



# City of San Pablo

## Meeting Minutes

### City Council

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Monday, March 30, 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>

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### Special Meeting and Closed Session

#### **CALL TO ORDER**

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

#### **PLEDGE OF ALLEGIANCE**

*Mayor Pabon-Alvarado led the Pledge of Allegiance.*

#### **ROLL CALL**

- Present:** 3 - Councilmember Patricia Ponce, Vice Mayor Rita Xavier, and Mayor Elizabeth Pabon-Alvarado
- Absent:** 2 - Councilmember Arturo Cruz, and Councilmember Abel Pineda

#### Staff Present:

City Manager, Matt Rodriguez  
City Attorney, Brian P. Hickey  
Police Chief, Brian Bubar  
Economic Development and Housing Manager, Kieron Slaughter  
City Clerk, Dorothy Gantt  
Interim Deputy City Clerk, Casey Erlenheim

#### **CLOSED SESSION**

*No Public Comments were received.*

*Adjourned to Closed Session at 5:04 PM regarding:*

1. [26-102](#) CLOSED SESSION  
CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to Government Code Section 54956.8  
Property: 1820 Rumrill Boulevard, San Pablo, CA  
Agency Negotiators: Matt Rodriguez, City Manager; and Kieron Slaughter, Economic Development & Housing Manager  
Negotiating Parties: Novin Development Corporation  
Under Negotiation: Price and Terms of Payment for Disposition of Property

2. [26-141](#) CLOSED SESSION  
CONFERENCE WITH LEGAL COUNSEL - POTENTIAL INITIATION OF LITIGATION/EXISTING LITIGATION pursuant to California Government Code Sections 54956.9(d)(4) and 54956.9(d)(1):

1. Nationwide Settlement with Six Remnant Defendants, In re: National Prescription Opiate Litigation, United States District Court for the Northern District of Ohio, Eastern Division, MDL No. 2804, Case No. 1:17-MD-2804 (class action)

- a. Associated Pharmacies, Inc. (and American Associated Pharmacies)
- b. J M Smith Corporation
- c. Louisiana Wholesale Drug Company, Inc.
- d. Morris and Dickson Co.
- e. North Carolina Mutual Wholesale Drug Company, Inc.
- f. United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics)

Reconvened to Regular Session at 6:04 PM

### **ROLL CALL**

**Present:** 3 - Councilmember Patricia Ponce, Vice Mayor Rita Xavier, and Mayor Elizabeth Pabon-Alvarado

**Absent:** 2 - Councilmember Arturo Cruz, and Councilmember Abel Pineda

### **REPORT ON CLOSED SESSION**

*No Public Comments were received on Closed Session items.*

City Attorney B. Hickey reported that on File ID 26-141, Council authorized City participation in the litigation by the following vote:

**Aye: 3 - Ponce, Xavier, and Pabon-Alvarado**

**Absent: 2 - Cruz, and Pineda**

### **ORAL COMMUNICATIONS**

*One Oral Communication was received from the following: Hammad Zahid.*

### **CITY MANAGER REMARKS**

*None.*

**CONSENT CALENDAR**

**CITY COUNCIL AUTHORIZATION**

- 3. [25-433](#) CONSIDER APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH NOVIN DEVELOPMENT CORPORATION FOR THE SALE AND DEVELOPMENT OF THE PROPERTY LOCATED AT 1820 RUMRILL BLVD TO PROVIDE AFFORDABLE HOUSING

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

*No Public Comments were received.*

It was moved by Councilmember Ponce, seconded by Vice Mayor Xavier, and approved by vote of those present, to adopt all items in the Consent Calendar. The motion passed as follows:

**Aye: 3 - Ponce, Xavier, and Pabon-Alvarado**

**Absent: 2 - Cruz, and Pineda**

Enactment No: RES 2026-040

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

**CITY COUNCIL DISCUSSION/CONSIDERATION**

- 4. [26-147](#) CONSIDER ADOPTING RESOLUTION AUTHORIZING AND APPROVING AMENDMENT #2 TO THE FY 2025-27 CITY COUNCIL PRIORITY WORKPLAN UNDER MAJOR POLICY AREA: EXPAND HOUSING OPTIONS, TO ADD POLICY #310 RENTAL PROTECTIONS: EXPLORE POLICY FEASIBILITY TO ENHANCE TENANT PROTECTIONS PROVIDED BY THE CITY TO INCLUDE: C. PROCEED WITH DEVELOPMENT OF A NEW RENT REVIEW PROGRAM FOR TENANTS AND HOUSING PROVIDERS WITH STAKEHOLDER INPUT VIA NEW ORDINANCE FOR PROGRAM IMPLEMENTATION BY JANUARY 1, 2027

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

*No Public Comments were received.*

A motion was made by Vice Mayor Xavier, seconded by Councilmember Ponce, that this RESOLUTION be Adopted. The motion carried by the following vote:

**Aye: 3 - Ponce, Xavier, and Pabon-Alvarado**

**Absent: 2 - Cruz, and Pineda**

Enactment No: RES 2026-041

**Member Initiated Motion**

A motion was made by Mayor Pabon-Alvarado, seconded by Councilmember Ponce to:

Under Major Policy Goal: EXPAND HOUSING OPTIONS

Pursue a DRAFT policy on any new, prospective development agreements entered into by the Housing Successor Agency to require a preferred local resident provision on a portion of new, affordable housing units when private developers seek financial assistance from the Housing Successor Agency Low & Moderate Housing Asset Fund; in conjunction with monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the housing successor. The motion passed by the following vote:

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

Absent: 2 – Cruz, Pineda

**SUPPLEMENTAL MATERIALS (IF ANY)**

5. [26-111](#) 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 6:26 PM to the Regular City Council meeting of April 6, 2026.*

**Respectfully Submitted,**

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**Casey Erlenheim, Deputy City Clerk**