

Residential Hotel:

Any building built before 1960 containing 6 or more Rooming Units, intended or designed to be used, for sleeping purposes by guests, which is also the primary residence of those guests.*

The City Council has determined that Residential Hotels are an essential component of the City's supply of Naturally Occurring Affordable Housing (NOAH), as they are a flexible and easily accessible form of housing that provides very low, and extremely low-income residents the ability to remain in Oakland and avoid homelessness.

*See Oakland Planning Code
Section 17.153.020 for the full definition

RESOURCES

This pamphlet is intended as a general overview of adopted regulations. For more complete information, refer to the following resources:

City of Oakland Planning Code

Chapter 17.153

<https://www.oaklandca.gov/resources/planning-code>

City of Oakland Zoning Hotline

(510) 238 - 3911

ACTION REQUIRED

Your property has been identified as a Residential Hotel

NOTICE AND SUMMARY

Zoning Code Update

Chapter 17.153

Effective December 5, 2018

This pamphlet contains important information about new requirements and regulations for owners of Residential Hotels

HERE'S WHAT YOU NEED TO KNOW...



City of
Oakland

Property Owners must now REGISTER Residential Hotels with the City

You must file one of the following forms before the stated deadline. **For filing assistance and more information**, see the resources panel on this pamphlet.

I own a Residential Hotel property.

INITIAL USAGE REPORT

Within 180 days from notification by the City, you must file an **INITIAL USAGE REPORT** for your property with evidence regarding the Residential Hotel's characteristics, including number and size of units and number and type of communal facilities.

I received this notice in error. My property is not a Residential Hotel.

STATEMENT OF EXEMPTION

Within 90 days from notification by the City, you must file a **STATEMENT OF EXEMPTION** with evidence that proves the property does not meet the definition of a Residential Hotel as set forth in Section 17.153.020 of the Oakland Planning Code.

The following actions to Residential Hotels are now REGULATED...

DEMOLITION : Any action that eliminates an existing Residential Hotel Unit, including but not limited to complete or partial demolition of a Residential Hotel unit, combining two or more existing Residential Hotel Units to make a larger new unit, or any other action that eliminates one or more existing Residential Hotel Unit.

CONVERSION : Any action that converts one or more existing Residential Hotel Units to a Commercial Hotel Unit *[which provides lodging to guests that is not used or is not intended to be used as a primary residence]* or converts the Residential Hotel to a Commercial Activity or another Residential Activity, as those terms are defined in Chapter 17.10 of the Oakland Planning Code, regardless of whether substantial improvements have been made to such units.

AMENITY REHABILITATION : Any action that reduces the size of Residential Hotel Units or eliminates or reduces the size of private or communal amenities in a Residential Hotel or Residential Hotel unit, such as bathrooms, kitchens, elevators or laundry through complete or partial removal of those facilities, including reduction in the number of toilets or sinks in a bathroom. It also means any action that adds a kitchen or kitchenette to a Rooming Unit within an existing Residential Hotel.

BEFORE SELLING or otherwise transferring ownership of a Residential Hotel, the owner shall **1)** Notify the Planning & Building Department by mail and **2)** Allow the City to tender an offer to purchase the property.

PROHIBITED

Amenity Rehabilitation as described in Planning Code Section 17.153.060 is prohibited.

CONDITIONAL USE PERMIT

Demolition or Conversion may be allowed with a Major Conditional Use Permit if equivalent replacement units are provided and tenants are offered sufficient notice and protections as described in Planning Code Section 17.153.060.

EXCEPTIONS

Upon determination by the Director of Planning and Building Department, certain projects are excepted from the restrictions of Amenity Rehabilitation, Demolition, or Conversion. For example, properties that have been vacant for more than ten years are excepted from Amenity Rehabilitation prohibition. Certain Affordable Housing Projects, Transitional Housing, and other projects are excepted from Amenity Rehabilitation, Demolition and Conversion restrictions if they meet certain criteria. Refer to Oakland Planning Code Section 17.153.060 for a full description of the exceptions.

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Oakland Planning Code Chapter 17.153