

CITY OF SAN PABLO • CITY COUNCIL

Rent Control & Just-Cause Eviction Ballot Initiative

Certificate of Sufficiency of Signatures & Council Decision on Next Steps

- Meeting Date: Monday, June 15, 2026



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



The Decision Before Council Tonight

The County Elections Department has certified the petition. Council is asked to take two actions.

1



Accept the Certificate of Sufficiency

Adopt the resolution accepting the County's Certificate of Sufficiency of Signatures confirming the petition has qualified for the ballot.

2



Choose the Path Forward

Staff recommends that the Council elect to prepare a report pursuant to Elections Code §9215 studying the Initiative Ordinance. If the Council does not take this action, it must either adopt the ordinance or send it to the voters.

What the Ballot Initiative Would Do

The measure would apply to rental housing in San Pablo, including mobilehomes.



Limit Rent Increases

Caps annual housing rent increases citywide, with limited exceptions.



Just-Cause Eviction Rules

Establishes new just-cause eviction criteria and additional eviction procedures.



New Tenant Safety Plan

Requires a new Tenant Safety Plan program administered by the City.



Landlord Program Fee

Imposes a fee on landlords to fund the new program and its administration.

How the Petition Qualified

A voter-initiated measure processed under California Elections Code.



The Signature Threshold

The petition cleared the legal threshold by an above percentage margin.

13,247

Registered voters in San
Pablo at publication

1,325

Valid signatures required
to qualify (10% of voters)

2,441

Signatures submitted by
proponents

Certified

County confirmed
sufficient valid signatures
— June 10, 2026

First Action: Adopt Certification of Sufficiency

Permitted actions under Elections Code §9215.



City Council will adopt the Resolution accepting the County's Certificate of Sufficiency of Signatures confirming the petition has qualified for the ballot.

Second Action: Select staff recommended action (Option C), or alternatively select Option A or B

Permitted actions under Elections Code §9215.

****Staff-Recommended Path****



Option A

Adopt the Ordinance

Adopt the initiative ordinance without alteration — and without submitting it to the voters.



Option B

Send to the Voters

Place the ordinance, without alteration, on the November 3, 2026 general municipal election ballot.



Option C

Order a §9212 Report

Order a report on the ordinance's effects. Review within 30 days, then choose A or B within 10 days.

Staff Recommendation:



Accept the Certificate of Sufficiency

Adopt the Resolution accepting the County's certification tonight.



Direct a report under Elections Code §9212 (Option C)

Direct staff, via motion and minute order, to study the measure's impacts before any adoption or ballot placement.



WHY THE NEED FOR THE SECTION 9212 REPORT FIRST?

The potential impacts of adoption are currently unknown. There may be costs to adopt, administer, and enforce the ordinance that staff recommends examining before the Council adopts it or refers it to the voters.

If Option C is selected:

- 30 days (by: July 15, 2026) to receive & review the report
- After report received, must choose Option A or B

QUESTIONS?