REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Staff Report
September 5, 2006

Honorable Mayor and
Members of the City Council

Title: Ordinance: To Require Cooling and Notice of Cooling Centers in Residential Hotels

Location/Council District: Citywide

Recommendation: Adopt the **Ordinance** amending Chapter 8.100 to Title 8 of Sacramento City Code (SCC) to require cooling and notice of cooling centers in residential hotels.

Contact: Max Fernandez, Code Enforcement Director, (916) 808-7940
Bob Chase, Chief Building Official, (916) 808-8024

Presenters: Max Fernandez, Code Enforcement Director

Department: Code Enforcement

Division: N/A

Organization No: 3631

Description/Analysis

Issue: Staff has developed a proposed ordinance to require cooling in existing and future residential hotels in the City of Sacramento with six or more rooms. The proposed ordinance also requires notice of public cooling centers to be posted in residential hotels and delivered to occupied rooms during the months of June through September, and while cooling centers remain open. The purpose is to improve the living conditions and protect the health and safety of low-income, elderly, and mentally and physically disabled members of the Sacramento community.

Policy Considerations: None

Environmental Considerations: None

Rationale for Recommendation: Residential hotels serve as the permanent home for approximately 750 members of the Sacramento community. Residential hotel tenants who do not have the benefit of air-conditioning will receive notice of the location of public cooling centers.

Financial Considerations: None

Emerging Small Business Development (ESBD): No goods or services are being purchased.

Respectfully Submitted by: for Patti Bisharat
Max Fernandez, Code Enforcement Director

Approved by: Patti Bisharat
Patti Bisharat, Director of Governmental Affairs

Recommendation Approved:

Cassandra H. Jennings
for Ray Kerridge
City Manager

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Attachment 1

Background

The City of Sacramento was recently gripped by a summer heat wave in which temperatures reached 111 degrees and exceeded triple digits for 11 days in a row. Tragically, there were approximately 100 heat-related deaths statewide in July 2006. Three deaths which may be determined to be heat related occurred in residential hotels in the City of Sacramento during the month of July 2006.

The Sacramento Valley reaches daytime high temperatures which average over 90 degrees in the months of July and August. The City of Sacramento experiences temperatures over 90 degrees Fahrenheit an average of 74 days per year. In contrast the cities of Long Beach, Los Angeles, San Jose and San Diego experience temperatures over 90 degrees Fahrenheit an average of only 22, 22, 3 and 2 days per year, respectively. The Federal Emergency Management Agency recommends that during periods of extreme heat, persons should spend at least two hours per day in an air-conditioned place to avoid risk of heat exhaustion, heat stroke, and other heat related illness.

Initial Response

Following the initial report of deaths on July 25th, the City's Fire and Police Departments visited all of the downtown residential hotels. Fire and Police staff performed welfare checks, distributed general heat warning information, and made referrals to the ten air-conditioned community "cooling centers" operated by the Parks and Recreation Department. On July 26th, the Fire and Police Department extended their outreach to mobile home parks, apartments, and other high risk residential non-air conditioning locations. Over 700 housing units were ultimately checked during this period by approximately 250 staff.

The City also deployed its reverse 9-1-1 system for the first time to contact those who may be at risk to notify them of "cooling centers" located throughout the City of Sacramento where they could get relief from the hot weather. In all, nine sessions were launched including three in Spanish. A total of 16,369 calls were completed. Media advisories, updates to the city's website, and interviews were also provided to increase awareness of the City's cooling centers and offer suggestions on staying cool.

In light of the tragic deaths, the City placed an immediately priority on developing solutions to mitigate risk to members of the community that occupy residential hotels without air conditioning. Residential hotels provide permanent housing for very low-income and elderly persons. Approximately 50% of the hotel residents have been diagnosed with a mental or physical disability.

The proposed ordinance (see Attachment 2) was developed collaboratively by the City's Neighborhood Services, Code Enforcement, City Attorney's Office, Police and Fire Departments, and contains both immediate and long-term provisions.

Provisions of the Proposed Ordinance that Apply Immediately

The proposed ordinance will require residential hotels to post a notice of the location of public cooling centers provided by the City of Sacramento. The notice must be posted in a conspicuous location at the front desk, lobby or primary public entrance way at all times during the months of June through September and while cooling centers remain open. The proposed ordinance will also require notice to be delivered to every residential hotel unit in use. The attached July 25, 2006 News Release provides a current listing of public cooling centers (see Attachment 3).

Long-Term Provisions of the Proposed Ordinance

The proposed ordinance requires every residential hotel (any building containing six or more residential units) to provide a "cooled room" of not less than 20 square feet per hotel tenant by June 1, 2007. The 20 square foot requirement will allow for deployment of sleeping cots if necessary for all residents. The cooled room must be capable of maintaining a temperature of 80 degrees Fahrenheit at a point three feet above the floor at all times during the months of June through September.

There are 10 residential hotels operating in the central City of Sacramento, housing approximately 750 residents. The following five residential hotels do not currently provide air-conditioned units:

NAME	ADDRESS	# ROOMS
Golden Hotel	1010 ½ 10th Street	27
Congress Hotel	906 12th Street	30
Marshall Hotel	1122 7th Street	95
Ridgeway Hotel	914 12th Street	58
Wendall Hotel	1208 J Street	19
	Total	**229**

Funding

Staff is exploring funding alternatives with the Sacramento Municipal Utilities District (SMUD) and Sacramento Housing and Redevelopment Agency (SHRA) to assist owners of residential hotels that would be impacted by adoption of the proposed ordinance.

Outreach with Stakeholders

City staff held meetings to discuss the proposed ordinance with owners of the residential hotels that do not currently provide air-conditioned units.

Attachment 2

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AMENDING CHAPTER 8.100 OF TITLE 8 OF THE SACRAMENTO CITY CODE TO REQUIRE COOLING AND NOTICE OF COOLING CENTERS IN RESIDENTIAL HOTELS

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

SECTION 1. Purpose and Scope.

This ordinance applies to all existing and future residential hotels in the City of Sacramento with 6 or more rooms. Its purpose is to improve the living conditions and protect the health and safety of residential hotel residents, including low-income, elderly, and mentally and physically disabled members of the Sacramento community.

SECTION 2. Findings.

The Sacramento City Council hereby finds and declares that:

A. There are 10 residential hotels operating in the central city of Sacramento, housing approximately 750 residents.

B. Residential hotels provide permanent housing for very low-income persons. Many of these residents pay 42-50% of their monthly incomes toward rent.

C. Approximately 50% of the hotel residents have been diagnosed with a mental or physical disability. The primary means of transportation for these residents is bus, light rail, or walking.

D. Many residential hotel rooms do not contain kitchen or bathroom facilities.

E. Sacramento Valley daytime high temperatures average over 90 degrees F during the months of July and August. The City of Sacramento experiences temperatures over 90 degrees F an average of 74 days per year. In contrast, the cities of Long Beach, Los Angeles, San Jose and San Diego experience temperatures over 90 degrees F an average of only 22, 22, 3, and 2 days per year, respectively.

F. In June, 2006, the City of Sacramento experienced eight days of temperatures exceeding 100 degrees F. In July, 2006, it suffered from eleven consecutive days of temperatures exceeding 100 degrees F.

G. The Federal Emergency Management Agency recommends that during periods of extreme heat, persons should spend at least two hours per day in an air-conditioned place to avoid the risk of heat exhaustion, heat stroke, and other heat related illnesses.

H. There is no requirement that residential hotels within the City of Sacramento provide cooling facilities or cooled rooms for their tenants. Currently, approximately one-half of the residential hotels do not provide any such facilities or rooms.

I. Three deaths occurred in residential hotels in the City of Sacramento during the July, 2006, heat-wave.

SECTION 3. Section 8.100.492 is added to the Sacramento City Code to read as follows:

Section 8.100.492 DEFINITIONS.

For purposes of sections 8.100.494 and 8.100.496, the following definitions shall apply:

A. "Cooling Facilities" means equipment, appliances, devices, or systems capable of cooling every Residential Hotel Unit at a maintained unit temperature of eighty (80) degrees Fahrenheit or less at a point three feet above the floor.

B. "Cooled Room" means a space or spaces provided by the Residential Hotel owner or operator within the Residential Hotel of not less than 20 square feet per Residential Hotel tenant, open to all Residential Hotel tenants 24 hours per day from June 1st through September 30th of every year with a maintained temperature of no higher than eighty (80) degrees Fahrenheit at a point three feet above the floor.

C. "Public Cooling Centers" are locations that are open to the public and which are designated for the purpose of providing relief from the heat.

D. "Notice of Opening of Public Cooling Centers" means the notice(s) given by the City Manager or his/her designee to Residential Hotel owners or operators that Public Cooling Centers are open, of their locations, the expected dates they will remain open, and their hours of operation.

E. "Residential Hotel" means any building containing six or more rooms 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, provided that a majority of these rooms are Residential Hotel Units.

F. "Residential Hotel Unit" means a room 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 a tenant, and which lacks either or both a self-contained kitchen or bathroom.

SECTION 4. Section 8.100.494 is added to the Sacramento City Code to read as follows:

Section 8.100.494 COOLING.

Not later than June 1, 2007, Residential Hotel owners or operators shall provide either a Cooled Room or Cooling Facilities as defined in section 8.100.492. The Cooled Room and Air Cooling Facilities shall be provided, installed and maintained in a safe and operable condition and in accordance with the Uniform Building Code, the Uniform Mechanical Code, Title 15 of this Code, and all other applicable laws.

SECTION 5. Section 8.100.496 is added to the Sacramento City Code to read as follows:

Section 8.100.496 NOTICE OF OPENING OF PUBLIC COOLING CENTERS.

Every Notice of Opening of Public Cooling Centers shall be posted in a conspicuous location at the front desk in the lobby of the Residential Hotel or, if there is no lobby, in the Residential Hotel's primary public entrance way at all times from June 1st through September 30th of every year and while Public Cooling Centers remain open and shall be delivered to every Residential Hotel Unit in use upon the Residential Hotel owner or operator's receipt of the Notice of Opening of Public Cooling Centers.

CITY OF SACRAMENTO
NEWS RELEASE

DEPARTMENT OF PARKS AND RECREATION
Contact: Hindolo Brima, Program Analyst - Public Information
(916) 808-5972 • FAX: (916) 808-7643
email: HBrima@cityofsacramento.org
915 I Street, Fifth Floor, Sacramento, CA 95814

FOR IMMEDIATE RELEASE

Sacramento Residents can Access Air Conditioned Community Centers and Area Pools to get Relief from the Heat

Sacramento, California, July 25, 2006—The City of Sacramento Department of Parks and Recreation encourages residents to visit their local Community Centers and Area Pools to get relief from the hot weather.

There are ten (10) air-conditioned Community Centers located throughout the City of Sacramento. The general hours-of-operation for these facilities is 8am to 8pm.

The City of Sacramento Department of Parks and Recreation also operates fifteen (15) pools. During the summer months, the pools are generally open from 1p.m. to 5p.m. In 2002, the Department of Parks and Recreation instituted the "Cool in the Pool" program. The program extends pool hours-of-operation on days when the outside temperature climbs above 101 degrees Fahrenheit. On such days, the City's pools open from 1p.m. to 7p.m.

Community Centers:

Belle Cooledge Community Center (Reservation Information)
5699 South Land Park Drive, 95822
(916) 808-5610

Clunie Community Center (Reservation Information)
601 Alhambra Boulevard, 95816
(916) 808-5200

Coloma Community Center (Reservation Information),
4623 T Street, 95819
(916) 808-3560

Ethel MacLeod Hart Multipurpose Senior Center -
915 27th Street, 95816 Reservation Information
(916) 808-5462

George Sim Community Center
6207 Logan Street, 95824 Reservation Information
(916) 382-3761

Johnston Community Center
231 Eleanor Avenue, 95815 Reservation Information
(916) 566-6442

Oak Park Community Center
3425 Martin Luther King, Jr. Blvd., 95817 Reservation Information
(916) 808-6151

Robertson Community Center
3525 Norwood Avenue, 95838 Reservation Information
(916) 566-6419

Samuel C. Pannell Meadowview Community Center
2450 Meadowview Road, 95832 Reservation Information
(916) 433-6680

South Natomas Community Center
2901 Truxel Road, 95815 Reservation Information
(916) 566-1571

Swimming Pools:

Cabrillo Pool, 1648 65th Ave., 433-6271
Mapquest Map to Cabrillo Pool

Clunie Pool at McKinley Park, Alhambra Blvd. and F St., 264-5301
Mapquest Map to Clunie Pool

Doyle Pool at Northgate Park, Brewerton Dr. and Mendel Way, 566-6420
Mapquest Map to Doyle Pool

Grant High School Pool, 1400 Grand Ave., 566-6410
Mapquest Map to Grant Pool

Glenn Hall Pool, Carlson and Sandburg Drs., 277-6071
Mapquest Map to Glenn Hall Pool

Hiram Johnson High School Pool, 6879 14th Ave., 804-3689
Mapquest Map to H. Johnson Pool

Johnston Pool, 231 Eleanor Ave., 566-6421
Mapquest Map to Johnston Pool

CLOSED SUMMER 2006
J. F. Kennedy High School Pool, 6715 Gloria Dr., 433-5203
Mapquest Map to Kennedy Pool

Mangan Pool, 2230 34th Ave., 433-6272
Mapquest Map to Mangan Pool

McClatchy Park Pool, 35th St. and 5th Ave., 277-6041
Mapquest Map to McClatchy Park Pool

Natomas High School Pool, (open Feb-Nov) 3301 Fong Ranch Road off of San Juan Road, 566-3644
Mapquest Map to Natomas Pool

Oki Pool, Wisseman Dr. and Cliffwood Wy., 277-6160
Mapquest Map to Oki Pool

Pannell Meadowview Community Center Recreational Pool, (open March-Oct) 2450 Meadowview Rd., 808-6622

Mapquest Map to Pannell Meadowview Pool

Sim Pool, 6207 Logan St., 382-3768
Mapquest Map to Sim Pool

Southside Pool, 6th and U Sts., 808-5331
Mapquest Map to Southside Pool

Tahoe Pool, 3535 59th St., 277-6072
Mapquest Map to Tahoe Pool

Wading Pools and Play Pools

Bertha Henschel Play Pool, A St. & 45th St., 452-3819
Mapquest Map to Henschel Pool

Cabrillo Wading Pool, 1648 65th Ave,. 433-6271
Mapquest Map to Cabrillo Pool

Clunie Wading Pool at McKinley Park, Alhambra Blvd. & F St., 264-5301
Mapquest Map to Clunie Pool

Colonial Play Pool, 18th Ave. & 53rd St,. 266-6031
Mapquest Map to Colonial Pool

Doyle Wading Pool at Northgate Park; Brewerton and Mendel, 566-6410
Mapquest Map to Doyle Pool

Hiram Johnson Wading Pool, 6879 14th Ave., 804-3689
Mapquest Map to Johnson Pool

Johnston Wading Pool, 231 Eleanor Ave., 566-6421
Mapquest Map to Johnston Pool

Mama Marks Play Pool, 1140 Roanoke Ave., 806-8802
Mapquest Map to Mama Marks Pool

McClatchy Park Wading Pool, 35th St. and 5th Ave., 264-5301
Mapquest Map to McClatchy Park Pool

McKinley Wading Pool, (at Clunie Pool- McKinley Park)- Alhambra Blvd. & F St., 264-5301
Mapquest Map to McKinley Pool

Oki Wading Pool, Wisseman Dr. and Cliffwood Wy., 277-6160
Mapquest Map to Oki Pool

Pannell Meadowview Wading Pool, 2450 Meadowview Rd., 808-6622
Mapquest Map to Pannell Meadowview Pool

Robertson Wading Pool, 3525 Norwood Ave., 808-8802
Mapquest Map to Robertson Pool

Southside Play Pool, 6th and U Sts., 808-5331
Mapquest Map to Southside Pool

Sim Wading Pool, 6207 Logan St., 368-3768
Mapquest Map to Sim Pool

Tahoe Wading Pool, 3535 59th St., 277-6072
Mapquest Map to Tahoe Pool

Wm. Land Play Pool, Riverside Blvd. & 13th Ave., 808-5211
Mapquest Map to Wm Land Pool

For specific Community Center or swimming pool locations and hours-of-operation, residents can consult their local telephone directory, visit the City of Sacramento website at www.cityofsacramento.org/parksandrecreation, or call the City Operator at (916) 264-5011.

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