



City of San Pablo

Meeting Minutes - Draft

City Council

Tuesday, July 1, 2025

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>

Special Meeting

CALL TO ORDER

The meeting was called to order at 5:01 PM in the council Chambers.

PLEDGE OF ALLEGIANCE

Mayor Cruz led the Pledge of Allegiance.

ROLL CALL

Present: 4 - Councilmember Abel Pineda, Councilmember Rita Xavier, Vice Mayor Elizabeth Pabon-Alvarado, and Mayor Arturo Cruz

Absent: 1 - Councilmember Patricia Ponce

Staff Present:

City Manager, Matt Rodriguez

Assistant City Manager, Maria Ojeda

City Attorney, Brian P. Hickey

Police Chief, Brian Bubar

Economic Development, Housing & Project Manager Kieron Slaughter

City Clerk, Dorothy Gantt

Administrative Clerk II, Casey Erlenheim

ORAL COMMUNICATIONS

There were no Public Comments for Oral Communications.

CITY COUNCIL DISCUSSION/CONSIDERATION

A motion was made by Mayor Cruz, seconded by Vice Mayor Pabon Alvarado, that Public Comments be limited to two minutes, or four minutes if translation is required. The motion carried by the following vote:

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

Nay: 1 - Pineda

Absent: 1 - Ponce

1. [25-283](#) GENERAL OVERVIEW ON ADOPTED RENTAL REGULATION POLICIES CONTAINED IN THE FY 2025-27 COUNCIL PRIORITY WORKPLAN AND POLICY DISCUSSION ON RENT STABILIZATION

Twenty Three Public Comments were received on Item 1: Paul Morris, Jeffrey Wright, Tyler Wright, Genoveva Calloway, Ruthie Abelson Olivas, Ethan Silverstein, Edith Lopez, Alicia Cuirie, Fernanda Vazquez-Acevedo, Berta Alvarez, Flor Castro, Veronica Martinez, Tomasa Espinoza, Ofelia Corona, Rhea Elina, Adam Noursomme, Rhovy Lyn Antonio, Joe Stokley, Schylon Stewart, Briuan Braiqued, Rolanda Wilson, Jason Bellevue, Sara

A motion was made by Mayor Cruz, seconded by Councilmember Xavier, that the following recommendations be approved. The Motion carried by the following vote:

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

Nay: 1 - Pineda

Absent: 1 - Ponce

1). Authorize the City Manager/staff to prioritize implementation of existing adopted rental housing regulation policies/programs contained in the adopted FY 2025-27 Council Priority Workplan (updated as of April 7, 2025); and

2). Authorize the City Manager/staff to prioritize the implementation of all 56 Housing Action Plan programs identified under the City's Housing Element certified by State HCD in March 2024; and

3). Authorize the City Manager/staff to prioritize seeking additional General Fund budget capacity and support for the existing rental housing regulations adopted in the FY 2025-27 Council Priority Workplan (as of April 7, 2027), as follows: Residential Health & Safety Inspection Program, Rent Registry, Mediation, and Tenant Relocation Assistance

A). Direct the City Manager to submit and draft an amendment to the FY 2025-27 Council Priority Workplan to meet and partner with established housing policy experts and impacted stakeholders (i.e. CCAR, ACCE, Rising Juntos, CAA, California YIMBY, etc.) to enhance community awareness, education and outreach on rental regulations and rent stabilization, including but not limited to the following:

AB 1482 California Tenant Protection Act (ACCE Supported) Education and Awareness

Tenants' Rights and Responsibilities

Home Ownership Opportunities with SPEDC Programs

Housing Counseling and Tenant Legal Services

Cost-Neutral Rental Regulations and Rent Stabilization Policies

Community polling of community at-large and electorate on rental regulations and rent stabilization with Strategy Research Institute (SRI, Inc.)

SUPPLEMENTAL MATERIALS (IF ANY)

[25-125](#) 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.

ADJOURNMENT

Adjourned at 7:56 PM to the Regular City Council Meeting on Monday, July 7, 2025 at 6:00 PM

Respectfully Submitted,

Dorothy Gantt, City Clerk

Arturo Cruz, Mayor