



City of Carmel-by-the-Sea  
**COMMUNITY PLANNING AND BUILDING DEPARTMENT**  
**POST OFFICE**  
**DRAWER CC CARMEL-**  
**BY-THE-SEA, CA 93921**  
**(831) 620-2010 OFFICE**

July 10, 2024

Holdren-Lietzke Architecture  
225 Cannery Row Suite A,  
Monterey CA 93940

Via Email and DocuSign: [sonia@hl-arc.com](mailto:sonia@hl-arc.com)

Subject: Approval Letter  
Design Study Application: DS 24073 (Ramos)  
NEC 12<sup>th</sup> Street and San Antonio Street  
APN: 010-279-008

Planning Staff has reviewed and has issued an approval of Design Study DS 24073 (Ramos) subject to the enclosed conditions of approval. This approval is subject to a 10-calendar day appeal period which commences the day that the Notice of Approval (enclosed) is posted on-site; I have posted the Notice on your behalf, today, July 10, 2024.

The Conditions of Approval (enclosed) must be signed and emailed to [kwallace@ci.carmel.ca.us](mailto:kwallace@ci.carmel.ca.us), or signed via DocuSign (sent 07/10/2024). Condition of Approval #1 shall be included in your building permit revision submittal. Your point of contact for a building permit revision will be Sullivan Carey-Lang, [scareylang@cbts.us](mailto:scareylang@cbts.us), (831) 620-2059.

If you have any questions, I can be reached at (831) 620-2032 or the email provided above.

Best,

*Katherine Wallace*

Katherine Wallace  
Associate Planner

CC: Tim and Catherine Ramos, [Catherine.connerramos@gmail.com](mailto:Catherine.connerramos@gmail.com)  
Encl.: Conditions of Approval  
Notice of Approval  
Approved Plans



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 24073

**Owner Name:** RAMOS TIMOTHY A & CATHERINE CONNER TRS

**Case Planner:** Katherine Wallace, Associate Planner

**Date Posted:** 7/10/2024

**Date Approved:** 07/10/2024

**Project Location:** NE corner of 12th and San Antonio

**APN #:** 010279008000      **BLOCK/LOT:** X/ALL LOTS 18 AND 20

**Applicant:** Holdren-Lietzke Architecture

**Project Description:** Authorization. This approval of Design Study 24-073 (Ramos) authorizes a revision to Design Study 22-396 (Ramos) and associated Building Permit 23-414, for an addition of six square feet to an existing single-family residence located at the northeast corner of San Antonio Avenue and 12th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-279-008, as depicted in the plans prepared by Holdren-Lietzke Architecture as approved by City of Carmel-by-the-Sea Planning Division on July 10, 2024.

**Can this project be appealed to the Coastal Commission?** Yes  No

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

<b>CONDITIONS OF APPROVAL</b>	
<b>No.</b>	<b>Standard Conditions</b>
1.	<b>Authorization.</b> This approval of Design Study 24-073 (Ramos) authorizes a revision to Design Study 22-396 (Ramos) and associated Building Permit 23-414, for an addition of six square feet to an existing single-family residence located at the northeast corner of San Antonio Avenue and 12 <sup>th</sup> Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-279-008, as depicted in the plans prepared by Holdren-Lietzke Architecture as approved by City of Carmel-by-the-Sea Planning Division on July 10, 2024.
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
9.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	<b>Exterior Revisions to Planning Approval Form.</b> All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	<b>Conflicts Between Planning Approvals and Construction Plans.</b> It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.  When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project

	incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
16.	<b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
21.	<b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
<b>Special Conditions</b>	
22.	<b>Conditions of Approval.</b> Prior to the issuance of a building permit revision, the Applicant shall print a copy of Condition of Approval #1 to include within the construction plan set submitted to the Building Safety Division.
23.	<b>Prior Conditions of Approval.</b> All conditions of approval of the previous Design Study approval for DS 22396 (Ramos) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

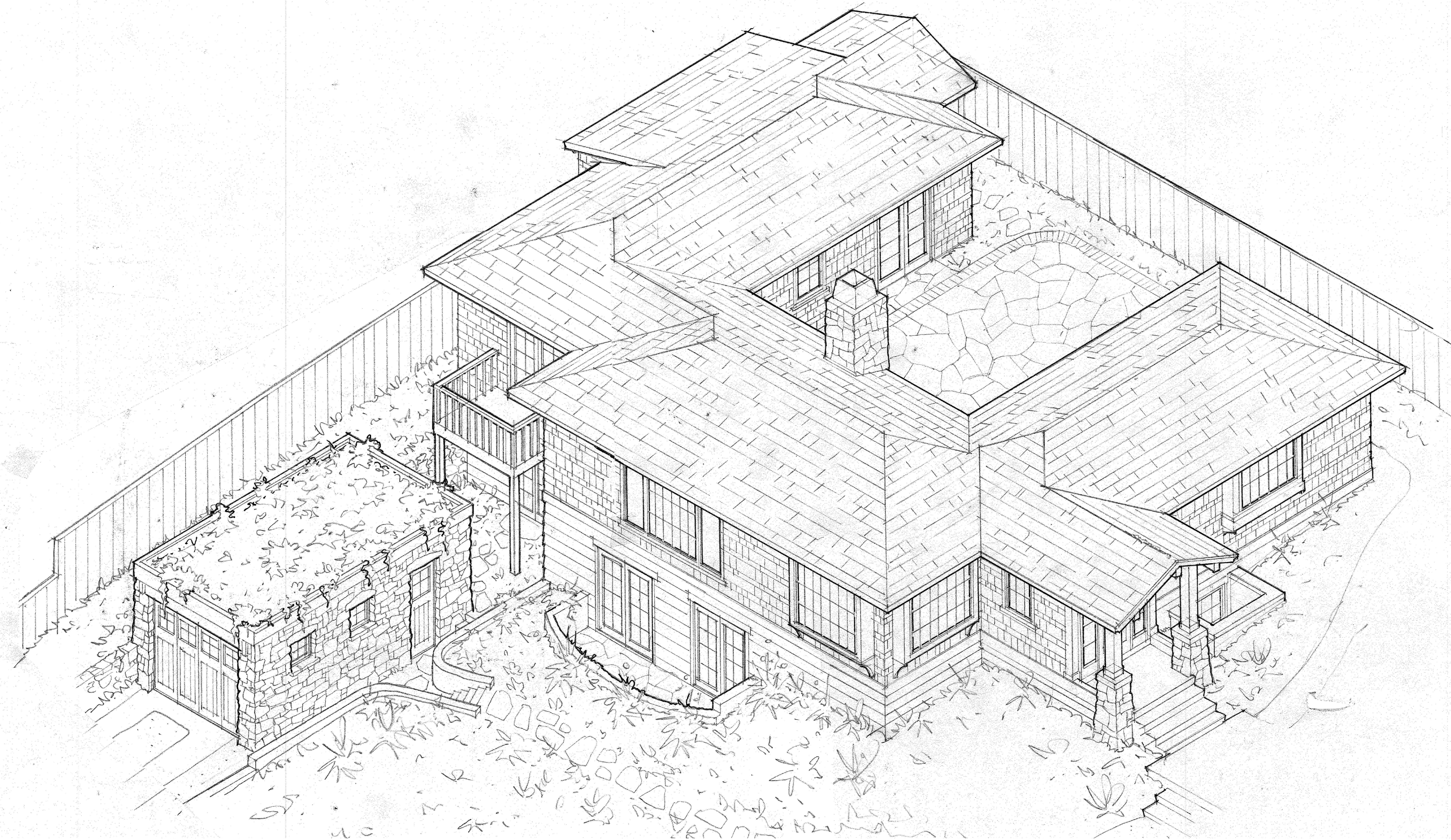
\_\_\_\_\_  
Date

# RAMOS Residence

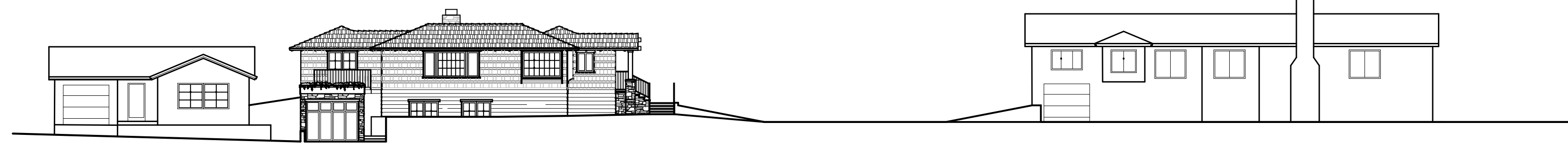
Permit #: DS 24-074 (Ramos)

Date Approved: 07/09/2024

Planner: K. Wallace



3D ELEVATION  
FOR ILLUSTRATION PURPOSES ONLY



STREET PROFILE

### PROJECT DATA

#### FLOOR AREA CALCULATIONS:

MAIN FLOOR AREA	
(E) FLOOR AREA	1441
(N) FLOOR AREA ADDITION	144
TOTAL	1585

LOWER FLOOR AREA	
(E) LOWER FLOOR	694
(N) ADDITION	398
(N) GARAGE	253
TOTAL	1345

TOTAL FLOOR AREA :	
MAIN FLOOR	= 1585 S.F.
LOWER FLOOR / GARAGE	= 1345 S.F.
TOTAL	= 2,930 S.F.
MAX. ALLOWED	= 2,960 S.F.

#### SITE COVERAGE CALCULATIONS:

EXISTING SITE COVERAGE	
WALKWAYS	1125
DRIVEWAY	756
TOTAL	1881

PROPOSED SITE COVERAGE	IMPERMEABLE	SEMI-PERMEABLE
WINDOW WELL #1		20
FRONT PATHWAY AND STEPS	106	107
(E) REAR PATHWAY TO BE REPLACED WITH PAVERS		87
BACK PATIO	364	
WINDOW WELL #2		80
DRIVEWAY		108
WOOD DECK		82
STEPPING STONES	14	
DRIVEWAY ( MULCH )		
PATHWAY ( MULCH )		
TOTAL IMPERMEABLE	484	484
TOTAL ( IMPERMEABLE + SEMI-PERMEABLE )		968
MAX. ALLOWED W/ BONUS :		= 971 S.F.

#### WALL ANALYSIS:

	EXISTING WALLS	EXISTING WALLS TO BE REMOVED	NEW WALLS TO BE ADDED
MAIN FLOOR	486 L.F.	132 L.F.	157 L.F.
LOWER FLOOR	297 L.F.	74 L.F.	193 L.F.
TOTAL	783 L.F.	206 L.F.	350 L.F.

PERCENTAGE OF WALLS TO BE REMOVED AND ADDED, TO EXISTING WALLS = ( 206 + 350 ) / 783 = 71 %

#### HEIGHT ANALYSIS:

	1ST ( LOWER ) FLOOR		2ND ( MAIN ) FLOOR	
	PLATE HEIGHT	RIDGE HEIGHT	PLATE HEIGHT	RIDGE HEIGHT
EXISTING	7.42'		15.67'	19.25'
PROPOSED	7.42' ( NO CHANGE )		15.67' ( NO CHANGE )	19.25' ( NO CHANGE )
MAX. ALLOWED	12.0'	18.0'	18.0'	24.0'

### SHEET INDEX

- A0.1 COVER SHEET
- 1 OF 2 TOPOGRAPHIC SITE SURVEY
- 2 OF 2 PSA REPORT
- CIVIL:
  - C1 GRADING , DRAINAGE & EROSION CONTROL PLAN
  - C2 GRADING , DRAINAGE & EROSION CONTROL PLAN
  - C3 GRADING , DRAINAGE & EROSION CONTROL PLAN
  - C4 GRADING , DRAINAGE & EROSION CONTROL PLAN
  - C5 GRADING , DRAINAGE & EROSION CONTROL PLAN
- ARCHITECTURAL:
  - A1.0 EXISTING SITE / DEMOLITION PLAN
  - A1.1 PROPOSED SITEPLAN
  - A2.0 EXISTING / DEMOLITION FLOOR PLANS
  - A2.2 PROPOSED FLOOR PLANS
  - A2.3 PROPOSED ROOF PLAN / WINDOW AND DOOR SCHEDULE
  - A3.0 EXISTING ELEVATIONS
  - A3.1 PROPOSED ELEVATIONS
  - A3.2 PROPOSED ELEVATIONS
  - A3.3 PROPOSED ELEVATIONS
  - A3.4 BUILDING SECTIONS
  - A3.5 BUILDING SECTIONS
  - L1.0 LANDSCAPE / EXTERIOR LIGHTING PLAN

#### SCOPE OF WORK:

- CONSTRUCTION OF 231 S.F. DETACHED GARAGE
- ADDITION OF 144 S.F. FLOOR AREA TO MAIN FLOOR , IN-KIND REPLACEMENT OF WOOD SHAKE ROOFING, NEW ENTRY ADDITION WITH WOOD COLUMN AND STONE BASE.
- RELOCATE EXISTING WINDOWS AND NEW WINDOWS AND DOORS TO MATCH EXISTING
- NEW LOWER FINISH FLOOR AND 398 S.F EXPANSION
- ALL NEW EXTERIOR MATERIALS AND FINISH TO MATCH EXISTING.

TREES TO BE REMOVED: NONE

PROJECT ADDRESS: NE CORNER OF 12TH ST. AND SAN ANTONIO AVE. CARMEL-BY-THE-SEA , CA

A.P.N.: 010-279-008

ZONING: R-1

LOT SIZE: 8,000 S.F.

CURRENT USE: RESIDENTIAL

OCCUPANCY GROUP : R-3/U

CONSTRUCTION TYPE: V-B

SPRINKLER: YES

### PROJECT TEAM

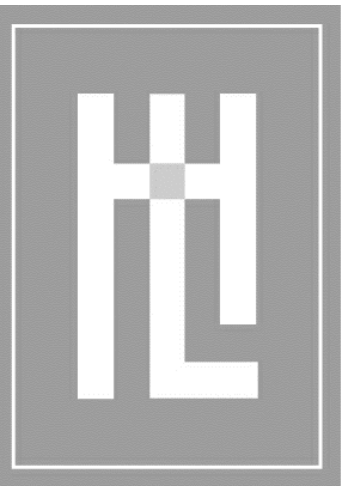
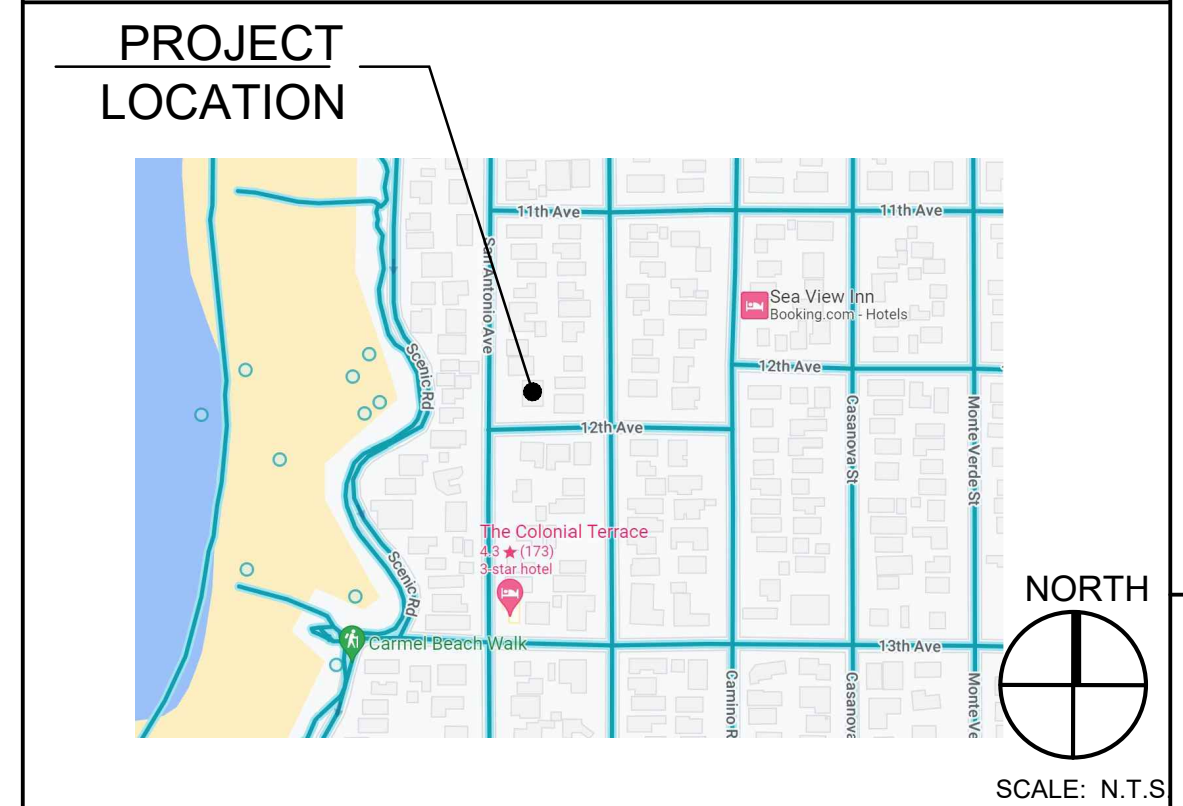
OWNER:  
CATHERINE & TIM RAMOS  
16 DARLENE CT  
ALAMO , CA 94507  
PH: (925) 963-4100

PROJECT ADDRESS:  
NE CORNER OF 12TH STREET AND SAN ANTONIO AVE.  
CARMEL-BY-THE-SEA , CALIFORNIA

ARCHITECT:  
HOLDREN + LIETZKE ARCHITECTURE  
225 CANNERY ROW - A  
MONTEREY, CA 93940  
PH: (831) 649-6001  
CONTACT: CRAIG HOLDREN

SURVEYOR:  
LUCIDO SURVEYORS  
2 SAUCITO AVENUE  
DEL REY OAKS , CA 93940  
PH: 831-620-5032

### VICINITY MAP



HOLDREN+LIETZKE  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE: SEPT. 05, 2023

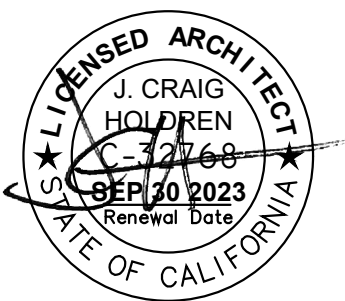
SCALE: N.T.S.

DRAWN: JM

JOB NUMBER: 22.08

REVISION

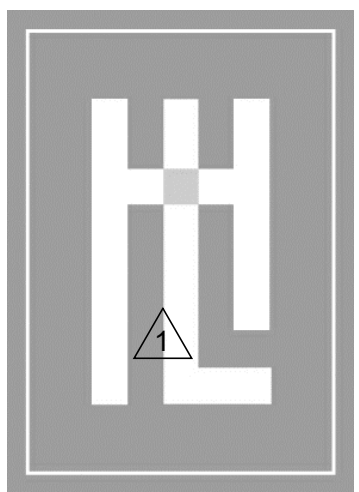
PLAN REVISION  
18-MAR-2024



COVER SHEET

RAMOS RESIDENCE  
NE CORNER OF 12th STREET and SAN ANTONIO  
CARMEL, CA 93923  
A.P.N. 010-279-008

A0.1



**HOLDREN+LIETZKE**  
ARCHITECTURE

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE: SEPT. 05, 2023

SCALE: 1/8" = 1'-0"

DRAWN: JM

JOB NUMBER: 22.08

REVISION

- 1 PLAN CHECK 23-OCT-2023
- 2 PLAN REVISION 18-MAR-2024



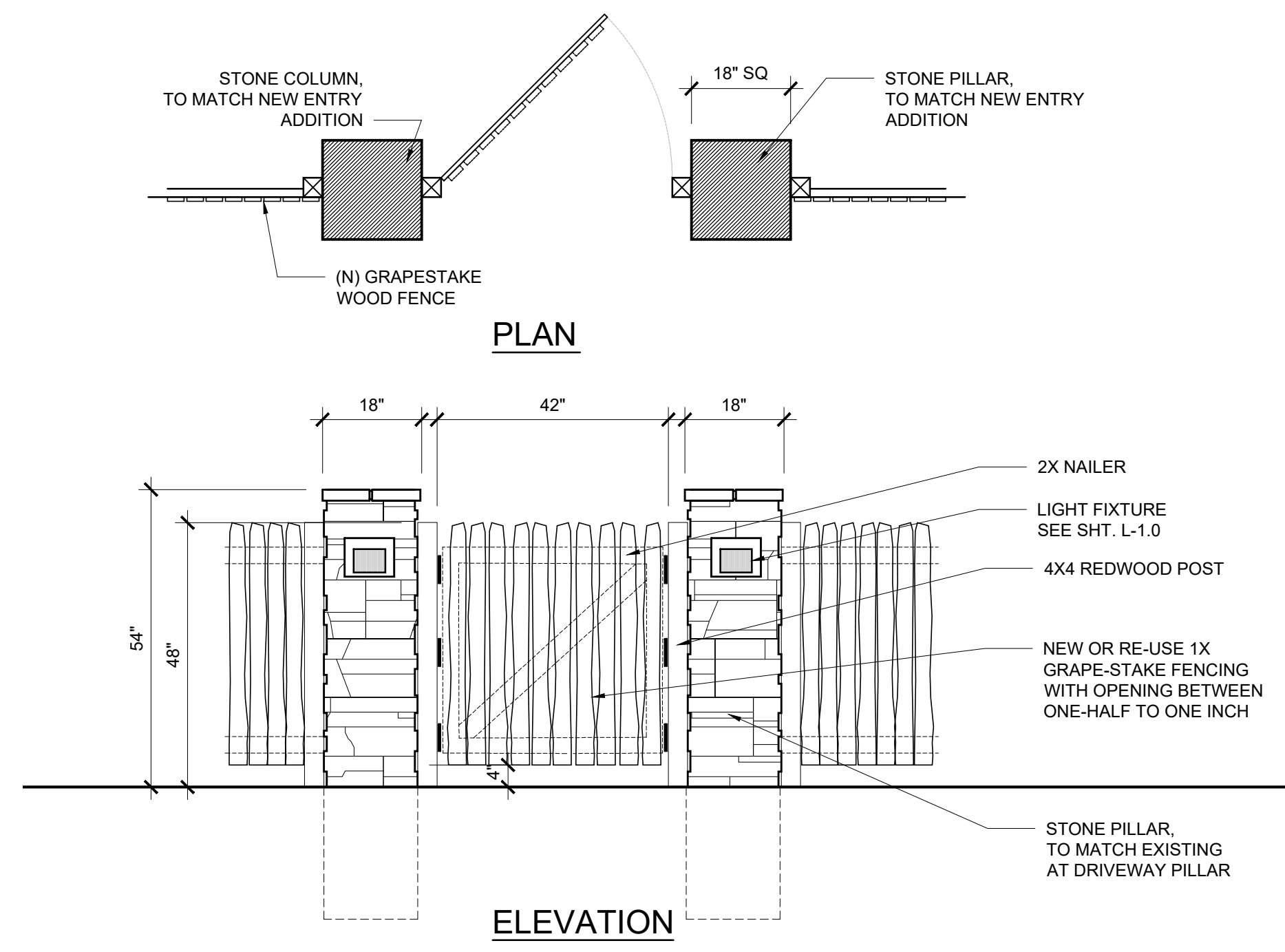
PROPOSED SITEPLAN

**RAMOS RESIDENCE**  
NE CORNER OF 12th STREET and SAN ANTONIO  
CARMEL, CA 93923  
A.P.N. 010-279-008

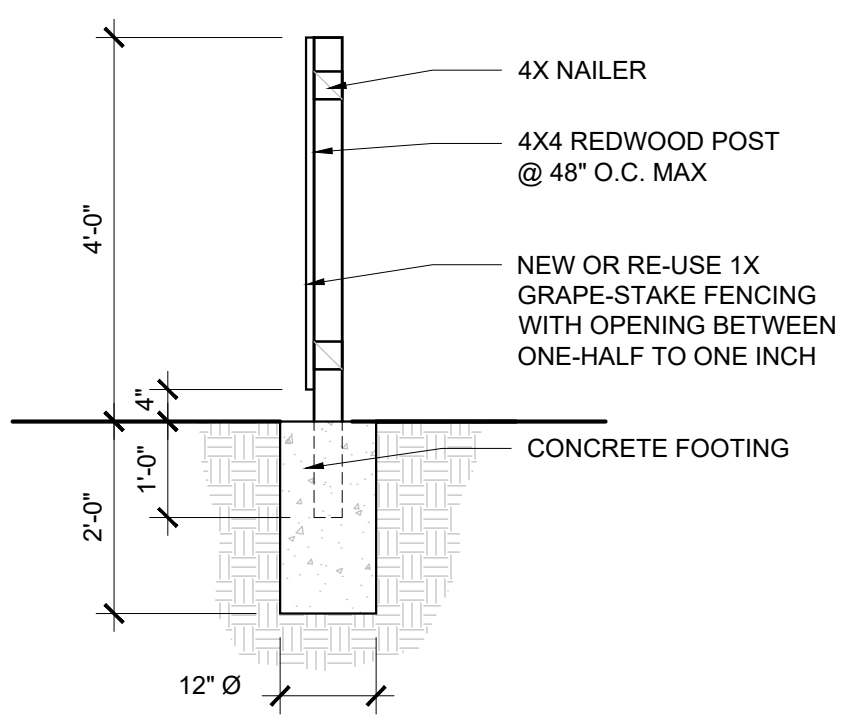
**A1.1**

**NOTE:**  
NEW DETACHED GARAGE IS ON SEPARATE PERMIT APPLICATION # 23-432

RESIDENCE REMODEL AND ADDITION IS ON PERMIT APPLICATION #23-414



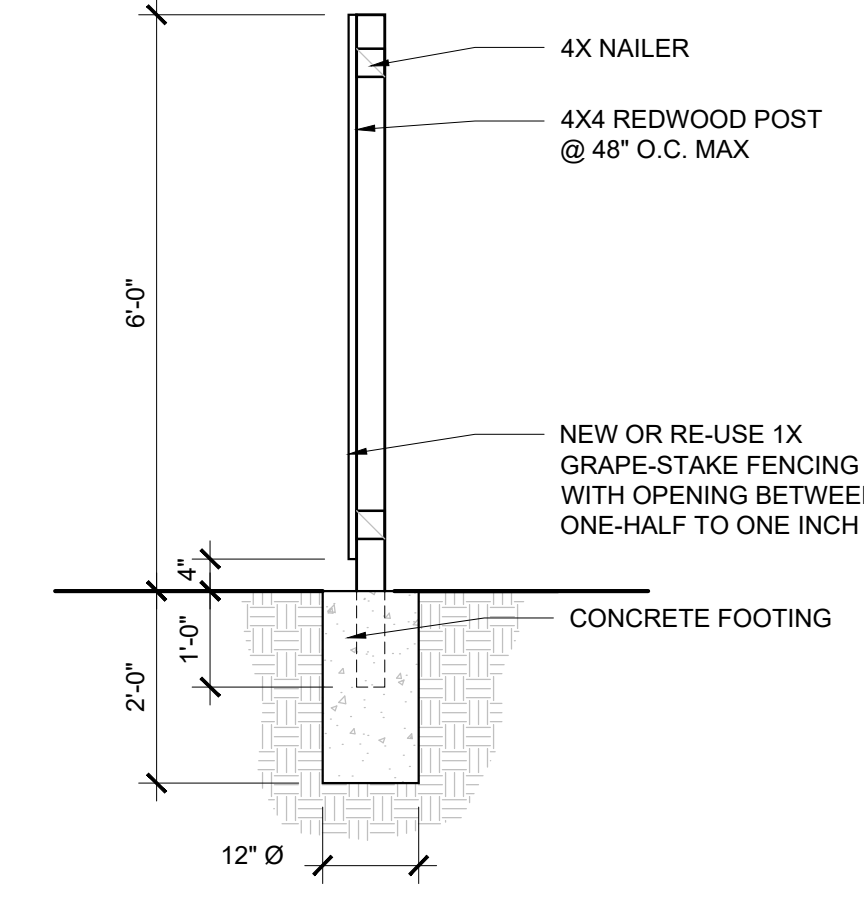
**1 NEW STONE PILLAR / WOOD GATE**  
SCALE: 1/2" = 1'-0"



**2 4' HIGH WOOD FENCE**  
SCALE: 1/2" = 1'-0"

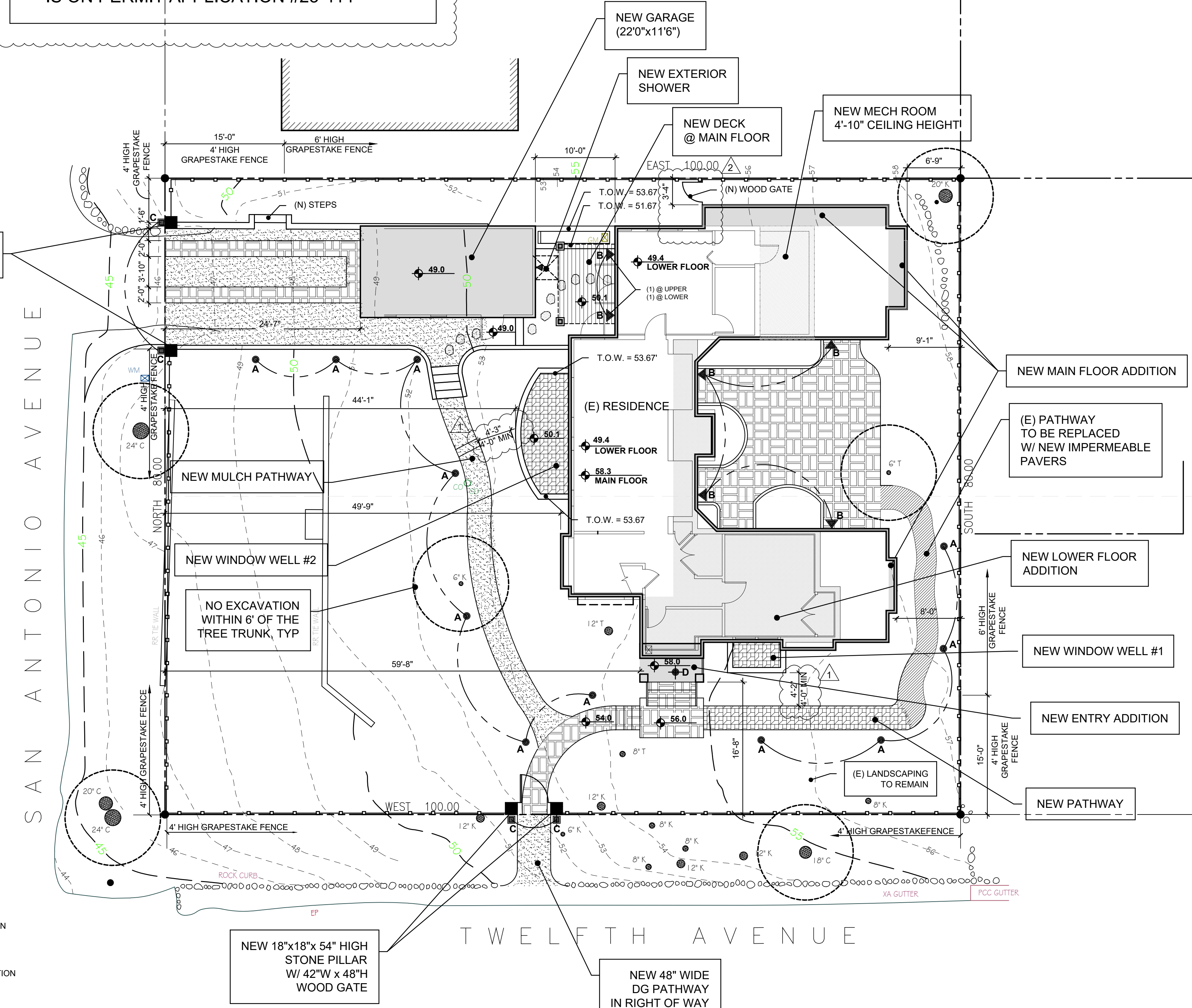


**GRAPE STAKE FENCE**  
N.T.S.

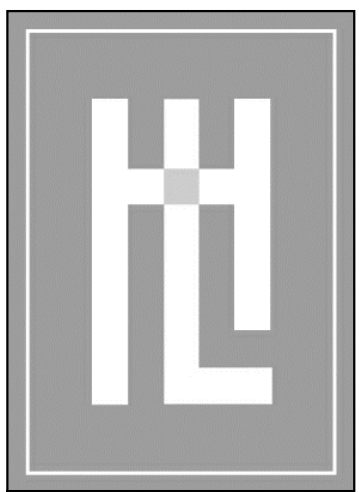


**3 6' HIGH WOOD FENCE**  
SCALE: 1/2" = 1'-0"

- AREA LEGEND:**
- (N) MAIN FLOOR AREA ADDITION
  - (N) LOWER FLOOR AREA ADDITION
  - IMPERMEABLE STONE PAVERS
  - (N) SEMI-PERMEABLE SAND-SET STONE PAVERS
  - (N) WOOD DECK AT MAIN LEVEL ABOVE
  - (N) MULCH
  - (N) STEPPING STONES
  - REPLACE (E) BRICK PAVERS WITH NEW SEMI-IMPERMEABLE SAND-SET STONE PAVERS



**SITEPLAN**  
SCALE: 1/8" = 1'-0"

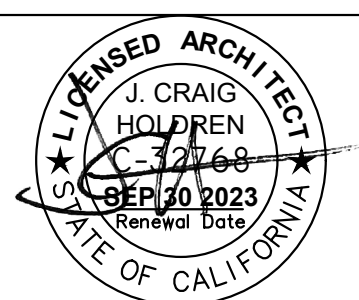


**HOLDREN+LIETZKE  
ARCHITECTURE**

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
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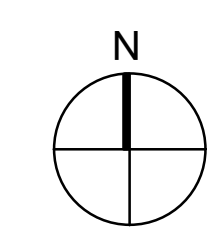
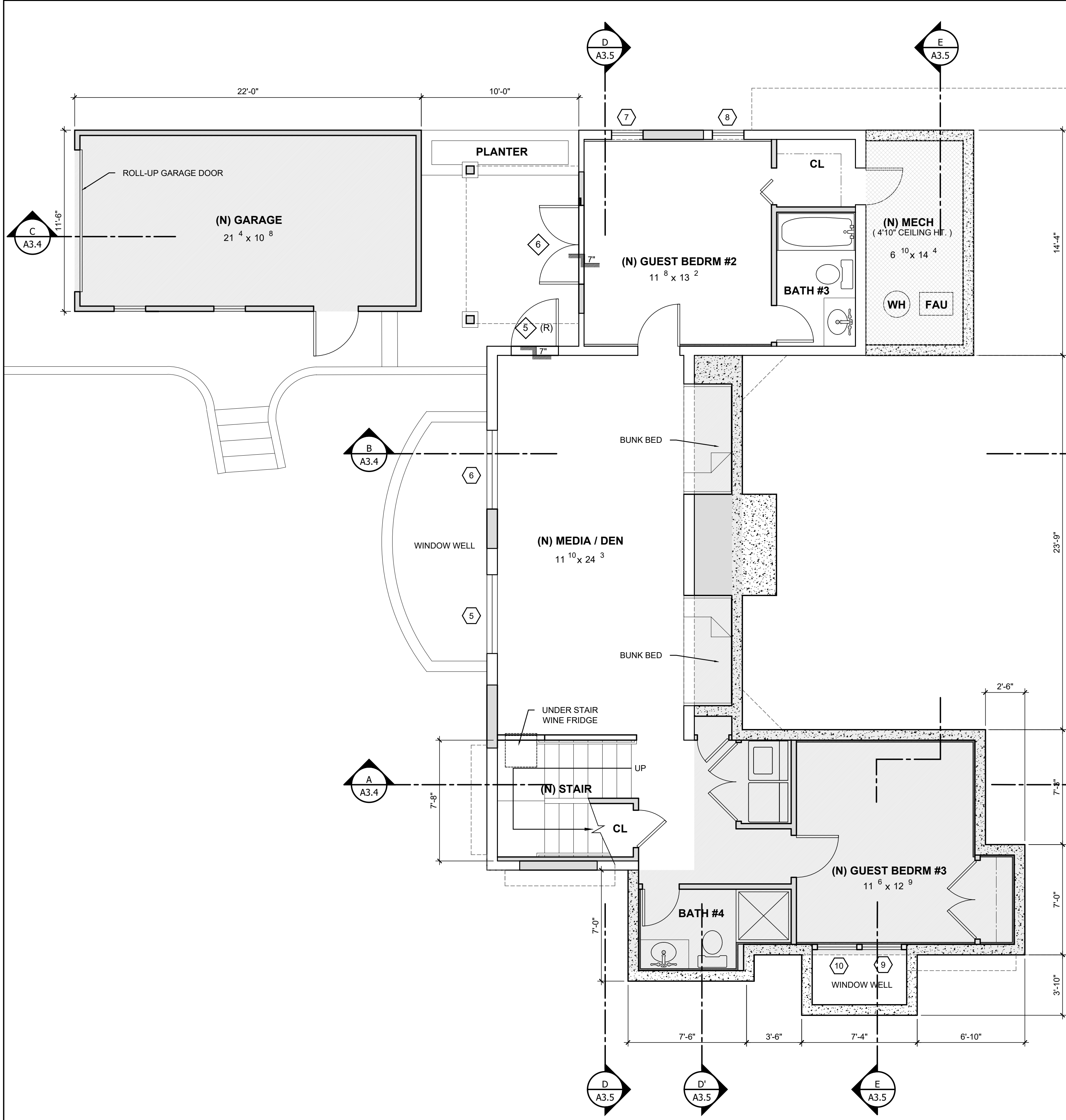
DATE: SEPT. 05, 2023  
SCALE: 1/4" = 1'-0"  
DRAWN: JM  
JOB NUMBER: 22.08  
REVISION

PLAN REVISION  
18-MAR-2024



PROPOSED FLOOR PLAN  
**RAMOS RESIDENCE**  
NE CORNER OF 12th STREET and SAN ANTONIO  
CARMEL, CA 93923  
A.P.N. 010-279-008

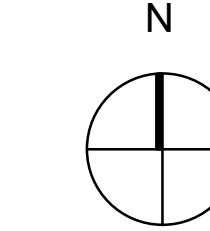
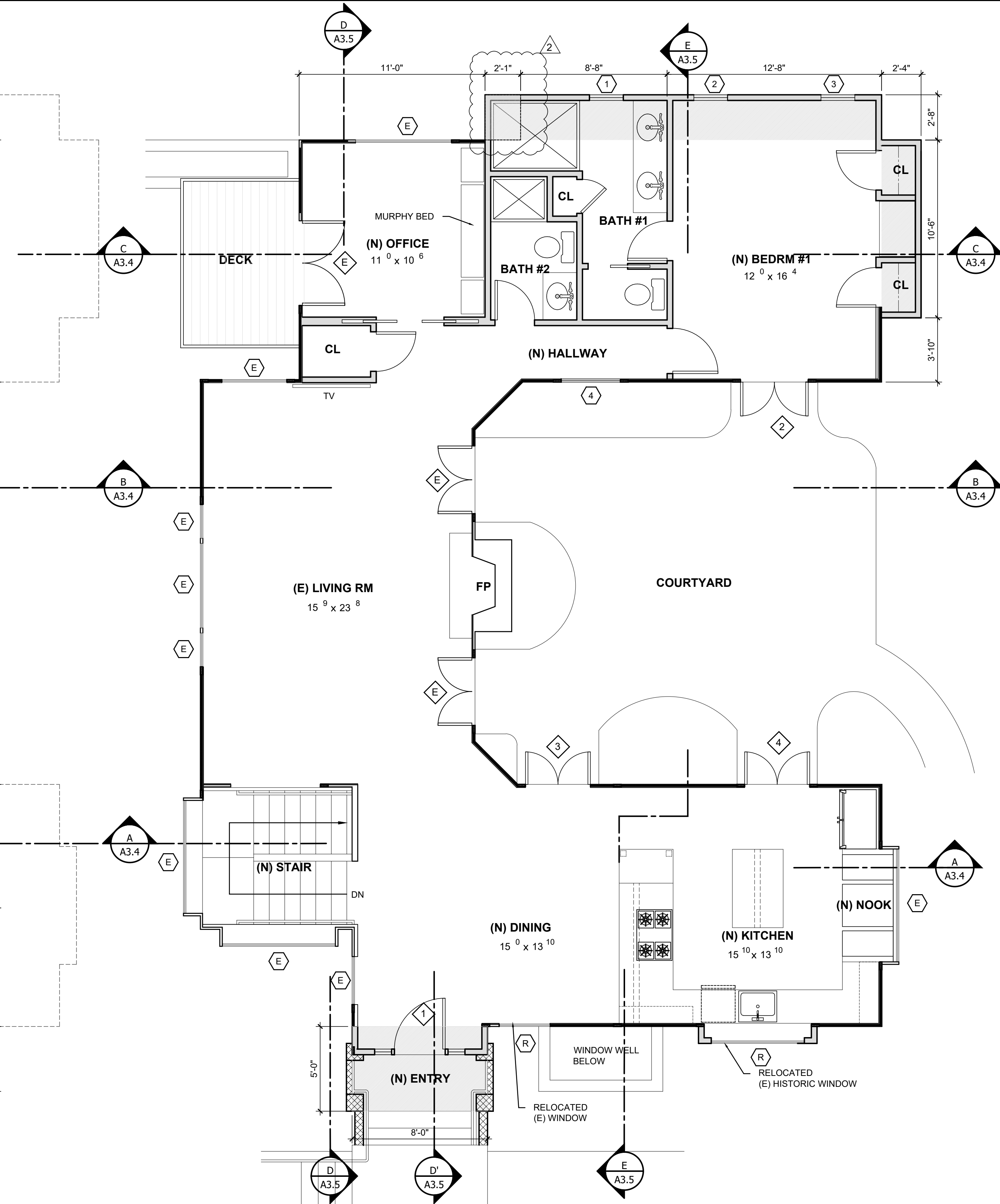
**A2.2**



**PROPOSED LOWER FLOOR / GARAGE PLAN**

SCALE: 1/4" = 1'-0"

FLOOR AREA:	
(E) BASEMENT	= 694 S.F.
(N) ADDITION	= 398 S.F.
(N) GARAGE	= 231 S.F.
<b>TOTAL</b>	<b>= 1,323 S.F.</b>



**PROPOSED MAIN FLOOR PLAN**

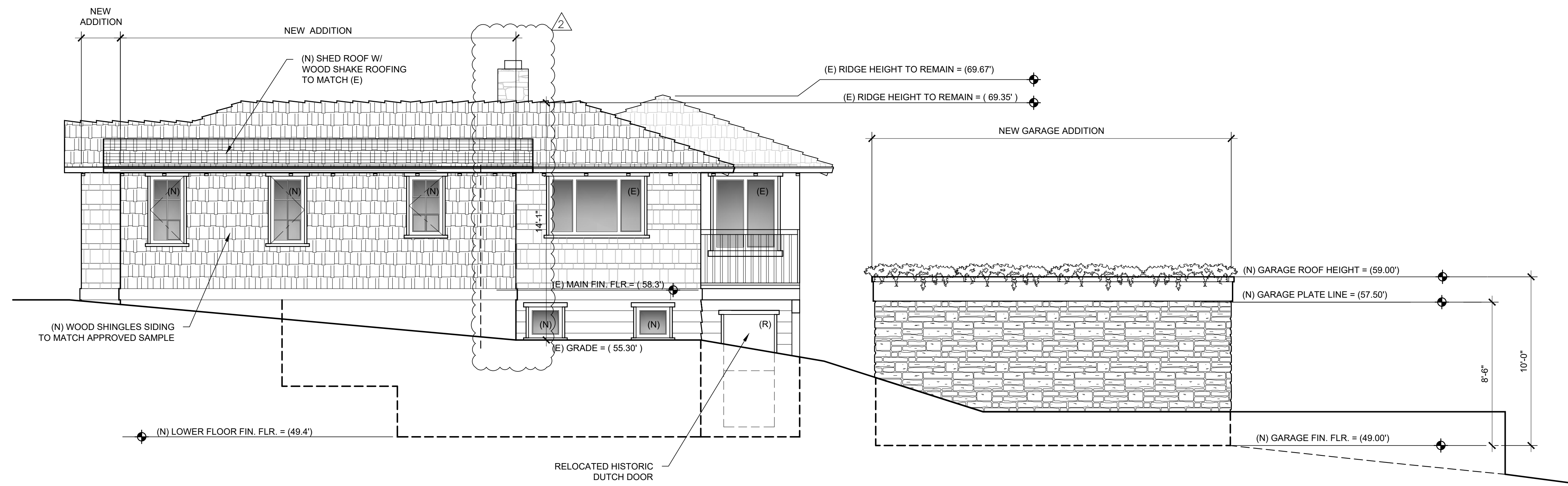
SCALE: 1/4" = 1'-0"

(E)	= 1,441 S.F.
(N)	= 144 S.F.
<b>TOTAL</b>	<b>= 1,585 S.F.</b>

**LEGEND:**

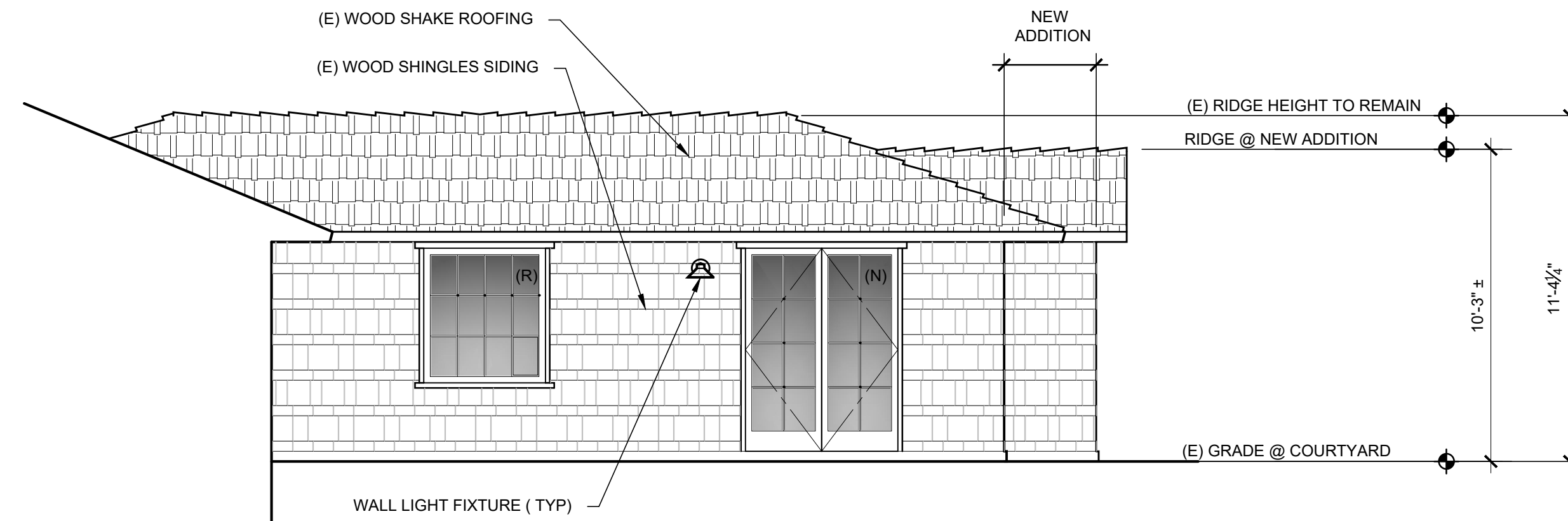
- (E) WALL TO REMAIN
- (N) INTERIOR STUD WALL
- (N) AREA OF ADDITION

**NOTE:**  
SEE DEMOLITION PLAN  
FOR WALLS TO BE REMOVED



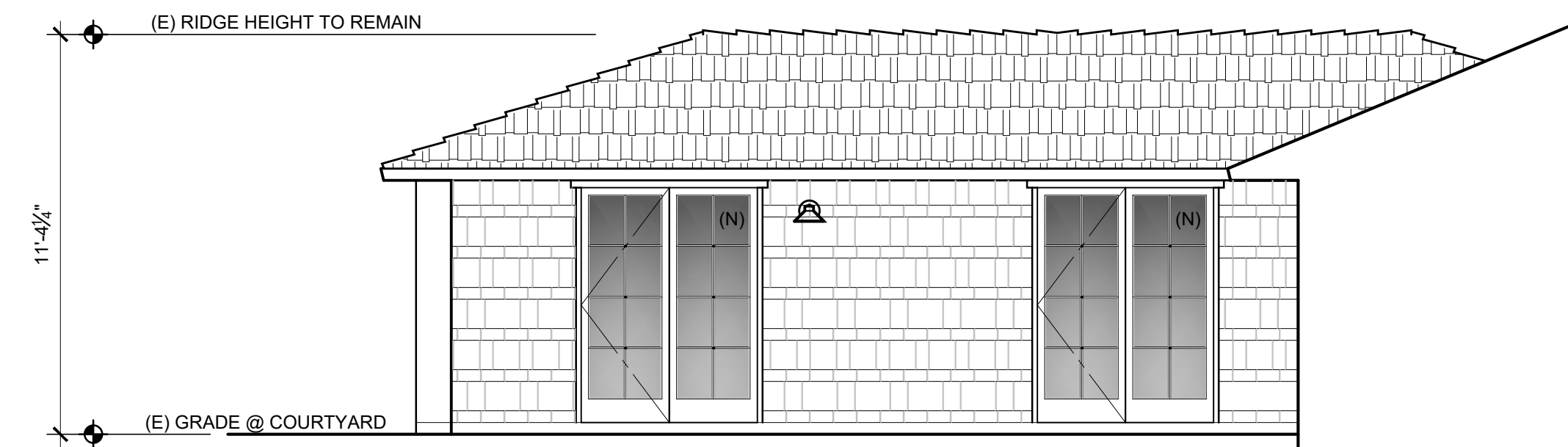
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



COURTYARD NORTH ELEVATION

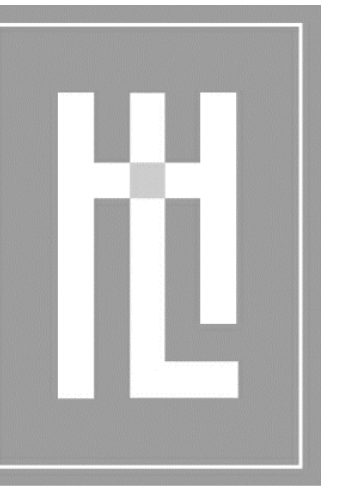
SCALE: 1/4" = 1'-0"



COURTYARD SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:  
 NEW DETACHED GARAGE IS ON SEPARATE PERMIT APPLICATION # 23-432  
 RESIDENCE REMODEL AND ADDITION IS ON PERMIT APPLICATION #23-414



**HOLDREN+LIETZKE**  
 ARCHITECTURE

225 CANNERY ROW - SUITE A  
 MONTEREY, CA 93940  
 Ph: 831.649.6001  
 Fax: 831.649.6003  
 www.hl-arc.com

DATE:	SEPT. 05, 2023
SCALE:	1/4" = 1'-0"
DRAWN:	JM
JOB NUMBER:	22.08
REVISION	
△	PLAN CHECK 23-OCT-2023
△	PLAN REVISION 180-MAR-2024



PROPOSED ELEVATION

**RAMOS RESIDENCE**  
 NE CORNER OF 12th STREET and SAN ANTONIO  
 CARMEL, CA 93923  
 A.P.N. 010-279-008

**A3.2**