

CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:	March 22, 2022
SUBJECT:	Site Plan and Design Review (DOR) No. 1889-22
APPLICANT:	Jeff Jeannette Jeannette Architects 296 Redondo Avenue Long Beach, CA 90803
PROPERTY OWNER:	Grace and Federico Ulanday 140 E. 218th Place Carson, CA 90745
REQUEST:	Consider approval to expand a one-car garage into a two-garage attached to an existing single-family residence on a 40-foot-wide lot.
PROPERTY INVOLVED:	140 E. 218th Place

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			Hernandez
		Huff			Alt. Docdocil Alt. Mfume Alt. Wilson

I. Introduction

<u>Property Owner</u> Grace and Federico Ulanday 140 E. 218th Place Carson, CA 90745 <u>Applicant</u>

Jeff Jeannette Jeannette Architects 296 Redondo Avenue Long Beach, CA 90803

II. Project Description/Background

The applicant requests approval of Design Overlay Review (DOR) No. 1889-22 to expand an attached one car garage into an attached two car garage on a 40-foot-wide lot located at 140 E. 218th Place. The proposal also includes the interior remodel of the existing 2,160 square foot four-bedroom, three bath, single-family residence to accommodate the expanded garage space.

The project is subject to Site Plan and Design Review as the lot is less than 50 feet in width (40 feet). Carson Municipal Code (CMC) Section 9121.1 requires single-family residences on lots less than 50 feet wide to submit for Site Plan and Design Review per CMC 9172.23, which is required to be considered by the Planning Commission where one or more of the criteria set forth in CMC 9172.23(B)(1) are met. The criteria is met as any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities CMC 9172.23(B)(1)(b).

The proposed remodel includes a 189 square foot addition that will expand the one-car garage into a two-car garage. The remodel will create an open floor plan and reconfigure the interior of the residence to allow for the garage expansion. This increase in garage space will be accompanied by an increase in both the width of the existing driveway and the existing driveway approach. The proposed project will result in a 2,100 square feet of living space and 400 square feet of attached garage space.

The proposed garage addition and remodeled single-family residence shall meet all City of Carson Zoning development standards.

III. Project Site and Surrounding Land Uses

The subject property site is in the RS (Residential, Single Family) Zone and has a General Plan land use designation of Low Density. The subject property is in the west-central part of the City approximately 550 feet south of Carson Street and 400 feet to the east of Main Street. The property in located in a predominantly residential neighborhood.

Land uses surrounding the project site are primarily residential with commercial further north and educational due south.

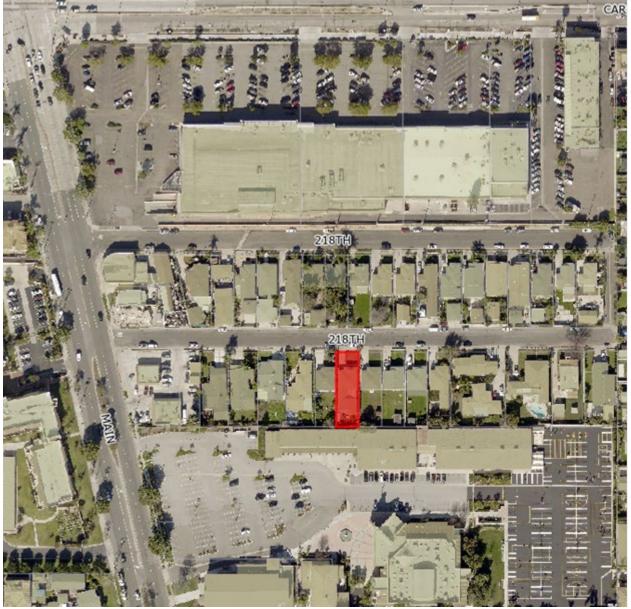


Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

Site Information		
General Plan Land Use	Low Density Residential	
Zone District	RS (Residential, Single-Family)	
Site Size	5,156 SF	
Present Use and Development	2,160 square foot single-family dwelling and 193 square foot attached one-car garage	
Surrounding Uses/Zoning	North: RS; Single-Family Dwelling South: RM-25-D; Private School and Church East: RS; Single-Family Dwelling West: RS; Single-Family Dwelling	

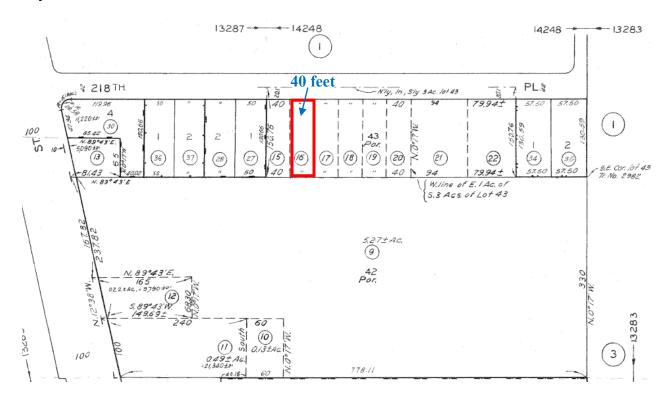
IV. <u>Analysis</u>

Land Use

The subject property is zoned RS, Residential, Single-family. The General Plan Land Use designation of the subject is Low Density. The area is predominantly a single-family neighborhood, with some multi-family units, commercial uses, a private school, and a church. The proposed garage addition and single-family residence remodel is compatible with the surrounding residential uses.

Site Plan

The project site consists of a residentially zoned lot, 40 feet in width and 150 feet in length for a total of 5,156 square foot lot. The majority of the single-family lots on or adjacent to 218th Place are 40 feet in width.



The proposed development meets the required front and side yard setbacks. In addition, the proposed open space, landscaping, and driveway width meets the residential development standards.

V. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

VI. Public Notice

Notice of public hearing was posted to the project site on March 10, 2022. Notices were mailed to property owners and occupants within a 750-foot radius on March 10, 2022. In addition, the agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

VII. <u>Recommendation</u>

That the Planning Commission:

 ADOPT Resolution No. _____ entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1889-22 FOR A PROPOSED ADDITION TO EXPAND A ONE-CAR GARAGE INTO A TWO-CAR GARAGE ATTACHED TO AN EXISTING SINGLE-FAMILY RESIDENCE ON A 40-FOOT-WIDE LOT AT 140 E. 218TH PLACE.

VIII. Exhibits

- 1. Draft Resolution
 - a. Legal Description
 - b. Conditions of Approval
- 2. Development Plans

Prepared by: Kassandra Cornejo, Planning Intern

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 22-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1889-22 FOR A PROPOSED ADDITION TO EXPAND A ONE-CAR GARAGE INTO A TWO-CAR GARAGE ATTACHED TO AN EXISTING SINGLE-FAMILY RESIDENCE ON A 40-FOOT-WIDE LOT AT 140 E. 218TH PLACE.

WHEREAS, on January 24, 2022, the Department of Community Development received an application from Jeannette Architects on behalf of Grace Ulanday, property owner, and Federico Ulanday, property owner, for real property located at 140 E. 218th Place and described in Exhibit "A" attached hereto, requesting approval of Site Plan and Design Overlay Review No. 1889-22 to allow the proposed remodel that includes a 189 square foot addition to the existing single-family residence, which will (i) expand the one-car garage into a two-car garage; and(ii) create an open floor plan and reconfigure the interior of the residence to allow for the garage expansion. This increase in garage space will be accompanied by an increase in both the width of the existing driveway and the existing driveway approach. The proposed project will result in 2,100 square feet of living space and 400 square feet of attached garage space; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-second day of March 2022, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on March 10, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

<u>SECTION 2</u>. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Low Density and the proposed development is compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed 189 square foot addition to expand an existing 193 square foot attached one-car garage into an attached two-car garage and associated interior remodel of the existing 2,160 square foot single-family residence on a 40-foot-wide lot will result in 2,100 square feet of living space and 400 square feet of enclosed garage space. The project is compatible with the surrounding residential area in that it is in keeping with other

EXHIBIT NO. 1

single-family residences in the vicinity using similar materials, massing, articulation and fenestration.

- c) The proposed project adequately accommodates safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from 218th Place. There is a proposed increase in both the width of the existing driveway and the existing driveway approach.
- d) No signage is proposed for the project.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.

<u>SECTION 3</u>. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3- New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

<u>SECTION 4</u>. Design Overlay Review No. 1889-22 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

<u>SECTION 5</u>. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1889-22, subject to the Conditions of Approval contained in Exhibit "B" and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

<u>SECTION 7</u>. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and **ADOPTED** this 22nd of March 2022.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WESTERLY 40 FEET OF THE EASTERLY 200 FEET OF THAT PORTION OF LOT 43 OF TRACT 2982, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN <u>BOOK 35, PAGE 31</u> OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT WITH THE WESTERLY LINE OF THE EASTERLY 1 ACRE OF THE SOUTH 3 ACRES OF SAID LOT, SAID WESTERLY LINE OF SAID EASTERLY 1 ACRE BEING PARALLEL WITH THE EAST LINE OF SAID LOT, THENCE NORTHERLY ALONG SAID WESTERLY LINE 150.75 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERLY 3 ACRES OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 240 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 150.75 FEET, MORE OR LESS, TO SAID SOUTHERLY LINE OF SAID LOT 43; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 240 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR PRIVATE ROADWAY AND PUBLIC UTILITY PURPOSES, TO BE USE IN COMMON WITH OTHERS OVER THE NORTH 20 FEET OF THAT PORTION OF THE SOUTH 3 ACRES OF LOT 43, LYING WEST OF THE WEST LINE OF SAID EAST 1 ACRE BEING PARALLEL WITH THE EAST LINE OF SAID LOT 43, OF TRACT 2982, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7335-002-016

72G28 CLTA Guarantee Form No. 28 (06-05-14) Condition of Title Guarantee

Page 5

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

EXHIBIT NO. 1A

CITY OF CARSON

COMMUNITY DEVELOPMENT

PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1889-22 – 140 E. 218TH PLACE

GENERAL CONDITIONS

- 1. Site Plan and Design Overlay Review No. 1889-22 is for the construction of a 189 square foot addition to expand an existing 193 square foot one-car garage into a 400 square foot two-car garage attached to an existing single-family residence on a 40-foot-wide lot. Also included in the project is the interior remodel of the existing 2,160 square foot single-family residence. To reconfigure the garage and single-family residence layout, there will be conversions of livable area to garage space and vice versa. The resulting single-family residence will be 2,100 square feet.
- 2. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
- 3. If building permits for Design Overlay Review No. 1889-22 are not issued within two years of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
- 4. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
- 5. The applicant shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
- 6. The applicant shall comply with all city, county, state, and federal regulations applicable to this project.
- 7. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.

EXHIBIT NO. 1B

- 8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
- 9. It is further made a condition of this approval that if any condition is violated or if any applicable law is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
- 10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
- 11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
- 12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
- 13. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in

the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

- 14. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
- 15. Prior to Issuance of Building and Safety plan check submittal, the specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

16. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner (including any successors-in-interest).

LIGHTING

- 17. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
- 18. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

- 19. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
- 20. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and onehalf inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

<u>TRASH</u>

21. Trash collection shall comply with the requirements of the City's trash collection company.

BUILDING AND SAFETY DIVISION

22. Submit development plans for plan check review and approval.

23. Obtain all appropriate building permits and an approved final inspection for the proposed project.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

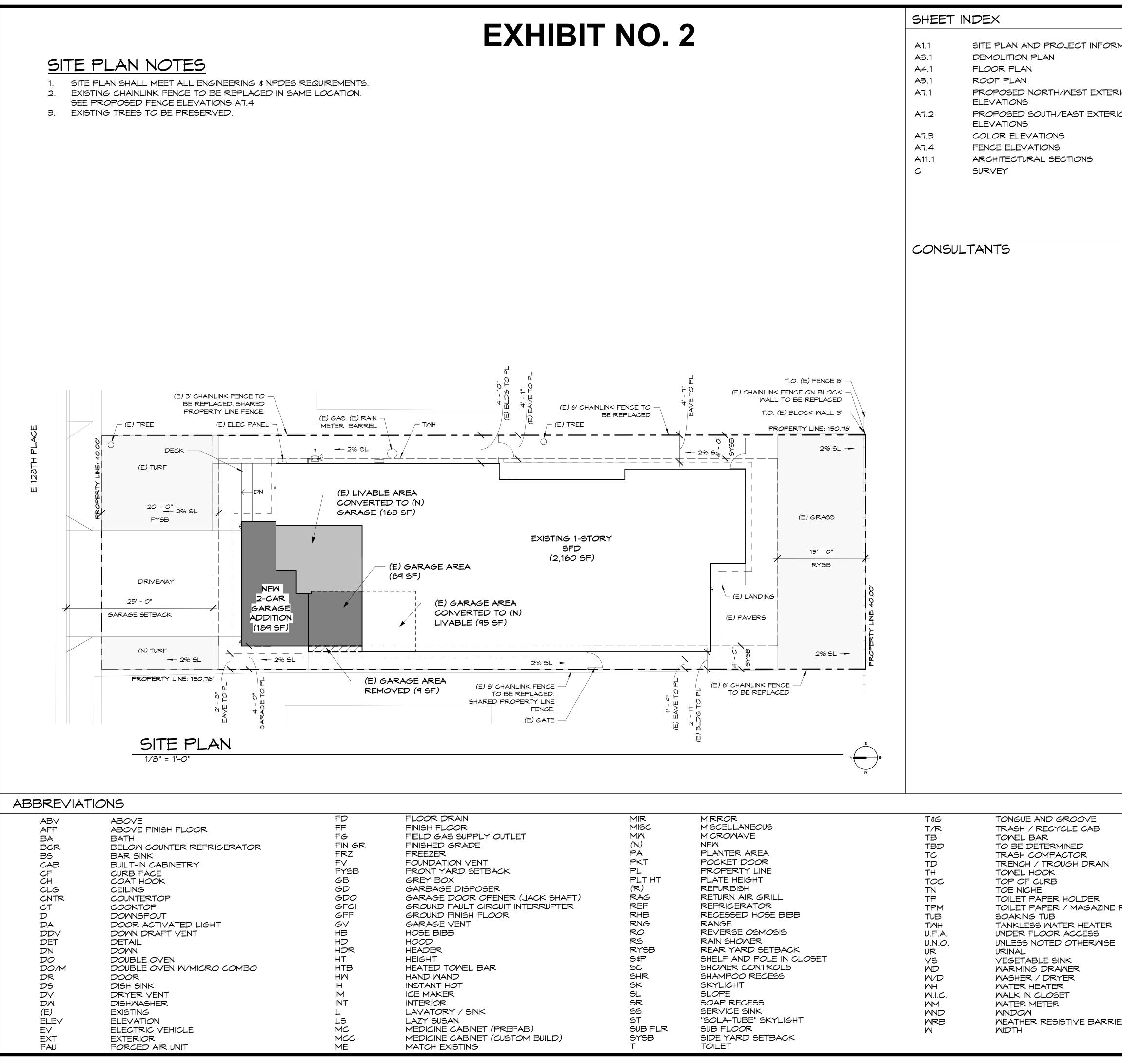
- 24. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- 25. A construction permit is required for any work to be done in the public right-of-way.
- 26. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
- 27. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

FIRE DEPARTMENT

28. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

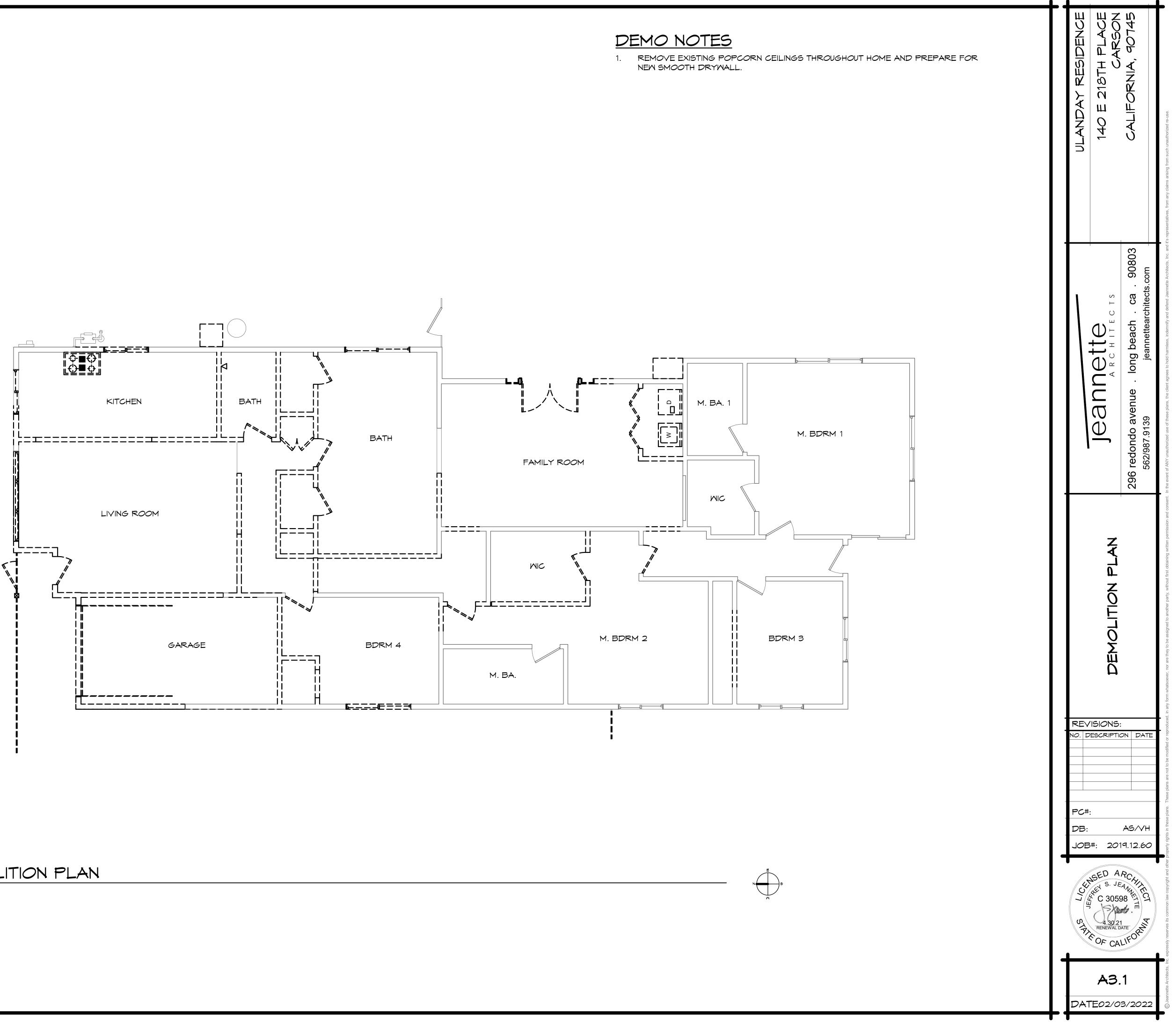
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

29. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

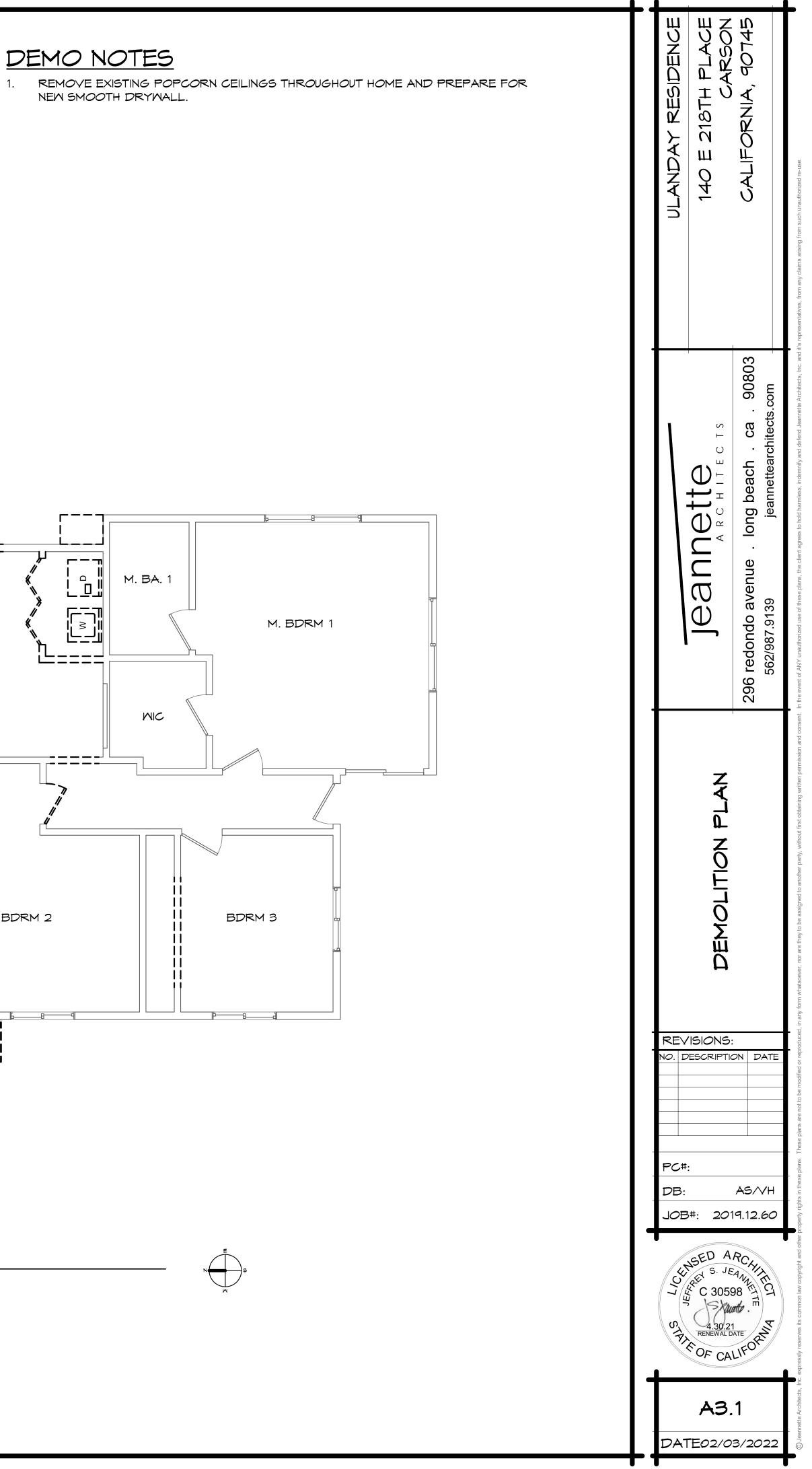


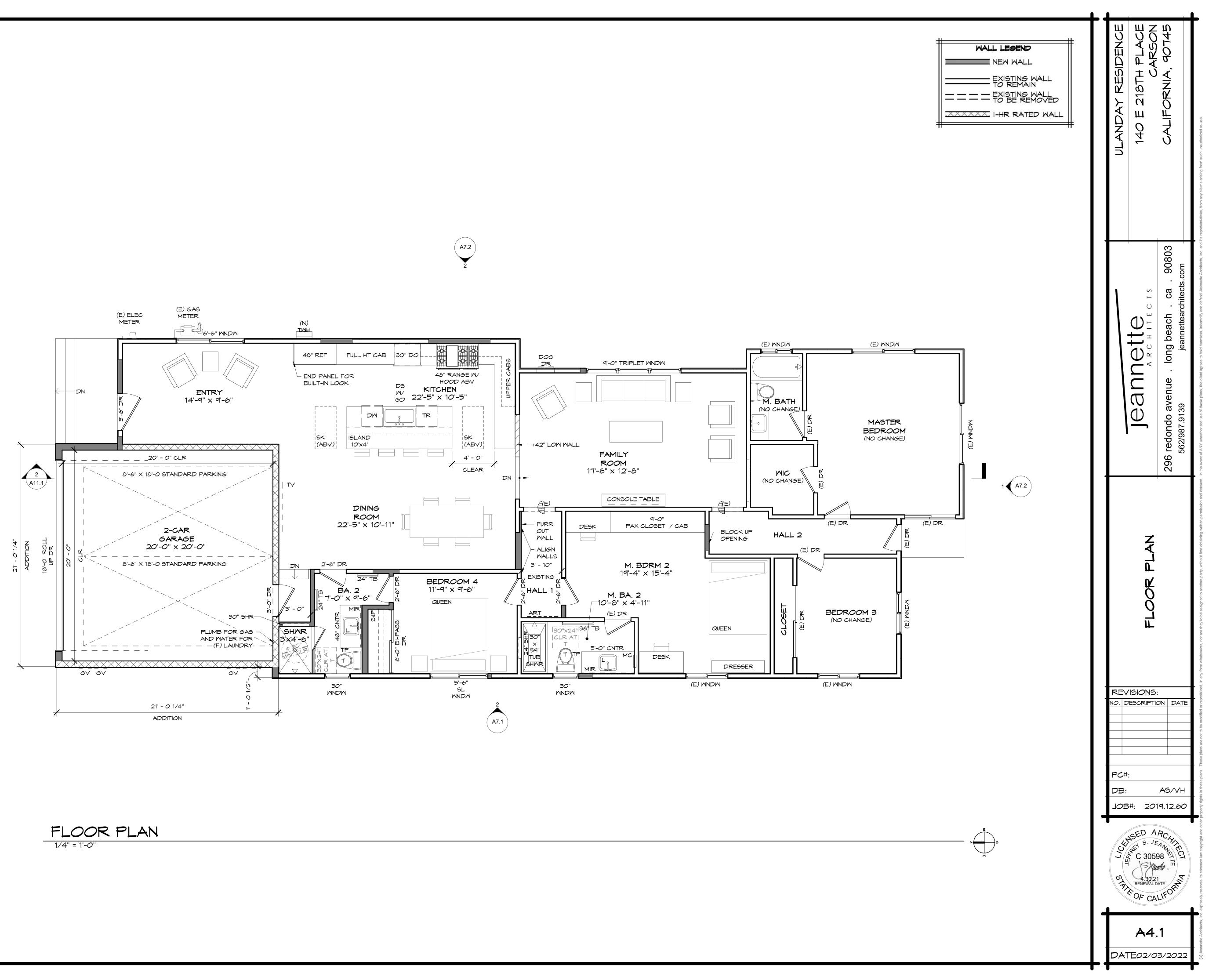
	PLT HT	PLATE HEIGHT	TOC	TOP OF CURB
	(R)	REFURBISH	TN	TOE NICHE
JACK SHAFT)	RAG	RETURN AIR GRILL	TP	TOILET PAPER HOLDER
TERRUPTER	REF	REFRIGERATOR	TPM	TOILET PAPER / MAGAZINE
	RHB	RECESSED HOSE BIBB	TUB	SOAKING TUB
	RNG	RANGE	TNH	TANKLESS WATER HEATER
	RO	REVERSE OSMOSIS	U.F.A.	UNDER FLOOR ACCESS
	RS	RAIN SHOWER	U.N.O.	UNLESS NOTED OTHERWISE
	RYSB	REAR YARD SETBACK	UR	URINAL
	S&P	SHELF AND POLE IN CLOSET	VS	VEGETABLE SINK
	SC	SHOWER CONTROLS	ND	WARMING DRAWER
	SHR	SHAMPOO RECESS	W/D	WASHER / DRYER
	SK	SKYLIGHT	NH	WATER HEATER
	SL	SLOPE	W.I.C.	WALK IN CLOSET
	SR	SOAP RECESS	MM	WATER METER
	55	SERVICE SINK	MND	WINDOW
	ST	"SOLA-TUBE" SKYLIGHT	WRB	WEATHER RESISTIVE BARRI
B)	SUB FLR	SUB FLOOR	M	MIDTH
M BUILD)	SYSB	SIDE YARD SETBACK		
	T			

MATION IOR OR	LEGAL OWNERLEGAL DATAFEDERICO & GRACE ULANDAY 140 E 218TH PLACE CARSON, CA, 90745CITY: CARSON COUNTY: LOS ANGELES APN: T335-002-016DESIGN DATACODE: 2019 CRC, 2019 CEC, 2019 CPC, 2019 CMC, 2019 CA ENERGY CODE, 2019 CALGREEN, CARSON CITY ORDINANCESETBACKS: 	ULANDAY RESIDENCE 140 E 218TH PLACE CARSON CALIFORNIA, 90745
	SQUARE FOOTAGE CALCULATIONS EXISTING SQUARE FOOTAGE LIVABLE: 2,160 SF GARAGE 190 SF TOTAL STRUCTURAL: 2,350 SF AREA OF REMODEL LIVABLE: 1,387 SF GARAGE 190 SF AREA AF REMOVED GARAGE: 101 SF AREA ADDED TO DIVELLING GARAGE: 2,100 SF GARAGE: 2,100 SF GARAGE LIVABLE: 2,100 SF GARAGE MAXIMUM LOT COVERAGE: N/A N/A MAXIMUM LOT COVERAGE: N/A (N/A ALLONED) MAXIMUM LOT COVERAGE: N/A MAXIMUM LOT COVERAGE: N/A (N/A ALLONED) 600 SF (> 50% (300 SF) AT THE REAR REAURED) FRONT YARD LANDSCAPING 431 SF REAR YARD LANDSCAPING 533 SF <	OK OK OK SITE PLAN AND JEAN AND SITE PLAN AND JEAN AND PROJECT INFORMATION 296 redondo avenue . long beach . ca . 90803 562/987.9139 jeannettearchitects.com
RACK		PC#: DB: AS/VH JOB#: 2019.12.60

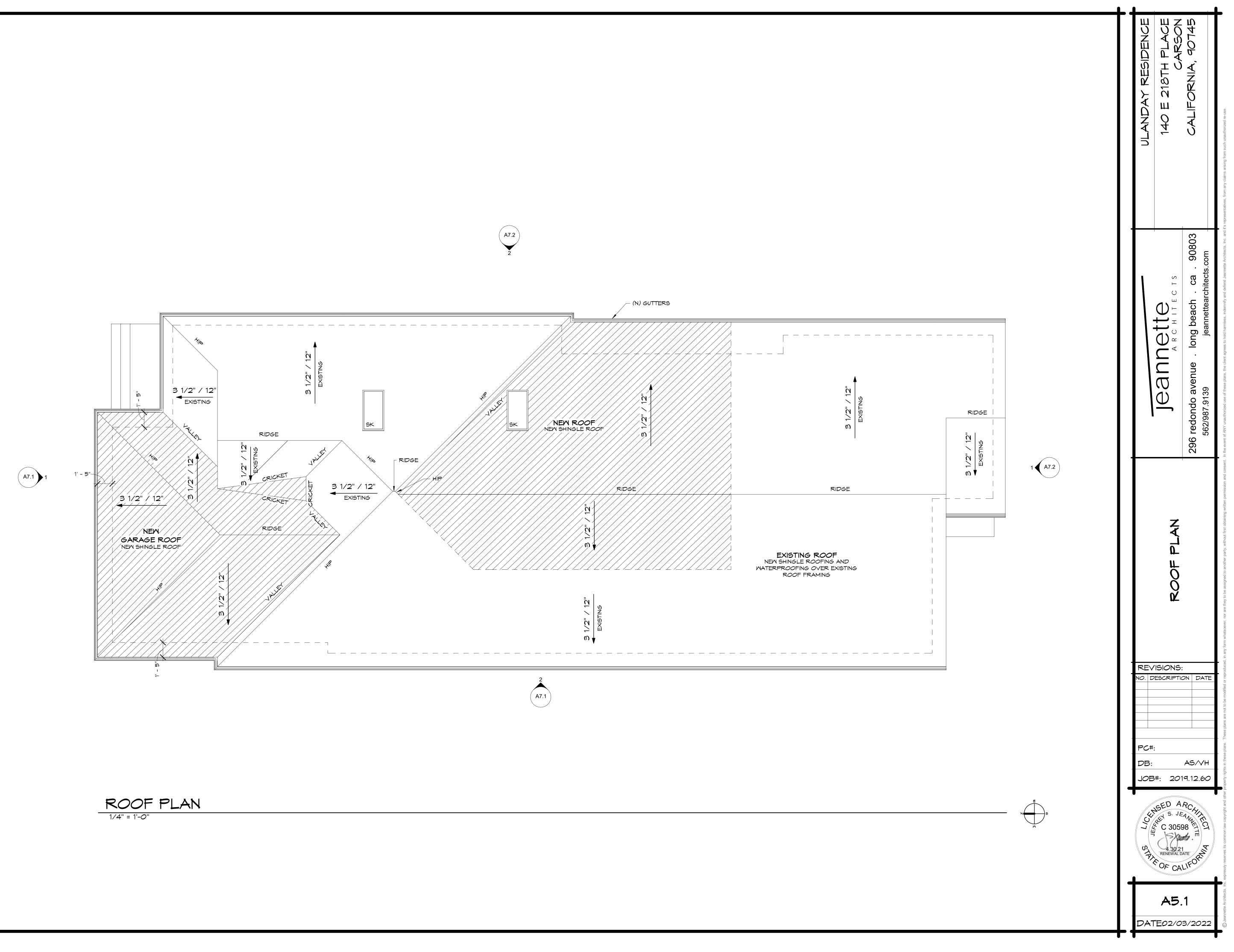


DEMOLITION PLAN





A7.1 1



EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTEES.

EXISTING STUCCO: SHALL RECIEVE NEW SMOOTH STUCCO TOP COAT. COLOR BY OWNER; BENJAMIN MOORE SMOKE GRAY 2120-40.

<u>NEW STUCCO</u>: SHALL HAVE SMOOTH FINISH. COLOR BY OWNER; BENJAMIN MOORE SMOKE GRAY 2120-40.

EXTERIOR TRIM: SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES.

FRONT DOOR: 42"X80" CUSTOM WOOD DUG. FIR. DOOR WITH 5 LITE FROSTED GLASS PANELS, PAINT GRADE, BENAMIN MOORE OLD NAVE/DEEP BLUE 2063-10.

EXTERIOR WINDOWS/DOORS: BLACK, FIBERGLASS, MILGARD ULTRA.

<u>GARAGE DOOR</u>: CLOPAY STEEL WITH GLASS GARAGE DOOR, BLACK TRIM & FRAME W/ FROSTED LITES.

ROOFING: COMP. SHINGLE TO MATCH EXISTING ROOF, SEE ROOF PLAN FOR SPECS

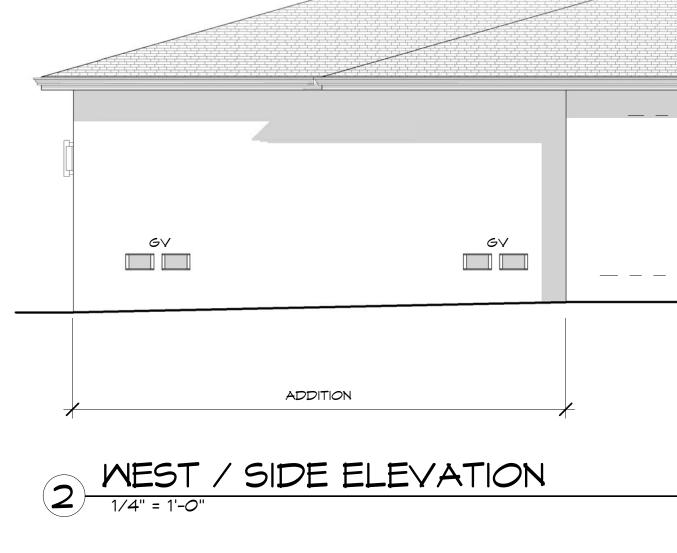
<u>GUTTERS & DOWNSPOUTS</u>: BONDERIZED METAL (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

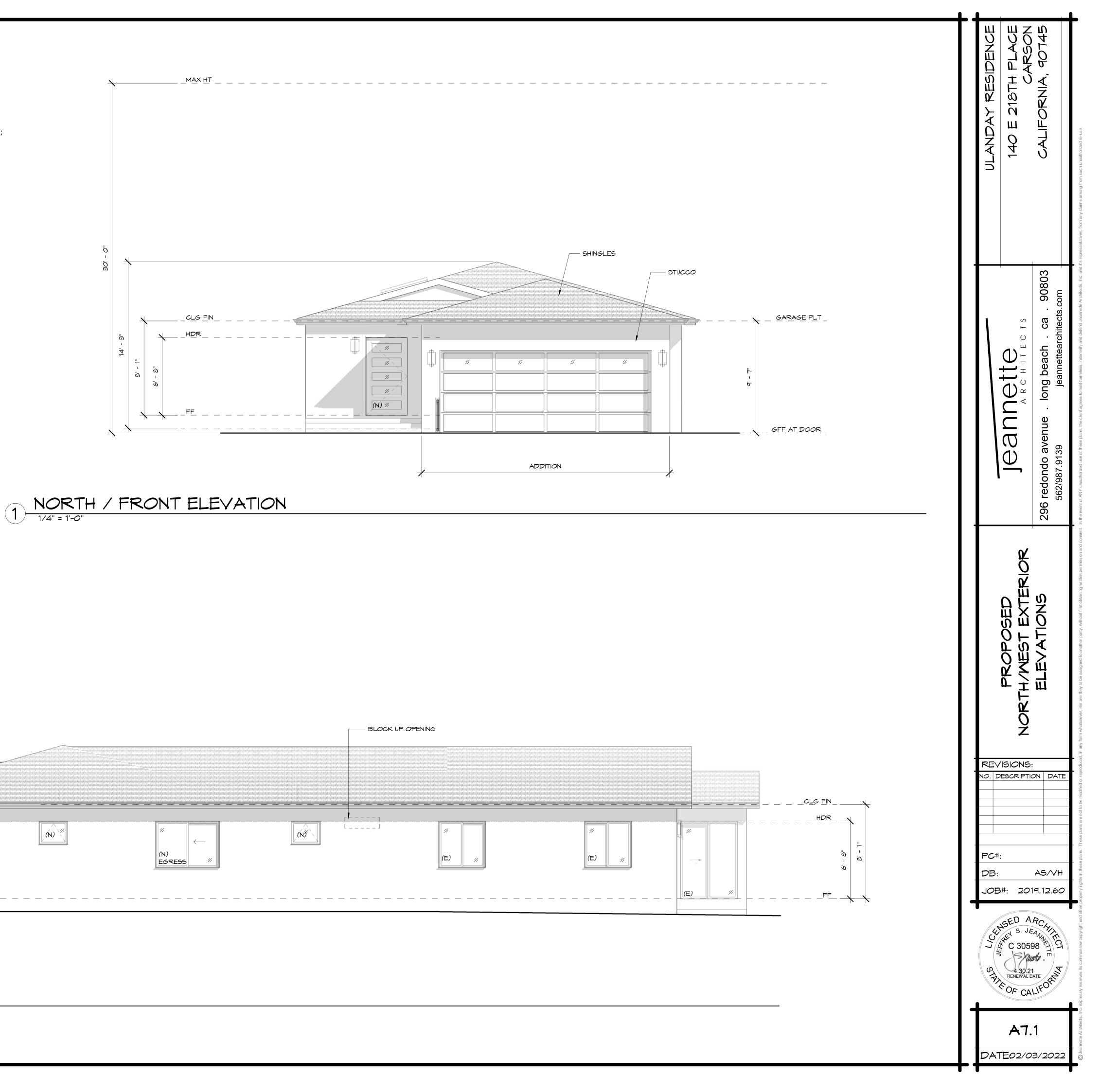
<u>ADDRESS NUMBERS</u>: 6" TALL "DEEP RIBBON" BY WWW.WESTONLETTERS.COM (OR EQUAL) - BLACK ANODIZED COLOR FINISH

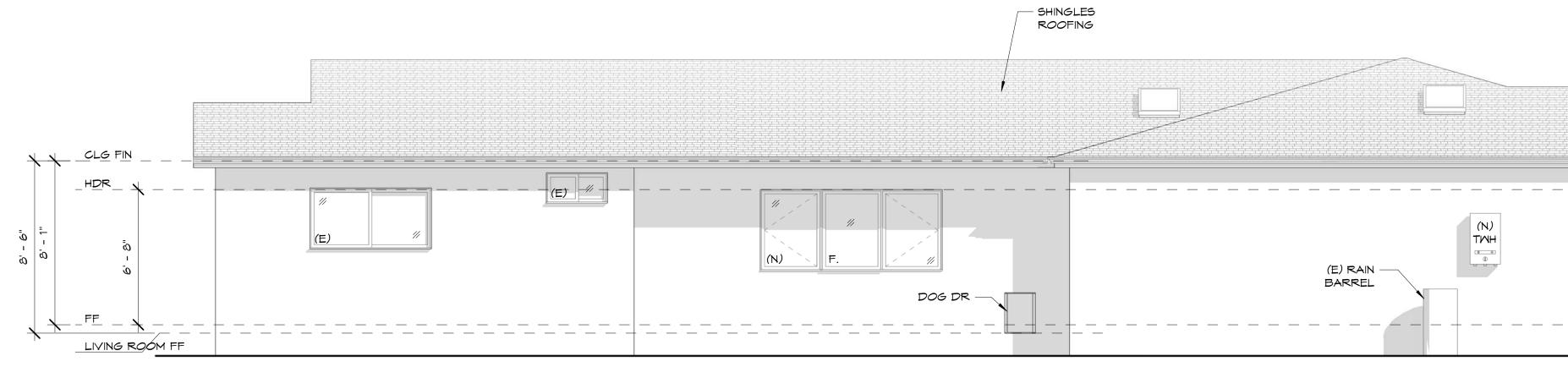
<u>BLOCK PROPERTY WALL:</u> PROPERTY LINE WALLS TO BE 6x8x16 CMU BLOCK. WITH EXPOSED ANGELUS BLOCK WITH COLOR AGGREGATE, COLOR SELECTION BY OWNER/ARCHITECT. MEDIUM /HEAVY FIELD SANDBLAST BLOCK TO EXPOSE AGGREGATE.

GATES / FENCE: HORIZONTAL WOOD GAPPED 1X4 PLANKS, PAINT FINISH; BLACK.

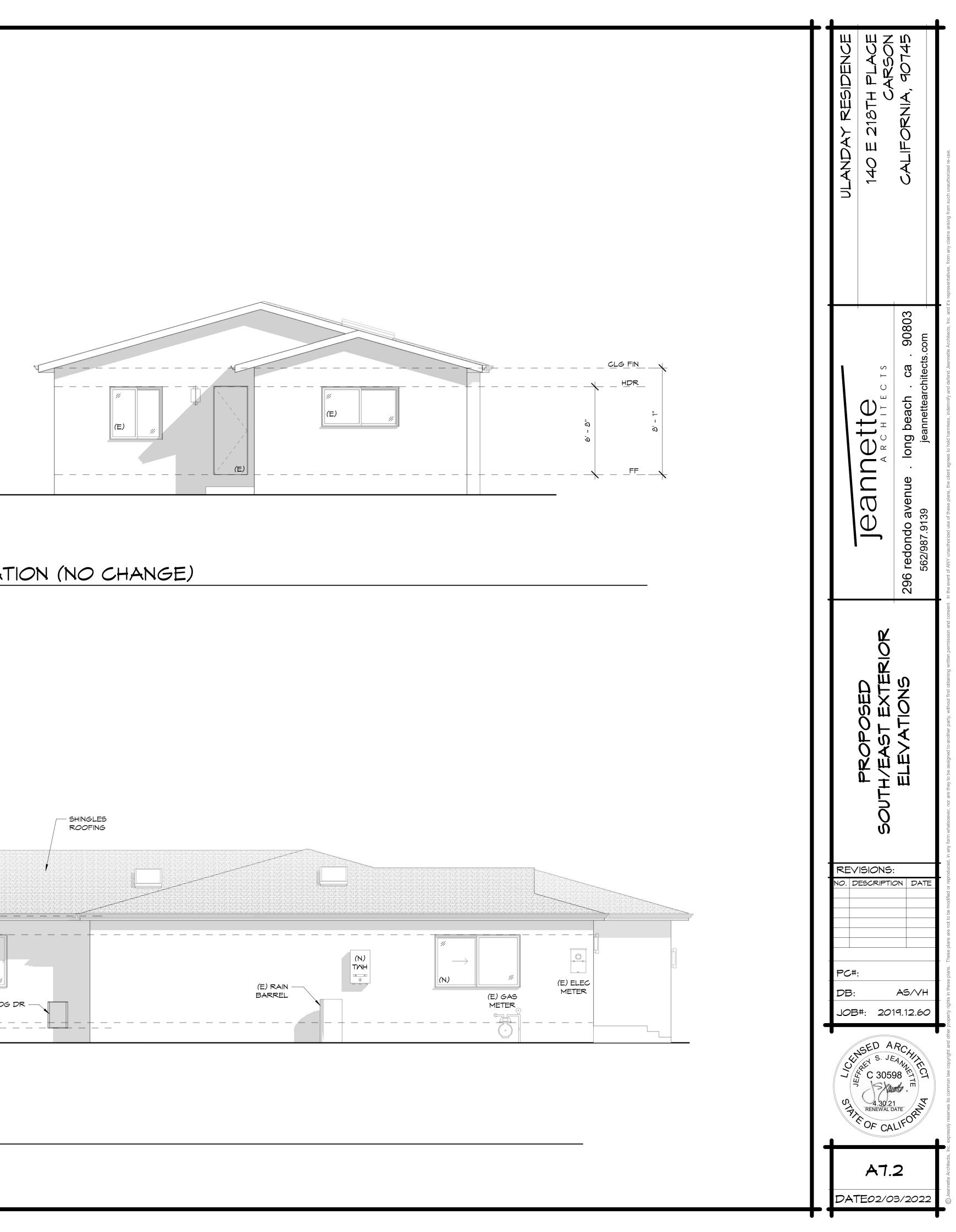
EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTERS, PAINT GRADE; BLACK.





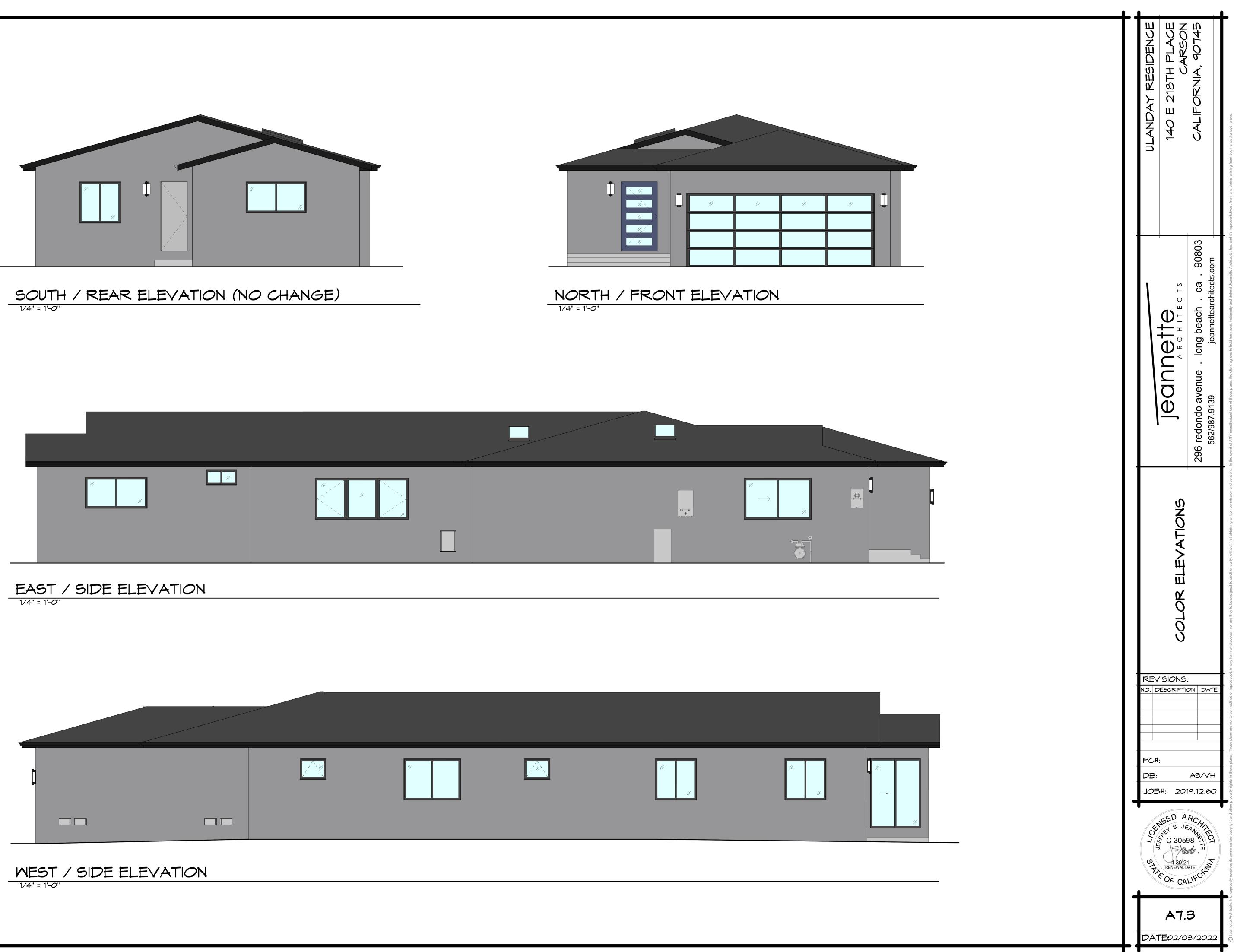




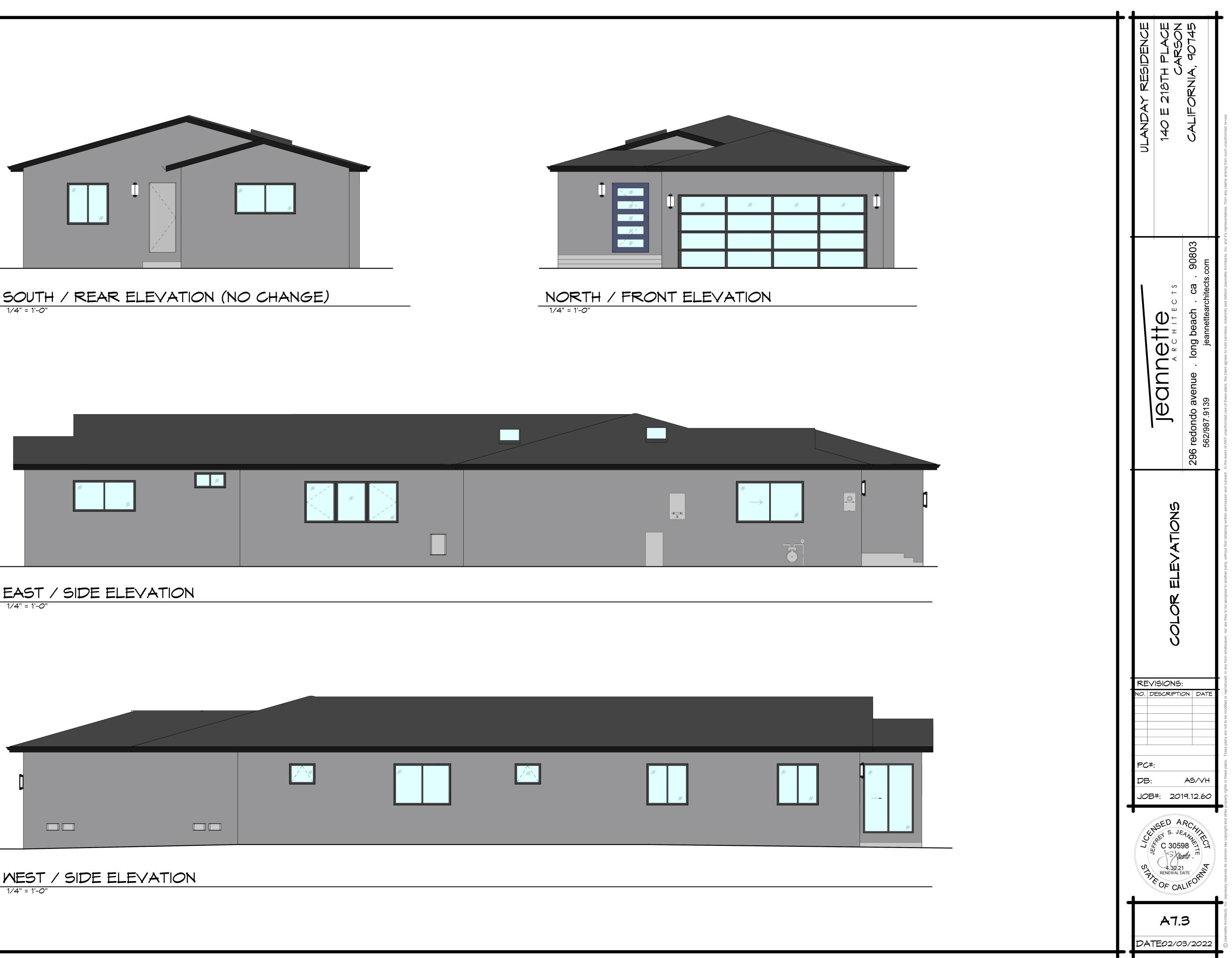






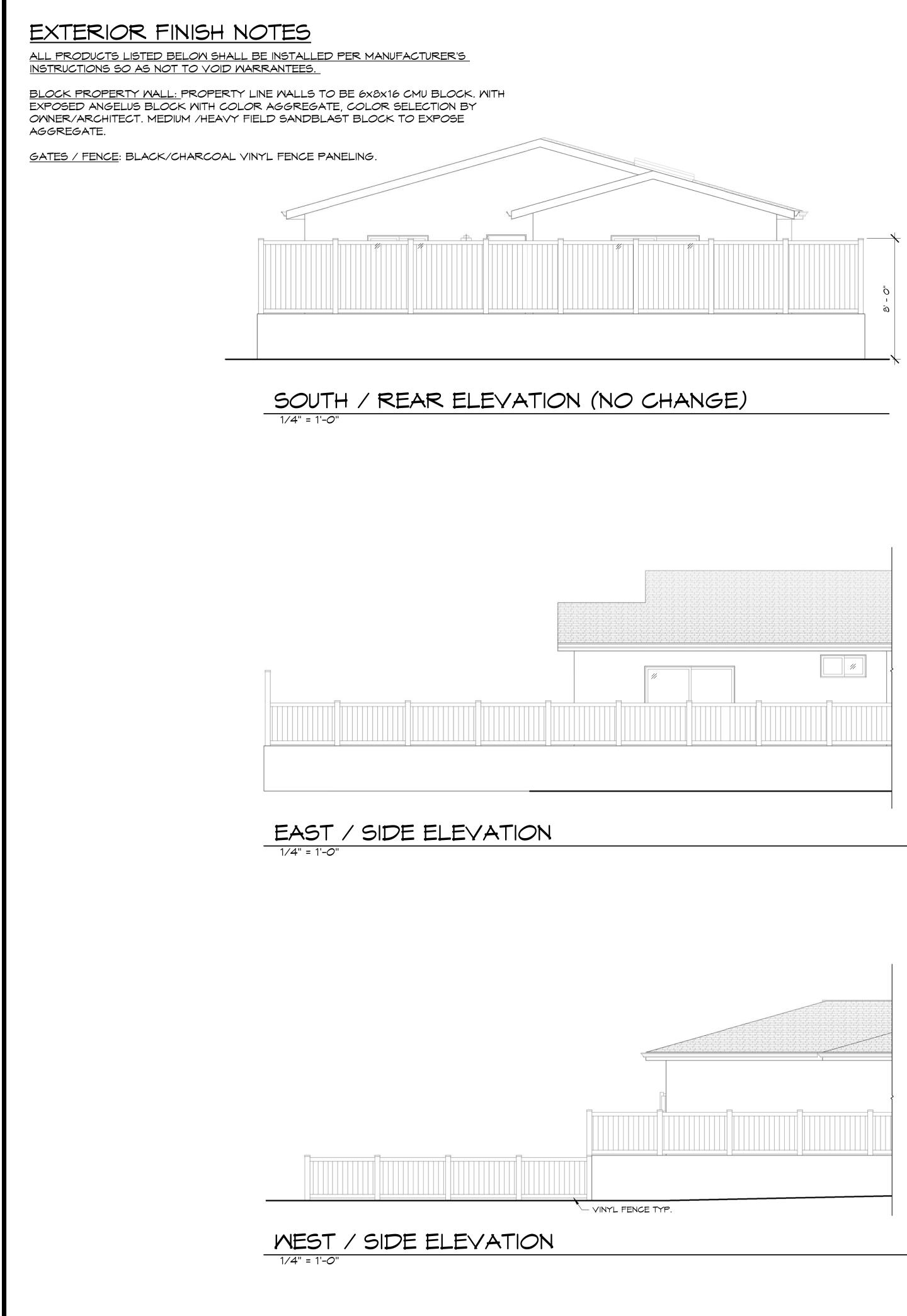


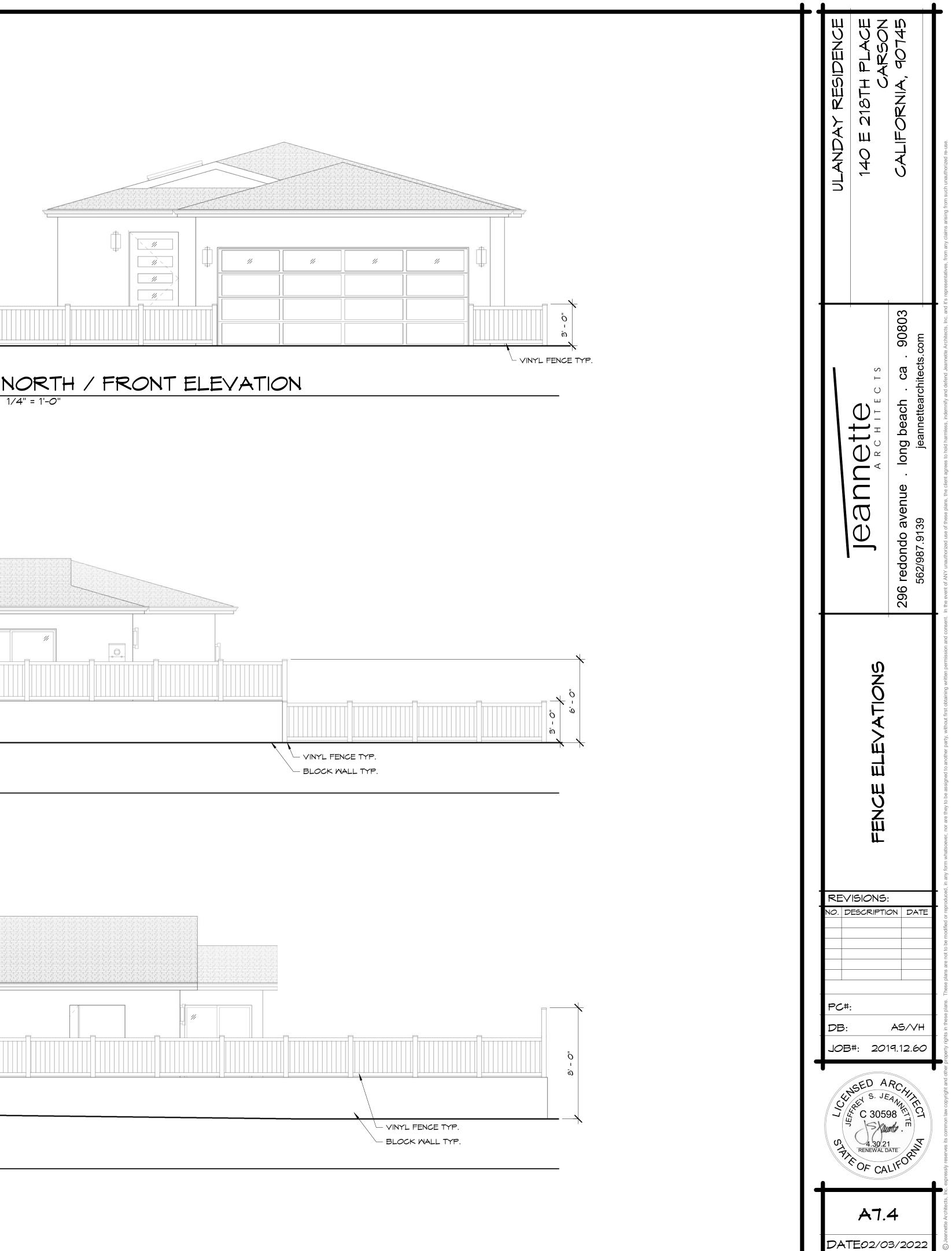




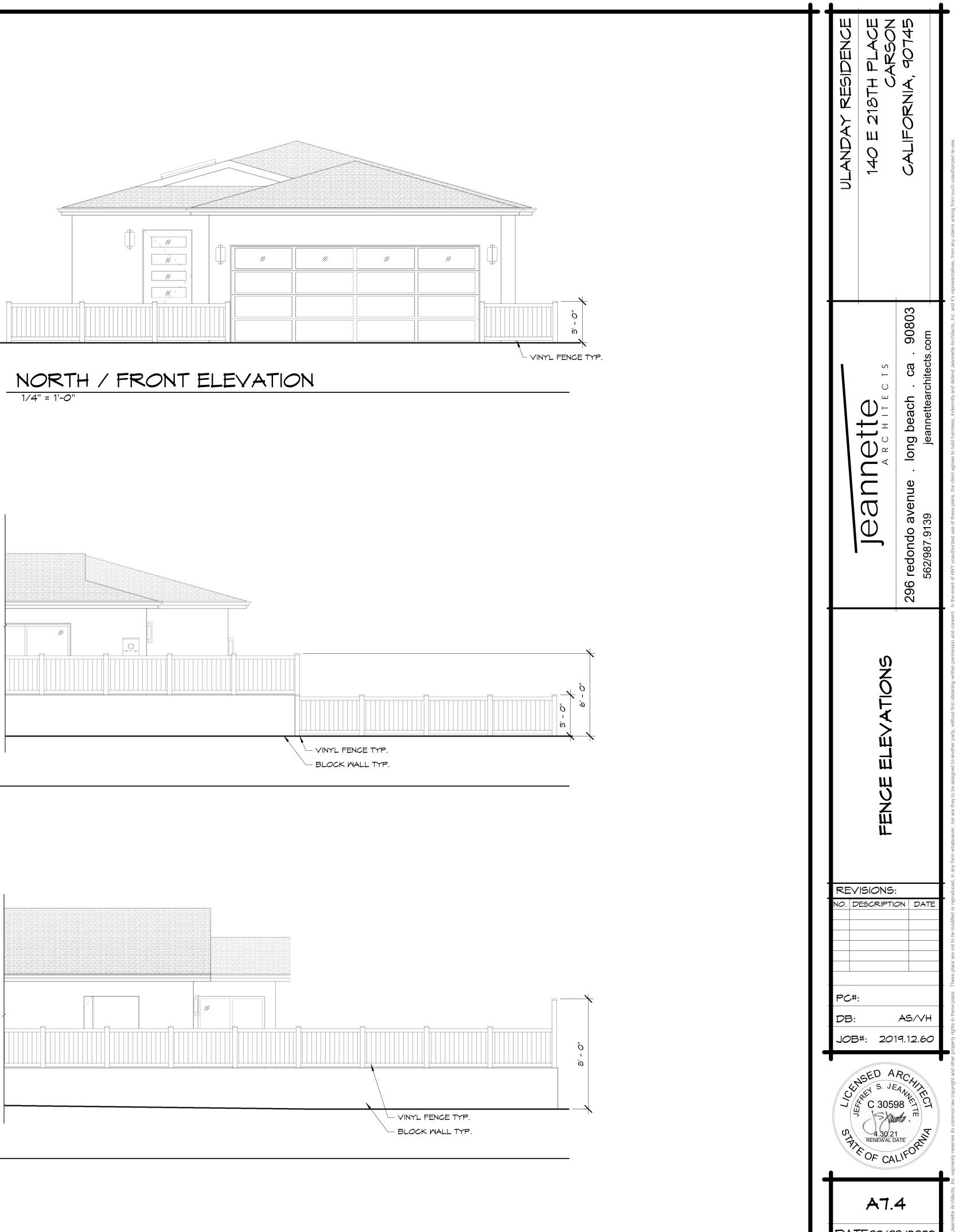


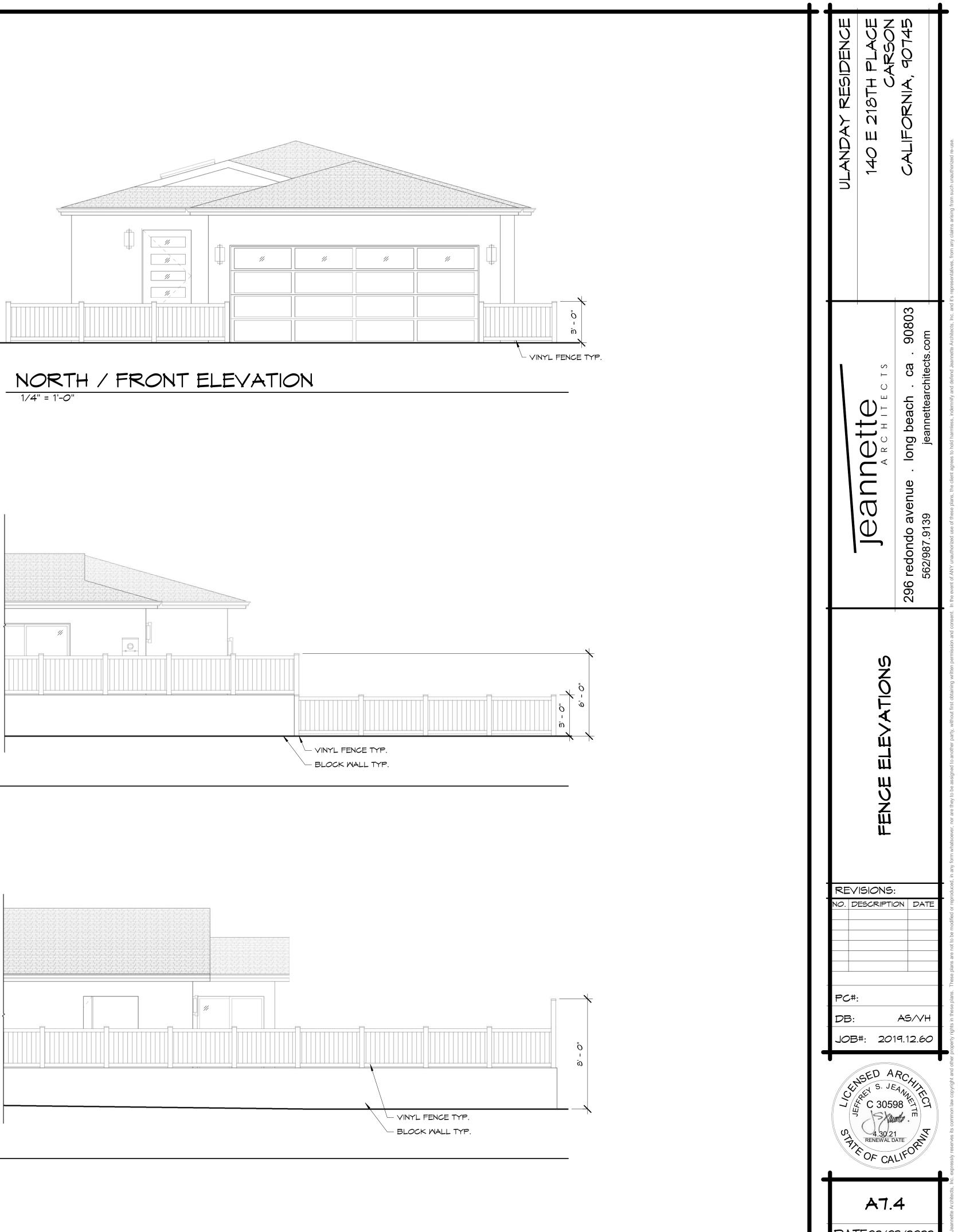












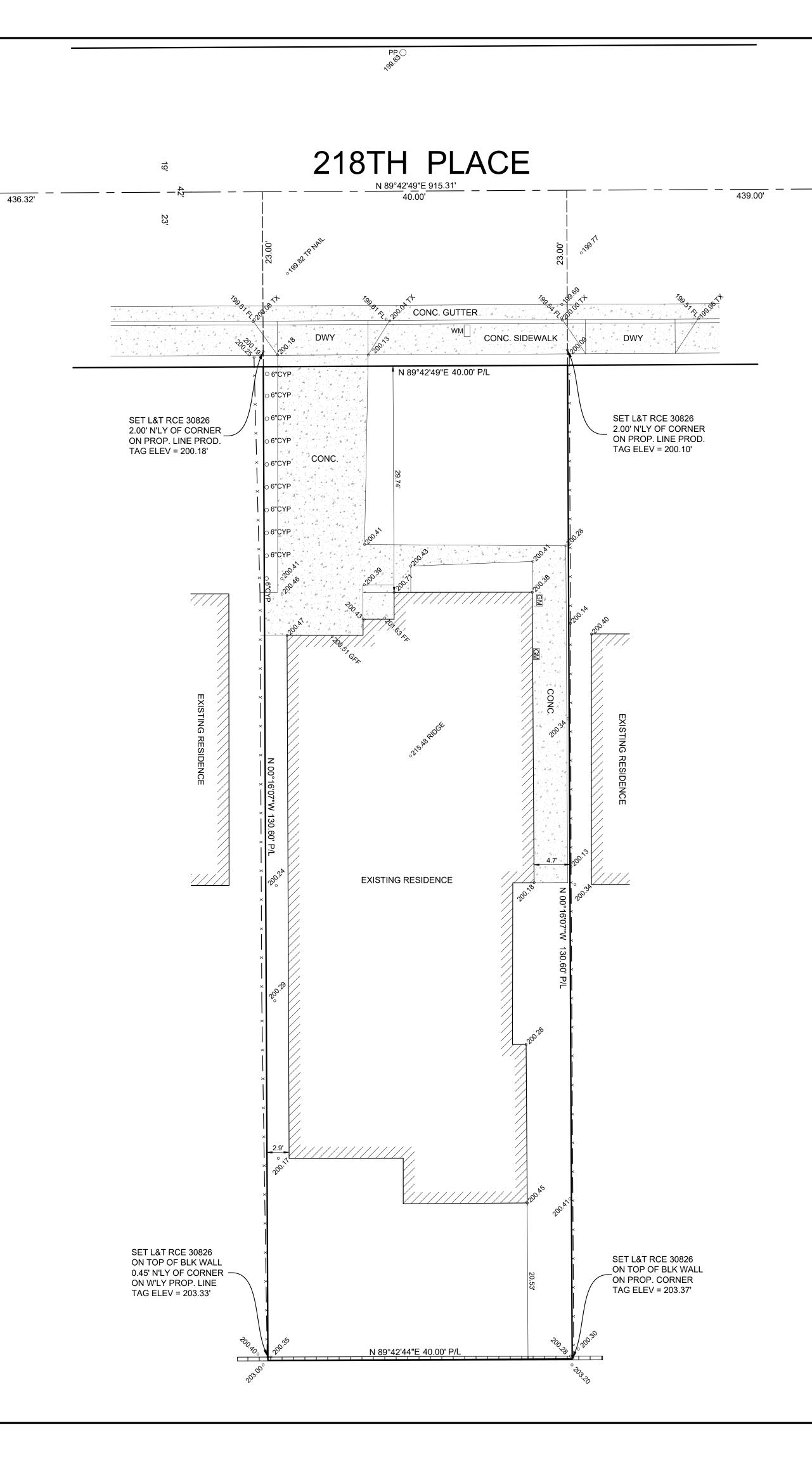




	ULANDAY RESIDENCE 140 E 218TH PLACE CARSON CALIFORNIA, 90745
	Jeannette ULAND Jeannette 140 Jeannete 1803 562/987.9139 jeannettearchitects.com
	ARCHITECTURAL SECTIONS
CLG FIN CLG FIN 	REVISIONS: NO. DESCRIPTION DATE PC#: DB: AS/VH
LIVING ROOM FF	JOB#: 2019.12.60
	A11.1 DATE02/03/2022

A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

-







SURVEY AND TOPOGRAPHY

FOR GRACE & FREDERICO ULANDAY 140 E 218TH PLACE CARSON, CA 90745 PHONE 310-408-1215

JOB ADDRESS 140 E 218TH PLACE

140 E 218TH PLACE CARSON, CA 90745

LEGAL DESCRIPTION PORTION OF LOT 43, TRACT NO. 2982 M.B. 35-31 APN 7335-002-016

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

JANUARY 24, 2020

DRAWN ON

REVISIONS

LEGEND

EXISTING UILDING WOOD DECK CONCRETE • 106.76 EXISTING ELEVATION 100 _ EXISTING CONTOUR BLOCK WALL — X — EXISTING FENCE BCR BEGINNING OF CURB RETURN C/L C.L.F. E'LY CENTERLINE CHAIN-LINK EASTERLY ELECTRIC METER EM FD FOUND FENCE FE FINISH FLOOR FF FIRE HYDRANT FH FLOW LINE FL GARAGE FINISH FLOOR GFF GAS METER GM GUY WIRE GW L&T LEAD AND TAG MANHOLE MH NORTHERLY N'LY PROPERTY CORNER / PROP. CORNER PC PL, P/L PROPERTY LINE / PROP. LINE POWER POLE PP PPT PARAPET S&W SPIKE AND WASHER S'LY SOUTHERLY SPIKE SPK SSCO SANITARY SEWER CLEAN OUT SSMH SANITARY SEWER MANHOLE STK STAKE / STAKE & TAG STREET LIGHT STLT TOP OF CURB тс TOP OF WALL / T.O.W. TW TOP OF DRIVEWAY APRON ТΧ W'LY WESTERLY WM WATER METER NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT

SCALE 1" = 8'

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

> SHEET 1 OF 1 JOB NO. 20-001