

10.23.25 – PLAN CHK REPONSE # 2 – Sausalito Community Development, Notice of Incomplete Application ZP 2024-00197
146-148 Edwards Avenue, Sausalito, CA.

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

10.25.25

Hi Adam,

See attached Plan Check Responses and associated Revised Drawing .pdf submission to your 10.23.25 Comments/Requests.

The applicable drawings will be **'Delta 4 -8.1.25' and Delta 5 -10.25.25'–PLANNING -PLAN CHK COMMENT/REPONSE ADAM BLAIR'**

1. Comment. Proposed Front Gate and Concrete Steps in the Right-of-Way: Upon reviewing the proposed plans for your proposed remodel project, staff has determined that an Administrative Design Review Permit and an Encroachment Agreement is required to facilitate your proposed front gate replacement, new concrete steps and wall in the right-of-way. Alternatively, you may remove this proposed work from the scope of the project.

RESPONSE: We are showing the following a.' There will be no new work or alteration to existing work sitting within the encroachment setback. This note is marked as **Delta-4** and **Delta-5** on Drawing Shts.: **A0- Title Sht./Site Plan, A.0(e), A2.0, A2.1, A3.0, A3.1, A6.1, A6.2.** Per your request at our **10. 27.25** counter meeting, we have added **Sht. A0.0 - Existing and Proposed Site Plan** to the drawing set to address both Plan Check **Comment # 1 and Comment #2.**

2. Comment. Existing Site Plan Required to Verify Current Site Conditions: Upon reviewing the proposed plans for your proposed remodel project, staff was unable to verify the existing site conditions at the project site 146-148 Edwards Avenue. Please provide an existing site plan drawn to scale which shows all existing buildings, yards, driveways, parking areas, and all other uses on the property. The existing site plan shall reference a boundary survey that is sealed/wet stamped and signed by a licensed surveyor or qualified registered civil engineer (a qualified registered civil engineer is someone who was licensed prior to 1982 with a license number no higher than 33965).

RESPONSE: Per your request at our **10. 27.25** counter meeting, we have added **Sht. A0.0 - Existing and Proposed Site Plan** for clarification.

See Attached Plan Revision Drawings showing **Delta-4** and **Delta-5 Plan Check Revisions.**
Revised Drawing Set = **41 Shts.**

Sincerely,
Charles Hemminger Architect/Applicant

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