



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 30, 2026

5:00 PM

Via Teleconference/Videoconference

Special Meeting and Closed Session

IMPORTANT NOTICE ABOUT PUBLIC COMMENTS AND MEETING PARTICIPATION

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. [26-102](#)

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)

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.

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.

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.

Recommendation: Adopt Resolution

Attachments: [Att A - RES 2026-### 1820 Rumrill ARDDA](#)

[Att B - Amended and Restated DDA](#)

****** 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.

Recommendation: Adopt Resolution

Attachments: [Att A - RES 2026-### Rent Review Program FY2025-27 Council Priority Workpl](#)
[Att B - Amendment #2 - FY 2025-27 Council Priority Workplan Update 033026](#)

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

Adjourn to the Regular City Council Meeting and Closed Session of April 6, 2026 at 5:00 PM