

DATE ADOPTED: _____

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 one hundred eighty (120) days from and after its effective date, and shall thereafter expire.

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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

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