



CITY OF SAUSALITO

AMENDED SPECIAL CITY COUNCIL AGENDA

In the COUNCIL CHAMBERS via Zoom at 420 LITHO STREET, SAUSALITO, CA 94965

Tuesday, February 25, 2025 3:00 PM

Members of the public may participate over Zoom:

If you would like to speak on an agenda item, you can access the meeting remotely by joining from a PC, MAC, IPAD, iPhone, or Android device.

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

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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 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, ROLL CALL & ADJOURN TO CLOSED SESSION - 3:00 PM

- A. Mayor Cox Calls the meeting to order and requests that Roll Call be taken*
- B. Mayor Cox announces that items D.1. through D.2. will be discussed in Closed Session*
- C. Public Comment on Closed Session Items*
- D. City Council adjourns to CLOSED SESSION to consider the following:*

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code Section 54956.9(d)(1))

Name of case: Yes In My Backyard v. City of Sausalito, Marin County Superior Court Case No. CV2300652

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant Exposure to Litigation (Government Code Section 54956.9(d)(2): Two cases

II. RECONVENE TO OPEN SESSION - 4:00 PM

- A. Roll Call*
- B. Pledge of Allegiance*
- C. Closed Session Announcements (if any)*
- D. Public Comment on Closed Session Items*
- E. Approval of Agenda*

1. BUSINESS ITEMS

1.A Public Hearing on Certification of Amended 2023-2031 Housing Element Environmental Impact Report (EIR); Adoption of CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, and Approval of Amended 2023-2031 Housing Element (Brandon Phipps, Community & Economic Development Director)

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

Staff Report

Attachment 1 - Final Environmental Impact Report for the Sausalito Amended Housing Element Project; February 2025

Attachment 2 - Errata Sheet to FEIR Addressing Site 84

Attachment 3 - Resolution Certifying the Amended 6th Cycle Housing Element Final EIR

Attachment 4 - Resolution adopting Findings of Fact and Statement of Overriding Consideration

Attachment 5 - Exhibit A (Findings of Fact and Statement of Overriding Considerations)

Attachment 6 - Exhibit B (Mitigation Monitoring and Reporting Program)

Attachment 7 - Exhibit C (Modified Amended Housing Element)

Attachment 8 - Exhibit D (City Response to HCD Findings)

Attachment 9 - Map of Amended Housing Element Sites

Attachment 10 - Map of Amended Housing Element Sites - Zoning

Attachment 11 - Planning Commission Resolution No. 2025-03 (Signed) including Exhibit A - Amended Housing Element (Exhibit B and C)

Attachment 12 - HCD Letter Regarding (2023-2031) Draft Amended Housing Element, November 4, 2025

Attachment 13 - Summary Response to City Council Comments

Attachment 14 - Presentation

Attachment 15 - Presentation (Updated 2.24.25)

Late Mail Item - Site 84 (MLK Property) Massing Study - Pages 255-256 of Appendices to Housing Element (Adopted Jan 30, 2023)

Late Mail Item - Peer Review Group MLK Massing Study Draft 2.24.25

Public Comments - Tricia Smith.pdf

Public Comments - Adriana Bentley.pdf

Public Comments - Kara Wetherby-Schmidt.pdf

Public Comments - Troy Lavelle.pdf

Public Comments - Austin Arensberg.pdf

Public Comments - Kari Isaeff.pdf
Public Comments - Benjamin Dean.pdf
Public Comments - Karin Knutson.pdf
Public Comments - Beth Bachrach.pdf
Public Comments - Kelly Doyle.pdf
Public Comments - Bethanie Murguia.pdf
Public Comments - Kelly Gate.pdf
Public Comments - Better Sausalito LLC.pdf
Public Comments - Ken Pontac.pdf
Public Comments - Bora Han.pdf
Public Comments - Kimberly Hering.pdf
Public Comments - Carol Goodman.pdf
Public Comments - Kristin Cappelli.pdf
Public Comments - Ceci Browne.pdf
Public Comments - Linda Fotsch.pdf
Public Comments - Ceci Christian.pdf
Public Comments - Lois Salisbury.pdf
Public Comments - Charles Angle.pdf
Public Comments - Louise Illes.pdf
Public Comments - Chris Bobzien.pdf
Public Comments - Maria Chanley.pdf
Public Comments - Christopher Sander.pdf
Public Comments - Mark Schuster.pdf
Public Comments - Cleopatra Victoria.pdf
Public Comments - Mary Ann Griller.pdf
Public Comments - Colette Pratt.pdf
Public Comments - Mary Huss.pdf
Public Comments - David Kutas.pdf
Public Comments - Michael Rex.pdf
Public Comments - Domingo Johnson.pdf
Public Comments - Michael Waldron.pdf
Public Comments - Douglas R. Howell.pdf
Public Comments - Pat FitzGerald.pdf
Public Comments - Ed Brakeman.pdf
Public Comments - Patti Frazier.pdf
Public Comments - Ed Schultz.pdf
Public Comments - Ralph Cappelli.pdf
Public Comments - Elena Vives.pdf
Public Comments - Ross Sullivan.pdf
Public Comments - Ephraim Margolin.pdf
Public Comments - Sam Chase.pdf
Public Comments - Gail Schell.pdf
Public Comments - Sara Fisk.pdf
Public Comments - Hank Baker.pdf
Public Comments - Sarah Marikos.pdf
Public Comments - Heather Manross.pdf
Public Comments - Shelby Van Meter.pdf
Public Comments - Holly A. Bacuzzi.pdf
Public Comments - Sonja Trauss.pdf
Public Comments - Hyung Min Park.pdf
Public Comments - Stacy Nimmo.pdf
Public Comments - Jack Navarra.pdf
Public Comments - Steve Gertz.pdf
Public Comments - Jennifer Nimmo.pdf
Public Comments - Sue Stephenson.pdf
Public Comments - Jennifer Spinach.pdf

[Public Comments - Sybil Boutilier.pdf](#)

[Public Comments - Jordan Dodds.pdf](#)

[Public Comments - Toyer Gear.pdf](#)

1.B Discussion and Direction Regarding Conduct of Special Election and Proposed Initiative Ordinance Amending Ordinance 1022 and Amending the City Zoning Map to Authorize Development of Housing on Specific Commercial Properties to Permit the Development of Housing as Set Forth in the City's Adopted Sixth Cycle Amended Housing Element, to be Voted Upon at the Special Municipal Election to be Held on June 3, 2025

(Brandon Phipps, Community & Economic Development Director)

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

[Staff Report](#)

[Attachment 1 - Resolution with Draft Ordinance and Map](#)

[Attachment 2 - Ordinance 1022](#)

[Attachment 3 - Summary of Survey Results Regarding Voter Attitudes](#)

[Public Comments - Beth Swierk.pdf](#)

[Public Comments - Bonnie MacGregor.pdf](#)

[Public Comments - Brian J Meehan.pdf](#)

[Public Comments - Cynthia Nimmo.pdf](#)

[Public Comments - Debra and Robert Hayes.pdf](#)

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

[Public Comments - Eoin Harrington.pdf](#)

[Public Comments - Ephraim Margolin.pdf](#)

[Public Comments - Erin Grogan.pdf](#)

[Public Comments - Geraldine Maute & Christophe Cammareri.pdf](#)

[Public Comments - Illina Frankiv.pdf](#)

[Public Comments - James Lavelle.pdf](#)

[Public Comments - Jerry & Laurel Spolter.pdf](#)

[Public Comments - Joanne Derbort.pdf](#)

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

[Public Comments - Liz Lowry.pdf](#)

[Public Comments - Lynn Spiller.pdf](#)

[Public Comments - Marjorie Lu.pdf](#)

[Public Comments - Mark Coleman.pdf](#)

[Public Comments - Natasha Damner.pdf](#)

[Public Comments - Patricia De Luca.pdf](#)

[Public Comments - Philip Snyder.pdf](#)

[Public Comments - Renee Linde.pdf](#)

[Public Comments - Rory Moore.pdf](#)

[Public Comments - Stacy Nimmo.pdf](#)

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

[Public Comments - Toyer Gear.pdf](#)

1.C Discussion and Direction Regarding Submitting to the Qualified Voters of the City of Sausalito an Initiative Ordinance Amending Ordinance 1128 and Amending the City Zoning Map to Authorize Development of Housing on Martin Luther King Jr. Property (Site 84), to be Voted Upon at the Special Municipal Election to be Held on June 3, 2025

(Brandon Phipps, Community & Economic Development Director)

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

[Staff Report](#)

[Attachment 1 - Resolution with Draft Ordinance and Map](#)

[Attachment 2 - Ordinance 1128](#)
[Attachment 3 - Summary of Survey Results Regarding Voter Attitudes](#)
[Public Comments - Ephraim Margolin](#)
[Public Comments - Toyer Gear](#)

2. ADJOURNMENT

The next regularly scheduled City Council meeting will be held March 4, 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
Tabitha Abbot, Director of Communications
Chad Hess, Finance Director
Kathy Nikitas, Human Resources Manager
Stacie Gregory, Chief of Police
Chris Tubbs, Fire Chief
Catie Thow Garcia, Resiliency & Sustainability Manager
Bryan Vitale, Community Services Manager*

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 \$250 (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

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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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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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