



**CITY OF SAUSALITO**  
**REGULAR CITY COUNCIL MEETING AGENDA**  
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965  
Tuesday, October 13, 2020  
5:30 PM  
INTERVIEWS BEGIN AT: 5:30 PM  
CLOSED SESSION BEGINS AT: 6:30 PM  
OPEN SESSION BEGINS AT: 7:00 PM

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council for October 13, 2020 will be conducted telephonically through Zoom and broadcast live on the City's Website and Cable TV Channel 27. Please be advised that pursuant to the Executive Order, 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.

Join the Council meeting from a PC, MAC, iPad, iPhone, or Android device.

To watch the live video stream on the City's Website, please use this URL:  
<https://www.sausalito.gov/city-government/city-council/meetings-and-agendas>

**ADVISORY NOTICE: YOU WILL NOT BE ABLE TO ACCESS THE ZOOM MEETING DIRECTLY FROM THE LIVE STREAM FROM THE CITY'S WEBSITE**

To participate and provide public comment at a meeting, please use this URL: <https://zoom.us/j/5421451805>

Or join by digital phone or landline phone at:

1-669-900-6833  
1-346-248-7799  
1-253-215-8782  
1-312-626-6799

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 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 [hscoble@sausalito.gov](mailto:hscoble@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 [hscoble@sausalito.gov](mailto:hscoble@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".

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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. 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.**

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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.

## **ZOOM USER GUIDE INFORMATION**

### **Zoom User Guides**

[Zoom Participant User Guide](#)

[Quick Raise Hand Guide](#)

## **I. INTERVIEWS FOR THE COMMUNITY SAFETY/DISASTER PREPAREDNESS COMMITTEE, PARKS AND RECREATION COMMITTEE, AND THE SUSTAINABILITY COMMITTEE - 5:30 PM**

## **II. CALL TO ORDER IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET - 6:30 PM**

- II.A. Mayor Cleveland-Knowles calls the meeting to order and requests that Roll Call be taken*
- II.B. Mayor Cleveland-Knowles announces that item(s) D.1 and D.2 will be discussed in Closed Session*
- II.C. PUBLIC COMMENT on Closed Session items*
- II.D. City Council adjourns to CLOSED SESSION to consider the following:*

*D.1 PUBLIC EMPLOYMENT – pursuant to CGC§54957*

*Title: City Manager*

*D.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to CGC§54956.8*

*Property: Rodeo Avenue & Highway 101.*

*Negotiating Parties: AT&T (dba Bay Area Cellular Telephone Company)*

*City Negotiator: City Manager and City Attorney*

*Under Negotiation: Price and Terms*

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

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

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

**1.A. Welcome Councilmember Jill Hoffman and Presentation to Outgoing Councilmember Tom Reilly (Mayor Cleveland-Knowles Remarks)**

**2. COMMUNICATIONS - 7:15 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.*

**2.A. Public Comment Letters/Email**

[Sustainability Commission Communications to the City Council](#)  
[EDAC Priority Recommendations to City Council - Sausalito Land Economics Study](#)

**3. ACTION MINUTES OF PREVIOUS MEETING - 7:25 PM**

*Regular City Council meeting of September 22, 2020 and Special Meeting of September 29, 2020*

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

**3.A. September 22, 2020 Draft Regular Meeting Minutes  
September 29, 2020 Draft Special Meeting Minutes  
October 6, 2020 Draft Special Meeting Minutes**

[September 22, 2020 Draft Regular Meeting Minutes](#)  
[September 29, 2020 Draft Special Meeting Minutes](#)  
[October 6, 2020 Draft Special Meeting Minutes](#)

**4. COUNCILMEMBER COMMITTEE REPORTS - 7:30 PM**

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

**5. CONSENT CALENDAR - 7:35 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:*

**5.A. Approval of Second Amendment to Lease Agreement Between AT&T (dba Bay Area Cellular Telephone Company and the City of Sausalito for Telecommunications Facilities on a portion of City-Owned Property at 101 Rodeo Avenue in Sausalito**

[Staff Report](#)

[Attachment 1](#)

**5.B. Adopt a Resolution to Revise the Membership Composition of the Economic Development Advisory Committee from 11 to 12 Members and Consideration on an Appointment**

[Staff Report](#)

[Attachment 1](#)

**5.C. Authorize the City Manager to sign the Letter of Public Convenience and Necessity Letter for "Sausalito Books by the Bay" at 100 Bay Street**

[Staff Report](#)

[Attachment 1 - Request Letter from Ms. Popp](#)

[Attachment 2 - Draft Public Convenience and Necessity Letter](#)

**5.D. COVID-19 Update**

[Staff Report](#)

**5.E. Adopt a Resolution of the City Council of the City of Sausalito Authorizing the City Manager to execute the construction agreement with Ghilotti Construction, a professional services contract with Park Engineering and two funding agreements to support the construction of the Gate 6 Intersection Modification Project**

[Staff Report.doc](#)

[Attachment 1-Construction Contract Resolution.pdf](#)

[Attachment 2-Professional Services Agreement Resolution.pdf](#)

[Attachment 3-Funding Agreements Resolution.pdf](#)

**6. PUBLIC HEARING ITEMS - 7:40 PM - THERE ARE NO PUBLIC HEARING ITEMS**

*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*

**7. BUSINESS ITEMS - 7:40 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*

**7.A. Housing Element 2023 Introduction, Housing Legislation Update and other Housing-Related Action Items (Lilly Whalen, Community Development Director, Lisa Wise, Lisa Wise Consulting, Inc., and Barbara Kautz, Goldfarb & Lipman, LLP, 30-Minute Presentation)- 7:40 PM**

[Staff Report](#)

[Attachment 1 - Housing Element 6th Cycle Slides](#)

[Attachment 2 - Eklund and Background.pdf](#)

[Attachment 3 - draft letter to MTC ABAG.docx](#)

[Attachment 4 - Housing Leg Memo.pdf](#)  
[Attachment 5 - Housing Leg Slides.PPTX](#)  
[Attachment 6 - BRHTF Annotations.pdf](#)  
[Attachment 7 - Map of Potential Sites.pdf](#)  
[Attachment 8 -Draft Resolution.doc](#)

**7.B. Review of New Objectives, Policies and Programs and other text changes in the General Plan and Authorizing the Final Public Review Draft of the General Plan to be Published and a revised Draft Environmental Impact Report to be Recirculated (Lilly Whalen, Community Development Director, Geoff Bradley and Tom Ford, M-Group) - 8:40 PM**

[Staff Report](#)

[Attachment 1 - New and Modified Text, Policies and Programs, Organized by Element, Since the Council's meeting on September 1](#)

[Attachment 2\\_Written Public Comments since 09.01.2020.pdf](#)

[Public Comment- Pedersen- Clipper Yacht Harbor](#)

[Public Comment- Berkson Associates](#)

**7.C. Update City Manager Search Process (Deborah Muchmore, Human Resources, 10-Minute presentation)- 10:10 PM**

[Staff Report](#)

**8. CITY MANAGER REPORTS AND CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 10:30 PM**

**8A. PUBLIC COMMENT on Items 8B-8E - limited to 3 minutes/person - 10:30 PM**

**8B. City Manager Information for Council - 10:35 PM**

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

**8C. Appointments to Boards, Commissions and Committees - 10:40 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*

**Accept Resignation of Parks and Recreation Commissioners Ken Schwarz, John "Drew" Llana, and Jamie Bruning-Miles and Consideration of Appointments to the Parks and Recreation Commission**

[Staff Report](#)

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

**Accept Resignation of Library Board of Trustee member Jeanne Walker Harvey and Appoint Alternate John Oppenheimer as a Voting Member**

[Staff Report](#)

[Attachment 1](#)

**Appointment to the Community Safety/Disaster Preparedness Committee**

[Staff Report](#)

**Vice-Mayor Ray Withy Selected as League of Cities Annual Conference Voting Delegate During the General Assembly**

**8D. Future Agenda Items - 10:50 PM**

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

**Future Agenda Items**

[Future Agenda Items October 2020](#)

[List of Agenda Items for the October 27 Council Meeting](#)

**9. ADJOURNMENT - 10:55 PM**

*The next regularly scheduled City Council meeting will be held October 27, 2020 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**

*Susan Cleveland-Knowles, Mayor  
Ray Withy, Vice Mayor  
Joan Cox, Councilmember  
Joe Burns, Councilmember  
Tom Reilly, Councilmember*

**STAFF**

*Adam Politzer, City Manager  
Mary Wagner, City Attorney  
Yulia Carter, Assistant City Manager/Admin Services Director  
Heidi Scoble, City Clerk  
Lilly Whalen, Community Development Director  
Kevin McGowan, Public Works Director/City Engineer  
Michael Langford, Parks & Recreation Director  
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.

### **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](http://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](http://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](http://www.sausalito.gov)