



CITY OF SAUSALITO
CITY COUNCIL AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965 and via Zoom
Tuesday, April 15, 2025

SPECIAL MEETING BEGINS AT: 5:15 PM
REGULAR MEETING BEGINS AT: 7:00 PM

Please click this URL to join.

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

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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 three (3) 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 three minutes.

I. CALL TO ORDER AND ROLL CALL - 5:15 PM

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

II. INTERVIEWS FOR THE PLANNING COMMISSION - 5:15 PM

[Staff Report](#)

[Attachment 1 - Planning Commission Applications](#)

III. CLOSED SESSION - 5:30 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. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Initiation of Litigation (Government Code Section 54956.9(d)(4): One Case

C2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Significant Exposure to Litigation (Government Code Section 54956.9(d)(2): Two Cases

C3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Sullivan v. City of Sausalito Govt. Code 54956.9(d)(1)

C4. CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section 54957.6) Agency Designated Representative: Kathy Nikitas, Human Resources Manager and Charles Sakai, Sloan Sakai Employee organization: Sausalito Police Association

IV. RECONVENE TO OPEN SESSION - 7:00 PM

A. Roll Call

B. Pledge of Allegiance

C. Closed Session Announcements (if any)

D. Approval of Agenda

1. SPECIAL PRESENTATIONS/MAYOR'S ANNOUNCEMENTS - 7:02 PM

1.A Proclamation Honoring the Career of Kent Basso

[Attachment 1 - Proclamation](#)

1.B Budget Presentation from the Department of Public Works

[Attachment 1 - Presentation](#)

2. COMMUNICATIONS - 7:45 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 Speakers Card and turn it in to the City Clerk.

3. CONSENT CALENDAR - 8:00 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 3 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 Meeting Minutes from March 18, 2025

[Attachment 1 - Draft Meeting Minutes from March 18, 2025](#)

3.B Waiver of Second Reading and Adoption of Ordinance No. 03-2025, An Ordinance of the City Council of the City of Sausalito Amending Chapter 10.44.240 "Formula Retail", Table 10.24-1 "Land Uses in Commercial Districts", and Chapter 10.24.040 "Special Requirements" of Title 10 of the Sausalito Municipal Code

[Staff Report](#)

[Attachment 1 - Draft Ordinance No. 03-2025](#)

[Attachment 2 - Planning Commission Resolution No. 2025-01](#)

3.C Review and Approve the State Required Annual Progress Report on Implementation of Housing Element

[Staff Report](#)

[Attachment 1 - 2024 Annual Progress Report Summary](#)

[Attachment 2 - 2024 Annual Progress Report Table A](#)

[Attachment 3 - 2024 Annual Progress Report Table A2](#)

[Attachment 4 - 2024 Annual Progress Report Table B](#)

[Attachment 5 - 2024 Annual Progress Report Table D](#)

[Attachment 6 - 2024 Annual Progress Report LEAP Reporting](#)

3.D Waiver of Second Reading and Adoption of Ordinance No. 04-2025 An Ordinance of the City Council of the City of Sausalito Municipal Code Re-Adopting Chapter 2.60 Military Equipment Use Policy

[Staff Report](#)

[Attachment 1 - Ordinance No. 04-2025](#)

[Attachment 2 - Sausalito Police Department Draft Policy 705 - Military Equipment](#)

[Attachment 3 - 2024 Annual Military Equipment Use Report](#)

3.E Receive and File the Sausalito Police Department's Crime and Traffic Report Calendar Year 2025 - First Quarter Report

[Staff Report](#)

4. PUBLIC HEARING ITEMS - 8:15 PM

4.A Appeal of a Retroactive Design Review Permit (2024-00049) issued by the Sausalito Planning Commission to conditionally approve the expansion of a second-floor deck at 27 Central Avenue (APN: 065-231-02)

(Matthew Mandich, Senior Planner)

- o Confirmation of Notice Required by Law and Open Public Hearing
- o Staff Report - 15 minutes
- o City Council questions - 5 minutes
- o Presentation from Appellant - 10 minutes
- o Public Comments - limited to 3 minutes/person
- o Rebuttal from Appellant – 5 minutes
- o Close the Public Hearing
- o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Diagram showing work completed under revoked Zoning Permit ZP 17-146](#)

[Attachment 2 - Stop Work Order, issued July 24, 2017](#)

[Attachment 3 - Appeal Timeline for ZP 17-146](#)

[Attachment 4 - Planning Commission Resolution 2018-12, adopted April 11, 2018](#)

[Attachment 5 - City Council Resolution 5739, adopted July 31, 2018](#)

[Attachment 6 - Project Plans, submitted March 25, 2019](#)

Attachment 7 - Site Photographs, taken by Staff on March 28, 2019
Attachment 8 - Certification of Story Poles, submitted June 13, 2019
Attachment 9 - Project Plans, submitted June 18, 2019
Attachment 10 - Site Photographs, taken June 24, 2019, compared to March 28, 2019
Attachment 11 - Planning Commission Resolution 2019-07, adopted June 26, 2019
Attachment 12 - Letter (1) from Applicant to Planning Commissioners, submitted March 13, 2024
Attachment 13 - Letter (2) from Applicant to Planning Commissioners, submitted March 13, 2024
Attachment 14 - Letter (3) from Applicant to Planning Commissioners, submitted March 13, 2024
Attachment 15 - Planning Commission Resolution No. 2024-09
Attachment 16 - Appeal Statement, submitted May 16, 2024
Attachment 17 - Compliance Order, issued October 1, 2018
Attachment 18 - Citation, issued October 15, 2018
Attachment 19 - Stop Work Order, issued and posted July 25, 2023
Attachment 20 - Citation (1), issued October 3, 2023
Attachment 21 - Citation (2), issued November 29, 2023
Attachment 22 - Citation (3), issued March 7, 2024
Attachment 23 - Staff Report, dated April 3, 2019
Attachment 24 - Site Photographs, Views of 27 Central Avenue from 31 Central Avenue, taken by Staff on October 28, 2024
Attachment 25 - Resolution
Attachment 26 - Presentation
Public Comments - Andrew Machado
Public Comments - Bob Leff
Public Comments - Emily Woodward
Public Comments - Jack Carlson
Public Comments - Jennifer Fleischer
Public Comments - Meike Stefani
Public Comments - Spencer Wells

5. BUSINESS ITEMS - 9:15 PM

5.A Review of Draft Fiscal Year 2025/2026 Capital Improvement Program (Kevin McGowan, Public Works Director)

- o Staff Report - 10 minutes*
- o City Council questions - 10 minutes*
- o Public Comments - limited to 3 minutes/person*
- o Motion/City Council discussion - 15 minutes*

Staff Report

- Attachment 1 - Draft CIP
- Attachment 2 - Facility Assessment Summary 2025-2026
- Attachment 3 - Rating Criteria
- Attachment 4 - City Manager Recommendations
- Attachment 5 - 1-11-2025 Strategic Planning
- Attachment 6 - Presentation
- Public Comments - Carolyn Revelle

6. CITY MANAGER REPORTS, COUNCILMEMBER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 10:00 PM

6A. City Manager Information for Council

- o Report - 5 minutes*
- o City Council questions - 5 minutes*
- o Public Comment - limited to 3 minutes/person*

6B. City Attorney Information for Council

- o Report - 5 minutes*
- o City Council questions - 5 minutes*

o Public Comment - limited to 3 minutes/person

6C. Councilmember Committee Reports

Request to Act on Cal Cities Action Alert - SB 79 (Wiener)

[Attachment 1 - SB 79 City Sample Letter Oppose](#)

Request to Act on Cal Cities Action Alert - SB 634 (Perez)

[Attachment 1 - SB 634 City Sample Opposition Letter](#)

o Report - 5 minutes

o City Council questions - 5 minutes

o Public Comment - limited to 3 minutes/person

6D. Appointments

Consider Making an Appointment to the Planning Commission

Staff Report

[Attachment 1 - Planning Commission Applications](#)

[Public Comments - Alice Merrill.pdf](#)

[Public Comments - Barbara Nelson.pdf](#)

[Public Comments - Don Krohn.pdf](#)

[Public Comments - Ed Ayres.pdf](#)

[Public Comments - Elizabeth Schenkel.pdf](#)

[Public Comments - Ellen Rosenstein.pdf](#)

[Public Comments - Jay Wyman.pdf](#)

[Public Comments - Jenny Silva.pdf](#)

[Public Comments - Jim McKibben.pdf](#)

[Public Comments - Jody and Peter Wardle.pdf](#)

[Public Comments - Joel M. Karr.pdf](#)

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

[Public Comments - Jonathan Borges.pdf](#)

[Public Comments - Kathryn Gray.pdf](#)

[Public Comments - Katie Gray.pdf](#)

[Public Comments - Kay Mitzel.pdf](#)

[Public Comments - Linda Pfeifer.pdf](#)

[Public Comments - Lisa Tuttle.pdf](#)

[Public Comments - Margaret Collard.pdf](#)

[Public Comments - Mary Goff.pdf](#)

[Public Comments - Penny Wright.pdf](#)

[Public Comments - Peter Wardle.pdf](#)

[Public Comments - Sandra Bushmaker.pdf](#)

[Public Comments - Scott Robinson.pdf](#)

[Public Comments - Steve Fabes.pdf](#)

[Public Comments - Sue Currier.pdf](#)

[Public Comments - Sue White.pdf](#)

[Public Comments - Susan Cleveland-Knowles.pdf](#)

[Public Comments - Susan Robinson.pdf](#)

[Public Comments - Susan Samols.pdf](#)

[Public Comments - Sylvia Fong.pdf](#)

[Public Comments - Walter Lemmermann.pdf](#)

6E. Future Agenda Items

o [Future Agenda Items](#)

o City Council questions - 5 minutes

o Public Comment - limited to 3 minutes/person

6F. Minutes from Boards, Commissions, and Committees

[Attachment 1 - Sustainability Commission Meeting Minutes from February 13, 2025](#)

6G. Other reports of significance

6H. Public Comment on Items 6A-6C and 6E-6G: limited to 3 minutes/person

7. ADJOURNMENT

The next regularly scheduled City Council meeting will be held May 6, 2025, with the open session due to commence at approximately 7:00 PM.

LEAD DEPARTMENT

Administration Department
City Hall, Main floor
420 Litho Street
Sausalito, CA 94965
(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
Sergio Rudin, City Attorney
Walfred Solorzano, City Clerk
Brandon Phipps, Community & Economic Development Director
Kevin McGowan, Public Works Director/City Engineer
Jesus Nava, Interim 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 Manager
Jeffrey Jackson, Interim City Librarian
Tabitha Abbot, Director of Communications

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.

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

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

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