



# City of San Pablo

## Meeting Minutes

### City Council

Monday, December 15, 2025

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>

### 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:** 4 - Councilmember Patricia Ponce, Councilmember Abel Pineda, Vice Mayor Rita Xavier, and Mayor Elizabeth Pabon-Alvarado

**Absent:** 1 - Councilmember Arturo Cruz

\*Note - Councilmember Ponce arrived at 6:06 PM

Staff Present:

City Manager, Matt Rodriguez

Assistant City Manager, Maria Ojeda

City Attorney, Brian P. Hickey

Police Chief, Brian Bubar

Economic Development & Housing Manager, Kieron Slaughter

Chief Building Inspector, Sergio Caldera

City Clerk, Dorothy Gant

Interim Deputy City Clerk, Casey Erlenheim

#### ORAL COMMUNICATIONS

*There were Two Oral Communications received from the following: Mae Clark and Robert Ramos*

#### CITY MANAGER REMARKS

*City Manager Matt Rodriguez made the following announcement:*

*City offices will be closed for the Holidays from December 24, 2025 and re-open for regular business hours on January 5, 2026.*

**CONSENT CALENDAR****MINUTES**

1. [25-506](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF DECEMBER 1, 2025

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

Approved

**PERIODIC REPORTS**

2. [25-033](#) CONSIDER APPROVING VENDOR CHECK REGISTER REPORT FOR THE MONTH OF NOVEMBER 2025

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

Approved

3. [25-498](#) SB 341 AUDIT OF THE LOW- AND MODERATE-INCOME HOUSING ASSET FUND

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

Received and filed

**LIABILITY CLAIMS**

4. [25-482](#) CONSIDER DENYING LIABILITY CLAIM OF JASMINE JOHNSON (DOL 6/01/25)

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

Denied

5. [25-503](#) CONSIDER DENYING LIABILITY CLAIM OF JUDITH COLLIGNON (DOL 9/21/25)

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

Denied

**CITY COUNCIL AUTHORIZATION**

6. [25-494](#) BOARDS AND COMMISSIONS: AUTHORIZE THE POSTING OF THE LOCAL APPOINTMENTS LIST PURSUANT TO THE MADDY ACT

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

Approved

7. [25-481](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) AUTHORIZING SUBMISSION OF THE CITY OF SAN PABLO'S LETTER OF INTEREST AND GRANT APPLICATION TO THE METROPOLITAN TRANSPORTATION COMMISSION (MTC) PRIORITY CONSERVATION AREA GRANT PROGRAM FOR MCNEIL PARK FOR UP TO \$1,000,000; AND (2) AUTHORIZING THE CITY MANAGER TO EXECUTE THE GRANT APPLICATION AND TO TAKE OTHER NECESSARY ACTIONS TO RECEIVE SUCH GRANT FUNDING

CEQA: The McNeil Park project (previously called the SPARC project) has been determined to be categorically exempt pursuant to Section 15304 of the State CEQA Guidelines. Section 15304 exempts from environmental review "minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes." The Project would involve alteration of the site from an empty lot with demolition debris to a park, including grading, new landscaping, and minor trenching and backfilling where the surface is restored. The Project would not remove any mature trees; the trees within and adjacent to the Project site would be preserved in place.

Adopted

Enactment No: RES 2025-142

8. [25-487](#) CONSIDER ADOPTING RESOLUTION APPROPRIATING \$122,935 FROM SUPPLEMENTAL LAW ENFORCEMENT SERVICES GRANT REVENUES SLESF 210 FUND FOR THE PURCHASE AND PROCUREMENT OF A LAW ENFORCEMENT VIRTUAL REALITY TRAINING SYSTEM FROM OPERATOR XR LLC

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

Adopted

Enactment No: RES 2025-143

9. [25-500](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF SAN PABLO AUTHORIZING THE WAIVER OF FEES FOR USE OF THE RUMRILL SPORTS PARK KIOSK, AND A TWO-THIRDS (2/3) REDUCED FEE AT

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RUMRILL SPORTS PARK FOR FIELDS 1 AND 2 FOR THE SAN PABLO UNITED YOUTH SOCCER CLUB FOR THE 2026 WINTER AND SPRING SEASON

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

**Adopted**

Enactment No: RES 2025-144

10. [25-501](#) CONSIDER ADOPTING RESOLUTION OF THE CITY OF SAN PABLO AUTHORIZING THE WAIVER OF FEES FOR USE OF DAVIS PARK SPORTS FIELDS AND CONCESSION STAND FOR THE SAN PABLO BASEBALL ASSOCIATION FOR THE 2026 WINTER AND SPRING SEASON

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

**Adopted**

Enactment No: RES 2025-145

11. [25-504](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO COOPERATIVE AGREEMENT NO. 07W.08 WITH THE CONTRA COSTA TRANSPORTATION AUTHORITY TO INCLUDE A CITY OF SAN PABLO LOCAL FUNDING CONTRIBUTION OF \$220,000 FOR PHASE 2 OF THE INTERSTATE 80 SAN PABLO DAM ROAD INTERCHANGE PROJECT

CEQA: This proposed action is consistent with the Initial Study with Mitigated Negative Declaration/Environmental Assessment adopted for this Project on February 25, 2010, and the proposed modifications contemplated to the Agreement do not include substantial changes to the Project or the circumstances under which the Project is undertaken or new information of substantial importance, and thus no further environmental review is required under 14 California Code of Regulations Section 15162

**Adopted**

Enactment No: RES 2025-146

12. [25-499](#) CONSIDER ADOPTING RESOLUTIONS OF THE CITY COUNCIL AND LOCAL SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO APPROVING THE CITY'S AND LOCAL SUCCESSOR AGENCY'S PROPERTY INVENTORY OF LEASED AND OWNED PROPERTIES PURSUANT TO GOVERNMENT CODE SECTION 50569

CEQA: This proposed action is not a project as defined by CEQA. CEQA Guidelines Section 15378 states that a “project” does not include organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.

Adopted

Enactment No: RES 2025-147 and RES LSA 2025-002

13. [25-508](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) INCREASING THE TOTAL AUTHORIZATION OF THE CONTRACT WITH GOLDEN BAY CONSTRUCTION, INC. FOR CONSTRUCTION OF THE FULL TRASH CAPTURE DEVICE AT WILLOW AND RIDGE PROJECT (0304) BY \$130,103, FOR A TOTAL AUTHORIZATION NOT TO EXCEED OF \$890,979 INCLUDING CONTINGENCY; AND (2) AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDERS WITH GOLDEN BAY CONSTRUCTION, INC. TO COMPLETE CONSTRUCTION OF THE PROJECT

CEQA Compliance Statement

The Full Trash Capture Device at Willow and Ridge was assessed and determined to be Categorically Exempt under Sections 15304(b)&(f), 15301(b)&(c), and 15302(c) of the CEQA regulations. The CEQA Notice of Exemption (NOE) was originally filed at the Contra Costa County Clerk Office on January 31, 2022, and a revised NOE was filed on March 13, 2024.

Adopted

Enactment No: RES 2025-148

14. [25-507](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING THE CITY'S CLASSIFICATION AND COMPENSATION PLAN PART-TIME SALARY SCHEDULE FOR FY 2025-26 TO COMPLY WITH NEW CALIFORNIA MINIMUM WAGE REQUIREMENTS

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

Adopted

Enactment No: RES 2025-149

15. [25-510](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED FOR PREVIOUSLY VACATED, CLOSED AND ABANDONED RIGHT-OF-WAY CONSISTING OF A PORTION OF 27TH STREET BETWEEN MARKET AVENUE and THE SOUTHERLY CITY LIMITS TO ASSIST IN CLOSE OF ESCROW FOR SALE OF THE FORMER ROCKEFELLER LODGE PROPERTY AT 2650 MARKET AVENUE, SAN PABLO, APN 527-061-004

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

Adopted

Enactment No: RES 2025-150

16. [25-515](#) CONSIDER ADOPTING RESOLUTION AUTHORIZING AN EVENT SPONSORSHIP OF \$2,000 TO ORGANIZACION DE NEGOCIOS UNIDOS/UNITED BUSINESS ORGANIZATION (WITH THE LATINA CENTER ACTING AS QUALIFIED 501(C)(3) NON-PROFIT FISCAL AGENT) FOR A HOLIDAY TOY GIVEAWAY ON DECEMBER 20, 2025

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

*Note: Pabon-Alvarado Recused*

Adopted

Enactment No: RES 2025-151

## ORDINANCES

17. [25-484](#) ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING THE SAN PABLO MUNICIPAL CODE (TITLE 17 - ZONING ORDINANCE) CHAPTER 17.26, ESTABLISHMENT OF ZONING DISTRICTS; CHAPTER 17.32, RESIDENTIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; CHAPTER 17.34, COMMERCIAL AND INDUSTRIAL DISTRICTS, ALLOWED USES, AND DEVELOPMENT STANDARDS; CHAPTER 17.38, OVERLAY AND SPECIAL DISTRICTS; CHAPTER 17.54, PARKING AND LOADING; CHAPTER 17.60, SPECIAL RESIDENTIAL USES; CHAPTER 17.62, SPECIAL NONRESIDENTIAL USES; CHAPTER 17.68, UNIVERSAL TERMS; AND CHAPTER 17.70, USE CLASSIFICATION DESCRIPTIONS, TO IMPLEMENT THIRTEEN PROGRAMS OF THE HOUSING ACTION PLAN OF THE SAN PABLO 2023-31 HOUSING ELEMENT; IMPLEMENT THE LAND USE DESIGNATIONS OF THE GENERAL PLAN UPDATE 2035; AND UPDATE THE ACCESSORY DWELLING UNIT DEED RESTRICTION PROVISIONS

CEQA: These amendments to the San Pablo Zoning Code implement the

adopted Housing Element and were previously evaluated in the Addenda to the 2030 General Plan EIR (certified on April 18, 2011) prepared for the Housing Element, Environmental Justice Element and Amendments to the Health and Safety & Noise Elements (adopted on March 18, 2024) and on 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 Housing Element. Further, the amendments would implement programs from the 2023-31 Housing Element and would implement the land use designations identified in the General Plan Update 2035, so they are exempt from CEQA pursuant to Public Resources Code Section 21080.085 which states that CEQA does not apply to re-zonings that implement the schedule of actions contained in an approved housing element. Finally, modifications to the accessory dwelling unit portion of the Zoning Code are statutorily exempt from CEQA, pursuant to Public Resources Code Section 21080.17, which exempts the adoption of ADU ordinances.

**Waived second reading; adopted Ordinance**

Enactment No: ORD 2025-004

**18. 25-485** ADOPTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING THE SAN PABLO MUNICIPAL CODE (TITLE 17 - ZONING ORDINANCE), CHAPTER 17.60, SPECIAL RESIDENTIAL USES, SECTION 17.60.070, ACCESSORY DWELLING UNITS, TO ALLOW THE SALE OF ACCESSORY DWELLING UNITS (ADUS) AS CONDOMINIUMS, AS AUTHORIZED BY ASSEMBLY BILL 1033 AND PURSUANT TO 2025-2027 CITY COUNCIL PRIORITY WORKPLAN POLICY 301.4

CEQA: This amendment to the ADU portion of the Zoning Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17, which exempts the adoption of accessory dwelling unit ordinances. Additionally, the ordinance would be 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; adopted Ordinance**

Enactment No: ORD 2025-005

There were 5 Public Comments on the Consent Calendar received from the following: Antwon Cloird, Robert Ramos, Mark Bruno, Stephen Barlow and Heidi Ramos.

**Approval of the the Consent Agenda**

**It was moved by Vice Mayor Xavier, seconded by Councilmember Ponce, and approved by vote of those**

present, to adopt all items except item 16, File ID 2025-515 in the Consent Calendar. The motion passed as follows:

Aye: 4 – Ponce, Pineda, Xavier and Pabon-Alvarado

Absent: 1 – Cruz

For item 16, File ID 25-515, It was moved by Vice Mayor Xavier, seconded by Councilmember Ponce, and approved to adopt Item 16, File ID 2025-515. The motion passed as follows:

Aye: 3 – Ponce, Pineda and Xavier

Recused: 1 – Pabon-Alvarado

Absent: 1 – Cruz

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

## PUBLIC HEARINGS

19. [25-486](#) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING CHAPTER 15.04 OF THE SAN PABLO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2025 CALIFORNIA ADMINISTRATIVE CODE; 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2, WITH APPENDIX CHAPTERS G, H, I, J, N, P AND Q, AS AMENDED; 2025 CALIFORNIA RESIDENTIAL CODE, WITH APPENDIX CHAPTERS BB, BF, BG, CI, AND CJ, AS AMENDED; 2025 CALIFORNIA ELECTRICAL CODE WITH ANNEXES A, C, AND I; 2025 CALIFORNIA MECHANICAL CODE WITH APPENDIX CHAPTERS B, C, F, G AND H; 2025 CALIFORNIA PLUMBING CODE WITH APPENDIX CHAPTERS A, D, G, H, I, J, M, AND R; 2025 CALIFORNIA ENERGY CODE, AS AMENDED; 2025 CALIFORNIA HISTORICAL BUILDING CODE; 2025 CALIFORNIA FIRE CODE WITH AMENDMENTS ADOPTED BY THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT; 2025 CALIFORNIA EXISTING BUILDING CODE; 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; 2025 CALIFORNIA REFERENCED STANDARDS CODE; 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE; AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, AS AMENDED; AND DETERMINING THAT ADOPTION OF THESE AMENDMENTS IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

CEQA: This proposed action is exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15061(b)(3) (i.e., the "common sense" exemption) in that its purpose to provide minimum standards to safeguard life, limb, health, property, and public welfare of construction and its adoption will not have the effect of deleting or substantially changing any regulatory standards or findings and it can be determined with

certainty that the adoption of the proposed amendments to the Municipal Code has no potential for causing a significant effect on the environment. In addition, adoption of these amendments is exempt from review under CEQA Guidelines Section 15308 because the project is an action being taken by a regulatory agency where the process involves procedures for the protection of the environment that do not have the potential to cause significant effects on the environment.

*The public hearing opened at 6:37 PM*

*No Public Comments were received.*

*The public hearing closed at 6:37 PM*

**It was moved by Councilmember Ponce, seconded by Councilmember Pineda, to waive the first reading and introduce the ordinance. The Motion passed by the following vote:**

**Aye: 4 – Ponce, Pineda, Xavier and Pabon-Alvarado**

**Absent: 1 – Cruz**

Enactment No: ORD 2025-006

### **CITY COUNCIL DISCUSSION/CONSIDERATION**

**20. [25-511](#) CONSIDER RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AND THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN PABLO (1) APPROVING THE ESTABLISHMENT OF A ONE-TIME FY 2025-26 MOBILE HOME ASSISTANCE PROGRAM PROVIDING ONE-TIME GRANTS OF UP TO \$1,000 PER HOUSEHOLD FOR ELIGIBLE SAN PABLO RESIDENTS; (2) APPROPRIATING \$150,000 OF LOW AND MODERATE INCOME HOUSING ASSET FUNDS FOR PROGRAM IMPLEMENTATION CONSISTENT WITH STATE LAW THROUGH JUNE 30, 2026; AND (3) AMENDING THE FY 2025-27 CITY COUNCIL PRIORITY WORKPLAN TO RECOGNIZE THE PROGRAM**

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

*There were Six Public Comments received from the following: Servando Duarte, Reyna Canales, Rocio Quijano, Maria T. Franco, Lorena Sanchez and Linda Jackson*

**It was moved by Councilmember Xavier, seconded by Vice Mayor Pabon-Alvarado, and approved by vote of those present, to adopt this Resolution. The motion passed as follows:**

**Aye: 4 – Ponce, Pineda, Xavier and Pabon-Alvarado**

**Absent: 1 – Cruz**

Enactment No: RES LSA 2025-003

**Mayor Pabon-Alvarado Called a Recess at 7:14 PM**

**Meeting Reconvened at 7:24 PM**

**ROLL CALL**

**Present:** 4 - Councilmember Patricia Ponce, Councilmember Abel Pineda, Vice Mayor Rita Xavier, and Mayor Elizabeth Pabon-Alvarado

**Absent:** 1 - Councilmember Arturo Cruz

**SUPPLEMENTAL MATERIALS (IF ANY)**

21. [25-361](#) 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 7:26 PM to the Regular City Council meeting of January 20, 2026 in memory of Maria Elena Portillo Penate, Grandmother to Mayra Corleto, Senior Permit Technician*

**Respectfully Submitted,**

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**Casey Erlenheim, Interim Deputy City Clerk**