



**CITY OF SAUSALITO
CITY COUNCIL AGENDA**
In the COUNCIL CHAMBERS via Zoom at 420 LITHO STREET, SAUSALITO, CA 94965
Tuesday, February 4, 2025
SPECIAL MEETING BEGINS AT 6:30 PM
REGULAR MEETING BEGINS AT 7:00 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>

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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 2:00 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 AND ROLL CALL - 6:30 PM

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

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

II. RECONVENE TO OPEN SESSION - 7:00 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. SPECIAL PRESENTATIONS/MAYOR'S ANNOUNCEMENTS - 7:02 PM

2. COMMUNICATIONS - 7:03 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 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 turn it in to the City Clerk.

3. CONSENT CALENDAR - 7:20 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.

- City Council questions to Staff
- PUBLIC COMMENT/REQUEST TO REMOVE ITEM(S) - limited to 3 minutes / person
- Motion to remove item(s) or to approve the following actions:

3.A Black History Month Proclamation

[Proclamation](#)

3.B Adopt the Meeting Minutes from January 21, 2025

[Draft Meeting Minutes from January 21, 2025](#)

3.C Receive and File the City of Sausalito City Council Strategic Planning Report submitted by Facilitator Amy Howorth of the Municipal Resource Group

[Staff Report](#)

[Attachment 1 - Agenda](#)

[Attachment 2 - Report](#)

[Attachment 3 - Council Submittals](#)

[Attachment 4 - Staff Submittals](#)

3.D Receive and File the Fiscal Year 2024-25 Q2 Report from the Library

[Staff Report](#)

[Attachment 1 - Library Q2 Report for FY 2024-25](#)

3.E Adopt a Resolution increasing the contingency for the Dorothy Gibson House Improvement Project located at 429 ½ Johnson Street by \$ 100,000 funded by a State and County Grant and authorize the City Manager to execute the necessary change orders to complete the project

Staff Report

Attachment 1 - Resolution

3.F Receive and File the Treasurer's Report for December 31, 2024

Staff Report

Attachment 1 – Treasurer's Report for the quarter that ended December 31, 2024

3.G Approve California Employers' Retiree Benefit Trust Program (CERBT) Agreement and Election to Prefund Other Post-Employment Benefits (OPEB) Through CalPERS, Authorize City Manager and Director of Finance to transfer the funds from Public Agency Retirement Services (PARS) to CERBT Program and Adopt a Resolution Delegating Authority to City Manager and Director of Finance to Approve Disbursements

Staff Report

Attachment 1 - CEPPT Prefund Agreement and Election

Attachment 2 - CEPPT Certification Funding Policy Form

Attachment 3 - CEPPT Delegation of Authority Form

Attachment 4 - CEPPT Investment Strategy One

Attachment 5 - CEPPT Investment Strategy Two

Attachment 6 - CERBT Prefund Agreement and Election

Attachment 7 - CERBT Valuation Packet

Attachment 8 - CERBT Delegation of Authority Form

Attachment 9 - CERBT Investment Strategy One

Attachment 10 - CERBT Investment Strategy Two

Attachment 11 - CERBT Investment Strategy Three

Attachment 12 - City of Sausalito OPEB Valuation Report June 30, 2024

Attachment 13 - Summary of Actuarial Information 2023 Valuation

3.H Waiver of Second Reading and Adoption of Ordinance No. 01-2025, An Ordinance of the City Council of City of Sausalito Amending Section 10.44.080 Accessory Dwelling Units and Section 10.44.085 Junior Accessory Dwelling Unit Regulations of Title 10 of the Sausalito Municipal Code and Finding the Action to be Statutorily Exempt from CEQA Under Public Resources Code section 21080.17

Staff Report

Attachment 1 - Ordinance No. 01-2025

4. PUBLIC HEARING ITEMS - NONE

5. BUSINESS ITEMS - 7:35 PM

5.A Study Session and Presentation Regarding Draft Amended 2023-2031 Housing Element, Including Draft General Plan Amendments, and Modified Amended Housing Element (Project Alternative)

- o Staff Report - 15 minutes
- o City Council questions - 5 minutes
- o Public Comments - limited to 3 minutes/person
- o Motion/City Council discussion - 15 minutes

Staff Report

Attachment 1 - Map of Amended Housing Element Sites

Attachment 2 - Map of Amended Housing Element Sites with Modifications

Attachment 3 - Revised Draft Amended City of Sausalito's 6th Cycle Housing Element Revisions

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

Attachment 5 - City Response to HCD Findings

Attachment 6 - Sites Subject to Ordinances 1022 and 1128

Attachment 7 - Draft General Plan Amendments (Land Use, Community Design, & Circulation and Parking)

Attachment 8 - Modified Amended Housing Element Materials

Attachment 9 - Public Comments

Attachment 10 - Presentation

Attachment 11 - State Housing Mandates - Frequently Asked Questions

5.B Study Session for Municipal Code Amendment: Adoption of More Comprehensive Objective Design and Development Standards (ODDS) and Form-Based Code

(Neal Toft, Principal Planner) Staff Report - 15 minutes

- City Council questions - 5 minutes
- Public Comments - limited to 3 minutes/person
- Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Draft ODDS \(Title 10A\)](#)

[Attachment 2 - Staff Presentation](#)

[Attachment 3 - Draft Defining Characteristics List for Historic District](#)

[Attachment 4 - Letter from State HCD, November 4, 2024](#)

[Attachment 5 - Letter from California Housing Defense Fund, October 23, 2024](#)

[Attachment 6 - Peer review group presentation on ViewSync software status](#)

[Attachment 7 - Case study of addition to historic structure](#)

[Attachment 8 - Summary of Planning Commission comments from January 15, 2025 Study Session](#)

5.C Study Session and Presentation on Draft Amendments to Municipal Code Title 10 (Zoning Ordinance), Draft Amendments to Zoning Map and Draft Resolution calling for ballot measure(s) for the rezone of Opportunity Sites subject to Ordinance Nos. 1022 and 1128 to implement Housing Element Programs 4 and 16 of the 2023-2031 Housing Element (Brandon Phipps, Community & Economic Development Director)

- Staff Report - 15 minutes
- City Council questions - 5 minutes
- Public Comments - limited to 3 minutes/person
- Motion/City Council discussion - 15 minutes

Staff Report and Attachments Pending

5.D Introduction by Title and Waiver of First Reading of Ordinance No. 02-2025, An Ordinance of the City Council of the City of Sausalito Amending Section 15.04.060 To Prescribe Speed Limits Within the City of Sausalito (Kevin McGowan, Public Works Director)

- Staff Report - 15 minutes
- City Council questions - 5 minutes
- Public Comments - limited to 3 minutes/person
- Motion/City Council discussion - 15 minutes

[Staff Report](#)

[Attachment 1 - Ordinance](#)

[Attachment 2 - Presentation](#)

7. CITY MANAGER REPORTS, COUNCILMEMBER REPORTS, CITY COUNCIL APPOINTMENTS, OTHER COUNCIL BUSINESS - 10:00 PM

6A. City Manager Information for Council

- *Report - 5 minutes*
- *City Council questions - 5 minutes*
- *Public Comment - limited to 3 minutes/person*

6B. Councilmember Committee Reports

- *Report - 10 minutes*
- *City Council questions - 5 minutes*
- *Public Comment - limited to 3 minutes/person*

6C. Appointments (if any)

6D. Future Agenda Items

- [Future Agenda Items](#)
- *City Council questions - 5 minutes*
- *Public Comment - limited to 3 minutes/person*

6E. Other reports of significance

7. ADJOURNMENT

The next regularly scheduled City Council meeting will be held February 18, 2025, with the open session due to commence at approximately 7:00 PM.

LEAD DEPARTMENT

*Administration Department
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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*

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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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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