

From: [Matt Rowe](#)
To: [Lilly Schinsing](#); [Jeremy Graves](#); [Todd Teachout](#);
cc: [Mary Wagner](#); [Jonathan Leone](#); [Carolyn Ford](#); [Mike Kelly](#); [Linda Pfeifer](#);
["up4days@aol.com"](#); [Joan Cox](#); ["dicksilveira@comcast.net"](#); ["Glen Miskel"](#);
["mtd21228@comcast.net"](#); [Adam Politzer](#); [Alison Thornberry](#);
Subject: Late Submission - March 25th Planning Commission Meeting
Date: Friday, August 20, 2010 11:04:29 AM
Attachments: [Matt Rowe 8-19-2010.doc](#)

Lilly et al,

I request that the following letter/report from Bruce King be added to the information packet for the meeting scheduled March 25th 2010.

The delay in submitting this is due to the late refusal of the owner(s) which disallowed me access to buying a copy of the Structural Drawings and Shoring Plans for my engineer's review. This refusal forced me to pay Bruce King to accompany me to City Hall for the review at the Planning Desk in person and on site.

The earliest time Bruce could meet me in person at the Planning desk was this past Wednesday August 18th 2010 at 11am as he has been travelling. Unfortunately, the official deadline was that day at 12 noon.

I believe it is only fair, given the circumstances and lack of cooperation by the owner(s), for you to include the attached as a late submission.

Regards,
Matt and Bobbi Rowe

145 Edwards Ave

August 19, 2010

Matt Rowe
145 Edwards, Sausalito, CA
/ via email

Re: Proposed new house at 147 Edwards
Sausalito, CA

Dear Matt,

This is to make record of my visit yesterday, and comments made during that time. I met you at City Hall where we had a very brief look at the permit submittal plans for the proposed new house, and at the shoring and excavation plans by SURE engineering. I have also had a look at the geotechnical report by Salem-Howes, at the review comments by Craig Herzog, and at Vince Howes' replies to those comments. We then went up to your home next to the subject site so I could see present conditions. My purpose for visiting was to ascertain if there is any basis for your concern about the stability and safety of your property should the proposed excavation proceed before the imminent rainy season.

In total I spent two hours with you, so am in no position to provide an engineering review or critique of any of the engineering or design. My comments to you boil down to the two matters that really jumped out at me:

- 1) SURE engineering's tieback section clearly shows tieback lengths that would of necessity cross the side property lines – yours and the other adjacent neighbor's. This seems exactly correct from an engineering perspective, in that it's almost impossible to imagine useful tiebacks that didn't extend so deep into the hill. The review/response between soils engineers Herzog and Howes makes reference to tiebacks that do *not* so cross the property lines, but I could not make out what they meant; everything I saw on the plans in my admittedly short review clearly showed tiebacks crossing well over the property line. Even if calculations showed that tiebacks need not extend so deeply, prudence always dictates that resilience be built into such plans so that the contractor can respond quickly to changes or unexpected conditions (e.g., a pocket of soft soils, or hidden spring, or equipment breakdown). In this case, "resilience" would include the option to drill deeper or more frequently than what is shown on the plans. All of which is moot because you have never been asked for, much less consented to, an easement allowing tieback construction to cross onto your property.
- 2) I've been practicing structural engineering for 35 years, and for 18 had my office in Sausalito. In that time I've worked on a lot of hillside houses on cramped streets like Edwards Avenue, and on a lot of deep excavations like the proposed one. Based on that, and knowing what's involved, it is nearly impossible to imagine that the proposed excavation and shoring could be completed between now and the coming rainy season. I share your fear that if the applicant were granted a permit to begin even today, the chance is not insignificant that an early season storm could soak the hillside above, cause failure in a partially shored excavation, and damage your or the other neighbor's properties, or Edwards Avenue. There is great risk in proceeding with excavation now, and almost none in covering the site with plastic and preparing it to sit through the winter.

This is, in sum, what we talked about yesterday, but please call if you have any questions.

Bruce King

