



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3000
www.SanPabloCA.gov

Meeting Agenda

City Council

Mayor Elizabeth Pabon-Alvarado
Vice Mayor Rita Xavier
Councilmember Abel Pineda
Councilmember Patricia Ponce
Councilmember Arturo Cruz

Monday, March 2, 2026

5:00 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

Closed Session begins at 5:00 PM

NOTICE:

Members of the public are invited to attend the meeting in-person at Council Chambers.

Members of the public may also view the meeting on online at <https://us02web.zoom.us/j/89046076519> or during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>.

Please note the following temporary change to the City's public comment procedures: Public comment by zoom or telephone will not be accepted. Public comment may be provided only in-person in Council Chambers or via email as set forth below.

PUBLIC COMMENT

At each meeting, the public has the opportunity to address the City Council on items appearing on the agenda and, for items not appearing on the agenda but within the purview of the City Council, during ORAL COMMUNICATIONS. Persons addressing the Council must limit their remarks to three (3) minutes unless an extension or decrease of time is set. As allowed by the Brown Act, the Mayor may limit the total time for public comments to facilitate the completion of business on the agenda.

• IN-PERSON PUBLIC COMMENT:

Any person wishing to make such address Council should first complete and deliver a "Speaker Form" available at the speaker's podium and submit it to the City Clerk identifying the agenda item. The Mayor will invite you to speak at the appropriate time when the matter is being considered.

• WRITTEN PUBLIC COMMENT:

Public comments may also be submitted via email to CityClerk@SanPabloCA.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM No. ___". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the City Council and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to CityClerk@SanPabloCA.gov. All written comments received after noon the day of the meeting will not be read out loud and will be provided directly to the members upon receipt and distributed with supplemental materials following the meeting. Please note that all information provided in public comments, including email addresses and any other personal information written or stated, is subject to disclosure on the broadcast of the video- or tele-conferenced meeting.

AGENDA MATERIALS

Copies of this Agenda and non-exempt public records relating to an open session item on this Agenda will be available for public view at the City Clerk's Office, 1000 Gateway Avenue, San Pablo. The full agenda packet may also be viewed on the City website at:

<https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin>

AMERICANS WITH DISABILITIES ACT:

In accordance with the Americans with Disabilities Act and Brown Act, individuals requesting disability-related accommodations should send a written request to the City Clerk by email, preferably the day prior to the meeting. The e-mail subject line should read "ADA Accommodation Request" and include your name, address, telephone number, and a description of the request. Notification as early as possible in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Requests may also be made by calling the City Clerk's Office at (510) 215-3000.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****CLOSED SESSION**

1. [26-068](#)

CLOSED SESSION

PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 54957:
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: CITY ATTORNEY

ROLL CALL**REPORT ON CLOSED SESSION****ORAL COMMUNICATIONS**

This is the time for comments on any item within the Council's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Council may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Council are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the City Clerk on forms available at the speaker's podium.

CEREMONIAL MATTERS**PROCLAMATIONS**

2. [26-091](#) CITY COUNCIL PRESENTATION OF PROCLAMATION RECOGNIZING MARCH 2026 AS PRESCRIPTION DRUG ABUSE AWARENESS MONTH

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

Recommendation: Present proclamation

Attachments: [Att A - PRC Drug Abuse Awareness Month - March 2026](#)
[Att B - Proclamation Request March 2026-Contra Costa County MEDS Coalitior](#)

PRESENTATIONS

3. [26-071](#) PRESENTATION AND UPDATE BY CONTRA COSTA TRANSPORTATION AUTHORITY (CCTA) ON THE I-80 SAN PABLO DAM ROAD INTERCHANGE PROJECT (PHASE 2)

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

Recommendation: For Informational Purposes Only

CITY MANAGER REMARKS**CONSENT CALENDAR**

The Consent Calendar includes routine items that are to be enacted by one motion. There will be no separate discussion of these items. If discussion is requested, the item will be removed from the Consent Calendar and considered separately.

MINUTES

4. [26-066](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF FEBRUARY 2, 2026

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

Recommendation: Approve by Minute Order

Attachments: [Att A - MIN 2026-02-02 CC DRAFT.pdf](#)

5. [26-013](#) CONSIDER APPROVING MINUTES OF THE CITY COUNCIL MEETING OF FEBRUARY 9, 2026

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

Recommendation: Approve by Minute Order

Attachments: [Att A - MIN 2026-02-09 CC DRAFT.pdf](#)

CITY COUNCIL AUTHORIZATION

6. [26-077](#) CONSIDER APPROVING REQUEST FOR ISSUANCE OF PROCLAMATION RECOGNIZING MARCH 2026 AS AMERICAN RED CROSS MONTH.

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

Recommendation: Approve by Minute Order

Attachments: [Att A - PRC REQ American Red Cross Month - March 2026](#)
[Att B - PRC American Red Cross Month - March 2026 2026-02-17.docx](#)

7. [26-094](#) CONSIDER RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN WEST CONTRA COSTA INTEGRATED WASTE MANAGEMENT AUTHORITY (RECYCLEMORE JPA) AND THE CITY OF SAN PABLO REGARDING USE OF SAN PABLO CITY COUNCIL CHAMBERS

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

Attachments: [Att A - RES 2026-### WCCIWMA Authority MOU Use of Council Chambers for](#)
[Att B - MOU re Council Chambers San Pablo and WCCIWMA Signed by Autho](#)

8. [26-093](#) CONSIDER RESOLUTION (1) APPROVING A FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KOSMONT FINANCIAL SERVICES FOR IMPLEMENTATION OF PHASE II CONTRACT SERVICES FOR ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) FORMATION AND DEVELOPMENT; AND (2) REVISE ONE-TIME FUNDING APPROPRIATION TO \$79,500 FROM FY 2025-26 GFDR FUND 110 OPERATING RESERVE TO FUND #100-1310-43600 OPERATING BUDGET - PROFESSIONAL SERVICES (PREVIOUSLY ADOPTED ON JANUARY 26, 2026 VIA RESOLUTION 2026-009)

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

Attachments: [Att A - RES 2026-### EIFD PHASE II IMPLEMENTATION SERVICES KOSMO](#)
[Att B - FIRST AMENDMENT TO AGREEMENT WITH KOSMONT FINANCIAL F](#)
[Att C - AGR Kosmont Financial Services 2025-11-01 -2027-06-30- 03022026 C](#)
[Att D - CC RESO 2026-009 012626.docx](#)

9. [26-012](#) CONSIDER ADOPTING RESOLUTION (1) ACCEPTING THE 2025 ANNUAL MILITARY EQUIPMENT REPORT; (2) DETERMINING THAT THE POLICE DEPARTMENT'S USE OF MILITARY EQUIPMENT IN 2025 COMPLIED WITH THE DEPARTMENT'S MILITARY EQUIPMENT FUNDING, ACQUISITION, AND USE POLICY 709 AND APPLICABLE STATE LAW; AND (3) DETERMINING POLICY 709 WILL BE CONTINUED WITHOUT CHANGE.

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

Recommendation: Adopt Resolution

Attachments: [Att A- RES 2026-### Military Equipment POL 709](#)
[Att B- Ordinance & Policy.pdf](#)
[Att C- Military Annual Report Document Dec2025.pdf](#)

10. [26-033](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO (1) ACCEPTING AND APPROPRIATING ADDITIONAL CALIFORNIA NATURAL RESOURCES AGENCY (CNRA) PROPOSITION 68 GRANT FUNDS IN THE AMOUNT OF \$205,476; (2) ACCEPTING THE FINAL BUDGET RECONCILIATION FOR THE SUTTER AVENUE GREEN STREET PROJECT FOR GRANT CLOSE-OUT; AND (3) RE-ALLOCATING PREVIOUSLY APPROPRIATED FUNDS IN THE AMOUNT OF \$294,099 FROM THE SUTTER AVENUE GREEN STREET PROJECT (0300) IN THE AMOUNT OF \$100,000 TO THE SAN PABLO DAM ROAD I-80 GATEWAY IMPROVEMENTS PROJECT (0605), IN THE AMOUNT OF \$100,000 TO THE POST-CONSTRUCTION MAINTENANCE ACCOUNT, AND IN THE AMOUNT OF \$94,182 TO THE SAN PABLO AVENUE BRIDGE PROJECT (0202)

CEQA: The Sutter Avenue Green Project was assessed and determined to be Categorically Exempt from environmental review 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's Office on January 31, 2022, and a revised NOE was filed on March 13, 2024.

Recommendation: Adopt Resolution

Attachments: [ATT A - RES 2026-### Sutter Avenue Green Street Project Close-Out 02.17.26](#)

11. [26-075](#) CONSIDER ADOPTING RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING THE AMENDED AND RESTATED MUNICIPAL POOLING AUTHORITY JOINT EXERCISE OF POWERS AGREEMENT FOR PROPERTY, WORKERS' COMPENSATION, PUBLIC LIABILITY, AND OTHER INSURANCE COVERAGES.

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

Recommendation: Adopt Resolution

Attachments: [Att A - RES 2026-### Amended Restated JPA](#)
[Exh 1 - JPA Agreement with Letter Head Ex 1](#)
[Exh 2 - JPA Agreement-Final Red Line Changes Exb 2.pdf](#)

12. [26-087](#) CONSIDER ADOPTING RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FIFTH AMENDMENT TO AGREEMENT WITH MACK5 FOR PROJECT AND CONSTRUCTION MANAGEMENT SERVICES FOR THE NEW SAN PABLO POLICE HEADQUARTERS AND TRAINING FACILITY INCREASING COMPENSATION BY \$436,455 TO COVER ADDITIONAL SERVICES FOR A TOTAL AUTHORIZATION NOT TO EXCEED \$1,773,803

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 prior 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.

Recommendation: Adopt Resolution

Attachments: [Att A - RES 2026-### Mack5 5th Amendment](#)
[Att B - 5th Amendment mack5 PDHQ Construction Management.pdf](#)

ORDINANCES

13. [26-090](#) ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO ADDING CHAPTER 9.70 (JUST CAUSE FOR EVICTION PROTECTIONS) AND CHAPTER 9.80 (HOUSING STABILITY AND ANTI-HARASSMENT PROTECTIONS) TO THE SAN PABLO MUNICIPAL CODE

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

Recommendation: Waive second reading; adopt Ordinance

Attachments: [Att A - ORD 2026-### Rental Regulations](#)

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

PUBLIC HEARINGS

14. [26-084](#) CONDUCT A PUBLIC HEARING UNDER THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT ("TEFRA") ON MARCH 2, 2026 IN CONNECTION WITH THE PROPOSED ISSUANCE OF REVENUE BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY (THE "CMFA"), A JOINT EXERCISE OF POWERS AUTHORITY AND PUBLIC ENTITY OF THE STATE OF CALIFORNIA, IN AN AMOUNT NOT TO EXCEED \$15,000,000, (THE "BONDS"), TO: (1) FINANCE OR REFINANCE THE ACQUISITION, CONSTRUCTION, IMPROVEMENT AND EQUIPPING OF ALVARADO GARDENS PHASE II, A MULTIFAMILY RENTAL HOUSING PROJECT (THE "PROJECT") LOCATED AT 13831 SAN PABLO AVENUE, SAN PABLO, CALIFORNIA (THE "CITY"); AND (2) PAY CERTAIN EXPENSES INCURRED IN CONNECTION WITH THE ISSUANCE OF THE BONDS

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

Recommendation: Conduct public hearing; adopt Resolution

Attachments: [Att A - RES 2026-### TEFRA Alvarado Gardens](#)

[Att B - Proof of Publication.pdf](#)

CITY COUNCIL DISCUSSION/CONSIDERATION

15. [26-076](#) SAN PABLO PLANNING COMMISSION
 A) INTERVIEWS AND APPOINTMENTS:
 (1) CONDUCT INTERVIEWS, AND
 (2) APPOINT COMMISSIONERS TO FILL THREE VACANCIES BY RESOLUTION FOR A FOUR-YEAR TERM (FEBRUARY 2026 THROUGH FEBRUARY 2030) OR PROVIDE OTHER DIRECTION TO STAFF
 B) ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONERS

- Recommendation:**
1. Consider any public comments;
 2. Conduct interviews of Planning Commission applicants individually;
 3. Deliberate;
 - (a) Make a motion to appoint three candidates for a February 2026 - February 2030 term by Resolution; or
 - (b) Provide alternative direction to staff (e.g. continue advertising for opening);
 4. Administer Oath of Office to appointed Planning Commissioners.

- Attachments:**
- [Att A - RES 2026-### Planning Commission Appointments 2026.docx](#)
 - [Att B - Members List PC Roster](#)
 - [Att C - 2025-12-16 Local Appointments List - Maddy Act.pdf](#)
 - [Att D - PC Application Gurdian, Johana Boards and Commissions 2026-01-15_f](#)
 - [Att E - PC Application Jackson, Jerome Boards and Commissions 2026-01-26_l](#)
 - [Att F - PC Application Morris, Paul Boards and Commissions 2026-01-20 Reda](#)
 - [Att G - Vacancy NOT Planning Commission for 2025-02-03.docx](#)

SUPPLEMENTAL MATERIALS (IF ANY)

16. [25-520](#) 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

(Approved by Resolution 2026-008)

Informational reports from Councilmember representatives to the following committees, commissions and organizations; brief reports on meetings attended at the expense of the City or Agency, as required by Government Code section 53232.3(d) (AB 1234); and other reports regarding items of general interest to the City Council. The City Council may take action on other items of interest that are specifically agendized herein:

(a) Councilmember Arturo Cruz

Memberships: Contra Costa Mayors' Conference (Primary); West Contra Costa Mayors' & Supervisors' Association (Primary); Association of Bay Area Governments (Alternate); Contra Costa Mayors' Conference (Alternate); San Pablo Community Grant Foundation Board (Member);

Standing Committees: Community Services Standing Committee, Economic Development, Housing & Project

Management Standing Committee, Public Health Standing Committee

Ad-Hoc Subcommittees: Casino San Pablo/Lytton Tribe Ad Hoc Subcommittee, Local Business Association/Group/Watch Meetings Ad-Hoc Subcommittee

(b) Councilmember Patricia Ponce

Memberships: League of CA Cities East Bay League Division (Alternate); Marin Clean Energy Board of Directors (Alternate); San Pablo Economic Development Corporation Board of Directors (City Council Appointee); Sister City Manzanillo Future Board Member Designation (Primary); City Auditor Review of City Financial Statements (Alternate); Green Empowerment Zone (GEZ) for the Northern Waterfront Area of the County of Contra Costa Board of Directors (Primary)

Standing Committees: Budget, Fiscal & Legislative Standing Committee Standing Committee; Economic Development, Housing & Project Management Standing Committee

Ad-Hoc Subcommittees:

(c) Councilmember Abel Pineda

Memberships: West County Integrated Waste Management/Recyclemore JPA Authority (Alternate); West Contra Costa Transportation Advisory Committee (Alternate); Green Empowerment Zone (GEZ) for the Northern Waterfront Area of the County of Contra Costa Board of Directors (Alternate)

Standing Committees: Community Services Standing Committee

Ad-Hoc Subcommittees: Local Economic and Opportunity Policy Ad-Hoc Subcommittee

(d) Vice Mayor Rita Xavier

Memberships: Association of Bay Area Governments (Primary); League of CA Cities East Bay League Division (Primary); San Pablo Community Grant Foundation Board (Member); West County Integrated Waste Management/Recyclemore JPA Authority (Primary); West Contra Costa Transportation Advisory Committee (Primary)

Standing Committees: Public Safety Standing Committee, Public Health Standing Committee

Ad-Hoc Subcommittees:

(e) Mayor Elizabeth Pabon-Alvarado

Memberships: Marin Clean Energy Board of Directors (Primary); City Auditor Review of City Financial Statements (Primary); Contra Costa Mayors' Conference (Alternate); West Contra Costa Mayors' & Supervisors' Association (Alternate);

Standing Committees: Budget, Fiscal & Legislative Standing Committee; Public Safety Standing Committee

Ad-Hoc Subcommittees: Casino San Pablo/Lytton Tribe Ad Hoc Subcommittee, Local Economic and Opportunity Policy Ad-Hoc Subcommittee, Local Business Association/Group/Watch Meetings Ad-Hoc Subcommittee

ADJOURNMENT

Adjourn to the Regular City Council meeting of Monday, March 16, 2026.