



**CITY OF SAUSALITO
CITY COUNCIL AGENDA**
In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, September 16, 2025

**SPECIAL MEETING: 4:00 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=KJKaETkUjibJUh8OI0OeCg9PIE9jn5.1>

PASSCODE: 123456

Or join by phone:

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Webinar ID: 852 7589 4165

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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 - 4:00 PM

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

II. CLOSED SESSION - 4:00 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. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(2)) Significant Exposure to Litigation: Two Cases

C2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)

Property: 558 Bridgeway, Sausalito CA, APN 065-172-12 and APN 065-172-15

Agency negotiator: City Manager, City Attorney

Negotiating parties: Bridgeway 558 Real Property, LLC

Under negotiation: Price, Terms of Payment

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

2. COMMUNICATIONS - 5:05 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 - 5:15 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 September 2, 2025**
[Attachment 1 - Draft Meeting Minutes of September 2, 2025](#)
- 3.B Authorize the Mayor to Endorse PG&E Undergrounding Efforts in Marin County at the September 18, 2025 CPUC Hearing**
[Attachment 1 - Letter](#)
- 3.C Proclamation Honoring National Hispanic Heritage Month**
[Attachment 1 - Proclamation](#)
- 3.D Honoring the 50th Anniversary of the Creation of the Sausalito Historical Society by Jack Tracy**
[Attachment 1 - Proclamation](#)
- 3.E Receive and File Mayor Letter of Support for Age Friendly Sausalito Grant Application to County**
[Attachment 1 - Letter](#)
- 3.F Receive and File Update on the Infrastructure Modernization, Utility Savings and Sustainability Program**
[Staff Report](#)
[Attachment 1 - Installation Agreement Amendment](#)
- 3.G Adopt a Resolution authorizing the City Manager to Execute the Professional Services Agreement with WSP for the Gate 5 Area Drainage Management Study, in an amount not to exceed \$509,867.65 from the US EDA Grant funds**
[Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - PSA](#)
[Attachment 3 - Gate 5 Area Drainage Management Study RFP](#)
[Attachment 4 - WSP WRT Proposal and Fee](#)
- 3.H Approve Updated Publicly Available Pay Schedule to include Sausalito Police Association (SPA) pay range schedules, and Update Pay Ranges for Community Services Director, City Librarian, and Finance Director Positions**
[Staff Report](#)
[Attachment 1 - Updated Publicly Available Pay Schedule](#)
[Attachment 2 - CCR 570.5](#)
[Attachment 3 - CalPERS PAPS Checklist](#)
- 3.I Adopt a Resolution Approving an Encroachment Agreement to allow construction of a new front entryway landing and a new front guardrail adjacent to an existing front garage structure in the right-of-way, and to retroactively permit an existing front garage encroachment in the right-of-way at 324 Sausalito**
[Staff Report](#)
[Attachment 1 - Draft Resolution and Encroachment Agreement](#)
[Attachment 2 - Site Map](#)
[Attachment 3 - Project Plans, received June 26, 2025](#)
[Attachment 4 - Planning Commission Resolution No. 2025-17 324 Sausalito Boulevard](#)
- 3.J Adopt a Resolution Approving an Encroachment Agreement for a 42-Inch Fence, Trash Pad, Stairs and Railing, and Major Landscaping in the Public Right-of-Way at 430 Bee Street (APN: 064-162-09)**
[Staff Report](#)
[Attachment 1 - Resolution and Encroachment Agreement](#)
[Attachment 2 - Project Plans, received June 17, 2025](#)
[Attachment 3 - Notice of Decision, dated September 3, 2025](#)
- 3.K Response to Marin County Civil Grand Jury Report: "The Worrisome Future of Marin Housing - NIMBY Resistance Takes a Backseat to Economic Reality"**
[Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)

4. PUBLIC HEARING ITEMS - NONE

5. BUSINESS ITEMS - 5:30 PM

- 5.A Adopt a Resolution Authorizing the City Manager to Award a Construction Contract for the 2024 Roadway Rehabilitation Project to Maggiora and Ghilotti, Inc. for the base bid amount of \$1,914,000, Authorized Alternatives #3, #4, #5, for an additional award amount of \$179,380, authorize a construction contingency in the amount of \$209,620 for a total construction cost of \$2,303,000, Authorize the City Manager to execute the Professional Services Agreement with CSWST2 in an amount not to exceed \$160,286, authorized an additional \$112,061 in Measure L funding to support the project and determine the project is exempt from CEQA pursuant to CEQA Guidelines section 15301**
(Kevin McGowan, Public Works 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 - Resolution](#)
[Attachment 2 - Construction Contract](#)
[Attachment 3 - PSA Contract](#)
[Attachment 4 - Streets 2016 - 2024 Cost](#)
- 5.B Adopt a Resolution authorizing the City Manager to Execute the Professional Services Agreement with CSW|ST2 for the development of conceptual and construction level documents for the Parking Lot 1 Reconstruction Project in an amount not to exceed \$243,393**
(Kevin McGowan, Public Works 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 - Resolution](#)
[Attachment 2 - PSA CSWST2](#)
[Attachment 3 - Parking Lot 1 Reconstruction RFP](#)
[Attachment 4 - CSWST2 and SWA RFP Proposals and Revised Fees](#)
- 5.C Introduction And Waiver Of Ordinance No. 07-2025, An Ordinance Of The City Council Of The City Of Sausalito Amending Chapter 1.05 (Penalty Provisions), Chapter 1.10 (Administrative Penalties), Enacting Chapter 1.12 (Abatement Of Public Nuisances), Enacting Chapter 5.16 (Short-Term Rental Prohibition), Repealing Section 11.12.050 (Enforcement And Penalties) And Repealing Chapter 12.20 Of The Sausalito Municipal Code To Modernize And Streamline Citywide Code Enforcement**
(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 - Draft Ordinance No. 07-2025](#)
[Attachment 2 - Exhibit A to Ordinance](#)
[Attachment 3 - Presentation](#)
- 5.D Introduction and Waiver of First Reading of Ordinance No. 08-2025, An Ordinance of the City Council of the City of Sausalito Repealing Chapter 12.12 (Trailer Coaches, House Cars, Campers and Mobile Homes) and Enacting Chapter 12.12 (Vehicle Habitation)**
(Stacie Gregory, Police Chief)
- 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 - Ordinance](#)

6. CITY MANAGER REPORTS, COUNCILMEMBER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 7:30 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

Sausalito Center for the Arts Grant Application

[Attachment 1 - Letter to County of Marin](#)

[Attachment 2 - Application](#)

- 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

[July 9, 2025 Planning Commission Minutes](#)

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 October 7, 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
 (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
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

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 \$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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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.

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