



CITY OF SAUSALITO
AMENDED CITY COUNCIL AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, December 2, 2025

SPECIAL MEETING: 3:30 PM
REGULAR MEETING 5:00 PM

THE PUBLIC MAY JOIN VIA ZOOM - Please click this URL to join.

<https://us02web.zoom.us/j/85275894165?pwd=KJKaETkUjibJUh8OI0OeCg9PIE9jn5.1>

PASSCODE: 123456

Or join by phone:

+1 669 900 6833
+1 669 444 9171
+1 719 359 4580
+1 253 205 0468

Webinar ID: 852 7589 4165

PASSCODE: 123456

Your phone number will appear on the screen unless you first dial *67 before dialing the numbers shown above. If you want to comment during the public comment portion of the agenda, you can use the "Raise Hand" function in Zoom under Reactions or Press *9 if you are calling in. If you do not want to speak during the public comment portion of the agenda, you may also submit email correspondence to cityclerk@sausalito.gov. Emails received after 12:00 PM the day of the meeting may not be posted online until the day following the meeting.

IF STARTING TIMES ARE LISTED FOR EACH AGENDA ITEM, THEY SHOULD BE CONSIDERED A GUIDELINE ONLY. THE CITY COUNCIL RESERVES THE RIGHT TO ALTER THE ORDER OF DISCUSSION IN ORDER TO RUN AN EFFECTIVE MEETING. THE CITY VALUES AND INVITES WRITTEN COMMENTS FROM THE PUBLIC ON MATTERS SET FOR CITY COUNCIL CONSIDERATION. IN ORDER TO PROVIDE CITY COUNCIL MEMBERS AMPLE TIME TO REVIEW ALL CORRESPONDENCE, PLEASE SUBMIT CORRESPONDENCE TO STAFF IN ADVANCE OF THE MEETING.

To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the City Council requests that members of the audience who wish to speak, complete a Speakers' Card and when called on: 1) Always address the Chair; 2) State your name; 3) State views succinctly; and 4) Limit presentations to two (2) minutes. However, if there is a large group present to speak on the same issue, the City Council has the discretion to limit speakers to less than two minutes.

I. CALL TO ORDER AND ROLL CALL - 3:30 PM

A. Mayor Cox Calls the meeting to order and requests that Roll Call be taken

II. INTERVIEWS - 3:30 PM

Interviews for the Sustainability Commission and Library Board of Trustees

[Staff Report](#)

[Attachment 1 - Sustainability Commission Applications](#)

[Attachment 2 - Library Board of Trustees Applications](#)

III. CLOSED SESSION - 3:50 PM

A. Mayor Cox announces that item C.1.-C4 will be discussed in Closed Session

B. Public Comment on Closed Session Items

C. City Council adjourns to CLOSED SESSION to consider the following:

C1. PUBLIC EMPLOYEE EMPLOYMENT (Government Code Section 54957)

Title: City Manager

C2. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

Name of case: Andrew Sullivan v. City of Sausalito, Marin County Superior Court Case CV0004822

C3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Government Code Section 54956.9(d)(2)) Significant Exposure to Litigation: One Case

C4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

Conn v. Sausalito, et al. CV0007657 and CV0007985

C5. PUBLIC EMPLOYEE EMPLOYMENT (Government Code Section 54957)

Title: Interim City Manager

III. RECONVENE TO OPEN SESSION - 5:00 PM

A. Roll Call

B. Pledge of Allegiance

C. Closed Session Announcements (if any)

D. Approval of Agenda

1. SPECIAL PRESENTATIONS/MAYOR'S ANNOUNCEMENTS - 5:02 PM

2. COMMUNICATIONS - 5:05 PM

PUBLIC COMMUNICATIONS: This is the time for the City Council to hear from citizens regarding matters within the jurisdiction of the City Council that are not on the agenda. Except in very limited situations, state law precludes the Council from taking action on or engaging in discussions concerning items that are not on the agenda. However, the Council may briefly respond to statements made or questions posed by a member of the public, ask clarifying questions, make a brief announcement, or make a brief report on his or her own activities. The Council may also refer matters not on the agenda to City staff or direct that the subject be agendaized for a future meeting. Please make sure you have completed a Speaker's Card and turn it in to the City Clerk.

2.A Public Comments

[Public Comments - Sandra Bushmaker](#)

3. CONSENT CALENDAR - 5:15 PM

REMOVAL OF ITEMS FROM THE CONSENT CALENDAR: Matters listed under the Consent Calendar are considered routine and non-controversial, require no discussion, are expected to have unanimous Council support, and may be enacted by the Council in one motion in the form listed below. There will be no separate discussion of Consent Calendar items. However, before the Council votes on a motion to adopt the Consent Calendar items, Councilmembers may request that specific items be removed from the Consent Calendar for separate action. Members of the public and City staff may request Councilmembers to do so. Items removed from the Consent Calendar will be discussed later on the agenda, when public comment will be heard on any item that was removed from the Consent Calendar. Consent Calendar items are required to have their funding be within existing appropriations of the approved City Council budget. Public Comment shall be limited to 2 minutes per person unless otherwise directed by the Mayor or Council.

o City Council questions to Staff

o PUBLIC COMMENT

o Motion to approve the following actions:

3.A Adopt the Draft Minutes from the Meetings of November 18 and 21, 2025

[Draft Minutes of November 21, 2025](#)

[Draft Minutes of November 18, 2025](#)

3.B Receive and File Current Local Appointments for Various Boards/Commissions/Committees
Staff Report

[Attachment 1 - Local Appointments List Dated December 2, 2025](#)

3.C Authorize the City Manager to Execute a Professional Services Agreement in the Amount of \$274,252 with Anchor QEA Consulting for the Turney Street Dock Improvement Project with \$170,000 from State Grant Funds and \$104,252 from the Tidelands Fund for Expanded Scope
Staff Report

[Attachment 1 - Professional Services Agreement](#)

[Attachment 2 - Professional Services Agreement Exhibit A - Scope of Work](#)

[Attachment 3 - Professional Services Agreement Exhibit B - Fee Schedule](#)

[Attachment 4 - Professional Services Agreement Exhibit C - Grant Agreement](#)

[Attachment 5 - Request for Proposals for Turney Street Dock and Boat Ramp Improvement Project](#)

[Attachment 6 - Anchor QEA Proposal](#)

3.D Authorize the City Manager to execute Amendment 2 to the Professional Services Agreement with BKF Engineers for the Coloma St. Safe Pathways to School Project in an amount of \$49,866 for a total contract amount not to exceed \$200,292

Staff Report

[Attachment 1 - PSA Amendment 2 plus Proposal](#)

[Attachment 2 - Original Professional Services Agreement plus Amendment 1](#)

3.E Receive and File the Annual Report on Construction Traffic Road Fee for FY 2024-25 under the Mitigation Fee Act and Adopt a Resolution making findings pursuant to California Government Code 66001

Staff Report

[Attachment 1 - 2025 Annual Report](#)

[Attachment 2 - City of Sausalito Development Impact Fee Annual Report Fiscal Year 2025](#)

[Attachment 3 - Resolution](#)

3.F Receive and File Update on Implementation of Landslide Task Force Recommendations including Status Report on Development of Geologic Hazard Monitoring Plan

Staff Report

[Attachment 1 - Draft Tech memo-MPEG](#)

[Attachment 2 - 9-24-19 Landslide-Task-Force-Report](#)

[Attachment 3 - Presentation](#)

3.G Receive and File the Status Report to City Council Regarding Development of 10-Year Financial Model Tool

Staff Report

[Attachment 1 - Scope of Work](#)

[Attachment 2 - Project Timeline](#)

[Attachment 3 - Project Budget and Rate Schedule](#)

3.H Waive Second Reading and Adopt Ordinance No. 13-2025, An Ordinance of the City Council of the City of Sausalito, California, Amending The Official Zoning Map of the City of Sausalito and Adopting Various Textual Amendments to Title 10 of the Sausalito Municipal Code for the Implementation of the 6th Cycle Housing Element (CEQA: Analyzed Under Housing Element EIR, No Further Review Required Per CEQA Guidelines 15162)

Staff Report

Attachment 1 - Ordinance 13-2025

Attachment 2 - Exhibit A to Ordinance - Zoning Map for All Sites Excluding Those Impacted by Ordinances 1022 and 1128

Attachment 3 - Exhibit B to Ordinance - Revised Municipal Code Sections

3.I Waiver of Second Reading and Adoption of Ordinance No. 12-2025, An Ordinance of the City Council of the City of Sausalito Amending Chapter 10.44 Section 10.44.080 (Accessory Dwelling Units) of Title 10 of the Sausalito Municipal Code

Staff Report

Attachment 1 - Planning Commission Resolution No. 2025-24

Attachment 2 - Assembly Bill 1154

Attachment 3 - Senate Bill 9

Attachment 4 - Senate Bill 543

Attachment 5 - Ordinance No. 12-2025

Attachment 6 - Redlines SMC Section 10.40.080

Attachment 7 - HCD Letter Regarding Draft ADU Ordinance

4. PUBLIC HEARING ITEMS - 5:30 PM

4.A Appeal of Planning Commission Resolution No. 2025-21 approving a Design Review Permit with Heightened Review at 33 San Carlos Avenue (APN: 065-202-52) (Matthew Mandich, Principal Planner)

o Confirmation of Notice Required by Law and Open Public Hearing

o Disclosure of Ex-Parte Communications

o Staff Report - 15 minutes

o Applicant Presentation - 10 minutes

o City Council questions - 5 minutes

o Appellant Presentation - 10 minutes

o City Council questions - 5 minutes

o Public Comments - limited to 2 minutes/person

o Close the Public Hearing

o Motion/City Council discussion - 15 minutes

Staff Report

Attachment 1 - Resolution.docx

Attachment 2 - Planning Commission Resolution No. 2025-21, adopted October 8, 2025.pdf

Attachment 3 - Vicinity Map.pdf

Attachment 4 - Story Pole Certification, certified on August 19, 2021.pdf

Attachment 5 - Photos from Site Visit to 37 San Carlos for View Determination, taken on September 3, 2021.pdf

Attachment 6 - Photos from Site Visit to 25 San Carlos for View Determination, taken on August 23, 2021.pdf

Attachment 7 - Photos from Site Visit to 42 San Carlos for View Determination, taken on September 9, 2021.pdf

Attachment 8 - Letter from Neighbors at 17 Sunshine, dated September 22, 2021.pdf

Attachment 9 - Notarized Statement of No View Impact from Neighbors at 37 San Carlos, dated October 4, 2021.pdf

Attachment 10 - Notice of Decision regarding approval of an Interior Accessory Dwelling Unit and Zoning Permit at 33 San Carlos Avenue (Project ID AD).pdf

Attachment 11 - Notice of Approved Zoning Permit (Project ID 2021-00158), dated November 10, 2021.pdf

Attachment 12 - Notice of Decision Regarding Proposed ADU (Mailer), dated November 10, 2021.pdf

Attachment 13 - Code Compliant Submitted by Vicki Abeles, dated March 10, 2025.pdf

Attachment 14 - Supplemental Letter from Chris Skelton Re 33 San Carlos Avenue Development Violations, dated March 27, 2025.pdf

Attachment 15 - Stop Work Notice for B2022-0489 issued by City of Sausalito, dated April 23, 2025.pdf

Attachment 16 - Findings of Investigation into Validity of Permit Issued by City of Sausalito, dated May 1, 2025.pdf

Attachment 17 - Letter from Chris Skelton Re 33 San Carlos Avenue Project Revisions, dated April 22, 2025

[Attachment 18 - Planning Commission Staff Report, dated July 23, 2025.pdf](#)
[Attachment 19 - Compliance Order issued by City of Sausalito, dated September 3, 2025.pdf](#)
[Attachment 20 - Project Plans titled Pappas-Kassarar Residence, received September 25, 2025.pdf](#)
[Attachment 21 - Planning Commission Staff Report, dated October 8, 2025.pdf](#)
[Attachment 22 - Arborist Report prepared by Robert Bovero, dated August 12, 2025.pdf](#)
[Attachment 23 - Tree Preservation Plan prepared by Robert Bovero, dated August 26, 2025.pdf](#)
[Attachment 24 - Appeal of Planning Commission Decision, submitted October 16, 2025](#)
[Attachment 25 - Public Comment Presentation Submitted by Current Appellant from Planning Commission Hearing on October 8, 2025.pdf](#)
[Attachment 26 - Presentation](#)
[Attachment 27 - Letter from Rifkind Law and Mediation, PC](#)
[Public Comments - Kostas Kassaras.pdf](#)
[Public Comments - Tamara Stone.pdf](#)
[Public Comments - Jason Nelson.pdf](#)
[Public Comments - Katherine Kassaras.pdf](#)
[Public Comments - Elliot Jessup.pdf](#)
[Public Comments - Lisa Gottesman.pdf](#)
[Public Comments - Future Resident Letter.pdf](#)
[Public Comments - Miranda Mengis.pdf](#)
[Public Comments - Itay Friedman.pdf](#)
[Public Comments - Sandy Estremera-Zink.pdf](#)
[Public Comments - Steve Baker.pdf](#)
[Public Comments - Tony Thayer.pdf](#)
[Public Comments - Vicki Abeles .pdf](#)
[Public Comments - Zak Abeles.pdf](#)
[Public Comments - Deborah Matthews.pdf](#)
[Public Comments - Jamey Abeles.pdf](#)
[Public Comments - Ken Dara.pdf](#)
[Public Comments - Laura Wais.pdf](#)
[Public Comments - Linda Graf.pdf](#)

4.B Public Hearing: Introduce by Title and Waive First Reading of Ordinance No. 14-2025, An Ordinance of the City Council of the City of Sausalito Amending to the Municipal Code to include a new Title 10A (Objective Design and Development Standards). include a new Title 10A (Objective Design and Development Standards)

(Brandon Phipps, Assistant City Manager)

- o Confirmation of Notice Required by Law and Open Public Hearing
- o Disclosure of Ex-Parte Communications
- o Staff Report - 15 minutes
- o City Council questions - 5 minutes
- o Public Comments - limited to 2 minutes/person
- o Close the Public Hearing
- o Motion/City Council discussion - 15 minutes

Staff Report

[ATTACHMENT 1 - Draft Ordinance 14-2025 Adopting Title 10A ODDS](#)

[ATTACHMENT 2 - ODDS reflecting the Planning Commission's recommendations \(sent 11.26\)](#)

[ATTACHMENT 3 - Planning Commission Resolution 2025-XX Recommending Adoption of Title 10A \(ODDS\)](#)

[ATTACHMENT 4 - Sample of Compliance Report and Visualizations from ViewSync software.pdf](#)

[ATTACHMENT 5 - Presentation images from earlier versions of ViewSync software.pdf](#)

[ATTACHMENT 6 - Staff Presentation Slides](#)

[ATTACHMENT 7 - ViewSync Presentation - Planning Commission \(11/12/2025\)](#)

[ATTACHMENT 8 - ViewSync Presentation - City Council \(received 11/28/2025\)](#)

[Public Comments - Brian Mullins2.pdf](#)

[Public Comments - Gary Armor.pdf](#)

[Public Comments - Brian Mullins1.pdf](#)

Public Comments - Seena Garovoy.pdf
Public Comments - Juli Betwee.pdf
Public Comments - Mary Bickford.pdf
Public Comments - Bonnie MacGregor.pdf
Public Comments - Ann Leslie Uzdavinis.pdf
Public Comments - Katie Reeve.pdf
Public Comments - Margaret Collard.pdf
Public Comments - Scott McBride.pdf
Public Comments - Donna Bachle.pdf
Public Comments - Joanna Carver.pdf
Public Comments - Trudi Neibert.pdf
Public Comments - Tully Friedman.pdf
Public Comments - Christine Engel.pdf
Public Comments - Tamara Tanner.pdf
Public Comments - Tom Skunda.pdf
Public Comments - Carolyn Carr Hutton.pdf
Public Comments - Patricia Shea.pdf
Public Comments - Lynn Spiller.pdf
Public Comments - Vince Dattoli.pdf
Public Comments - Melinda Stevens.pdf
Public Comments - Barbara Brown.pdf
Public Comments - Martina Quinn.pdf
Public Comments - Dan Shugrue.pdf
Public Comments - Joan Giannini.pdf
Public Comments - Judith Wetterer.pdf
Public Comments - Karim Nurani.pdf
Public Comments - George Hensler.pdf
Public Comments - Shelah Peters.pdf
Public Comments - Darshan Brach2.pdf
Public Comments - James deRemer.pdf
Public Comments - Janice Allen.pdf
Public Comments - Ross Sullivan.pdf
Public Comments - Jann Johnson.pdf
Public Comments - Inge Ivens.pdf
Public Comments - Claudia Horty.pdf
Public Comments - Mary Lou Dauray.pdf
Public Comments - Nicole Back.pdf
Public Comments - Linda Hammond.pdf
Public Comments - Cynthia Kilroy.pdf
Public Comments - Lily de Champris.pdf
Public Comments - Emmet Yeazell.pdf
Public Comments - Mark Rushford.pdf
Public Comments - Barbara Carlisle.pdf
Public Comments - Tom Mahoney.pdf
Public Comments - Dennism Kowalski.pdf
Public Comments - Lori Schwanbeck.pdf
Public Comments - Darshan Brach.pdf
Public Comments - Jen Buffalow.pdf
Public Comments - Ed Brakeman.pdf
Public Comments - Jennifer Johnson.pdf
Public Comments - Farnoosh Hariri.pdf
Public Comments - Leslie Hail.pdf
Public Comments - Joan Saxton.pdf
Public Comments - Lauren Gertz.pdf
Public Comments - Robert Tillman.pdf
Public Comments - Christina Tillman.pdf

Public Comments - Roshan Saniipour.pdf
Public Comments - Kirke Hasson.pdf
Public Comments - Hope Passini.pdf
Public Comments - Leah Matto.pdf
Public Comments - Sandra Bushmaker.pdf
Public Comments - Carolyn Patterson.pdf
Public Comments - Gables Inn Sausalito.pdf
Public Comments - Anne Trott.pdf
Public Comments - David Stach.pdf
Public Comments - Nick Mindel.pdf
Public Comments - Michelle Yelen.pdf
Public Comments - Peter & Bonnie Jensen.pdf
Public Comments - Kristina Feller.pdf
Public Comments - Diane Parish.pdf
Public Comments - Deirdre Slevin.pdf
Public Comments - George McLaird.pdf
Public Comments - Jane Dirkes.pdf
Public Comments - Julie Childs.pdf
Public Comments - Patty Bacon.pdf
Public Comments - Patricia Smith.pdf
Public Comments - Jean Spaulding.pdf
Public Comments - Lisa Durbrow.pdf
Public Comments - Daniel Passini.pdf
Public Comments - Tom Theo.pdf
Public Comments - Olivia Smith.pdf
Public Comments - Steve Fabes.pdf
Public Comments - Jean Capron.pdf
Public Comments - Lisa Zukovsky.pdf
Public Comments - Diana Dempsey.pdf
Public Comments - Agnieszka Trubacz.pdf
Public Comments - Alison Healy.pdf
Public Comments - Jacques Ullman.pdf
Public Comments - Brian McCarthy.pdf
Public Comments - Samantha Renko.pdf
Public Comments - Sally Johansson.pdf
Public Comments - Diane Morando.pdf
Public Comments - Diane Johnson.pdf
Public Comments - Lawrence Moniz.pdf
Public Comments - Jed Dempsey.pdf
Public Comments - Susan Samols.pdf
Public Comments - Michele Hutchinson.pdf
Public Comments - Jennifer Spinach.pdf
Public Comments - Evan Jane Kriss.pdf
Public Comments - Barbara Luhrs.pdf
Public Comments - Millicent Lalanne.pdf
Public Comments - Alexandra Gullett.pdf
Public Comments - Mike Magruder.pdf
Public Comments - Mark Rizzo.pdf
Public Comments - Peter John Sapienza.pdf
Public Comments - Peter Brosig.pdf
Public Comments - Caitlin St. Clair.pdf
Public Comments - Jonathan Hutchinson.pdf
Public Comments - Joe Bilitzke.pdf
Public Comments - Chula Reynolds.pdf
Public Comments - Laurie Wright.pdf
Public Comments - Rhetta Rowland.pdf

[Public Comments - Sharon Wick.pdf](#)
[Public Comments - Nicole Gulati.pdf](#)
[Public Comments - Norah Conway.pdf](#)
[Public Comments - Phoebe Fielding.pdf](#)
[Public Comments - Sophia Collier.pdf](#)
[Public Comments - Helga Cannon.pdf](#)
[Public Comments - James Lloyd.pdf](#)
[Public Comments - Justine Frischmann.pdf](#)
[Public Comments - Katherine Muldoon.pdf](#)
[Public Comments - Lisa Pierrepont.pdf](#)
[Public Comments - Matt Shroder.pdf](#)

BUSINESS ITEMS - 7:00 PM

5.A 480 Sausalito Boulevard - Administrative Hearing Before the City Council to Consider an Appeal of an Administrative Citation Issued for Failure to Obtain Administrative Design Review Permit, Failure to Obtain Building Permits Required, Failure to Comply with Stop Work Order, and Creation of Unsafe and Deficient Structures (APN: 065-222-45) (Justin Goger Malo, Code Enforcement Officer)

- o Staff Report - 10 minutes
- o City Council questions - 10 minutes
- o Public Comments - limited to 2 minutes/person o
- Motion/City Council discussion - 15 minutes

Staff Report

[Attachment 1 - Zoning_Permit_Application_2024_06_18_480_Sausalito_Bld](#)

[Attachment 2 - Submitted Plans - 06-18-2024](#)

[Attachment 3 - Annotated Plans - 2024-06-18](#)

[Attachment 4 - Notice of Incomplete Application - 1st Review - 2024-07-03](#)

[Attachment 5 - Notice of Incomplete Application - 2nd Review - 2024-07-15](#)

[Attachment 6 - Annotated Revised Plans - 2024-07-15](#)

[Attachment 7 - Notice of Incomplete Application - 3rd Review - 2024-08-05](#)

[Attachment 8 - NOI Response Letter - 2024-08-07](#)

[Attachment 9 - Revised Plans - 2024-08-07](#)

[Attachment 10 - ZONING PERMIT - Notice of Decision - ZP-NOD_08-12-2024](#)

[Attachment 11 - ZONING PERMIT 2024-00115 - Posted at 480 Sausalito Blvd 2024-08-13](#)

[Attachment 12 - Email Correspondence - Approved Zoning Permit Follow Up - 2024-08-26](#)

[Attachment 13 - STOP WORK ORDER - 2024-10-16](#)

[Attachment 14 - Engineering Assessment of Retaining Walls - On-site Visit 2024-10-16](#)

[Attachment 15 - Site Photographs - 2024-10-17 by Building Inspector KH](#)

[Attachment 16 - Retaining Walls - Support Concerns and Loading Concerns Memo](#)

[Attachment 17 - Email Correspondence - Next Steps At Our Property - 2024-10-17](#)

[Attachment 18 - Required Permitting Memorandum - 2024-10-31](#)

[Attachment 19 - Email Correspondence - Administrative Design Review Permit Required - 2024-11-04](#)

[Attachment 20 - Demand to Cease and Desist - Illegal Construction at 480 Sausalito Blvd - 2025-08-14](#)

[Attachment 21 - COMPLIANCE ORDER - 2025-08-14](#)

[Attachment 22 - Site Photographs - 2025-08-15 by Code Enforcement Official JGM](#)

[Attachment 23- Email Correspondence - Request for Recusal - Independent Mediation - 2025-10-01](#)

[Attachment 24 - ADMINISTRATIVE CITATION - 2025-10-27](#)

[Attachment 25 - HEARING REQUEST FORM - 2025-11-04](#)

[Attachment 26 - Staff Presentation - 480 Sausalito Boulevard - 2025-12-02](#)

[Attachment 27 - CC - DRAFT Resolution for 480 Sausalito Boulevard - 2025-12-02.pdf](#)

[Exhibit A - Excerpted Provisions of Law - Code Section Reference.pdf](#)

[Andrew Sullivan Item 01 - Recent Phone Calls Image_Redacted](#)
[Andrew Sullivan Item 02 - Adam Blair e-mail 5 June 2024](#)
[Andrew Sullivan Item 03 - August 6 inspection letter](#)
[Public Comments - Jonathan Pickett](#)

5.B Discussion and direction regarding release of a Request for Proposals to develop a Specific Plan and Zoning Regulations Planning for Development of Housing and Preservation of Maritime Uses

(Chris Zapata, City Manager)

- o Staff Report - 10 minutes
- o City Council questions - 10 minutes
- o Public Comments - limited to 2 minutes/person
- o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Draft RFP](#)

[Attachment 2 - City of Sausalito Marinship Vision](#)

[Attachment 3 - Resolution Regarding Marinship Vision](#)

[Public Comments - Linda Pfeifer](#)

[Public Comments - Sandra Bushmaker](#)

[Public Comments - Megan Rollo.pdf](#)

[Public Comments - Warren Wells.pdf](#)

[Public Comments - Bob Silvestri.pdf](#)

5.C Summary of Next Steps on Implementation of Housing Element Programs 4 and 8 Based on the Likely Passage of Measures J and K

(Brandon Phipps, Assistant City Manager)

- o Staff Report - 10 minutes
- o City Council questions - 10 minutes
- o Public Comments - limited to 2 minutes/person
- o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Presentation](#)

[Attachment 2 - City of Sausalito Certified Sixth-Cycle Housing Element](#)

[Public Comments - Kim Locke 5C.pdf](#)

[Public Comments - Heather Frentzen.pdf](#)

[Public Comments - Jack Burrows.pdf](#)

[Public Comments - Joe Penrod.pdf](#)

[Public Comments - Nora Stratton.pdf](#)

[Public Comments - Tara McDonald.pdf](#)

[Public Comments - Aaron Nathan.pdf](#)

[Public Comments - John Gavin.pdf](#)

[Public Comments - Adriana Gil Bentley.pdf](#)

[Public Comments - Baykal Askar.pdf](#)

[Public Comments - Bora Han.pdf](#)

[Public Comments - Michelle Mokalla.pdf](#)

[Public Comments - Sheila Chandor.pdf](#)

6. CITY MANAGER REPORTS, COUNCILMEMBER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 8:45 PM

6A. City Manager Information for Council

- o Report - 5 minutes
- o City Council questions - 5 minutes
- o Public Comment - limited to 2 minutes/person

6B. City Attorney Information for Council

- o Report - 5 minutes

- o City Council questions - 5 minutes
- o Public Comment - limited to 2 minutes/person

6C. Councilmember Committee Reports

- o Report - 5 minutes
- o City Council questions - 5 minutes
- o Public Comment - limited to 2 minutes/person

6D. Appointments

Make Appointments to the Sustainability Commission and Library Board Trustees

6E. Future Agenda Items

- o [Future Agenda Items](#)
- o City Council questions - 5 minutes
- o Public Comment - limited to 2 minutes/person

6F. Minutes from Boards, Commissions, and Committees

6G. Other reports of significance

6H. Public Comment on Items 6A-6C and 6E-6G: limited to 2 minutes/person

7. ADJOURNMENT

The next regularly scheduled City Council meeting will be held December 16, 2025, with the open session due to commence at approximately 5:00 PM.

LEAD DEPARTMENT

*Administration Department
420 Litho Street City Hall, Main floor
Sausalito, CA 949,65
(415) 289-4199
admin@sausalito.gov*

CITY COUNCIL

*Joan Cox, Mayor
Steven Woodside, Vice Mayor
Melissa Blaustein, Councilmember
Jill James Hoffman, Councilmember
Ian Sobieski, Councilmember*

STAFF

*Chris Zapata, City Manager
Brandon Phipps, Assistant City Manager
Sergio Rudin, City Attorney
Walfred Solorzano, City Clerk
Kevin McGowan, Public Works Director/City Engineer
Angeline Loeffler, Finance Director
Stacie Gregory, Chief of Police
Chris Tubbs, Fire Chief
Kathy Nikitas, Human Resources Manager
Catie Thow Garcia, Resiliency & Sustainability Manager
Bryan Vitale, Community Services Director
Jeffrey Jackson, City Librarian*

LEVINE ACT PUBLIC PARTY/APPLICANT DISCLOSURE OBLIGATIONS:

Pursuant to California requirements under the Levine Act, applicants, parties, and their agents who have made campaign contributions totaling more than \$500 (aggregated) to a City Council Member over the past 12 months, must publicly disclose that fact for the official record of that agenda item. Disclosures must include the amount of the campaign contribution aggregated, and the name(s) of the campaign contributor(s) and City Council member(s). The disclosure may be made either in writing to the Clerk prior to the agenda item consideration, or by verbal disclosure at the time of the agenda item consideration. The foregoing statements do not constitute legal advice, nor recitation of all legal requirements and obligations of parties/applicants and their agents. Parties and agents are urged to consult with their own legal counsel regarding the requirements of the law.

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website. Under penalty of perjury, this Agenda was posted to the public within 72 hours prior to the meeting.

Disability Access In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102- 35.104, ADA Title 11), if you need special assistance to participate in a City of Sausalito meeting, such as assistive listening devices, materials in large print or Braille, real time captioning, a translator, a sign language interpreter or other accommodations, please call, email or visit the Lead Department (see contact information on previous page) at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. Please contact the Lead Department for questions about accessibility of the meeting space, including the location of the nearest bus stop and accessible curbside parking to the meeting space.

How to obtain City Council Agendas

Posted Agendas : Agendas are posted 72 hours (regular meetings) and 24 hours (special meetings) prior to the City Council meeting at the entrance to the City Hall.

Agendas on the web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

Lead Department Office: Agendas are available at the Department Office's (see Lead Department information above), City Hall at 420 Litho Street, Sausalito.

City Council Meetings: Agendas are also available for the public at every City Council meeting.

How to obtain City Council Agenda Packet Materials

Lead Department Office: A copy of the complete agenda packet is available for review at least 72 hours (regular meetings) and 24 hours (special meetings) in advance of the City Council meeting at the Lead Department Office's (see Lead Department information above). Materials related to an item on this agenda which are submitted to the City Council after distribution of the packet are available for review in the Lead Department Office during normal business hours. Such documents are also available on the City's website, subject to Staff's ability to post the documents before the meeting.

Staff Reports on the Web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

At City Council Meetings: A complete agenda packet is available for review at each City Council meeting.

How to Stay Current Subscribe to the *Sausalito Currents*, City's e-mail distribution service for City news, announcements about upcoming public meetings including Council and Board/Commission meetings, forums, a variety of special events, and occasional news flashes on important issues affecting Sausalito, like road closures and weather alerts. You can also follow official City of Sausalito messages and postings on **Facebook, Nextdoor, Twitter and Nixle**. To subscribe or follow, visit www.sausalito.gov