

## RESOLUTION 2026-###

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO APPROVING AND AUTHORIZING THE EXECUTION OF AN EXCLUSIVE NEGOTIATIONS AGREEMENT WITH COMMUNITY DEVELOPMENT PARTNERS ON THE PROPERTY LOCATED AT 1411 RUMRILL BOULEVARD FOR NEGOTIATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT

WHEREAS, the City of San Pablo (“City”) owns certain real property located at 1411 Rumrill Boulevard, including associated parcels APNs 410-021-021, 410-021-026, and 410-021-028 (“Property”);

WHEREAS, on December 15, 2025, the City Council adopted Resolutions 2025-126, 2025-127, and 2025-128, declaring the Property to be surplus land pursuant to the California Surplus Land Act (Government Code § 54220 et seq.), thereby initiating the notification and disposition procedures required for surplus public property;

WHEREAS, in accordance with the Surplus Land Act, the City issued required notices to eligible entities, including affordable housing developers, and subsequently received a Letter of Interest on December 22, 2025, from Community Development Partners (“CDP”), expressing interest in developing affordable housing on the Property;

WHEREAS, City staff held a meeting with CDP on February 11, 2026, to review CDP’s initial vision, conceptual program, and project feasibility, and after evaluating the proposal and its alignment with City goals, determined that the City should proceed with formal negotiations with CDP regarding the potential development of the Property;

WHEREAS, CDP’s proposed affordable housing concept includes:

- Multi-family housing units serving low- and moderate-income households across all parcels;
- Community-serving amenities, including open space and resident support services;
- Sustainable design features emphasizing energy efficiency and transit-oriented development; and
- A project that will fully leverage the Planned Development zoning framework to optimize building height, massing, and unit yield

WHEREAS, the proposed development aligns with the recently adopted Rumrill Corridor Specific Plan, which promotes mixed-use and residential infill development, enhanced pedestrian connectivity, improved streetscape design, and the expansion of housing opportunities near transit and essential services;

WHEREAS, the City recently completed the Rumrill Complete Streets Project,

which transformed the Rumrill corridor into a safer, more accessible, and multi-modal transportation environment, reducing auto dependency and supporting walkability, bicycle mobility, and transit usage, thereby positioning the corridor to attract private development consistent with these design and mobility goals;

WHEREAS, CDP's proposal complements these public investments by delivering affordable housing that reinforces the City's long-term vision for a vibrant, transit-supportive corridor;

WHEREAS, the proposed Exclusive Negotiations Agreement ("ENA") establishes a 90-day Negotiation Period during which CDP shall have the exclusive right to negotiate with the City for a Purchase and Sale Agreement / Disposition and Development Agreement ("DDA") for the Property;

WHEREAS, the ENA requires CDP to provide a \$25,000 non-refundable administrative services fee to offset City staff time and administrative costs associated with negotiation activities;

WHEREAS, approval of the ENA is exempt from environmental review under CEQA Guidelines Section 15378(b)(5), as the action involves administrative activities that do not have the potential to cause a physical change in the environment; and

WHEREAS, the recommended action is consistent with the FY 2025–27 City Council Priority Workplan, particularly the Major Policy Goal to "Expand Housing Options."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Pablo hereby approves the Exclusive Negotiations Agreement with Community Development Partners for the Property located at 1411 Rumrill Boulevard (APNs 410-021-021, 410-021-026, 410-021-028);

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to execute the Exclusive Negotiations Agreement and to take all actions necessary or appropriate to carry out the intent of this Resolution; and

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct and are included herein by reference as findings.

\* \* \* \* \*

ADOPTED this 6<sup>th</sup> day of April, 2026, by the following votes:

AYES: COUNCILMEMBERS:  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:  
ABSTAIN: COUNCILMEMBERS:

ATTEST:

APPROVED:

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Dorothy Gantt, City Clerk

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Elizabeth Pabon-Alvarado, Mayor