

RESOLUTION 2026-###

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING AN AMENDMENT TO THE EXCLUSIVE NEGOTIATIONS AGREEMENT WITH COMMUNITY DEVELOPMENT PARTNERS FOR THE PROPERTY LOCATED AT 1411 RUMRILL BOULEVARD EXTENDING THE PERIOD FOR NEGOTIATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT BY SIXTY DAYS

WHEREAS, the City of San Pablo ("City") owns certain real property located at 1411 Rumrill Boulevard, including associated parcels APNs 410-021-021, 410-021-026, and 410-021-028 ("Property");

WHEREAS, on December 15, 2025, the City Council adopted Resolutions 2025-126, 2025-127, and 2025-128, declaring the Property to be surplus land pursuant to the California Surplus Land Act (Government Code § 54220 et seq.), thereby initiating the notification and disposition procedures required for surplus public property;

WHEREAS, in accordance with the Surplus Land Act, the City issued required notices to eligible entities, including affordable housing developers, and subsequently received a Letter of Interest on December 22, 2025, from Community Development Partners ("CDP"), expressing interest in developing affordable housing on the Property;

WHEREAS, City staff held a meeting with CDP on February 11, 2026, to review CDP's initial vision, conceptual program, and project feasibility, and after evaluating the proposal and its alignment with City goals, determined that the City should proceed with formal negotiations with CDP regarding the potential development of the Property;

WHEREAS, CDP's proposed affordable housing concept includes:

- Multi-family housing units serving low- and moderate-income households across all parcels;
- Community-serving amenities, including open space and resident support services;
- Sustainable design features emphasizing energy efficiency and transit-oriented development; and
- A project that will fully leverage the Planned Development zoning framework to optimize building height, massing, and unit yield;

WHEREAS, the proposed development aligns with the recently adopted Rumrill Corridor Specific Plan, which promotes mixed-use and residential infill development, enhanced pedestrian connectivity, improved streetscape design, and the expansion of housing opportunities near transit and essential services;

WHEREAS, the City recently completed the Rumrill Complete Streets Project, which transformed the Rumrill corridor into a safer, more accessible, and multi-modal transportation environment, reducing auto dependency and supporting walkability, bicycle mobility, and transit usage, thereby positioning the corridor to attract private development consistent with these design and mobility goals;

WHEREAS, CDP's proposal complements these public investments by delivering affordable housing that reinforces the City's long-term vision for a vibrant, transit-supportive corridor;

WHEREAS, on April 6, 2026, the City Council adopted Resolution 2026-042, approving and authorizing execution of an Exclusive Negotiations Agreement ("ENA") with CDP for negotiation of a Disposition and Development Agreement ("DDA");

WHEREAS, the ENA authorized a ninety-day Negotiation Period, which is scheduled to expire on August 4, 2026;

WHEREAS, CDP has already submitted and paid the required non-refundable administrative services fee of \$25,000 pursuant to the ENA;

WHEREAS, City staff and CDP have mutually agreed that additional time is needed to finalize the proposed sale terms, development program, and business terms, and both parties desire to extend the Negotiation Period to allow ample time to complete negotiations;

WHEREAS, the City and CDP have mutually agreed to a sixty (60)-day extension of the Negotiation Period established in Resolution 2026-042;

WHEREAS, approval of the ENA is exempt from environmental review under CEQA Guidelines Section 15378(b)(5), as the action involves administrative activities that do not have the potential to cause a physical change in the environment; and

WHEREAS, the recommended action is consistent with the FY 2025–27 City Council Priority Workplan, particularly the Major Policy Goal to "Expand Housing Options."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Pablo hereby approves the attached Amendment to Exclusive Negotiations Agreement authorizing a sixty-day extension of the Negotiation Period with Community Development Partners for the Property located at 1411 Rumrill Boulevard (APNs 410-021-021, 410-021-026, 410-021-028);

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to execute the Amendment to Exclusive Negotiations Agreement and to take all actions necessary or appropriate to carry out the intent of this Resolution;

BE IT FURTHER RESOLVED that the City Manager is authorized to execute additional amendments to the Exclusive Negotiations Agreement solely for the purpose of granting additional extensions of the Negotiation Period, provided that the form of any such amendment be approved by the City Attorney and that the Negotiation Period is not administratively extended beyond December 31, 2026; and

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct and are included herein by reference as findings.

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ADOPTED this 3th day of August, 2026, by the following votes:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

ATTEST:

APPROVED:

Dorothy Gantt, City Clerk

Elizabeth Pabon-Alvarado, Mayor