**CITY OF SAUSALITO**
**AMENDED CITY COUNCIL AGENDA**
**In the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO, CA 94965**

**Tuesday, December 01, 2026**

**REGULAR MEETING 5:00 PM**

**THE PUBLIC MAY JOIN VIA ZOOM - Please click this URL to join.**

**https://us02web.zoom.us/j/85275894165?pwd=KJKaETkUjibJUh8Ol0OeCg9PlE9jn5.1**

PASSCODE: 123456

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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. 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 - 5:05 PM**

**2. COMMUNICATIONS - 5:10 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 agendized 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 Draft Meeting Minutes of November 17, 2026**
Attachment 1 - Draft Meeting Minutes of November 17, 2026

**3.B Waiver of Second Reading and Adoption of Ordinance No. 10- 2026, An Ordinance of the City Council of the City of Sausalito Amendments to the Sausalito Municipal Code Title 10 (Zoning) Sections 10.44.080: Accessory Dwelling Units**
Staff Report
Attachment 1 - Draft Ordinance No. 10-2026

**3.C Receive and File Current Local Appointments for Various Boards/Commissions/Committees**
Staff Report
Attachment 1 - Local Appointments List Dated December 1, 2026

**3.D Receive and File the Annual Report on Construction Traffic Road Fee for FY 2025-26 under the Mitigation Fee Act and Adopt a Resolution Making Findings Pursuant to California Government Code 66001**
Staff Report
Attachment 1 - 2026 Annual Report
Attachment 2 - City of Sausalito Development Impact Fee Annual report FY 2026
Attachment 3 - Resolution

**3.E Reappoint Vicki Nichols as Sausalito Trustee on the Board of the Marin Sonoma Mosquito and Vector Control District**
Staff Report
Attachment 1 - Vicki Nichols Personal Statement
Attachment 2 - Letter from MSMVC Requesting Reappointment

**4. PUBLIC HEARING ITEMS - NONE**

**5. BUSINESS ITEMS – 5:30**

*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*

**5.A Special Presentation from WET App**

**5.B Adopt a Resolution Approving Administrative Rules for the Interpretation and Administration of the Business License Tax Ordinance (Sausalito Municipal Code Chapter 5.04.230) Regarding Tax Classification, Reclassification, and Refunds**
Staff Report
Attachment 1 - Resolution
Attachment 2 - SMC Section 5.04.230 Determination of tax due based on gross receipts plus annual registration tax

**5.C By minute order, Deny the Request of Sausalito Creative Complex LLC for a Waiver of the Penalties Imposed for Delinquent Business License Taxes for Tax Years 2024 through 2026, Pursuant to Sausalito Municipal Code Section 5.04.210.D.**
Staff Report
Attachment 1 - Business License Tax Protest Appeal Form - Waldman Management Group Letter

## 6. COUNCILMEMBER REPORTS & OTHER COUNCIL BUSINESS

**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**

**6D. Other reports of significance**

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

## 7. ADJOURNMENT

*The next regularly scheduled City Council meeting will be held December 15, 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*
*Brandon Phipps, Interim City Manager*
*Deirdre Coyne, City Clerk*
*Sergio Rudin, City Attorney*
*Kevin McGowan, Public Works Director/City Engineer*
*Matthew Mandich, Community and Economic Development Director*
*Angeline Loeffler, Finance Director*
*Stacie Gregory, Chief of Police*
*Heather Marques, 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.*

**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.

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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.

**City Council Meetings**: Agendas are also available for the public at every City Council meeting.

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**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.

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