

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Edward & Paula Mogavero, 6288 Lakewood Street, San Diego, CA 92122		
OWNER	Edward & Paula Mogavero, 6288 Lakewood Street, San Diego, CA 92122		
PLANS BY	David Mogavero, 1307 Santa Ynez Way, Sacramento, CA		
FILING DATE	1-30-85	50 DAY CPC ACTION DATE	REPORT BY: DH:bw
NEGATIVE DEC.	Ex. 15301(k)	EIR	ASSESSOR'S PCL NO. 007-023-19

- APPLICATION:**
- A. Tentative Map to divide a 0.15 acre site, developed with four apartment units, into one common lot for four airspace condominium units in the Light Density Multiple Family (R-3A) zone;
  - B. Special Permit to convert four apartments into condominium units;
  - C. Variance to waive the special sales and lease provisions outlined in Section 28-C-5(a) of the Zoning Ordinance;
  - D. Variance to waive the required pest control report as set forth in Section 28-C-1(c) of the Zoning Ordinance.

**LOCATION:** 2209 to 2211-1/2 'I' Street

**PROJECT PROPOSAL:** The 2209 'I' Street apartments consist of a four-unit apartment complex located in the Central City. The applicant is proposing to convert these units into individual ownership. The vacancy rate in October 1984 for the Central City was 1.91 percent, below the 5.0% minimum required to allow the conversion of rental housing into condominiums.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	Light Density Multiple Family (R-3A)
Existing Land Use of Site:	Multi-Family

**Surrounding Land Use and Zoning:**

North:	Multi-Family; R-3A
South:	Multi-Family; R-3A
East:	Multi-Family; R-3A
West:	Single & Multi-Family dwellings; R-3A

Setbacks:	Required	Provided
Front:	20 ft.	20 ft.
Side (interior):	5 ft.	4 ft.
Rear:	15 ft.	16 ft.

Parking Required:	4 spaces
Parking Provided:	4 spaces
Property Dimensions:	40' x 160'
Property Area:	0.14 acres
Density of Development:	50 du/ac.
Square Footage of Building:	5,200 sq. ft., 2 units at 1,250 sq. ft. 2 units at 1,350 sq. ft.

APPLC. NO. P85-068

MEETING DATE May 16, 1985

CPC ITEM NO. 1

Significant Features of Site:	Developed with 4-unit apartment building and detached 4-car garage
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Light blue and Navy blue for shiplap siding; earth tone for cement plaster
Exterior Building Materials:	Wood, shiplap siding, plaster
Roof Materials:	Composition shingle

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 20, 1985 and continued to April 10, 1985, by a vote of four ayes, one abstention and four absent, the Subdivision Review Committee recommended approval of the tentative map, subject to conditions which follow in Exhibit C.

STAFF EVALUATION: Staff has the following comments regarding this request:

Housing

- A. The Condominium Conversion Ordinance requires proposed measures which the City Council finds to effectively mitigate the adverse effects upon the rental housing stock within the Community Plan Area when the vacancy rate is below 5%. The project proponent is aware of the requirement and has been investigating several options to mitigate the impact of the conversion upon the existing rental housing stock. No mitigation has been proposed at the time of this report.
- B. In 1984, 26 separate applications for conversion of 205 units into condominiums were processed within the Central City. On December 3, 1984, the City Council approved five conversions for a total of 42 units. On January 22, 1985, the City Council adopted Findings of Fact for an additional seven conversions with a total of 46 units. The January 22, 1985 conversions are awaiting mitigation measures to be provided by the applicant by June 15, 1985.

The total approved or conditionally approved applications for 1984 was 12 projects, with a total of 88 units in the Central City. The 88 units comprise 1.2% of the rental stock in the Central City. Total Central City rental units is 7,536, with 144 vacant at the time of the survey.

In light of the difficulties the 1984 applicant's have in providing suitable replacement rental stock in the Central City, the present project proponent may encounter similar difficulties. Staff recommends that when the vacancy rate is below 5%, only projects which concurrently submit mitigation measures be considered.

- C. In 1983, the Council approved two condominium conversion projects within the Central City. The two projects approved for conversion in 1983 represented 47 units or 0.6% of the rental housing stock. These units have not yet converted; however, when they do convert, it is expected that the vacancy rate will further decline. In 1984, the 88 units approved or conditionally approved in addition to the 47 from 1983 further reduce the vacancy rate in the Central City.

Development Standards

- A. The applicant is requesting a waiver of the required pest control report which is used in evaluating condominium conversion projects. This is similar to the 1984 requests for waiver of the pest control report which was granted by the City Council. The structure proposed for conversion was extensively remodeled from 1980 to 1983. During this time no tenants occupied the building, and the owner completely remodeled and expanded the structure to comply with the current building code requirements with the purpose of applying for condominium conversion. The State Department of Real Estate requires a pest control report prepared within 90 days of seeking approval of the project tentative map.

Staff recommends denial of the waiver for a pest control report since information contained therein assists staff in determining the suitability of a project for conversion. Review of the report is proposed as a condition of approval of the special permit if approval is granted.

- B. The applicant has also requested a variance to waive the special sales and lease provisions outlined in the ordinance in lieu of an alternative program. The applicant is, however, proposing a relocation assistance program required by the ordinance. Staff has reviewed the life time lease arrangements and has no opposition to this proposal, especially since the long term lease outlined in the ordinance is also available at the option of the tenant.

The most significant feature of the proposed sales and lease program is the use of the lease option plan which will allow a portion of the tenant's monthly rent to be applied to the down payment on the unit if the tenant elects to purchase. The applicant's special sales program for qualified low and moderate income tenants is similar to that required by the ordinance, in that the applicant will offer the unit to the tenant at an affordable price and carry a second deed of trust for the difference between the sales price and the market price.

The main difference between the applicant's plan and the ordinance is that the applicant will be offering the unit to the qualified tenant at a price for which the tenant is able to secure a loan instead of the apartment market price as set forth in the ordinance. This provision will aid in providing ownership opportunities for tenants with lower incomes since the purchase price of the unit is determined by the tenant's income and ability to pay for the unit. The applicant has designed the special sales and lease program and relocation assistance program from the example provided by the 26 condominium conversion projects processed in 1984. Staff supported the applicant's alternative program in 1984 and also supports the 1985 alternative program for the special sales and lease provisions. (Refer to Figure 1)

- C. The entire structure was fire sprinklered to meet building code requirements in 1981. The final inspection was conducted in December 1983 by the City Building Inspections Division. The requirement of the condominium conversion ordinance for either a two-hour fire wall or fire sprinklers has been met.

Land Use

- A. The rental history has been brief since the structure was left unoccupied from 1981 to 1983 with all four units rented in January of 1984. One unit was vacant for three months since occupancy during the summer of 1984 and two units were vacant in December 1984.
- B. A new freestanding detached garage is located adjacent to the alley along the northern property line. It is set back six feet from the alley. Backout into the alley has occurred historically with the property. The four-car garage also contains four storage locker areas, a sauna, a spa and common laundry room facilities. The new garage was added and designed to be compatible with the design and materials of the apartment structure.

In 1984, a rating system was developed to determine which complexes were best suited for conversion. That is, if converted the units would lend themselves to owner occupancy. In reviewing the structure pursuant to the 1984 rating system applied to the 26 proposed projects, the subject request is superior to those considered in 1984. However, two factors dictate a recommendation to deny the proposal, vacancy and lack of mitigation measures for replacement housing.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to the State CEQA Guidelines (Sec. 15301(k)).

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Deny the Tentative Map.
- B. Deny the Special Permit, based upon Findings of Fact which follow.
- C. Deny the waiver of the special sales and lease provisions, based upon Findings of Fact which follow.
- D. Deny the waiver of the pest control report, based upon Findings of Fact which follow;

Findings of Fact - Special Permit

1. The proposed conversion application is not consistent with the Housing Element of the General Plan or the Zoning Ordinance, in that approval of this project will reduce the vacancy rate below the minimum allowed for conversion.

The applicant at this time has not proposed any measures that will successfully mitigate the adverse effect on the rental housing stock and it is expected that tenant displacement and relocation problems will result with this conversion.

The applicant has indicated a desire to work with the owner of the 1984 approved condo conversion applications to resolve the issue of suitable replacement housing for displaced tenants. At the time of this report no solution was available for review by staff. If adequate replacement housing is provided, the proposed project will be consistent with the General Plan and Zoning Ordinance.

2. With the conversions approved in 1984 for 88 apartments to be converted to condominiums, the approval of an additional four would increase the need for replacement housing for 92 units. The applicant may be able to locate a vacant or underutilized deep lot in the Central city to develop alternative housing for displaced tenants for his individual project. Without satisfaction of this requirement, the conversion could not be completed.
3. Due to the recent extensive remodeling and expansion of the structure from 1980 to 1983 and bringing the entire structure into compliance with the requirements of the Uniform Building Code, including fire sprinklers throughout the structure, the structure is more suitable for conversion to condominiums than many of the units denied or conditionally approved previously in the Central City. Although rated a superior structure for conversion based upon the 1984 rating survey, the vacancy rate and lack of mitigation measures for replacement housing dictate denial.

Findings of Fact - Variance

1. As proposed, the variance from provision of the special sales and lease provisions of the Zoning Ordinance would be injurious to the public welfare or other property owners in the area, in that no specific proposals for replacement housing have been provided by the applicant, thereby impacting the available supply of rental housing stock in the Central City.
2. As proposed, granting of the variances would be considered extending a special privilege to one property owner inconsistent with limitations imposed on similar requests in the Central City.
3. The proposed variance to waive the required pest control report constitutes a special privilege extended to one property owner, in that other property owners have complied with this requirement and there are no special circumstances to warrant approving this request.

FIGURE 1

APPLICANT'S PURCHASE INCENTIVES FOR LOW AND MODERATE INCOME TENANTS

PURCHASE INCENTIVES FOR BOTH REGULAR AND SPECIAL CATEGORY TENANTS (AS BY DEFINITION OF THE CONDOMINIUM ORDINANCE)

Not Required 1.  
(By ordinance)

For many of the tenants in this project, the conversion may be a meaningful opportunity to purchase a home. In addition to a higher level of maintenance and repair, residents of the condominiums will receive the equity build-up, appreciation, and substantial tax advantage inherent in home ownership.

All current tenants, at the time the units are offered for sale, will be given special purchase incentives that will help make the purchase of a home affordable. The following discounts will be offered to all tenants:

- a. A minimum 4% discount from the initial selling price of the unit to the general public;
- b. A minimum 7% discount from the initial selling price of the unit to general public purchasers will be given to all tenants 62 years of age or older, handicapped or disabled.

Not Required 2.

The owner shall offer for sale to all qualified low and moderate income tenants the unit in which they live at the time the special permit for the conversion project is approved, or a comparable unit within the project, at terms that are affordable to the tenant. The applicant will use FHA single family purchase programs or any other program available. The terms shall be at which the tenant can qualify for financing, through an established financial institution, for the unit for a minimum of 30 years and for which the total monthly housing costs would not exceed 35% of the tenants' monthly income.

Whenever a unit is sold to a qualified tenant, the unit shall be encumbered by a second deed of trust securing an obligation in an amount equal to the difference between the amount of the note secured by the first deed of trust plus the down payment and the sales price. The beneficiary under the second deed of trust shall be the owner.

The second deed of trust shall provide for the following:

- a. Simple interest on the amount secured shall accrue at a rate not exceeding 5% per annum;
- b. Neither principle nor interest shall be payable until the obligation secured by the second deed of trust has matured. The obligation shall mature when the unit is conveyed, transferred, leased, rented or otherwise alienated by the tenant.

If, at the time the offer for sale at affordable terms is made the assets of the qualified tenant are not sufficient to cover the down payment and closing costs on the unit that are required by the financing on the unit, the owner shall pay all or a portion of the amount secured by the second deed of trust on the unit. The qualified tenant shall have 90 days from the date the offer is made to accept the offer of sale.

APPLICANT'S ALTERNATIVE RELOCATION AND SALES AND LEASE PLAN

RELOCATION ASSISTANCE PROVISIONS

Required  
(Sec. 28-C-5(b))

1. Each eligible tenant has the right to receive relocation assistance and relocation allowances from the applicant. Any tenant that holds a lifetime lease in effect is justly evicted, or terminates tenancy on his or her own accord is ineligible for all relocation assistance and allowances. Relocation assistance and allowances will include the following:
  - a. Transportation, if necessary, will be provided at the expense of the owner to any of the comparable units listed in the report;
  - b. A relocation allowance of \$600, or the payment of all moving expenses, unless a tenant moves more than 50 miles away from the subject property. A move of more than 50 miles makes the tenant ineligible for relocation allowances.

The ordinance requires that the applicant pay a relocation fee of \$600 or \$500 if the unit is furnished, or the actual moving costs for all eligible tenants who wish to relocate. The tenants who are moving outside of the SMSA (Sacramento Metropolitan Statistical Area) are to be provided the relocation fee of \$500 or \$600 only.

- c. Low income, elderly, handicapped and single parents with a minor child at home will be provided with the following:
  - 1) payment of the last month's rent in the new unit;
  - 2) transfer of all deposits, minus damages to the new unit, at the option of the tenant;
  - 3) payment of any rental difference of up to \$100 per month for a period of one year.

(The ordinance requires that the applicant provide a rental housing availability report of comparable units within the area (Sec. 28-C-5(b)(i)).

- Not required 2. Unless it places an unreasonable economic burden on the owner, they shall make units within the project available and affordable

to eligible low and moderate income tenants in the same ratio as they now exist (as of January 31, 1985).

Required 3.  
Sec. 28-C-5(f)

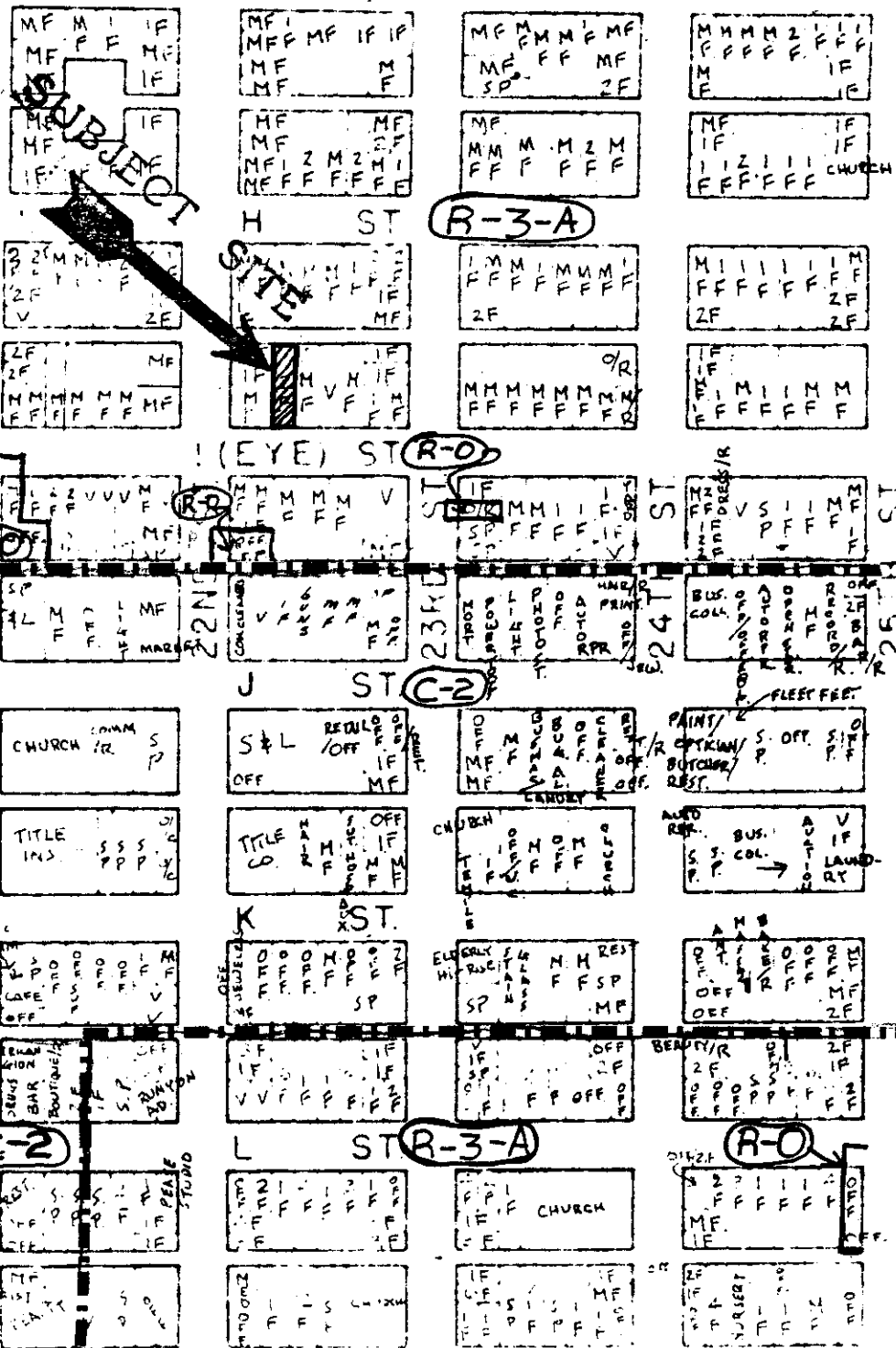
No tenant will be unjustly evicted and no tenant's rent will be increased (a) more frequently than once every six months or (b) in an amount greater than the increase in fair market rents as established by HUD for assisted units on an annualized basis. This does not apply, however, if a tenant's existing lease already calls for a rent increase or if his or her relocation has not been completed by January 31, 1986.

(Applicant appears to have omitted updating the relocation completion date to January 31, 1987. The ordinance allows a two-year period from the date of filing the application).

Required 4.  
Sec. 28-C-5(d)3

Leases for special eligible tenants will be unconditionally offered to each eligible tenant who is elderly, or handicapped and to each qualified low and moderate income tenant who does not purchase a unit under the sales program, a written lease for the term of three years on the unit in which the tenant resides at the time the special permit is approved or a comparable unit within the project. Each such lease shall provide that the tenant shall have four successive options to renew the lease upon the terms and conditions of each original lease. The rental paid for the first year of the original lease shall be the rental paid by the tenant on the date that the notice of intent to convert was filed. Thereafter, the rental may be increased annually on the anniversary date of the lease, commencing with the first anniversary date; provided, however, that the annual per centage increase in rent shall not exceed 7%.





# VICINITY - LAND USE - ZONING

# EXHIBIT A

Table 1 - Physical Characteristics  
P85-068

1. Number of Units - 4
2. Parking Provided - 4
3. Type of Construction (hour rating) - two-hour with fire sprinklers
4. Date of Construction - 1900-1915, extensive remodel 1980-1983
5. Type of Structure - 2 story
6. Number of Buildings - 1
7. Number of Laundry Facilities - 1 washer, 1 dryer
8. Hot Water Supply - 4 separate units
9. Estimated Monthly Association Fee - \$132.96
10. Condition of Common Area - Good
11. Amenities: Fireplaces - 1 per unit  
Spa & Sauna - 1 common in garage  
Parking - 1 covered space per unit in garage  
Storage Closets - 4 in garage

Table 2 Social Characteristics

1. Number of Tenants - 3; one moved out since notice of intent
2. Number of qualified low/moderate income tenants - 0
3. No. of elderly - 0
4. No. of single parents or F/w children - 0
5. No. of Section 8 assisted units - 0
6. No. of eligible tenants - 3
7. No. of tenants who wish to purchase - 0
8. No. of handicap tenants - 0
9. Rent range - \$650 - 675 per month
10. Sales Price - \$110,000 to \$120,000 per unit

Table 3 - Structural Characteristics  
2209 'I' Street

1. Two-bedroom units - 4
2. Square Footage: a. 1,250 sq. ft. for west side, first & second story  
b. 1,350 sq. ft. for east side, first & second story
3. Price/sq. ft.: a. \$88  
b. \$89

RESIDENT SURVEY

For Resident(s) of 2209-2211½ "I" Street

1. How long have you been a resident of this complex? \_\_\_ years \_\_\_ months  
2- Less than 1 year; 1- 1+ years
2. Why did you move into this complex? Check most important reasons(s).
  - a. 1 close to work
  - b. 1 close to services (shopping, church, etc.)
  - c. \_\_\_ good management
  - d. 2 amenities
  - e. \_\_\_ like rent rates
  - f. \_\_\_ other
3. How long do you plan on living at this complex? 3 unknown or \_\_\_ year(s).  
Under What conditions? 1 - month to month
4. If this project is offered for sale within the price range estimated (price ranges will be disclosed to you by the owner) for the project, are you interested in purchasing the unit in which you are now living, or another in the complex? \_\_\_ yes 3 no \_\_\_ undecided
5. If you are unable to purchase a unit, will you be able to locate a comparable unit to rent within this vicinity? 2 yes \_\_\_ no 1 uncertain.
6. Are you a special category tenant?: check space if applicable
  - a. 63 years of age or older \_\_\_
  - b. Handicapped or disabled \_\_\_
  - c. Low or moderate income as defined by U.S. Department of Housing and Urban Development: Low \_\_\_ Mod. \_\_\_ (See attached table to determine income status.)
  - d. Single head of household residing with one or more minor (under age 18) children \_\_\_.
7. Do you approve in principle of this proposed conversion to condominium housing? 2 yes \_\_\_ no 1 undecided Why or why not? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Do you have any comments related to the owner's request? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT C**

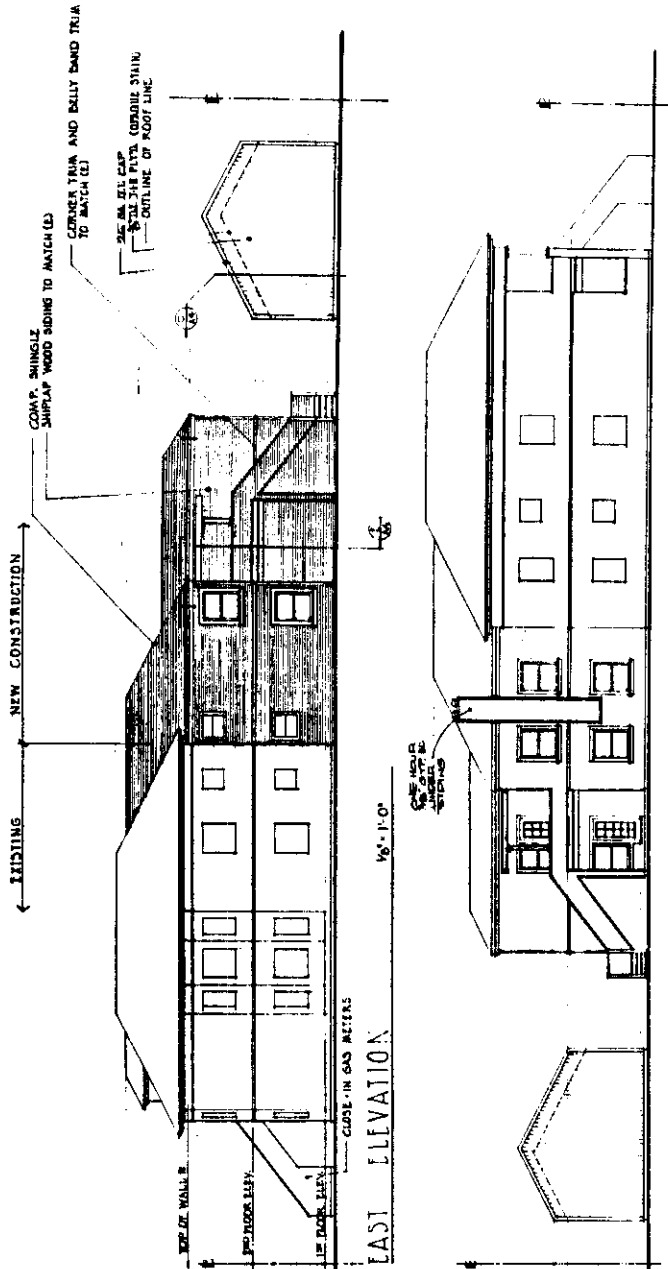
Tentative Map Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. The building shall comply with the requirements of the Personal Safety Building Code to the satisfaction of the City Building Division.
2. Six inches clearance must be provided from combustible materials between single wall vent connectors and PVC condensate drain.
3. The condensate drains from the upper unit mechanical equipment pass through the furnace room of the lower units. These drains shall be enclosed, in the lower units, so as to provide protection from mechanical damage.
4. That all existing assessments on the property be paid off.
5. Trash enclosures for dumpsters shall not be located nearer than 10 feet to combustible material nor beneath a window when adjacent to non-combustible structures. The trash enclosure or dumpster shall not be located in the required off-street parking spaces.
6. The applicant shall provide replacement housing options in the form of lease, ownership or comparable replacement housing opportunities to existing tenants, as specified in the special permit conditions for this project. Assurances of compliance with such conditions or City approved alternatives, meeting the intent of the City Zoning Ordinance, shall be provided prior to final map approval.

# EXHIBIT D

EDWARD MCGAVERO  
 2908 ROYCE WAY  
 SACRAMENTO - 485-7909  
 Jan 5 '79  
 A3  
 david moga  
 architectural design  
 1307 Santa Ynez way  
 sacramento  
 BILL ABERG  
 STRUCTURAL DESIGN

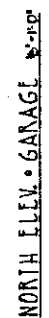


EAST ELEVATION  
 1/8" = 1'-0"

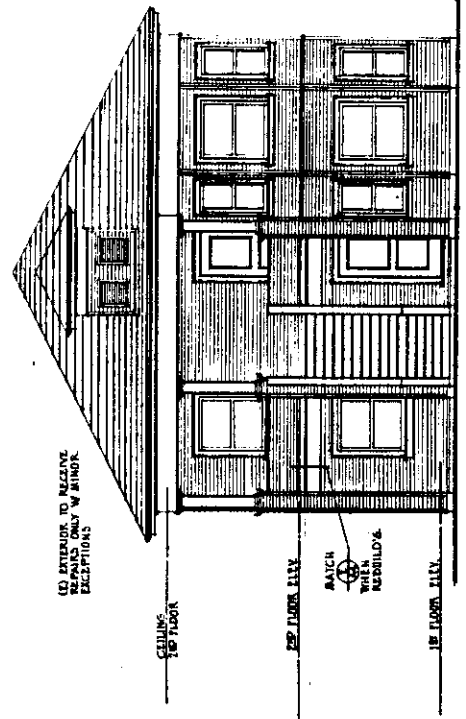
SOUTH ELEV. - GARAGE  
 1/8" = 1'-0"



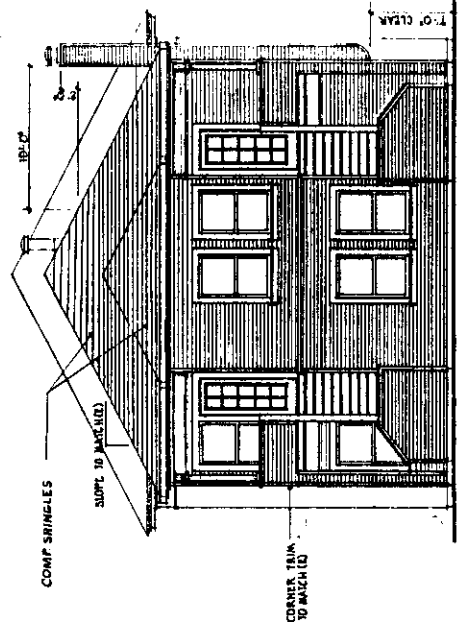
WEST ELEVATION  
 1/8" = 1'-0"



NORTH ELEV. - GARAGE  
 1/8" = 1'-0"



FRONT ELEVATION  
 1/4" = 1'-0"



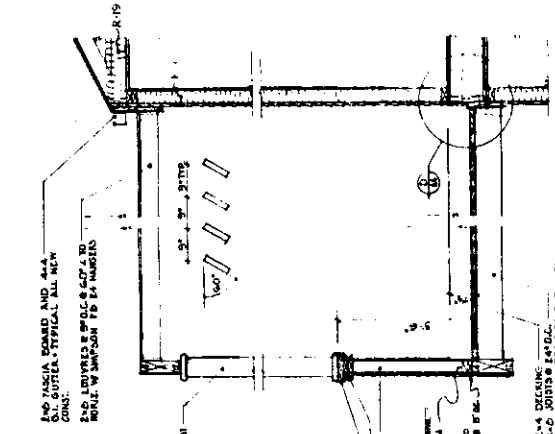
REAR ELEVATION  
 1/8" = 1'-0"

# EXHIBIT E

A4

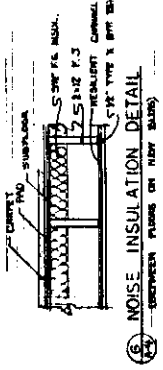
EDWARD MCGAVERO  
2908 ROYCE WAY  
SACRAMENTO - 485-7909

will aaberg  
structural design  
1307 santa ynez way sacra

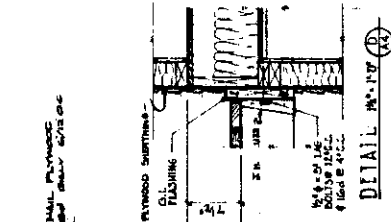


BALCONY & SUNSCREEN SECTION 3/4" = 1'-0"

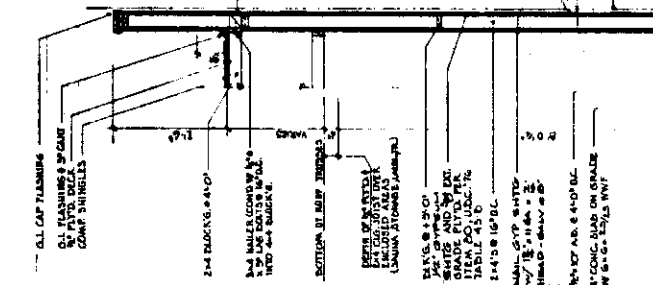
TYPICAL PLATE CLOSURE DETAIL



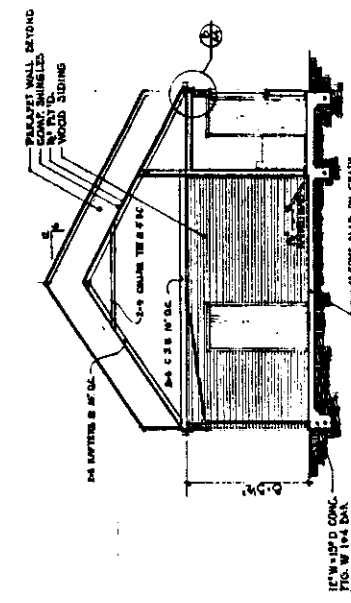
NOISE INSULATION DETAIL



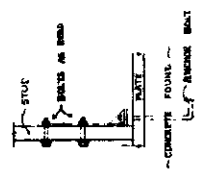
DETAIL 1/4" = 1'-0"



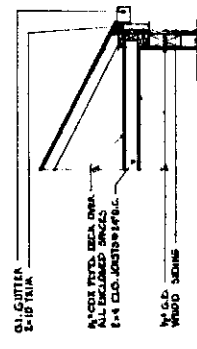
GARAGE PARTITION WALL SECTION 3/4" = 1'-0"



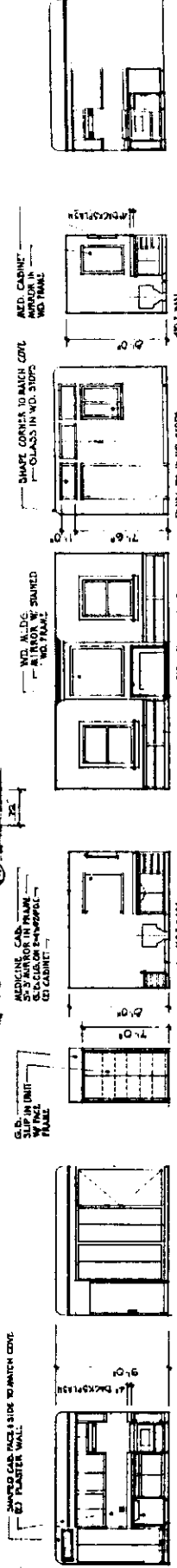
N.S. GARAGE SECTION 3/4" = 1'-0"



HOLD-DOWN DETAIL NO SCALE



GARAGE DETAIL 3/4" = 1'-0"



TYPICAL PLATE CLOSURE DETAIL

EAST KITCHEN - EAST WALL

SMALL BATH WALL - WEST END

BEDROOM WALL - WEST END

LIVING ROOM - WEST END

SLIP SURFACE FINISH

NO. 20 ANCHORS

NO. 20 ANCHORS

NO. 20 ANCHORS

DOOR SCHEDULE		HARDWARE GROUP		HARDWARE GROUP		REMARKS		REMARKS	
NO.	SIZE	NO.	SIZE	NO.	SIZE	NO.	SIZE	NO.	SIZE
1	30"x78"	1	30"x78"	1	30"x78"	1	30"x78"	1	30"x78"
2	30"x78"	2	30"x78"	2	30"x78"	2	30"x78"	2	30"x78"
3	30"x78"	3	30"x78"	3	30"x78"	3	30"x78"	3	30"x78"
4	30"x78"	4	30"x78"	4	30"x78"	4	30"x78"	4	30"x78"
5	30"x78"	5	30"x78"	5	30"x78"	5	30"x78"	5	30"x78"
6	30"x78"	6	30"x78"	6	30"x78"	6	30"x78"	6	30"x78"
7	30"x78"	7	30"x78"	7	30"x78"	7	30"x78"	7	30"x78"
8	30"x78"	8	30"x78"	8	30"x78"	8	30"x78"	8	30"x78"
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10	30"x78"	10	30"x78"	10	30"x78"	10	30"x78"	10	30"x78"
11	30"x78"	11	30"x78"	11	30"x78"	11	30"x78"	11	30"x78"
12	30"x78"	12	30"x78"	12	30"x78"	12	30"x78"	12	30"x78"
13	30"x78"	13	30"x78"	13	30"x78"	13	30"x78"	13	30"x78"
14	30"x78"	14	30"x78"	14	30"x78"	14	30"x78"	14	30"x78"
15	30"x78"	15	30"x78"	15	30"x78"	15	30"x78"	15	30"x78"
16	30"x78"	16	30"x78"	16	30"x78"	16	30"x78"	16	30"x78"
17	30"x78"	17	30"x78"	17	30"x78"	17	30"x78"	17	30"x78"
18	30"x78"	18	30"x78"	18	30"x78"	18	30"x78"	18	30"x78"
19	30"x78"	19	30"x78"	19	30"x78"	19	30"x78"	19	30"x78"
20	30"x78"	20	30"x78"	20	30"x78"	20	30"x78"	20	30"x78"

DOOR TYPES

GENERAL NOTES

1. PROVIDE GRAVEL SPACE VENTILATION AS REQD.
2. EACH ATTIC AREA TO HAVE MIN. 28" SQ. ACCESS PANEL.
3. LISTED DOORS TO BE INSTALLED WITH APPROVED FRAME.
4. FRAME TO BE L.C.D.
5. FRAME TO BE L.C.D.
6. FRAME TO BE L.C.D.
7. PROVIDE MIN. 18" DIA. ACCESS TO GRAVEL SPACE.
8. PROVIDE MIN. 18" DIA. ACCESS TO GRAVEL SPACE.
9. PROVIDE MIN. 18" DIA. ACCESS TO GRAVEL SPACE.

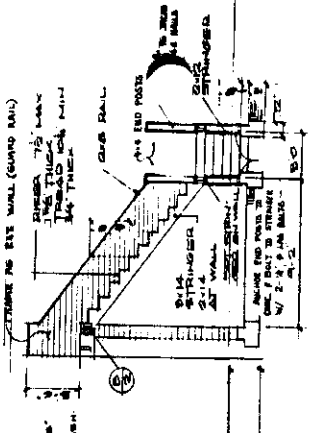
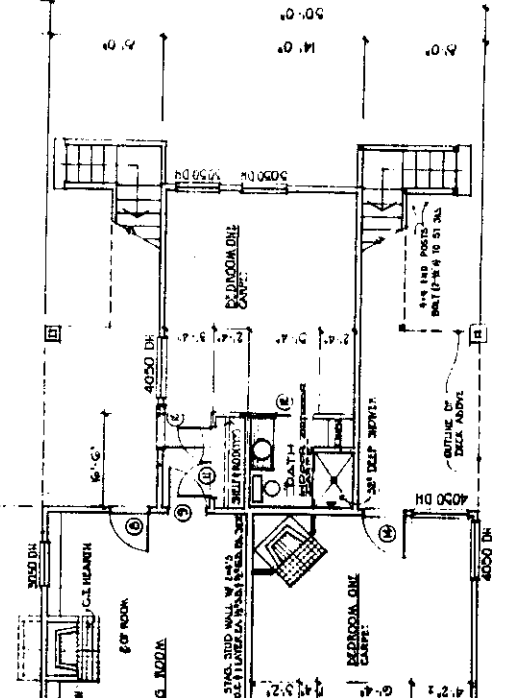


EXHIBIT F

SECTION

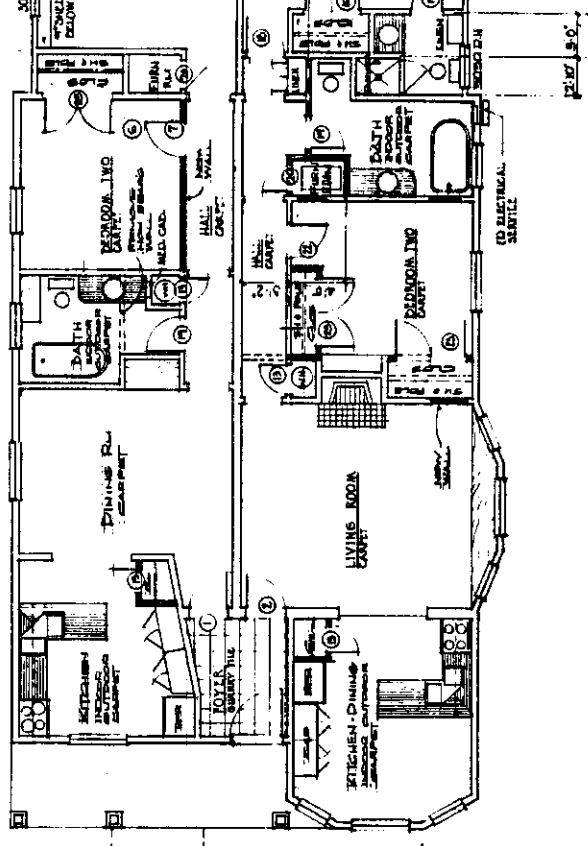
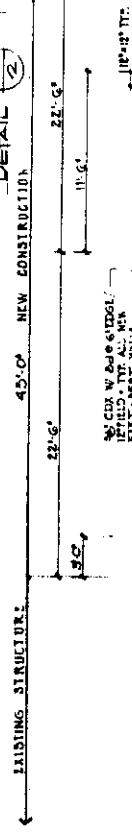


**EDWARD MOGAVERO**  
 2908 ROYCE WAY  
 SACRAMENTO - 485-7909

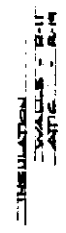
**BILL ABERG**  
 STRUCTURAL DESIGN

**david mogavero**  
 architectural design  
 1307 santa ynez way sacramento

**A 2**

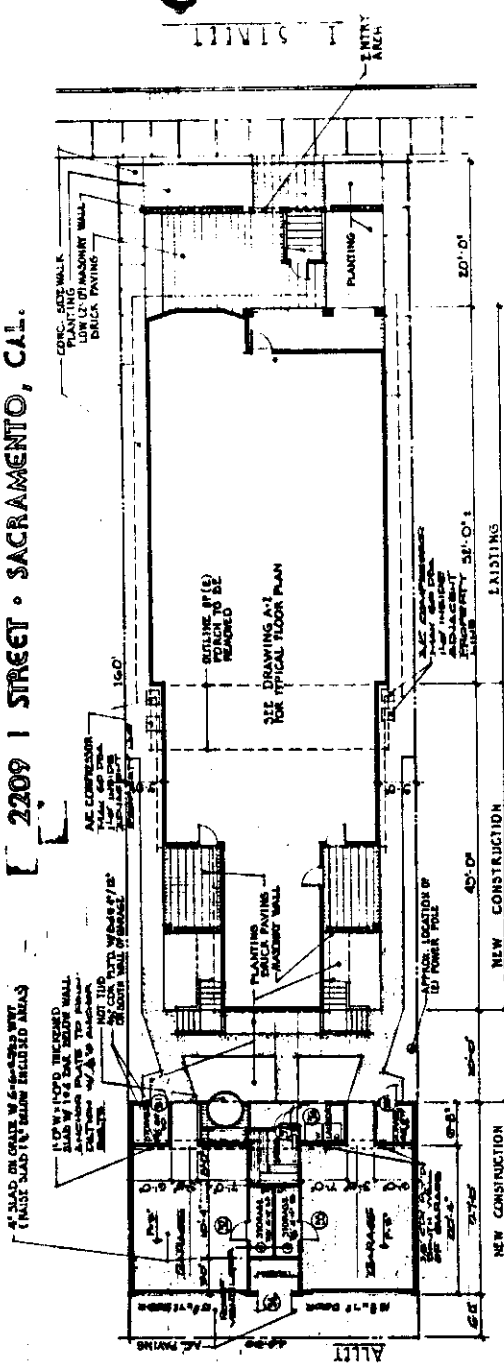


FIRST FLOOR PLAN (SECOND FLOOR SIMILAR)



RENOVATION OF  
& ADDITION TO  
4 UNIT APT. BUILDING

AT  
2209 I STREET · SACRAMENTO, CAL.



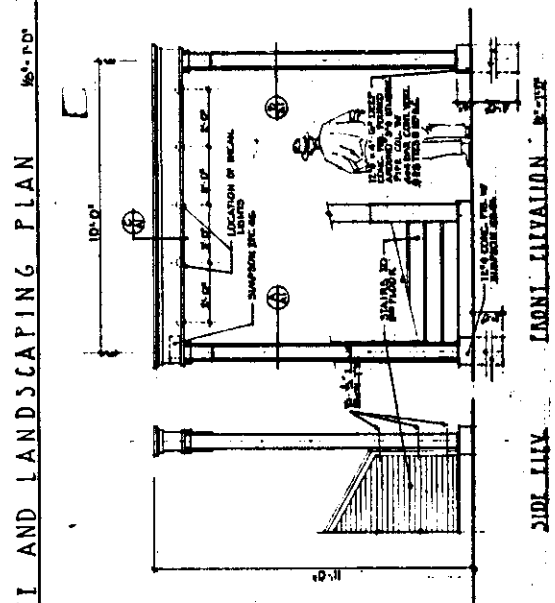
DRAWINGS

- A-1 SITE AND LANDSCAPE PLAN, ENTRY
- A-2 FLOOR PLAN, DOOR SCHEDULE, NOTES
- A-3 EXTERIOR ELEVATION
- A-4 MISC. DETAILS AND INTERIOR ELEV.
- S-1 STRUCTURAL FLOORS & DETAILS
- M MECHANICAL PLAN
- E-1 ELECTRICAL PLAN
- P-1 PLUMBING PLAN
- L-1 LANDSCAPE

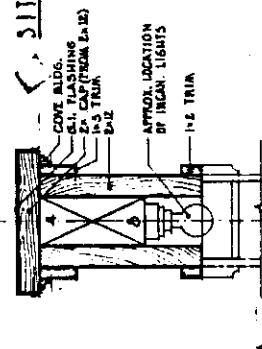
GENERAL DATA :

- CITY OF SACRAMENTO ZONING R-3
- DESIGN CODE URCC 78
- OCCUPANCY CLASS R-1
- CONSTRUCTION TYPE V-4
- ALPHA 430001-33-02
- FIRST AREA PER FLOOR 11,000 SF
- TOTAL AREA PER FLOOR 44,000 SF
- TOTAL COMB. AREA 88,000 SF
- PARKING PROVIDED 4

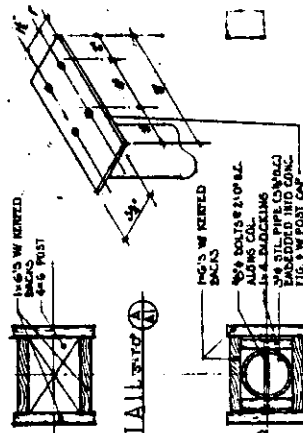
SITE AND LANDSCAPING PLAN



SIDE ELEV. FRONT ELEVATION



DETAIL ENTRY ARCH



DETAIL STRUCTURAL WALL

EDWARD MOGAVERO  
2908 ROYCE WAY  
SACRAMENTO - 485-7909

BILL AABERG  
STRUCTURAL DESIGN

david mogavero  
architectural design  
1307 soveto yates way sacra.

A-1