



CITY OF SAUSALITO
AMENDED CITY COUNCIL AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, April 7, 2026

SPECIAL MEETING: 4:00 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:

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+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 - 4:00 PM

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

II. CLOSED SESSION - 4:00 PM

A. Mayor Woodside announces that item C.1.-C2 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 LABOR NEGOTIATOR (Government Code Section 54957.6)

Agency Designated Representative: Chris Zapata, City Manager, Kathy Nikitas, Human Resources Manager, Burke Dunphy, Sloan Sakai

Employee organization: SEIU

III. RECONVENE TO OPEN SESSION - 5:00 PM

A. Pledge of Allegiance

B. Roll Call

C. Closed Session Announcements (if any)

D. Approval of Agenda

1. SPECIAL PRESENTATIONS, MAYOR'S ANNOUNCEMENTS & CITY MANAGER REPORTS - 5:02 PM

1.A On the Waterfront Foundation Presentation

2. COMMUNICATIONS - 5:08 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 - 5:17 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 Meeting Minutes of March 17, 2026

[Attachment 1 - Draft Meeting Minutes of March 17, 2026](#)

3.B National Arab American Heritage Proclamation

[Attachment 1 - Proclamation](#)

3.C Authorize the City Manager to Execute a Second Contract Amendment with WRT Consulting to Provide Additional Planning Services for the Shoreline Adaptation Framework in the Amount of \$120,000 Supported by the Sea Level Rise Planning Grant

[Staff Report](#)

[Attachment 1 - Draft Scope of Work](#)

- 3.D Authorize an additional \$80,000 appropriation from the General fund for the Renovation of 429 A½ Johnson Street to address unforeseen repairs to the structure**
[Staff Report](#)
- 3.E Authorize Additional \$73,915 Appropriation for Dunphy Park Improvement Project Phase 2 Project to Cover Additional Archaeological and Design-Related Costs**
[Staff Report](#)
- 3.F By minute order, waive remaining penalties pursuant to Sausalito Municipal Code section 5.04.210.D in the amount of \$8,870.40, imposed on Bay Fusion Inc for delinquent business license taxes**
[Staff Report](#)
[Attachment 1 - Bay Fusion Sworn Statement 3.20.26](#)
- 3.G Adopt a Resolution Approving the Adoption of the Multiple Employer OPEB/Pension 115 Trust to be Administered by Shuster Advisory Group, LLC and to Transfer the Trust's Assets to Charles Schwab Trust Bank and to Name Alta Trust Company as Directed Trustee**
[Staff Report](#)
[Attachment 1 - Resolution](#)
- 3.H Authorize the City Manager to Execute a Communications Facility License Agreement with GTE Mobilnet of California Limited Partnership (d/b/a Verizon Wireless) for Use of City Property at Fire Station No. 2 (300 Spencer Avenue)**
[Staff Report](#)
[Attachment 1 - Agreement](#)
- 3.I Waiver of Second Reading and Adoption of Ordinance No. 04-2026, An Ordinance of the City Council of the City of Sausalito Amending Table 10.22-1 "Land Uses Allowed in Residential Districts" of Title 10 of the Sausalito Municipal Code**
[Staff Report](#)
[Attachment 1 - Ordinance No. 04-2026](#)
[Attachment 2 - Planning Commission Resolution No. 2026-04](#)
[Attachment 3 - HCD Letter to City of Sausalito dated April 6, 2023](#)
[Attachment 4 - HCD Letter to City of Sausalito dated December 23, 2025](#)
- 3.J Determination of Public Convenience or Necessity for Sausalito Mini Mart located at 819 Bridgeway Boulevard**
[Staff Report](#)
[Attachment 1 - Draft Determination of Public Convenience or Necessity Letter](#)
- 3.K Adopt a Resolution Approving an Encroachment Agreement for New Guardrail, Driveway, and Retaining Wall Improvements in the Public Right-of-Way at 44 Toyon Lane (APN: 064-231-10)**
[Staff Report](#)
[Attachment 1 - Resolution and Encroachment Agreement](#) [Attachment 2 - Site Map](#)
[Attachment 3 - Planning Commission Resolution No. 2026-06](#)
[Attachment 4 - Project Plans, stamped received January 12, 2026, titled STARR PFAU Garage Seismic Work and Deck Extension](#)
- 3.L Adopt a Resolution Approving an Encroachment Agreement for Two Tandem Parking Spaces, New Fencing, Concrete Pavers, Magnolia Trees, and Landscaping Improvements in the Public Right-of-Way at 24-26 Marie Street (APN: 064-142-19)**
[Staff Report](#)
[Attachment 1 - Resolution and Encroachment Agreement](#)
[Attachment 2 - Site Map](#)
[Attachment 3 - Notice of Decision, dated March 9, 2026](#)
[Attachment 4 - Project Plans titled Marie Street Duplex, dated December 26, 2026 and stamped received January 27, 2026](#)
- 3.M Authorize the City Manager to Execute a Professional Services Agreement with 4Leaf, for Planning and Building Services, effective July 1, 2025, Not to Exceed \$300,000, Through June 30, 2026**
[Staff Report](#)
[Attachment 1 - Draft Professional Services Agreement](#)
[Attachment 2 - Presentation](#)

4. PUBLIC HEARING ITEMS - NONE

5. BUSINESS ITEMS - 5:30 PM

5.A Receive and Accept the Fiscal Year 2024-2025 Basic Financial Statements, Single Audit Report, and Report on Internal Control over Financial Reporting

(Angeline Loeffler, Finance Director)

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

Staff Report

Attachment 1 - 2025 Audit Highlights with Comprehensive Financial Systems Review & Summary of Actions

Attachment 2 - Fiscal Year 2024-2025 City of Sausalito Basic Financial Statements

Attachment 3 - Fiscal Year 2024-2025 City of Sausalito SAS 114 Letter

Attachment 4 - Fiscal Year 2024-2025 City of Sausalito Single Audit Report

Attachment 5 - Transactional Detail Report

5.B Request Budget Appropriations for this Fiscal Year 2025-26

(Angeline Loeffler, Finance Director)

- 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 - Updated Revenue Projection

Attachment 2 - Expenditure detail report for Administration

Attachment 3 - Expenditure detail report for Resiliency & Sustainability

Attachment 4 - Expenditure detail report for Planning & Zoning

Attachment 5 - Expenditure detail report for Public Works

Attachment 6 - MLK Fund Balance Details

5.C Introduction and Waiver of First Reading of Ordinance No. 05-2026, an Ordinance of the Sausalito City Council Amending Sausalito Municipal Code Section 8.02.070 to Adopt Energy Reach Code Requirements for Single Family Building Remodels, Amending Sausalito Municipal Code Section 8.02.120 to Adopt CALGreen Tier 1 Voluntary Measures, and Enacting Sausalito Municipal Code Chapter 8.04 (Low Carbon Concrete Standards)

(Alexandra Anderson, Resiliency & Sustainability 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 - Ordinance No. 05-2026

Attachment 2 - Ordinance No. 05-2026-Redline Version

Attachment 3 - 2022 Cost Effectiveness Study

Attachment 4 - Sausalito Existing and New Building Cost Effectiveness Explorer Tool

Attachment 5 - Letter from the Sustainability Commission

Attachment 6 - Supplementary memo, Application of 2022 Studies to 2025 Energy Code Existing Single Family Building Upgrades

Attachment 7 - Presentation

6. COUNCILMEMBER REPORTS & OTHER COUNCIL BUSINESS - 8:30 PM

6A. Councilmember Committee Reports

o Report - 5 minutes

o City Council questions - 5 minutes

6B. Future Agenda Items

Provide Direction to Hear Items at Future Meetings

o Future Agenda Items

o City Council questions - 5 minutes

6C. Minutes from Boards, Commissions, and Committees
[Sustainability Commission Minutes of December 17, 2025](#)

6D. Other reports of significance

6E. Public Comment on Items 6A-6D: limited to 2 minutes/person

6F. Appointments (if any)

7. ADJOURNMENT

In Honor of Sally Hunting

The next regularly scheduled City Council meeting will be held April 21, 2026, with the open session due to commence at approximately 5:00 PM.

LEAD DEPARTMENT

*Administration Department
City Hall, Main floor
420 Litho Street
Sausalito, CA 94965
415-289-4199
admin@sausalito.gov*

CITY COUNCIL

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

STAFF

*Chris Zapata, City Manager
Brandon Phipps, Assistant City Manager
Walfred Solorzano, City Clerk
Sergio Rudin, City Attorney
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
Alexandra Anderson, 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 regarding questions about accessibility of the meeting space, including the location of the nearest bus stop and accessible curbside parking to the meeting space.

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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.

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How to obtain City Council Agenda Packet Materials

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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.

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

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