

**2.1.25 – PLAN CHK REPONSE # 1 – Sausalito Community Development, Notice of Incomplete Application ZP 2024-00197
146-148 Edwards Avenue, Sausalito, CA.**

Project: 146-148 Edwards Avenue, Sausalito, CA.

2.1.25/Updated 3.15.25

Hi Adam,

See attached Plan Check Responses an associated Revised Drawing .pdf submission.

The applicable drawings will be '**Delta 1 – PLANNING -PLAN CHK COMMENT/REPONSE -1 /ADAM BLAIR - Date 2.1.25'**

- 1. COMMENT:** General: Design Review Permit and Encroachment Agreement required for proposed front gate in the public right-of-way (noted on Sheet A2.1).

RESPONSE: The gate sitting within the easement setback, is an existing gate which leads to the rear yard. It is aprox. **6 ft.** tall. The location of this gate is defined by existing concrete steps which lead to the rear yard. Without this gate people walking on the street would be able to walk directly into our rear yard. We will reduce this gate and the portion of the fence within this setback easement to **42"**.

See Revised Shts A2.1, A6.1 ,A6.2.

- 2. COMMENT:** General: Provide a copy of the property Title Report outlining potential easements or a boundary survey which contains easement information. Aerial view of 146-148 Edwards Avenue appears to potentially contain an access easement at the rear of the property.

RESPONSE: See Attached Title Report. Prepared on 11.13.2024 by Old Republic National Title Insurance Company describing 24" access easement for a 10" underground concrete sewer line. See Item #5 – '2 ft. easement for Sewer purposes'. **See Sht. A000 -Boundary Survey** performed on our property by Paul Canumay Licenced Land Surveyor **Lic L3272..** The recorded easement is a 24" access easement for a 10" underground concrete sewer line which enters our rear yard at the south property line and leaves our rear yard in the north east corner. The 24" easement path is shown on **Revised Shts. A0, A0.0, A0.1, A1.0, A1.1.** The exact location and path of the existing buried 10" concrete sewer has been site determined and shown on **Revised Shts. A0,A0.0, A0.1, A1.0, A1.1.** The 10" buried concrete sewer line was replace in 2010.

- 3. COMMENT:** Sheet A0: If an access easement is present in the rear of the property, please revise your site plan to show the access easement.

RESPONSE: The recorded easement is a 24" access easement for a 10" underground concrete sewer line which enters our rear yard at the south property line and leaves our rear yard in the north east corner. The 24" easement path is shown on **Revised Shts.**

Sheet A0, A0.0, A0.1, A1.0, A1.1. The exact location and path of the existing buried 10" concrete sewer has been site determined and shown on **Revised Shts. A0,A0.0, A0.1, A1.0, A1.1.** The 10" buried concrete sewer line was replaced in 2010.

4. **COMMENT:** Sheet A2.1: If any portion of the proposed fence along the southerly property line exceeds 6-feet in height, the portions exceeding 6-feet in height must be stepped back at least 1 foot from the property line to comply with Sausalito Municipal Code (SMC) 10.44.020(D).

RESPONSE: Agreed. See Noted – Revised Sht.A2.1.

5. **COMMENT:** Sheet A6.0: Portions of proposed southerly stairway which are greater than 24" above natural grade cannot encroach into the 5-foot side yard setback.

RESPONSE: Agreed. See Revised Sht. A6.0 (South Elevation). The proposed exterior stair Will not exceed 24" above natural grade.

Sincerely,
Charles Hemminger Architect/Applicant

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