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Hotel Life, SROs, Zoning the  
Domination of the Single Family Home



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# When America's Basic Housing Unit Was a Bed, Not a House

ARIEL ABERG-RIGER FEB 22, 2018

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**The same cities that struggle to provide affordable housing today eliminated their critical-but-maligned flexible housing stock after World War II.**

<https://www.citylab.com/equity/2018/02/the-rise-and-fall-of-the-american-sro/553946/>



AND  
EVERY WORKER,

NO MATTER HOW

INDUSTRIOUS,

HAD TO

SLEEP  
SOMEWHERE.

BOARDING HOUSES,

ROOMING HOUSES,

LODGING HOUSES,

FLOP HOUSES

THE BED — NOT THE HOME —  
WAS THE MOST BASIC UNIT.

YOU COULD  
HAVE A  
"HOT BED"  
YOU SHIFT-SHARED  
WITH OTHERS,



A BED  
TO YOURSELF  
WITHOUT A ROOM,



A ROOM  
WITHOUT A BATHROOM,

# ZONING

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## **THE ZONING ORDINANCE SAN DIEGO COUNTY**

### **IMPORTANT NOTE:**

Zoning ordinances are continually undergoing additions, deletions and alterations. Up-to-date ordinance information is available at the Zoning Information Counter at Planning & Development Services. Any questions regarding possible changes in zoning ordinances should be directed to the Zoning Information Counter.

**COUNTY OF SAN DIEGO**  
***Planning & Development Services***

102 pages long. Mostly  
definitions.

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MIDWAY-PACIFIC HIGHWAY RESERVE

UPTOWN

BALBOA PARK

GREATER NORTH PARK

CITY HEIGHTS

GREATER GOLDEN HILL

DOWNTOWN

SOUTHEASTERN SAN DIEGO SOUTHEASTERN

BARRIO LOGAN

PACIFIC OCEAN

CORONADO

City of San Diego Boundary  
Community Plan Areas  
Parcels  
 zoning

2016\_BMAP

- BLUP-REDEVELOP-SUBD
- BLUP-CD-1A
- BLUP-SUBD-0
- BLUP-SUBD-0
- CO-2-1
- CO-2-3
- CO-3-4
- CO-3-6
- CO-3-6
- CO-3-9
- CO-4-2
- CO-4-5
- CO-5-3
- CCDC-AWATS-CCC-APPR
- CCDP-SP
- CCDP-TOURISM
- CCDP-E
- CCDP-ER
- CCDP-MC
- CCDP-MC
- CCDP-OC
- CCDP-PC
- CCDP-R
- CM-1-10
- CM-1-4
- CM-2-1
- CUPO-CU-3-7
- CUPO-GASLAMP-QTR
- L-3-1
- L-3-1
- L-3-1
- MCCPD-MR-3000
- MPO-MARINA
- OP-1-1
- OR-1-1
- RM-1-1
- RM-1-2
- RM-3-5
- RM-3-7
- RM-3-9
- RM-4-10
- RS-1-1
- RS-1-4
- RS-1-7
- RS-1-1
- UNZONED

**Spencer House and Academy**

Spencer and its 100+ housing flats are in the City of San Diego's most 2017 historical area and is the only residential area.

The Spencer House is a historic landmark for the City of San Diego and is located at 1110 10th St. (7th & 10th)

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**City of San Diego**  
**Development Services Department**



GRID SCALE: 800

DATE: 11/12/2018 4:30:53 PM



# WILLIE MAYS IS DENIED S.F. HOUSE--RACE ISSUE

## Machen Wins by TKO in 10th

See  
Sports

### WEATHER FORECAST

Bay Area: Showers today and probably Friday. Off-coast winds of up to 40 miles an hour. Some drop in temperatures. Probability of showers eight out of ten Thursday, six out of ten Thursday night. Full Report, Page 35

# San Francisco Chronicle

THE VOICE OF THE WEST

10 CENTS GARfield 1-1112

93d YEAR No. 318

CCCCAA

THURSDAY, NOVEMBER 14, 1957

### Giants' Star

## Willie Mays Is Refused S. F. House--Negro

By David Perlman

Willie Mays, the spectacular center fielder of San Francisco's newly-acquired Giants, ran into the color barrier here yesterday.

He and his wife were turned down in their attempt to buy a home—because they are Negroes.

Mays, the "Say Hey Kid" of baseball, is at 27 one of the game's all-time greats for his feats both at bat and in the field.

From the time the Alabama-born rookie climbed from the bush leagues to the majors seven years ago he has proved to be most powerful drawing card on the

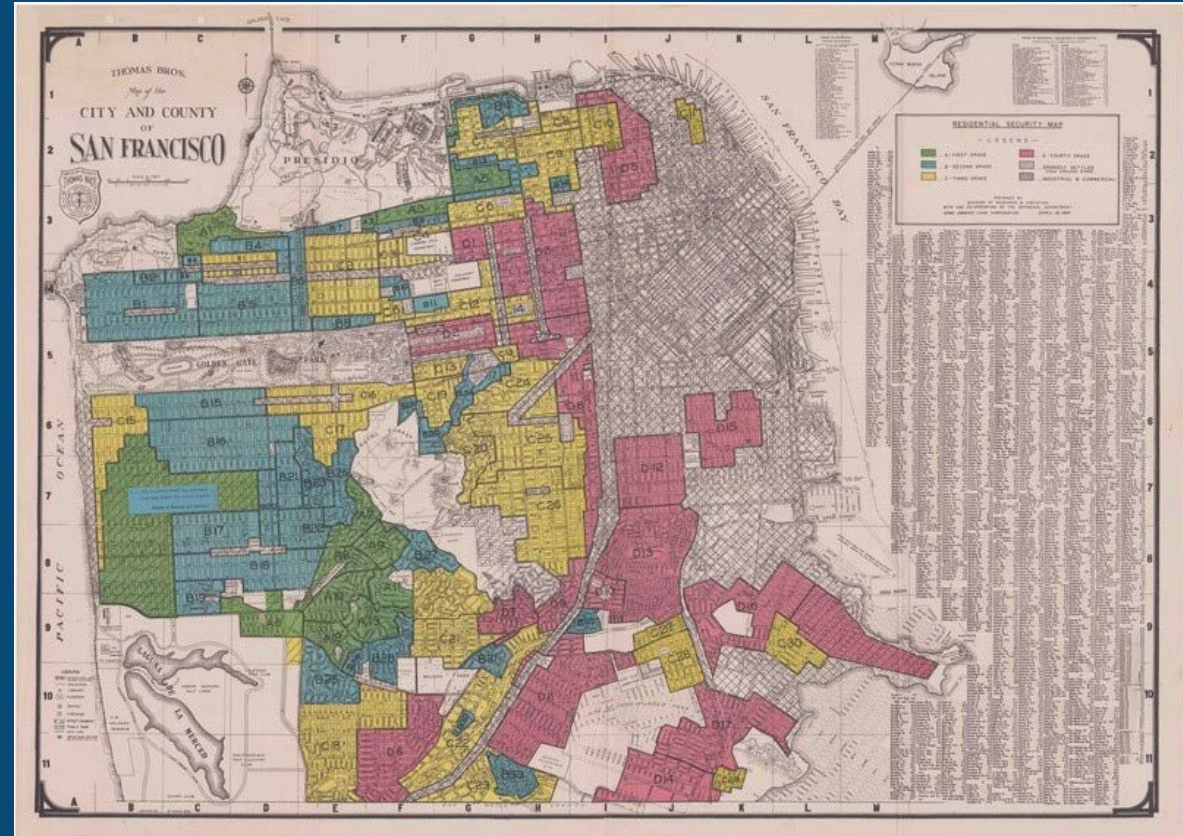


MARCHUERITE AND WILLIE MAYS  
'I'd like to live in San Francisco'

## Ike: More for Arms, Less for Civil Projects

### President Cites Need Of Schools

OKLAHOMA CITY, Nov. 13 (AP) — President Eisenhower told the Nation tonight that defense spending for space age weapons must be hiked a "very considerable" amount. He decried the sacrificing of security to worship a balanced budget.



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# Mini-dorm regulations in San Diego



## City of San Diego “Mini-dorm” Regulations FACT SHEET

Mini-dorms are characterized as single-family homes that are rented out to multiple residents (usually students) at a time.

The second ordinance, the **Rooming House Ordinance**, was adopted by the City Council on April 15, 2008. The Rooming House Ordinance mandates that landlords cannot rent out three or more individual rooms of a home under separate leases. Additionally, rooming houses are only allowed as a permitted use in certain residential zones or commercial zones. It also only allows continued use of the property as a rooming house for three years (April 2011). Finally, with the exception of certain specified situations, the ordinance requires one parking space per tenant for all rentals that meet the criteria of a rooming house.

# The San Diego Union-Tribune

## Judge nullifies mini-dorm crackdown near San Diego State



By **David Garrick** · Contact Reporter

DECEMBER 21, 2017, 4:00 PM | SAN DIEGO

**A** judge says a crackdown on “mini-dorms” near San Diego State University is illegal because two ordinances adopted by the city conflict with state housing laws, invade the privacy of renters near the campus and violate the U.S. Constitution.

## Parking Mandates Threaten To Derail Dorm-Style Apartments Near SDSU

Tuesday, August 28, 2018

By Andrew Bowen

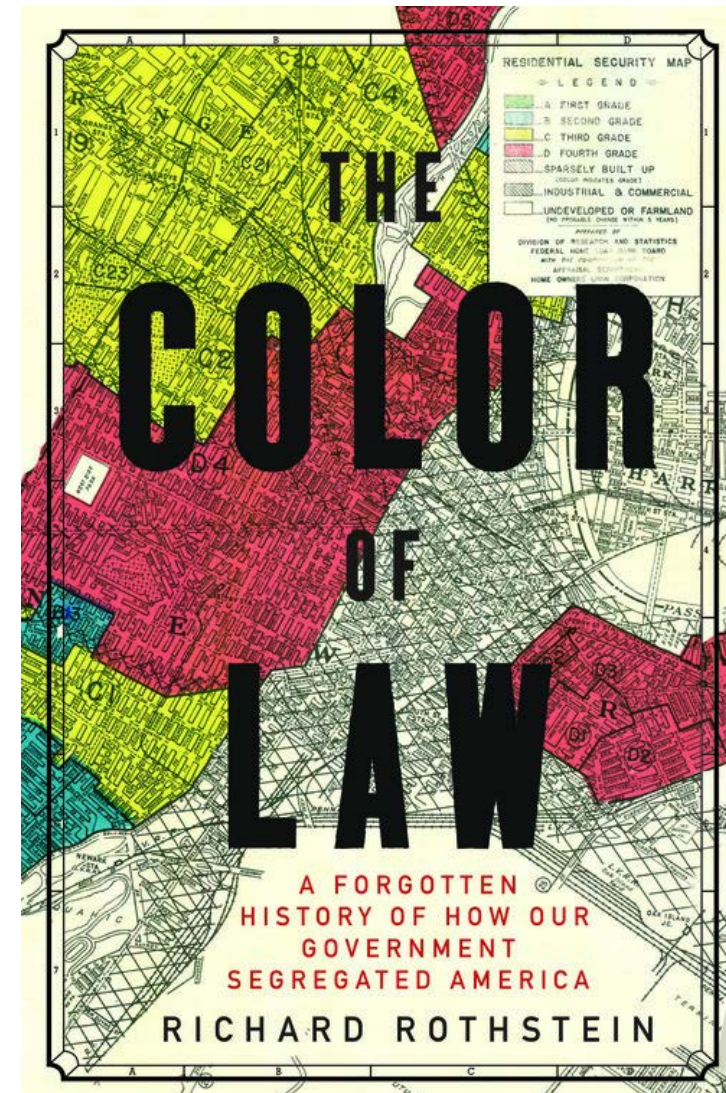
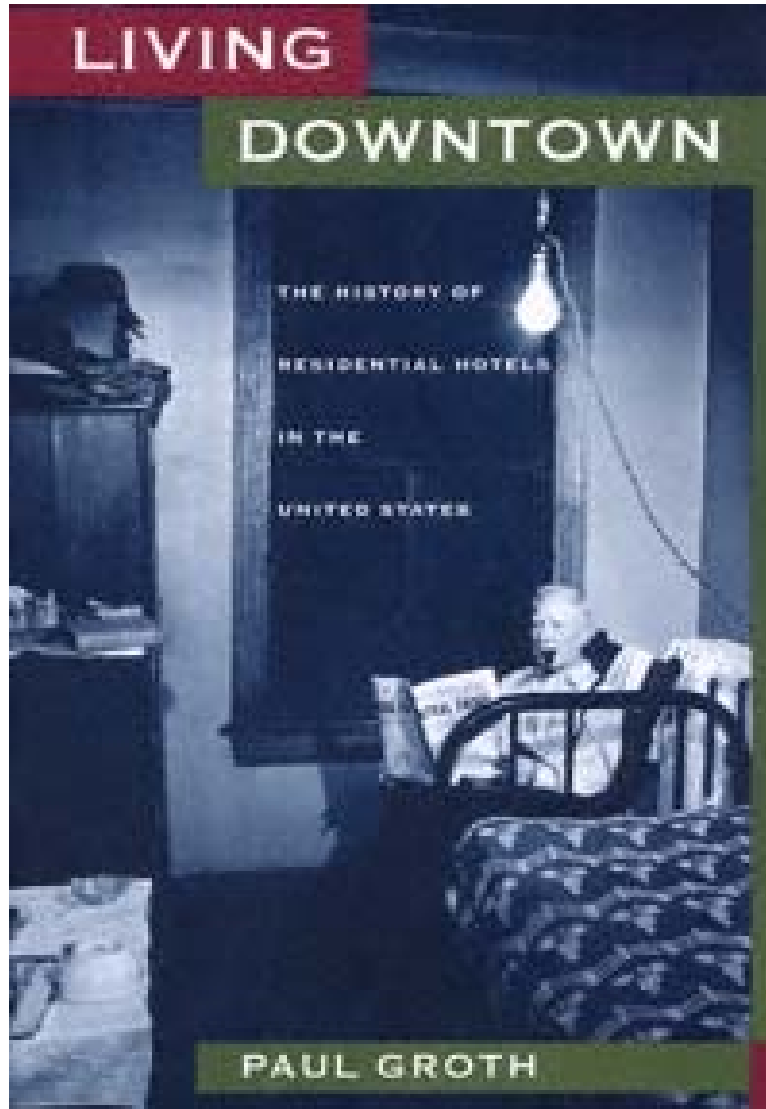


“12,600-square-foot vacant lot zoned for up to 22 homes. The project applicant, Kansas-based Elsey Partners, wants to build 128 private bedrooms on the property with shared kitchens, lounge suites and a rooftop sun deck.”





# Background Resources





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