



CITY OF SAUSALITO
AMENDED CITY COUNCIL AGENDA
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, November 18, 2025

SPECIAL MEETING: 3:30 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>

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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 – 3:30 PM

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

II. CLOSED SESSION - 3:30 PM

A. Mayor Cox announces that item C.1.-C3 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 LEGAL COUNSEL - ANTICIPATED LITIGATION

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

C3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)

Property: 300 Spencer, Sausalito CA

Agency negotiator: City Manager, City Attorney

Negotiating parties: Southern Marin Fire Protection District

Under negotiation: Price, Terms of Payment

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 - 5:02 PM

1.A Special Presentation from Parks & Recreation Recapping Fall Events

[Attachment 1 - Presentation](#)

2. COMMUNICATIONS - 5:20 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 - 5:30 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 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 Minutes of November 4, 2025

[Attachment 1 - Draft Minutes of November 4, 2025](#)

- 3.B Ratify the Proclamation Naming November 10, 2025 as Stereophonic Day**
[Attachment 1 - Proclamation](#)
- 3.C Authorize the City Manager to Enter into a Services and Support Agreement with Flowbird America Inc. to Replace Nineteen (19) Obsolete T2 Multi-Space Parking Pay Stations in Municipal Parking Lots 1-4, and to Execute All Related Actions to Implement the Upgrade, in an Amount Not to Exceed \$478,000 to include the one-time purchase and installation cost and up to ten years of ongoing operational and maintenance services**
[Staff Report](#)
[Attachment 1 - Flowbird Service and Support Agreement](#)
[Attachment 2 - Pay Station Quotes Pricing Sheet](#)
[Attachment 3 - Vendor Evaluation Comparison Summary](#)
[Attachment 4 - Vendor Pay Station User Interface Comparison \(Photos\)](#)
[Attachment 5 - Flowbird Optional Custom Wrap samples \(Photos\)](#)
[Attachment 6 - Dixon's 2023 Downtown Parking Study](#)
- 3.D Adopt a Resolution Authorizing the City Manager to Execute the Professional Services Agreement with Marin IT, Inc., to provide IT Managed Services for a One-Year Period, for an Amount of \$387,281.76**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Staff Report from March 22, 2022](#)
[Attachment 3 - Professional Services Agreement with Marin IT, Inc.](#)
[Attachment 4 - Marin IT Proposal for FY26](#)
- 3.E By minute order, waive remaining penalties pursuant to Sausalito Municipal Code section 5.04.210.D in the amount of \$8,755.81, imposed on Bayside Boatworks for delinquent business license taxes**
[Staff Report](#)
[Attachment 1 - Bayside Boatworks Penalty Fee Abatement Sworn Statement](#)
- 3.F Receive and File a report regarding the Libertyship Large Capture Device.**
[Staff Report](#)
[Attachment 1 - Project Plans](#)
- 3.G Adopt a Resolution authorizing the City Manager to execute Transportation Authority of Marin Agreement A-FY25- 29 Funding Agreement between Transportation Authority of Marin and City of Sausalito - in the amount of \$550,000 in Measure AA funds for the Coloma Street and Ebbtide Avenue Safe Pathway Project (\$450,000) and the Tomales Street Safe Pathway Project (\$100,000)**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - TAM Funding Agreement A-FY25-29](#)
[Attachment 3 - Email Correspondence from TAM](#)
[Attachment 4 - Improvement Drawings](#)
[Attachment 5 - Site Plan - Tomales St. Pathway](#)
- 3.H Receive and File an Update of the Fix-It Issue Reporting Software for the Department of Public Works Maintenance Division**
[Staff Report](#)
[Attachment 1 - Service Request Metric 4-25 to 11-25](#)
- 3.I Adopt a Resolution authorizing the service of alcoholic beverages within the existing shared parklet located in the public right-of-way adjacent to the restaurant Venice Gourmet at 625 Bridgeway (APN: 065-132-19)**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Planning Commission Resolution No. 2006-23](#)
[Attachment 3 - Zoning Administrator Resolution No. 2025-04](#)
[Attachment 4 - Sidewalk Dining Plan, received September 9, 2025](#)
[Attachment 5 - Draft Sidewalk Dining Encroachment Permit](#)
- 3.J Adopt a Resolution Ratifying Southern Marin Fire District (SMFD) Ordinance 2025/2026-01 Amending the 2025 California Fire Code & 2025 California Wildland-Urban Interface (WUI) Code**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - SMFD Ordinance 2025-2026-01](#)

3.K Ratification of Matching Grant Payment of \$10,000 from the General Fund for the Supplemental Nutrition Assistance Program
[Staff Report](#)

4. PUBLIC HEARING ITEMS - 5:40 PM

4.A Introduction by Title and Waiver of First Reading of Amendments to the Sausalito Municipal Code Title 10 (Zoning) Sections 10.44.080: Accessory Dwelling Units (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 Public Comments - limited to 2 minutes/person
- o Close the Public Hearing
- o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution No. 2025-24, recommending adoption of the Draft Ordinance](#)

[Attachment 2 - Assembly Bill 1154](#)

[Attachment 3 - Senate Bill 9](#)

[Attachment 4 - Senate Bill 543](#)

[Attachment 5 - Draft Ordinance](#)

[Attachment 6 - Redlines SMC Section 10.40.080](#)

[Attachment 7 - HCD Letter Regarding Draft ADU Ordinance](#)

[Attachment 8 - Presentation](#)

5. BUSINESS ITEMS - 6:15 PM

5.A 27 Central Avenue - Administrative Hearing Before The City Council To Consider An Appeal Of Administrative Citations Issued For Maintaining Illegal Construction (APN: 065-231-02) (Justin Goger Malo, Code Enforcement Officer)

- 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 Rebuttals, using reserved time, if any
- o Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - City Council Resolution Number 23-2025](#)

[Attachment 2 - Compliance Order - Notice Of Correctable Violation - Issued 08-25-2025](#)

[Attachment 3 - Administrative Citation - Issued 10-02-2025](#)

[Attachment 4 - Administrative Citation - Issued 10-09-2025](#)

[Attachment 5 - Administrative Citation - Issued 10-22-2025](#)

[Attachment 6 - Administrative Citation - Issued 10-23-2025](#)

[Attachment 7 - Historical Background - Prior Staff Report For 04-15-2025 City Council Meeting](#)

[Attachment 8 - Emails and Documents from 04-15-2025 through 11-18-2025](#)

[Attachment 9 - TMF MStefani Oppo Sausalito Code Enforcement Fines](#)

[Attachment 10 - Additional Documents from Meiki Stefani](#)

5.B Adopt a Resolution authorizing the City Manager to Execute a Construction Contract with RWR Construction Inc. for the Bridgeway Slide Repair Project Tecco Mesh Alternative Located Below Woodward Avenue, for the Bid Amount of \$1,145,441.82, Authorize a Construction Contingency of \$144,558.18 for a Construction Amount Not to Exceed \$1,260,000, Approve

**Plans and Specifications for the Project, Reject All Bids Received for the Bridgeway Slide Repair Project MSE Wall Alternative
(Andrew Davidson, Senior Engineer Public Works)**

- 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 - Resolution

Attachment 2 - Plans and Specifications

Attachment 3 - Construction Contract

Attachment 4 - Presentation

Attachment 5 - Bridgeway Slope Stability

Attachment 6 - Bridgeway Slope History

5.C Receive and File the Shoreline Adaptation Plan and Provide Direction for Next Steps

Staff Report

Attachment 1 - Sausalito Shoreline Adaptation Plan

Attachment 2 - Sausalito Shoreline Adaptation Plan Appendix - Community Survey Results

Attachment 3 - Public Comments Received by October 7, 2025

Attachment 4 - Regional Shoreline Adaptation Plan (BCDC) Guidelines

Attachment 5 - Presentation

Public Comments - Dan Morgan

Public Comments - KC Pederson

Public Comments - Michael Rainey

Public Comments - Wu Family

Public Comments - Wu Family-2

Public Comments - Kimery Wilshire

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

6A. City Manager Information for Council

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

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 December 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
415289-4199
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
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
Catie Thow Garcia, 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.

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