

RESOLUTION NO. 98-012

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF MAR 10 1998

RESIDENTIAL HOTEL POLICIES: AMENDMENTS TO MERGED DOWNTOWN REDEVELOPMENT AREA IMPLEMENTATION STRATEGY, OWNER PARTICIPATION RULES, AGENCY ENVIRONMENTAL PROCEDURES AND ADOPTION OF A RESIDENTIAL HOTEL ALTERNATIVE HOUSING PROGRAM

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1. The Residential Hotel Construction and Rehabilitation Program, adopted by the Redevelopment Agency of the City of Sacramento on May 22, 1990 by Resolution No. 90-042, is hereby rescinded.

Section 2. The Redevelopment Agency of the City of Sacramento (Agency) hereby amends the Implementation Strategy for the Merged Downtown Sacramento Redevelopment Project Area by deleting Section IV, paragraph D, "Residential Hotel Preservation and Replacement".

Section 3. The Agency hereby amends the Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Merged Downtown Redevelopment Project Area by replacing the definition of residential hotels in Section 2.9 with the following and by deleting in their entirety Sections 2.10 and 6.3.

"2.9 Residential Hotel: Any building containing six or more guestrooms or efficiency units intended or designed to be used, or which are used or rented or occupied for sleeping or living purposes by guests, which is also the primary

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residence of those guests. Residential hotels are not buildings containing six or more guestrooms or efficiency units which are primarily used by transient guests who do not occupy the building as their primary residence. (Adapted from the California Health and Safety Code Section 50519)

An "efficiency unit" is defined in Section 310.7 of the 1994 Uniform Building Code as:

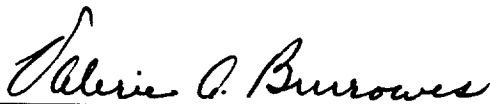
- (1) The unit shall have a living room of not less than 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant of such unit in excess of two.
- (2) The unit shall be provided with a separate closet.
- (3) The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear work area of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided.
- (4) the unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower."

Section 4. The Agency hereby amends the Procedures for Preparation and Processing of Environmental Documents by rescinding the provisions concerning the issuance of Certificates of Compliance for the Demolition or Conversion of Residential Hotels as set forth in Attachment III to the staff report.

Section 5. The Residential Hotel Alternative Housing Program (Program) is hereby adopted and the Guidelines as set forth in Attachment IV to the staff report are approved.

Section 6. The Executive Director is authorized and directed to finance the Program with available funds.

ATTEST:



SECRETARY

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CHAIR

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