



CITY OF SAUSALITO
REGULAR CITY COUNCIL MEETING AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, July 12, 2022
7:00 PM

CLOSED SESSION BEGINS AT 5:00 PM
OPEN SESSION BEGINS AT 7:00 PM

PUBLIC ADVISORY: THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Government code section 54953(e), and in light of the declared state of emergency, the regular meeting of the City Council for July 12, 2022 will be conducted telephonically through Zoom and broadcast live on the City's Website. Please be advised that pursuant to Government Code section 54953(e), and in light of the declared state of emergency, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council chambers will not be open for the meeting, Council members and the public will be participating telephonically and will not be physically present in the Council Chambers.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, MAC, IPAD, iPhone, or Android device. Although your image will not be shown on the video conference, you will be able to listen and view the meeting on Zoom.

Please use this URL <https://zoom.us/j/5421451805>

Or join by digital phone or landline phone at:

1-669-900-6833

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Enter Meeting ID: 5421451805#

Note: 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 (Make sure your Zoom is updated to the latest version) or you can Press *9 if you are calling in. The City Clerk will select you from the meeting cue. Please be patient while waiting in the cue.

If you do not want to speak during the public comment portion of the Agenda, you are also encouraged to submit email correspondence to cityclerk@sausalito.gov. Email comments will be accepted up until 4:00 PM the day of the meeting and forwarded to the City Council, posted to the City website, and placed in the City's permanent records. Email messages should be sent to cityclerk@sausalito.gov. If you choose to submit an email, please note in the Subject Line the part of the Agenda your email pertains to. For example, you can type in the Subject Line, "Agenda Item 2- Communications" or "Agenda Item 6, Public Hearing"

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. IF YOU WISH TO ASSURE YOURSELF OF HEARING A PARTICULAR DISCUSSION, PLEASE ATTEND THE ENTIRE 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 AT LEAST FIVE DAYS IN ADVANCE OF THE MEETING. ANY WRITTEN OR ORAL COMMENTS PROVIDED WILL BE A PART OF THE PUBLIC RECORD.

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 IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET - 5:00 PM

- I.A. Mayor Kellman calls the meeting to order and requests that Roll Call be taken*
- I.B. Mayor Kellman announces that item(s) D1-D5 will be discussed in Closed Session*
- I.C. PUBLIC COMMENT on Closed Session items*
- I.D. City Council adjourns to CLOSED SESSION to consider the following:*

D.1. CONFERENCE WITH LABOR NEGOTIATORS – pursuant to Section 54957.6

Agency designated representatives: Charles Sakai, Sloan Sakai

Employee organization: SEIU Local 1021, Sausalito Police Association, Management and Confidential

D.2. CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation/Significant Exposure to Litigation pursuant to California Government Code Section 54956.9(b)

One potential case.

D.3. CONFERENCE WITH LEGAL COUNSEL – Real Property Negotiations pursuant to California Government Code Section 54956.8

Property – Bank of America Building. 750 Bridgeway, Sausalito, CA 94965

City Negotiator – City Manager, City Attorney, Michael Wagner, Contract Real Estate Manager

Negotiating Parties – Sausalito Center for the Arts, Larry and Michael Mindel

Under Negotiation – price and terms

D.4. CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation/Initiation of Litigation pursuant to California Government Code Section 54956.9(c)

One potential case.

D.5. CONFERENCE WITH LEGAL COUNSEL – Existing Litigation pursuant to California Government Code Section 54956.9(d) (1)

Name of Case: Sausalito/Marin County Chapter of the California Homeless Union v. City of Sausalito USDC No. District of Ca. Case No. 3:21-cv-01143-LB

Public Comment

[Public Comment- Flavin](#)

II. OPEN SESSION IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET - 7:00 PM

- II.A. Closed Session Announcements (if any)*
- II.B. Approval of Agenda*

1. SPECIAL PRESENTATIONS / MAYOR'S ANNOUNCEMENTS - 7:05 PM

- Presentation
- City Council questions
- PUBLIC COMMENT
- City Council discussion/action

1.A. Fire District presentation on LRAD sirens

[Staff Report](#)
[Staff Report Revised- Late Mail](#)
[Attachment 1-LRAD Presentation Sausalito](#)
[Attachment 2- LRAD Notice of Exemption Rodeo](#)
[Attachment 3- LRAD Notice of Exemption Spencer](#)

2. ACTION MINUTES OF PREVIOUS MEETING - 7:25 PM

- Move to approve as submitted; or
- Move to approve as changed/corrected

2.A. Approval of Minutes of Regular City Council Meeting of June 14, 2022 and Adjournment to a Regular Meeting of June 17, 2022.

[Draft Minutes of the Regular Council Meeting of June 14 and 17 2022](#)

3. CONSENT CALENDAR - 7:30 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, City staff, or members of the public may request that specific items be removed from the Consent Calendar for separate action. In order to request an item be pulled, you must have completed a Speakers' Card and turned it in to the City Clerk. Items will only be removed from the Consent Calendar by a vote of the Council. 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.

- PUBLIC COMMENT – Receive requests to remove item(s) from the Consent Calendar
- Motion to approve the following actions:

3.A. Receive and File the report regarding the Shared Needs Assessment Study for a Shared Services Corporation Yard with Mill Valley.

[Staff Report](#)
[Attachment 1- Draft Facilities Needs Assessment- Late Mail](#)

3.B. Adopt a Resolution Amending the Revised and Restated Master Fee Schedule Adopted in FY2008-09 to Adjust Parking Rates in the Downtown Area

[Staff Report](#)
[Draft Resolution Parking Fee Adjustments](#)
[Resolution No. 5731](#)

3.C. Renewal of Emergency Declaration

[Staff Report](#)
[Attachment 1 - Resolution](#)

3.D. First Amendment to Legal Services Agreement with Burke Williams & Sorensen, LLP for City Attorney Services

Staff Report
Attachment 1 - Draft Resolution
Exhibit A - First Amendment to LSA
Attachment 2 - Executed LSA

3.E. Reports to the San Francisco Bay Conservation and Development Commission (BCDC)

Staff Report
Attachment 1 - BCDC Agreement
Attachment 2 - March 27, 2022 Presentation to BCDC Enforcement Committee
Attachment 3 - Interim Update on Planning for Housing
Attachment 4 - Eelgrass Mitigation Plan
Presentation to BCDC- Late Mail

3.F. Receive and File the Sausalito Police Department's Crime and Traffic Report Calendar Year 2022 – Second Quarter Report

Staff Report

3.G. NHA Advisors analysis related to financial approaches the City of Sausalito may consider for pension challenges. Recommendation to direct the City Manager to work with NHA to explore a private placement for potential pension cost savings.

Memo to Council
Attachment 1- Agreement
Attachment 2- Presentation

3.H. Approval of the Five-Key Housing and Social Services Contract for Marinship Encampment

Staff Report
Attachment 1- Draft Resolution
Attachment 1- Five Key Proposal

4. BUSINESS ITEMS - 7:35 PM

In general, the following procedural order applies to items of business:

- Presentation
- City Council questions
- PUBLIC COMMENT – limited to 3 minutes/person
- City Council discussion/action

4.A. Citizen's Initiative Petition to Repeal Existing Regulations and Authorize Storefront and Non-Storefront Commercial Cannabis Businesses in Sausalito. (Mary Wagner, City Attorney) 7:35PM

Staff Report
Attachment 1 - Chart comparing Cannabis Initiatives
Attachment 2 - Draft Resolution
PPT Presentation- Late Mail
Public Comment- Maltbie
Public Comment- Leopold
Public Comment- Dubin, Carol
Public Comment- Dubin, Laurie
Public Comment - Cannabis - Fernandez, K.pdf

4.B. Consideration of a lease between the City of Sausalito and the Sausalito Center for the Arts for the former Bank of America building located at 750 Bridgeway, Sausalito, CA

Staff Report

Attachment 1 - Resolution
Attachment 2 - Exhibit A to Resolution (Lease)
Attachment 3 - Exhibit B to Resolution (TI Plan)
Powerpoint Presentation
Public Comment- Flavin
Public Comment- Schwarcz
Public Comment- Dehn
Public Comment- Fraser
Public Comment- Johnson
Public Comment- Zuch
Public Comment- Bushmaker
Public Comment- Burns
Public Comment- Hanson
Public Comment- Mandel
Public Comment- Merrill
Public Comment- Pfeifer
Public Comment- Keller & Horinzny
Public Comment- Coral
Public Comment- Elze.pdf
Public Comment- Saxton
Public Comment- Williams
Public Comment- Hammond
Public Comment- Nelson 2
Public Comment- Nelson
Public Comment- Wetterer
Public Comment- Mayo
Public Comment- Hail
Public Comment- Luhrs
Public Comment- Hanson, Sonja
Public Comment- MacGregor
Public Comment- Thornburg
Public Comment- Drobnis 2
Public Comment- Pratt
Public Comment- Drobnis
Public Comment- de-Remer
Public Comment- Nadjibi
Public Comment- Theodores
Public Comment- Risberg
Public Comment- Barker
Public Comment- Gray
Public Comment- Chase
Public Comment- Boy
PowerPoint Presentation- Revised- Late Mail

5. PUBLIC HEARING ITEMS - 9:25 PM

In general, the following procedural order applies to public hearing items:

- Disclosure of Ex Parte communications (Appeals)*
- Staff Presentation*
- City Council Questions*
- Applicant/Appellant Presentations – 10 minutes per "team" (Appeals)*
- PUBLIC COMMENT – limited to 3 minutes/person*
- Appellant/Applicant rebuttals – 5 minutes per "team" (Appeals)*
- City Council discussion/action*

5.A. Ordinance amending Chapter 12.16 of the Sausalito Municipal Code “Noise Control” to prohibit the use of gasoline powered landscape equipment. (Kevin McGowan, Public Works Director) 9:25 PM

[Staff Report](#)

[Attachment 1 - Chapter 12 Redline](#)

[Attachment 2 - Sustainability Commission Recommendation](#)

[07-12-2022 Presentation](#)

[Public Comment- Parish](#)

[Public Comment- Hanson](#)

[Public Comment- Wilder](#)

6. COMMUNICATIONS - 9:50 PM

PUBLIC COMMUNICATIONS: This is the time for the City Council to hear from citizens regarding matters 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 of business 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 turned it in to the City Clerk.

7. COUNCILMEMBER COMMITTEE REPORTS - 10:00 PM

- City Council questions
- Council discussion and direction, if any

8. CITY MANAGER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 10:05 PM

8A. PUBLIC COMMENT on Items 8B-8E - limited to 3 minutes/person - 10:10 PM

8B. City Manager Information for Council - 10:15 PM

- Oral Report & Council Questions
- Council discussion and direction, if any

8C. Appointments to Boards, Commissions and Committees - 10:20 PM

Under this item the Council may take action to appoint qualified applicants to City Boards, Commissions and Committees, as further detailed in the staff report for the corresponding item. Additionally, the Mayor may make Council liaison appointments to City or Regional Committees.

- City Council questions
- Council discussion and direction, if any

Designation of Voting Delegates and Alternates for the League of California Cities Annual Conference—September 7-9, 2022 in Long Beach

[Staff Report](#)

[Attachment 1- Annual League of California Cities Notice](#)

8D. Future Agenda Items - 10:25 PM

- City Council questions

- Council discussion and direction, if any*

Future Agenda Items and Tentative Items for August 30, 2022 and September 13, 2022.

[Future Agenda Items](#)

[Tentative Items for August 30 and September 13, 2022](#)

8E. Other reports of significance - 10:30 PM

- City Council questions*
- Council discussion and direction, if any*

9. ADJOURNMENT - 10:35 PM

The next regularly scheduled City Council meeting will be held August 30, 2022 with the open session due to commence at approximately 7:00 PM.

LEAD DEPARTMENT

*Administration Department
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admin@sausalito.gov*

*CITY COUNCIL
Janelle Kellman, Mayor
Melissa Blaustein, Vice Mayor
Jill James Hoffman, Councilmember
Susan Cleveland-Knowles, Councilmember
Ian Sobieski, Councilmember*

*STAFF
Chris Zapata, City Manager
Mary Wagner, City Attorney
Serge Avila, City Clerk
Dan Hortert, Acting Community Development Director
Kevin McGowan, Public Works Director/City Engineer
Abbot Chambers, City Librarian/Director of Communications
John Rohrbacher, Chief of Police
Chris Tubbs, Fire Chief*

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.

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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.

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

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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.

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