



# City of San Pablo

## Meeting Minutes

### City Council

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Monday, April 20, 2026

6:00 PM

City Council Chambers  
Members of the public may view this meeting  
online by using this URL  
<https://us02web.zoom.us/j/89046076519>

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#### CITY COUNCIL/LOCAL SUCCESSOR AGENCY/JOINT POWERS FINANCING AUTHORITY

#### **CALL TO ORDER**

*The meeting was called to order at 6:00 PM in the Council Chambers.*

#### **PLEDGE OF ALLEGIANCE**

*Mayor Pabon-Alvarado led the Pledge of Allegiance.*

#### **ROLL CALL**

- Present:** 3 - Councilmember Arturo Cruz, Vice Mayor Rita Xavier, and Mayor Elizabeth Pabon-Alvarado
- Absent:** 2 - Councilmember Patricia Ponce, and Councilmember Abel Pineda

#### Staff Present:

City Manager, Matt Rodriguez  
Assistant City Manager, Maria Ojeda  
City Attorney, Brian P. Hickey  
Police Chief, Brian Bubar  
Environmental Program Manager, Amanda Booth  
Environmental Program Analyst, Itzel Ocegueda Gomez  
Planning Manager, Sandra Castenada  
City Clerk, Dorothy Gantt  
Deputy City Clerk, Casey Erlenheim

#### **ORAL COMMUNICATIONS**

*One Public Comment was received by the following: Joyce Synnott*

**CEREMONIAL MATTERS**

**PROCLAMATIONS**

1. [26-175](#) CONSIDER APPROVING AND PRESENTING PROCLAMATION COMMENDING AND CONGRATULATING SENIOR PUBLIC WORKS INSPECTOR LECK SOUNGPANYA ON THE OCCASION OF HIS RETIREMENT

CEQA: This proposed action is not a project as defined by CEQA.

*One Public Comment was received by the following: John Gioia*

**Presented.**

**PRESENTATIONS**

2. [26-159](#) PRESENTATION ON THE SAN PABLO SHINES CAMPAIGN AND INTRODUCTION OF THE NEWLY APPOINTED NEIGHBORHOOD CHAMPIONS TO THE CITY COUNCIL OF THE CITY OF SAN PABLO.

CEQA: This is not a project as defined by CEQA.

*No Public Comments were received.*

**Presented.**

**CITY MANAGER REMARKS**

*City Manager Matt Rodriguez made the following announcement:*

*On April 20, 2026, a ribbon-cutting event was held at City Hall to celebrate the launch of the City's first all-electric fleet of trash collection trucks—the first of its kind on the West Coast—consisting of five vehicles for community waste pickup. Public Works staff are commended for coordinating this effort in partnership with Republic Services.*

**CONSENT CALENDAR**

**MINUTES**

- 3. [26-161](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF MARCH 30, 2026

CEQA: This proposed action is not a project as defined by CEQA.

Approved.

- 4. [26-177](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF APRIL 6, 2026

CEQA: This proposed action is not a project as defined by CEQA.

Approved.

- 5. [26-179](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF APRIL 8, 2026

CEQA: This proposed action is not a project as defined by CEQA.

Approved.

**PERIODIC REPORTS**

- 6. [26-162](#) CONSIDER APPROVING VENDOR CHECK REGISTER REPORT FOR THE MONTH OF MARCH 2026

CEQA: This proposed action is not a project as defined by CEQA.

Approved.

**CITY COUNCIL AUTHORIZATION**

- 7. [26-149](#) REQUEST FOR ISSUANCE OF PROCLAMATION RECOGNIZING FRIDAY, MAY 15, 2026 AS PEACE OFFICERS MEMORIAL DAY AND THE WEEK IN WHICH IT FALLS AS NATIONAL POLICE WEEK

CEQA: This proposed action is not a project as defined by CEQA.

Approved.

8. [26-178](#) CONSIDER AUTHORIZATION TO RATIFY LETTER FROM SAN PABLO MAYOR PABON-ALVARADO TRANSMITTED ON APRIL 7, 2026, TO STATE OF CALIFORNIA GOVERNOR NEWSOM'S OFFICE IN RESPONSE TO REQUEST FOR INFORMATION - PROPOSED VALLEJO CASINO PROJECT & POTENTIAL ECONOMIC IMPACTS ON EXISTING GAMING ACTIVITIES TO LYTTON RANCHERIA AND CITY OF SAN PABLO PARTNERSHIP

CEQA: This proposed action is not a project as defined by CEQA.

**Approved.**

9. [26-164](#) CONSIDER RESOLUTION OF THE CITY COUNCIL, AS THE GOVERNING BODY OF THE SAN PABLO HOUSING SUCCESSOR AGENCY, APPROVING A FUNDING COMMITMENT OF \$3,000,000 FROM THE LOW AND MODERATE INCOME HOUSING ASSET FUND 250 TO SUPPORT AFFORDABLE HOUSING AT 13717 SAN PABLO AVENUE

CEQA: Approval of a funding commitment is not a project under CEQA Guidelines Section 153789(b)(4) because it constitutes the creation of a government funding mechanism that will not result in a physical change to the environment.

**Adopted.**

Enactment No: RES LSA 2026-002

10. [26-118](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR HVAC EQUIPMENT THROUGH THE CALIFORNIA MULTIPLE AWARD SCHEDULES (CMAS) COOPERATIVE PURCHASING PROGRAM, ESTABLISHED BY THE STATE OF CALIFORNIA, IN ACCORDANCE WITH SAN PABLO MUNICIPAL CODE SECTION 3.16.110(E), IN AN AMOUNT NOT TO EXCEED \$32,362, WITH A 10% CONTINGENCY, FOR A TOTAL AUTHORIZATION OF \$35,600, FOR THE SENIOR CENTER HVAC AND FLOORING REPLACEMENT PROJECT (CIP 0106); (2) AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE ON-CALL MAINTENANCE AND TRADE SERVICE AGREEMENT WITH ACCO ENGINEERED SYSTEMS, INC. TO REMOVE THE NOT-TO-EXCEED AMOUNTS PER FISCAL YEAR, BUT WITH NO CHANGE TO THE TOTAL NOT-TO-EXCEED AMOUNT OF THE AGREEMENT OVER THE FIVE FISCAL YEAR TERM; (3) AUTHORIZING THE CITY MANAGER TO EXECUTE A TASK ORDER FOR THE HVAC EQUIPMENT INSTALLATION IN THE AMOUNT NOT TO EXCEED \$206,186 WITH A 10% CONTINGENCY FOR A TOTAL AUTHORIZATION OF \$226,800 FOR THE SENIOR CENTER HVAC AND FLOORING REPLACEMENT PROJECT; (4) AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER THROUGH CMAS FOR THE PURCHASE AND INSTALLATION OF RESILIENT FLOORING, IN ACCORDANCE WITH CALIFORNIA PUBLIC CONTRACT CODE 10298.5, IN AN AMOUNT NOT TO EXCEED \$87,700 WITH A 10% CONTINGENCY FOR A TOTAL AUTHORIZATION OF \$96,600

CEQA: An environmental review analysis consistent with the California Environmental Quality Act (CEQA) requirement has been conducted. The project is considered categorical exemption under section 15301(d). A notice of exemption has been filed at the Contra Costa County recorder's office on March 23, 2026

**Adopted.**

Enactment No: RES 2026-052

11. [26-126](#) CONSIDER (1) ADOPTING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING AN AMENDED AND RESTATED CONTRA COSTA CLEAN WATER PROGRAM AGREEMENT BETWEEN THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND THE CITY OF SAN PABLO REGARDING IMPLEMENTATION OF THE CONTRA COSTA CLEAN WATER PROGRAM (CCCWP) EFFECTIVE JULY 1, 2026 THROUGH JUNE 30, 2041; (2) ADOPTING A RESOLUTION APPROVING THE CONTRA COSTA CLEAN WATER PROGRAM (CCCWP) INSPECTION ACTIVITIES AGREEMENT BETWEEN THE WEST COUNTY WASTEWATER DISTRICT, THE CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, AND THE CITY OF SAN PABLO; AND (3) AUTHORIZING THE CITY MANAGER TO EXECUTE BOTH AGREEMENTS

CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-053 and 2026-054

12. [26-143](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING THE TRANSFER OF CREDIT CARD CONVENIENCE FEES TO CONSUMERS FOR ALL ONLINE AND REMOTE CREDIT CARD TRANSACTIONS

CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-055

13. [26-156](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING A OF LETTER OF AGREEMENT WITH CONTRA COSTA COUNTY LIBRARY SERVICES TO PROVIDE SUPPORT FOR SELF-SERVICE SUNDAYS AT THE SAN PABLO LIBRARY

**Adopted.**

Enactment No: RES 2026-056

14. [26-157](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE CITY MANAGER TO EXECUTE ADDENDUM NO. 2 AND ADDENDUM NO. 3 TO MASTER SERVICES AGREEMENT NO. 23507 WITH MCCI, LLC FOR LASERFICHE REPOSITORY TEMPLATE CONSOLIDATION, WORKFLOW DEVELOPMENT, AND REPOSITORY CLEAN UP SERVICES IN AN AMOUNT NOT TO EXCEED \$71,087

CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-057

15. [26-163](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH TOWNSEND MANAGEMENT, INC (1) RECOGNIZING THAT A TOTAL OF \$186,864 HAS BEEN INVOICED TO DATE FOR CONSTRUCTION MANAGEMENT SERVICES; AND (2) REMOVING THE NOT-TO-EXCEED AMOUNTS PER FISCAL YEAR, WITH NO CHANGE TO THE TOTAL NOT-TO-EXCEED AMOUNT OF \$375,000 OVER THE FIVE FISCAL YEAR TERM

CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-058

16. [26-166](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) APPROVING AND ADOPTING THE PLANS AND SPECIFICATIONS FOR THE PHASE 1 OF THE SAN PABLO DAM ROAD GATEWAY IMPROVEMENT PROJECT - CONCRETE IMPROVEMENTS, "PROJECT" (CIP 0605); (2) AWARDING A CONTRACT TO TEROCONS INC. OF SAN FRANCISCO, CA, IN THE AMOUNT OF \$561,850 WITH A 10% CONTINGENCY FOR A TOTAL AUTHORIZATION OF \$618,000; AND (3) AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TEROCONS INC. FOR THE PROJECT

CEQA: The San Pablo Dam Road Gateway Improvement Project - Concrete Improvements was assessed and determined to be Categorically Exempt under Section 15301(b)&(c), and 15301(c) of the CEQA regulations. This exception was filed on April 10, 2026.

**Adopted.**

Enactment No: RES 2026-059

17. [26-167](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO DIRECTING PREPARATION AND FILING OF THE ENGINEER'S REPORT FOR THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR SAN PABLO STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1982-1  
CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-060

18. [26-172](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING AN INCREASE OF THE CONSTRUCTION CONTINGENCY FROM EIGHT PERCENT (8%) TO TEN PERCENT (10%), IN THE AMOUNT OF \$3,849,149, TO THE DESIGN BUILD CONTRACT FOR THE SAN PABLO POLICE HEADQUARTERS PROJECT FOR A TOTAL AUTHORIZATION NOT TO EXCEED \$42,340,646 WITH A TOTAL PROJECT BUDGET OF \$47,993,602

CEQA: The City with the assistance of Michael Baker and Associates (MBA) concluded that the proposed Police Department Headquarters and Public Safety Training Project ("Project") is consistent with the existing land use and zoning designations for the site and will not result in an increase in the severity of impacts identified in the previously adopted/approved Environmental Impact Reports (EIR's) or Mitigated Negative Declaration (MND) or in any new impacts not previously considered in the prior EIRs and MND. In accordance with this analysis, MDA prepared addenda to the two EIRs and the MND, which the City Council considered and approved on December 20, 2021.

**Adopted.**

Enactment No: RES 2026-061

19. [26-187](#) CONSIDER RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) DECLARING ITS INTENTION TO ESTABLISH THE SAN PABLO ENHANCED INFRASTRUCTURE FINANCING DISTRICT TO FINANCE THE CONSTRUCTION, REPAIR, ACQUISITION, AND/OR MAINTENANCE OF CAPITAL IMPROVEMENTS AND FACILITIES, INCLUDING THE ACQUISITION AND/OR REMEDIATION OF LAND FOR SUCH IMPROVEMENTS AND FACILITIES; (2) ESTABLISHING A PUBLIC FINANCING AUTHORITY; AND (3) AUTHORIZING CERTAIN OTHER ACTIONS RELATED THERETO

CEQA: This proposed action is not a project as defined by CEQA.

**Adopted.**

Enactment No: RES 2026-062

20. [26-168](#) ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING THE SAN PABLO ZONING CODE, SECTION 17.32.030.B, RESIDENTIAL USES ALLOWED, EXCEPTIONS; SECTION 17.34.030.B, COMMERCIAL AND INDUSTRIAL USES ALLOWED, EXCEPTIONS; SECTION 17.36.030.B, PUBLIC AND SEMI-PUBLIC DISTRICTS ALLOWED, EXCEPTIONS; AND SECTION 17.38.050, AIR QUALITY AND HEALTH RISK OVERLAY DISTRICT, OF THE MUNICIPAL CODE TO ALLOW FOR RESIDENTIAL DEVELOPMENT AND SENSITIVE USES, INCLUDING SCHOOLS, DAY CARE FACILITIES, HOSPITALS, AND PARKS OR PLAYGROUNDS TO BE LOCATED IN THE AIR QUALITY HEALTH RISK OVERLAY DISTRICT (D3) SUBJECT TO CERTAIN CONDITIONS

CEQA: This amendment to the San Pablo Zoning Code was previously evaluated in the Addenda to the 2030 General Plan EIR (certified on April 18, 2011) prepared for the General Plan Update 2035 (adopted on July 7, 2025), which found that there would not be any new or additional significant environmental impacts due to adoption of the General Plan Update. This amendment is also exempt from CEQA pursuant to Pub. Res. Code Section 21080.085 which states that CEQA does not apply to a rezoning that implements Housing Element actions. Finally, the ordinance is also categorically exempt from the provisions of CEQA, in accordance with Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no potential for causing a significant effect on the environment because it consists of minor changes to land use regulations that do not, on their own, impact the environment. Any projects proposed pursuant to the changes proposed would be separately evaluated for their environmental impacts.

**Waived Second Reading and Adopted.**

Enactment No: ORD 2026-002

21. [26-169](#) ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING CHAPTER 15.04 OF THE SAN PABLO MUNICIPAL CODE BY DELETING SECTION 15.04.020.D. IN ITS ENTIRETY

CEQA: This proposed action is not a project pursuant to CEQA Guidelines Section 15378(B)(5): organizational or administrative activities of governments that will not result in direct or indirect physical changes to the environment; and is also exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).

**Waived Second Reading and Adopted.**

Enactment No: ORD 2026-003

### **Approval of the Consent Agenda**

*No Public Comments were received on the Consent Calendar.*

It was moved by Vice Mayor Xavier, seconded by Councilmember Cruz, and approved by vote of those present, to adopt all items in the Consent Calendar. The motion passed as follows:

**Aye: 3 - Cruz, Xavier, and Pabon-Alvarado**

**Absent: 2 - Ponce, Pineda**

**\* \* \* \* END OF CONSENT CALENDAR \* \* \* \***

**PUBLIC HEARINGS**

22. [26-171](#) CONSIDER AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING THE SAN PABLO MUNICIPAL CODE (TITLE 18 - REGULATORY SIGN ORDINANCE), CHAPTER 18.04, SECTION 18.04.050, PROHIBITED SIGNS, SUBSECTION A.9, TO ALLOW FUEL PRICING SIGNS AS AN EXCEPTION TO THE IDENTIFIED LIST OF PROHIBITED DIGITAL SIGNS AND DIGITAL DISPLAYS, IN ORDER TO ALLOW FOR CHANGEABLE FUEL PRICING SIGNS.

CEQA: This ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15311 (On-Premises Signs), and 15061(b)(3) (the “common sense” exemption).

*The public hearing opened at 7:02 PM*

*No Public Comment was received.*

*The public hearing closed at 7:02PM*

**A motion was made by Councilmember Cruz, seconded by Vice Mayor Xavier, that this ORDINANCE be Waived First Reading and Introduced. The motion carried by the following vote:**

**Aye:** 3 - Cruz, Xavier, and Pabon-Alvarado

**Absent:** 2 - Ponce, and Pineda

**CITY COUNCIL DISCUSSION/CONSIDERATION**

23. [26-183](#) CONSIDER ADOPTING A RESOLUTION TO PROCEED WITH AMENDMENT NO. #2 TO THE FY 2025-27 CITY COUNCIL PRIORITY WORKPLAN, UNDER MAJOR POLICY AREA: EXPAND HOUSING OPTIONS, ADD NEW POLICY NO. 312 - ASSESS THE LEGAL FEASIBILITY OF IMPLEMENTING A POLICY FOR NEW OR PROSPECTIVE DEVELOPMENT AGREEMENTS ENTERED INTO BY THE SUCCESSOR AGENCY/HOUSING SUCCESSOR AGENCY TO REQUIRE THE INCLUSION OF A PREFERRED LOCAL RESIDENT PROVISION FOR A PORTION OF NEWLY CONSTRUCTED AFFORDABLE HOUSING UNITS WHEN PRIVATE DEVELOPERS REQUEST FINANCIAL ASSISTANCE FROM THE HOUSING SUCCESSOR AGENCY'S LOW & MODERATE HOUSING ASSET FUND; AND INCLUDE ALIGNMENT WITH EFFORTS TO MONITOR AND PRESERVE THE LONG-TERM AFFORDABILITY OF UNITS SUBJECT TO AFFORDABILITY RESTRICTIONS OR COVENANTS ESTABLISHED BY THE HOUSING SUCCESSOR AGENCY, AS PART OF OVERALL POLICY IMPLEMENTATION

A motion was made by Councilmember Cruz, seconded by Vice Mayor Xavier, that this RESOLUTION be Adopted. The motion carried by the following vote:

**Aye:** 3 - Cruz, Xavier, and Pabon-Alvarado

**Absent:** 2 - Ponce, and Pineda

Enactment No: RES 2026-063

**SUPPLEMENTAL MATERIALS (IF ANY)**

- [25-523](#) MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA WILL BE APPENDED AFTER THE COUNCIL MEETING. THIS IS NOT AN ACTION ITEM BUT MERELY A MECHANISM FOR MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA TO BE APPENDED TO THE PUBLISHED AGENDA AFTER THE COUNCIL MEETING.

**MAYOR AND CITY COUNCIL ASSIGNMENTS REPORTS**

- (a) Councilmember Arturo Cruz
- (b) Councilmember Patricia Ponce
- (c) Councilmember Abel Pineda
- (d) Vice Mayor Rita Xavier
- (e) Mayor Elizabeth Pabon-Alvarado

**ADJOURNMENT**

*Adjourned at 7:27 PM to the Regular City Council meeting of May 4, 2026.*

**Respectfully Submitted,**

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**Casey Erlenheim, Deputy City Clerk**