



**CITY OF SAUSALITO
CITY COUNCIL AGENDA**
In COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, August 5, 2025

**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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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 Cox Calls the meeting to order and requests that Roll Call be taken

II. CLOSED SESSION - 4:00 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 REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 750 Bridgeway, Sausalito, CA 94965

Negotiating Parties: Verizon Wireless

City Negotiator: Chris Zapata, City Manager

Under Negotiation: Price and Terms

C2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 300 Spencer Ave., Sausalito, CA 94965 Negotiating Parties: Verizon Wireless

City Negotiator: Chris Zapata, City Manager

Under Negotiation: Price and Terms

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 - ANTICIPATED LITIGATION Initiation

of litigation pursuant to Government Code Section 54956.9(d)(4): One case

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 - NONE

2. COMMUNICATIONS - 5:02 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.

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 Meeting Minutes of July 1 and July 15, 2025

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

[Attachment 2 - Draft Meeting Minutes from July 15, 2025](#)

3.B Consider Whether to Transmit Letter Agreeing to Remove Opposition to SB 79 if Author Will Add Exemption for 12 California Historic Districts

[Attachment 1 - Memo from Mayor Cox](#)

[Attachment 2 - SB79 Letter Withdrawing Opposition if Amended](#)

[Public Comments - Amy Kalish](#)

[Public Comments - Sonja Hanson](#)

[Public Comments - Susan Kirsch](#)

3.C Receive and File Marin Voice Letter from Marin County Mayors Entitled "Marin Must Stand for Human Dignity - Not Fear"

[Attachment 1 - Letter](#)

[Public Comments - Babette McDougal](#)

3.D Second Reading and Adoption of Ordinance No. 06-2025 of the City Council of the City of Sausalito Enacting Chapter 15.14 (Marin Electric Bicycle Safety Pilot Program) of Title 15 (Vehicles and Traffic) of the Sausalito Municipal Code

[Staff Report](#)

[Attachment 1 - Ordinance 06-2025](#)

3.E Adopt a Resolution authorizing the City Manager to Award Construction Contract for the Bridgeway Safety Project - Napa St. to Johnson St. to Ghilotti Brothers Inc. in an amount of \$1,342,555.50, authorize Alternative #2 for roadway resurfacing for \$317,255.00, authorize a construction contingency for the Project in the amount of \$169,989.50, and determine Project exempt from CEQA pursuant to CEQA Guidelines section 15301

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Notice of Exemption](#)

[Attachment 3 - Construction Contract](#)

3.F Adopt a Resolution Approving an Encroachment Agreement for improvements in the Bridgeway Boulevard and Filbert Avenue public rights-of-way at 1755 Bridgeway (currently 1751-1757 Bridgeway and 160/170 Filbert Ave.) APN: 64-151-02 & 64-151-03)

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Planning Commission Resolution No. 2025-16 \(Project Approval\)](#)

[Attachment 3 - Approved Project Plans Received Stamped May 13, 2022, for 1755 Bridgeway, Bridgeway Commons, prepared by BDE Architecture](#)

[Attachment 4 - Aerial Site Map](#)

[Attachment 5 - Planning Commission Resolution 2025-15 \(CEQA\)](#)

3.G Adopt a Resolution Approving the Sausalito Police Association Memorandum of Understanding and Approve the Updated Publicly Available Pay Schedules

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Exhibit A to Resolution - Memorandum of Understanding](#)

[Attachment 3 - Exhibit B to Resolution - Pay schedules](#)

4. PUBLIC HEARING ITEMS - 5:30 PM

4.A Appeal of Planning Commission Resolution No. 2025-18 approving a Design Review Permit, a Variance, three Conditional Use Permits, a Minor Use Permit, a Sign Permit, and a Certificate of Appropriateness for Joint Hotel and Restaurant use at 715 Bridgeway (APN: 065-071-34) (Project ID: 2024-00147) (CEQA: Exempt, Guidelines section 15301 and 15331)

(Matthew Mandich, Senior Planner)

o Disclosure of Ex-Parte Communications

- o Staff Report - 15 minutes
- o City Council questions - 5 minutes
- o Appellant Presentation - 10 minutes
- o City Council questions - 5 minutes
- o Applicant 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

Attachment 2 - Planning Commission Resolution No. 2025-18, approved July 9, 2025

Attachment 3 - Certificate of Appropriateness application, received July 23, 2024

Attachment 4 - Historic Design Evaluation, prepared by Historic Architect Jerri Holan, dated September 16, 2024

Attachment 5 - Amendment to Historic Design Evaluation, prepared by Historic Architect Jerri Holan, dated October 9, 2024

Attachment 6 - Historic Preservation Resolution No. 2024-03, adopted October 17, 2024

Attachment 7 - Planning Commission Staff Report for 715 Bridgeway, dated December 11, 2024

Attachment 8 - Planning Commission Resolution No. 2024-24, approved December 11, 2024

Attachment 9 - Notice of Appeal and Accompanying Letter Stating Grounds for Appeal, received December 20, 2024

Attachment 10 - Accompanying Attorney Letter Restating Grounds for Appeal, received February 12, 2025

Attachment 11 - City Council Staff Report for 715 Bridgeway Appeal, dated March 18, 2025

Attachment 12 - Planning Commission Staff Report for 715 Bridgeway, dated July 9, 2025

Attachment 13 - Notice of Appeal and Accompanying Letter Stating Grounds for Appeal, received July 21, 2025

Attachment 14 - Project Plans, titled The Pocket Sausalito, received June 25, 2025

Attachment 15 - Presentation

Public Comments - Aaron Roller.pdf

Public Comments - Bonnie MacGreggor.pdf

Public Comments - Carolyn Revelle.pdf

Public Comments - Claire Wibroe Traub.pdf

Public Comments - Colleen and Hunter Hancock.pdf

Public Comments - Cynthia Nimmo.pdf

Public Comments - Eric Liddle.pdf

Public Comments - Erik Juhl.pdf

Public Comments - Ethan Bliss.pdf

Public Comments - Fay Rudio.pdf

Public Comments - Griffin Whitlock.pdf

Public Comments - Hank Baker.pdf

Public Comments - Hugh de Loayza.pdf

Public Comments - Illina Frankiv.pdf

Public Comments - Jo Moniz.pdf

Public Comments - Joanne Derbort.pdf

Public Comments - Joris van Mens.pdf

Public Comments - Julie Scripps.pdf

Public Comments - Kris Buerkle.pdf

Public Comments - Laurie Sharp.pdf

Public Comments - Mary Griffin.pdf

Public Comments - Michael Lappert.pdf

Public Comments - Rachel Hunter.pdf

Public Comments - Rosalie Wallace.pdf

Public Comments - Sam Ruben.pdf

Public Comments - Zohreh Noorian.pdf

Public Comments - Jeffrey Stafford.pdf
Public Comments - Jennifer Nimmo.pdf
Public Comments - Joanna McCarver.pdf
Public Comments - Jody Moore.pdf
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Public Comments - Michelle Dumont.pdf
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Public Comments - Paul Mowry.pdf
Public Comments - Stacy Kray.pdf
Public Comments - Sue Stephenson.pdf
Public Comments - Susan Nelson Kendall.pdf
Public Comments - Sydney Alioto.pdf
Public Comments - Nicole Dobarro.pdf
Public Comments - Adithya Padala and Tulasi Hosain.pdf
Public Comments - Alex Bleyleben .pdf
Public Comments - Alex Woie.pdf
Public Comments - Beth Swierk.pdf
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Public Comments - Don Krohn.pdf
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Public Comments - Gail Schell.pdf
Public Comments - Jann Johnson.pdf
Public Comments - Jeff Knowles.pdf
Public Comments - Elizabeth Brekhus.pdf
Public Comments - Alison Regenold.pdf
Public Comments - Carol Tarlow.pdf
Public Comments - David Kutas.pdf
Public Comments - Eoin Harrington.pdf
Public Comments - Kristen Wolslegel.pdf
Public Comments - Nicole Bellefeuille & Tommy Oâ€™Hare.pdf
Public Comments - Sharon Conn.pdf
Public Comments - Vicki Abeles.pdf
Public Comments - Zac Monsees.pdf
Public Comments - Bill Dean.pdf

5. BUSINESS ITEMS - 7:30 PM

5.A Adopt A Resolution Calling a Special Election and Submitting to The Qualified Voters of the City of Sausalito an Ordinance to Amending the City Zoning Map In City Commercial Districts to Adopt Housing Overlay Zoning Consistent with the Housing Element to be Voted Upon at the Special Municipal Election to be Held November 4, 2025

(Sergio Rudin, City Attorney)

- 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 Resolution
Attachment 2 - Ordinance 1022
Attachment 3 - Site 301 Subarea Map
Attachment 4 - Site 303 Subarea Map
Attachment 5 - Site 402 Subarea Map
Attachment 6 - Sausalito Commercial District Local Control Measure Overlay Zoning Map
Attachment 7 - City of Sausalito Zoning Map (Includes HE Overlays)
Attachment 8 - Presentation

5.B Adopt a Resolution of the City Council of the City of Sausalito, Submitting to the Qualified Voters of the City of Sausalito an Ordinance Amending the City Zoning Map to Authorize Development of Housing on Martin Luther King Jr. Property, to be Voted Upon at the Special Municipal Election to be Held November 4, 2025

(Sergio Rudin, City Attorney)

- 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 Resolution
Attachment 2 - Ordinance 1128
Attachment 3 - MLK Site Visualizations & View Analysis
Attachment 4 - City of Sausalito Zoning Map (Includes HE Overlays)
Attachment 5 - Presentation
Public Comments - Jeremy Rush

6. CITY MANAGER REPORTS, COUNCILMEMBER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 8:00 PM

6A. City Manager Information for Council

Sewer System Transfer to the Sausalito Marin County Sanitary District (SMCSD)

City Manager Report

Attachment 1 - Summary of total interest savings
Attachment 2 - Schedule of interest and principal payments for Clean Water Revolving Loan Fund Loan
Attachment 3 - Schedule of interest and principal payments for 2015 Sewer Bond

- 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 (if any)

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
[Disaster Preparedness Committee Minutes from July 9, 2025](#)

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 September 2, 2025, 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

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
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 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.

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