



**CITY OF SAUSALITO
REGULAR CITY COUNCIL MEETING AGENDA**

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

Tuesday, January 12, 2021

6:00 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 special meeting of the City Council for January 12, 2021 will be conducted telephonically through Zoom and broadcast live on the City's Website. 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.

If you would like to speak on an agenda item, you can access the meeting remotely:

Join from a PC, MAC, iPad, iPhone, or Android device. Although your image will not be shown on the video conference, you will be able to listen and view the meeting on Zoom.

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.

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. 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".

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.

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 User Guide](#)

[Zoom Quick Raise Hand Guide](#)

I. CALL TO ORDER IN THE COUNCIL CHAMBERS AT CITY HALL, 420 LITHO STREET - 6:00 PM

- I.A. Mayor Hoffman calls the meeting to order and requests that Roll Call be taken*
- I.B. Mayor Hoffman announces that item(s) D.1 -D.4 will be discussed in Closed Session*
- I.C. PUBLIC COMMENT on Closed Session items*
- I.D. City Council adjourns to CLOSED SESSION to consider the following:*

D.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to CGC§54956.8

Property: 900 Bridgeway, Sausalito, APN 065-037-07

Negotiating Parties: 900 Bridgeway LLC and Dean Ormish

City Negotiator: Interim City Manager and City Attorney

Under Negotiation: Price and Terms

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

Property: MLK School Site, 100 Ebbtide/610 Coloma Street

Negotiating Parties: All tenants

City Negotiator: Interim City Manager and City Attorney

Under Negotiation: Price and Terms

D.3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to CGC§54956.8

Property: Gene Hiller Menswear, Inc.

Negotiating Parties: 729 Bridgeway, Sausalito, CA

City Negotiator: City Manager and City Attorney

Under Negotiation: Price and Terms

D.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR – pursuant to CGC§54956.8

Property: 558 Bridgeway, Sausalito, CA

Negotiating Parties: Bridgeway 558 Real Property, LLC

City Negotiator: City Manager and City Attorney

Under Negotiation: Price and Terms

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

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

1. MAYOR'S ANNOUNCEMENTS - 7:05 PM

2. COMMUNICATIONS - 7:10 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

[Public Comment- Caldwell](#)

3. ACTION MINUTES OF PREVIOUS MEETING - 7:15 PM

Regular City Council meeting of December 8, 2020 and Special meeting of December 15, 2020

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

3.A. December 8, 2020 Draft Regular Meeting Minutes

December 15, 2020 Draft Special Meeting Minutes

[December 8, 2020 Draft Minutes](#)

[December 15, 2020 Draft Minutes](#)

4. COUNCILMEMBER COMMITTEE REPORTS - 7:20 PM

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

5. CONSENT CALENDAR - 7:25 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. Response to Marin County Civil Grand Jury Report: Climate Change: How Will Marin Adapt?

[Staff Report](#)

[Attachment 1- Grand Jury Report - Sausalito Response](#)

[Attachment 2- Climate Change- How Will Marin Adapt?](#)

[Attachment 3- Sausalito MCAN Grand Jury letter](#)

[Attachment 3a- MCAN 10 22 letter attachments](#)

5.B. Consideration of an Encroachment Agreement to locate an Electric Vehicle Charger that is 18.5 inches tall by 6.8 inches wide and 5.8 inches in depth in the public right-of-way at 515 North Street (2020-00156)

[Staff Report Encroachment Agreement 515 North Street](#)

[Attachment 1 Draft Resolution Approving an Encroachment Agreement for 515 North Street](#)

[Exhibit 1 Project Plans, Site Plan, Photomontage and Manufacture Brochure](#)

[Exhibit 2 Encroachment Agreement Conditions of Approval](#)

[Attachment 2 Council Resolution 5125 dated April 6 2010](#)

5.C. Adopt a Resolution to Execute the Construction Contract for the 2020 Sewer Cleaning and Televising Project

[Staff Report.doc](#)

[Attachment 1 - Resolution.docx](#)

[Attachment 2 - Pro-Pipe Inc Construction Contract.docx](#)

5.D. Adopt a Resolution authorizing the Interim City Manager to execute the second contract amendment with CSG Consultants, Inc. to increase the contract amount by \$16,675 for engineering plan review services to an amount not to exceed \$51,674

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Amendment No. 2](#)

[Attachment 3 - Proposal](#)

5.E. Approve the 2021 City Council Meeting Schedule

[Staff Report](#)

[Attachment 1- Proposed 2021 Calendar](#)

5.F. COVID-19 Update

[Staff Report](#)

[Addendum 1- Statement Regarding Use of Curative Tests in Marin County](#)

[Addendum 2- State Confirms Stay Home Order Extended Until ICU Capacity Rebounds](#)

[Public Comment- Bennett](#)

[Public Comment- Ruben](#)

[Public Comment- Eldon](#)

[Public Comment- Allison](#)

[Public Comment- Durbin](#)

[Public Comment- Fernandez](#)

[Public Comment- Levin](#)

[Public Comment- Melcher](#)

[Public Comment- Mendoza](#)

[Public Comment- Navarro](#)

5.G. Contract Amendment with Regional Government Services (RGS) at the estimated additional cost of \$50,000 for a total of \$80,000 for Economic Development Advisor Services

[Staff Report](#)

[Attachment 1](#)

[Attachment 2 - Agreement with RGS for Economic Development Services](#)

[Public Comment- Flavin](#)

5.H. Fiscal Year 2021-22 Budget Planning Process and Calendar

[Staff Report](#)

6. PUBLIC HEARING ITEMS - 7:25 PM

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

6.A. Introduction of Zoning Ordinance Amendments to amend Section 10.40.130 of Title 10 of the Sausalito Municipal Code to incentivize the development of affordable housing by allowing for density bonuses greater than 35 percent and other changes as required to incorporate amendments to state density bonus law (Lilly Whalen, Community Development Director, 10-Minute Presentation) 7:25 PM

[Staff Report](#)

[Attachment 1 - Draft Recommended Ordinance](#)

[Attachment 2 - Resolution No. 5997- Density Bonus](#)

[Attachment 3- Planning Commission Recommending Resolution](#)

[Staff Presentation Slides](#)

7. BUSINESS ITEMS - 8:10 PM- There are no Business Items

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

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

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

8B. City Manager Information for Council - 8:15 PM

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

City Manager Recruitment Update

[Staff Report](#)

[Attachment 1 - Agreement with Avery and Associate](#)

[Attachment 2 - Sausalito City Manager Recruitment Brochure](#)

[Attachment 3 - Current Timeline](#)

[Attachment 4 - General Description of Recruitment Steps October 21, 2021 Staff Report](#)

[Attachment 5 - Draft Community Survey](#)

[Attachment 6 - EDAC Letter](#)

[Public Comment- Fotch](#)

[Late Mail- Van Meter](#)

8C. Appointments to Boards, Commissions and Committees - 8:25 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

Mayor Appointments

[Mayor Appointments 2021](#)

Marin/Sonoma Mosquito and Vector Control District Board of Trustee Appointment

[Staff Report](#)

[Attachment 1](#)

[Attachment 2](#)

Accept Economic Development Advisory Committee Member Resignations

[Staff Report](#)

[Attachment 1- EDAC Enacting Resolutions](#)

8D. Future Agenda Items - 8:35 PM

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

Future Agenda Items

[Future Agenda Items](#)

[Future Agenda Items January 2021](#)

9. ADJOURNMENT - 8:40 PM

The next regularly scheduled City Council meeting will be held January 26, 2021 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

Jill James Hoffman, Mayor

Janelle Kellman, Vice Mayor

Susan Cleveland-Knowles, Councilmember

Ian Sobieski, Councilmember

Melissa Blaustein, Councilmember

STAFF

Marcia Raines, Interim City Manager

Mary Wagner, City Attorney

Yulia Carter, Assistant City Manager/Admin Services Director

Heidi Scoble, City Clerk/Assistant to the City Manager

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 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 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