



**CITY OF SAUSALITO
CITY COUNCIL AGENDA**

**In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
AND
PROTEA HOTEL CAPE TOWN SEA POINT, ARTHUR'S ROAD, SEA POINT,
CAPE TOWN, SOUTH AFRICA, 8005
AND
WHEATGRASS NO. 2221, 2221 N LAKE CREEK DRIVE, WILSON, WY 83014
Tuesday, March 17, 2026**

**SPECIAL MEETING: 3:00 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=KJKaETkUjibJUh8OI0OeCg9PLE9jn5.1>

PASSCODE: 123456

Or join by phone:

+1 669 900 6833

+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 - 3:00 PM

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

II. CLOSED SESSION - 3:00 PM

A. Mayor Woodside announces that item C.1.-C6 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

C3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 4956.8)

Property: 558 Bridgeway; APNs: 065-172-12, 065- 172-13, 065-172-15 Negotiating Parties:

Bridgeway 558 Real Property, LLC City

Negotiator: City Manager and City Attorney

Under Negotiation: Price and Terms

C4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Government Code Section 54956.9(d)(2)) Significant Exposure to Litigation: One Case

C5. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

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

Name of case: Andrew Sullivan v. City of Sausalito, Marin County Superior Court Case CV0004822

C6. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

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

Name of case: Link Holdings, LLC v. City of Sausalito, Marin County Superior Court CV0009335

Negotiator: City Manager and City Attorney

Under Negotiation: Price and Terms

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

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 - 5:20 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 3, 2026

[Attachment 1 - Draft Meeting Minutes of March 3, 2026](#)

3.B Adopt the Cesar Chavez Day Proclamation

[Attachment 1 - Proclamation](#)

3.C Adopt the National Women's History Month Proclamation

[Attachment 2 - National Women's History Month Proclamation](#)

3.D Ratify the Legislative Letters of Support submitted to Senator Alex Padilla, Senator Adam Schiff, and the Marin City Health and Wellness Center

[Staff Report](#)

[Attachment 1 - Letter of Support to Senator Padilla](#)

[Attachment 2 - Letter of Support to Senator Schiff](#)

[Attachment 3 - Letter of Support for Marin City Health and Wellness Center Community Project Funding Request](#)

3.E Authorize an additional \$34,680 from Fund 117 Measure L to support a study related to impacts of AB 413-Daylighting at Roadway Crossing with Marked and Unmarked Crosswalks, on Caledonia Street and in on Bridgeway in Downtown

[Staff Report](#)

[Attachment 1 - PSA Parametric plus Proposal](#)

3.F Adopt a Resolution Approving an Encroachment Agreement to allow construction of an entry gate, along with exterior path of travel improvements and associated landscaping partially within the public right-of-way at 112 Spencer Avenue (APN: 065-151-38)

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Project Plans, entitled "Landscape Plans for Weiss Residence," dated January 12, 2026 and received January 15, 2026](#)

[Attachment 4 - Planning Commission Resolution No. 2026-05 112 Spencer Ave](#)

3.G Adopt a Resolution Approving an Encroachment Agreement for the Reconstruction of a Deck Partially within the Public Right-of-Way at 61 Marie Street (APN: 064-194-03)

[Staff Report](#)

[Attachment 1 - Resolution and Encroachment Agreement](#)

[Attachment 2 - Project Plans, received February 20, 2026](#)

4. PUBLIC HEARING ITEMS - 5:25 PM

4.A Introduction by Title Only and Waiver of First Reading 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 (Matthew Mandich, Principal Planner)

o Confirmation of Notice Required by Law and Open Public Hearing 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 Public Comments - limited to 2 minutes/person

o Close the Public Hearing

o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Ordinance No. 04-2026](#)

[Attachment 2 - Planning Commission Resolution No. 2026-04](#)

[Attachment 3 - HCD Letter to City of Sausalito titled, "Review of Sausalito's Accessory Dwelling Unit \(ADU\) Ordinance under ADU Law"](#)

[Attachment 4 - HCD Letter to City of Sausalito titled, Single Family Zones and Junior Accessory Dwelling Units - Letter of Technical Assist](#)

5. BUSINESS ITEMS - 6:00 PM

5.A Review revised Draft Request for Proposals for the Joint Development Opportunity on City-owned Housing Element Opportunity Sites (Martin Luther King Jr. Park Property & Corporation Yard), provide direction to Staff as appropriate, authorize Staff to publicly submit the RFP prior to the end of March, 2026, & discussion of next steps

(Brandon Phipps, Assistant City 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 - Redlined RFP \(Comparison of March 4, 2026, Version with March 12, 2026, Version\)](#)

[Attachment 2 - Cleanline RFP \(Comparison of March 4, 2026, Version with March 12, 2026, Version\)](#)

[Attachment 3 - Public Forum #2 Presentation \(March 8, 2026\)](#)

5.B Authorize the City Manager and Finance Director to use Section 115 trust funds to smooth the peaks of Unfunded Accrued Liabilities (UAL) payments for the next 10 years to address budgetary challenges starting fiscal year 2026-2027 through fiscal year 2035-2036

(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 - City Manager Presentation](#)

[Attachment 2 - Sausalito Pension Smoothing by NHA](#)

5.C Authorize the City Manager to execute agreements to transfer administration of the City's Section 115 Trust for OPEB and Pension Stabilization to 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; Rescind February 4, 2025 Council Action Directing Transfer of Funds from Public Agency Retirement Services (PARS) to the CERBT and CEPPT Programs Operated by CalPERS

(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 - Shuster Presentation](#)

[Attachment 2 - Shuster Sausalito Long-Term Portfolio Projection](#)

[Attachment 3 - Shuster CMA 30-Year Projection](#)

6. COUNCILMEMBER REPORTS & OTHER COUNCIL BUSINESS - 8:00 PM

6A. Councilmember Committee Reports

o Report - 5 minutes

o City Council questions - 5 minutes

6B. Future Agenda Items

o Future Agenda Items

o City Council questions - 5 minutes

6C. Minutes from Boards, Commissions, and Committees

[Attachment 1 - Finance Committee Minutes of November 13, 2025](#)

6D. Other reports of significance

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

6F. Appointments (if any)

7. ADJOURNMENT

The next regularly scheduled City Council meeting will be held April 7, 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

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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.

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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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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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