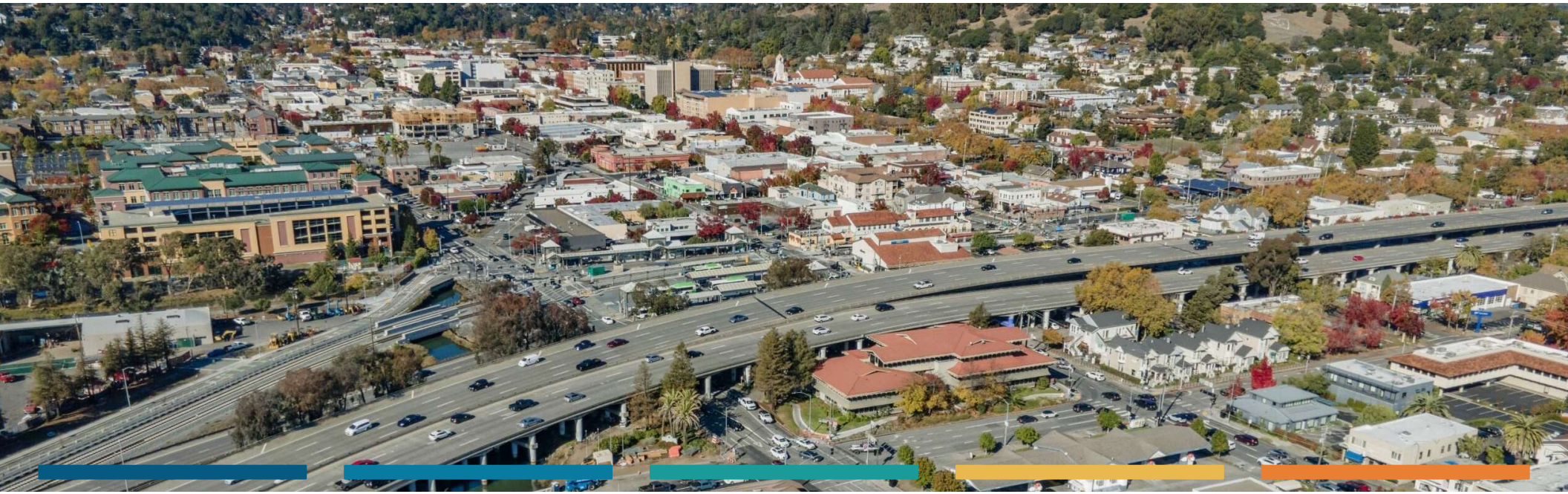


Point San Pedro Road Coalition

November 18, 2026

SAN RAFAEL

THE CITY WITH A MISSION

Agenda

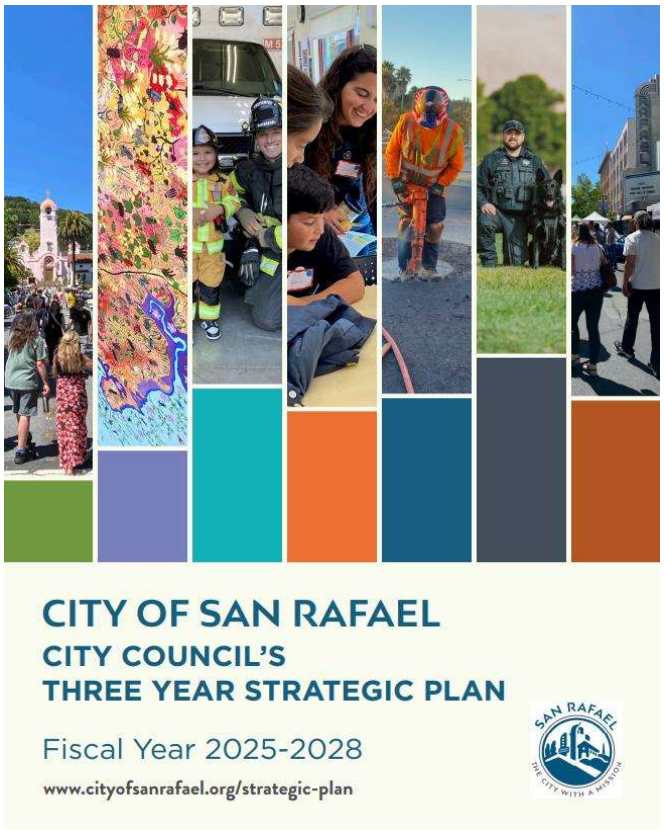
1. Strategic Workplan
2. Homelessness
3. Transit Center and Downtown Traffic
4. Point San Pedro Road and our Roadways
5. Development Projects
6. Storm prep
7. Accomplishments and Priorities

Our elected officials





Strategic Workplan 2025–2028



A shared roadmap guiding City priorities, goals, and investments over the next three years.

Developed through

- Council retreats and public study sessions
- Community input and collaboration
- Alignment with General Plan 2040

Strategic Workplan 2025–2028: priority areas

1. Economic Development & Neighborhood Vitality
2. Mobility & Infrastructure
3. Sustainability & Resilience
4. Housing & Homelessness
5. Quality of Life: Safety & Wellbeing
6. Equity, Access, Belonging & Opportunity for All
7. High-Performing Government

Scan to learn more:

Homelessness: Comprehensive Solutions

- Strategy: shelter, interim housing, permanent supportive housing, and Housing First
- Mahon Creek Path sanctioned camping area will be closed in November 2026
- Ongoing support for current and future affordable housing projects
- **Downtown:** two new Parks maintenance staff help clean downtown and assist with encampment cleanups



Want to help? Email us!
endhomelessness@sanrafael.gov

Scan to learn more:

Camping Regulations

Unsanctioned camping is prohibited:

- Within 10 feet of private property
- Within 5 feet of roadways
- All City parks and Falkirk Cultural Center
- Andersen Drive
- Lindaro street (Andersen to Jordan)
- Mahon Creek Path (Lincoln to Andersen)
- Within 100 feet of a playground
- Within 250 feet of a school
- Open space, parking garages, public facilities, and sidewalks or rights-of-way when blocking access

72 Hours

The City provides notice and then helps the individual move. If there is an imminent threat to health or safety, the City may act immediately.

Scan to learn more:

350 Merrydale Project

Scan to learn more:

- **Time-limited:** Open until June 30, 2027, plus up to two more years if funded. Closes no later than June 30, 2029
- 65 individual cabins with heat, electricity, and storage
- 24/7 on-site staff, showers, bathrooms, security, and regular trash cleanups
- Priority for Mahon Creek Path residents; case management provided
- Good Neighbor Policy and Code of Conduct

Opening November 2026



Transit Center

Project partners: Golden Gate Bridge District, City of San Rafael, Marin Transit, SMART, Transportation Authority of Marin

Status: Golden Gate Bridge District (GGBD) is the lead agency. They are working on federal environmental clearance (NEPA). Phase to take 6–12 months longer.

Visit the GGBD website for more information.



A New Transit Center Will

- Improve safety and accessibility
- Enhance connectivity
- Support vibrant public spaces
- Promote sustainable mobility
- Ensure long-term flexibility

Scan to learn more

Downtown Traffic and Signals

Signal timing

Consultant & City coordinated timing on 2nd, 3rd, and 4th Streets using current traffic volumes, and continue to adjust as needed.

SMART crossings

City continuously works with SMART to improve schedule accuracy downtown.

Pedestrian signals

Adding push buttons where missing so crossings run only on request. That means less delay and faster emergency response.

Coming up: 2nd and 4th Street construction award approved.

Report concerns through SeeClickFix

Point San Pedro Road Safety



- **On track, completion late 2026/early 2027:** TAM-funded Rectangular Rapid Flashing Beacons and enhanced striping at Knight, Peacock, and Riviera Drives
- **Complete:** Traffic Calming policy approved
- **County project:** HAWK signal at Summit Avenue

Report traffic concerns through SeeClickFix

Side-street Paving

Knight, Peacock, Riviera, Biscayne, and other side streets

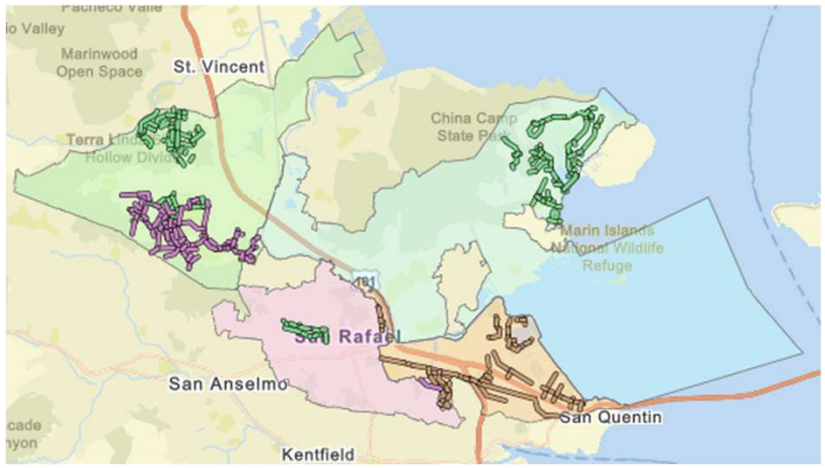
First

Curb ramp improvements

Then, next summer

Slurry seal or micro surface on several of these streets

Three-year pavement management program & map



Esplanade Sidewalks and Maintenance

Sidewalk repairs

The ADA transition plan, now being contracted, includes citywide sidewalk assessments to help prioritize replacements.

Bayside Park to Knight Dr. is not in this fiscal year's plan.

Gap west of Riviera

The recently adopted Bicycle and Pedestrian Plan focuses on top-ranked projects over the next 5–10 years.

The Riviera to Peacock section was not among them.

Scan me to learn more about the Bicycle & Pedestrian Plan

Weeds and vegetation

Addressed annually, typically in the late summer months.

Development: Impact of Multiple State laws

HOUSING ACCOUNTABILITY ACT

Denial needs a quantifiable health or safety impact

It must be "significant, quantifiable, direct, and unavoidable," based on objective written standards.

OBJECTIVE STANDARDS ONLY

Subjective design rules can't be enforced

AB 130 (2025)

CEQA exemption and a 30-day decision clock

No decision counts as a disapproval under the HAA.

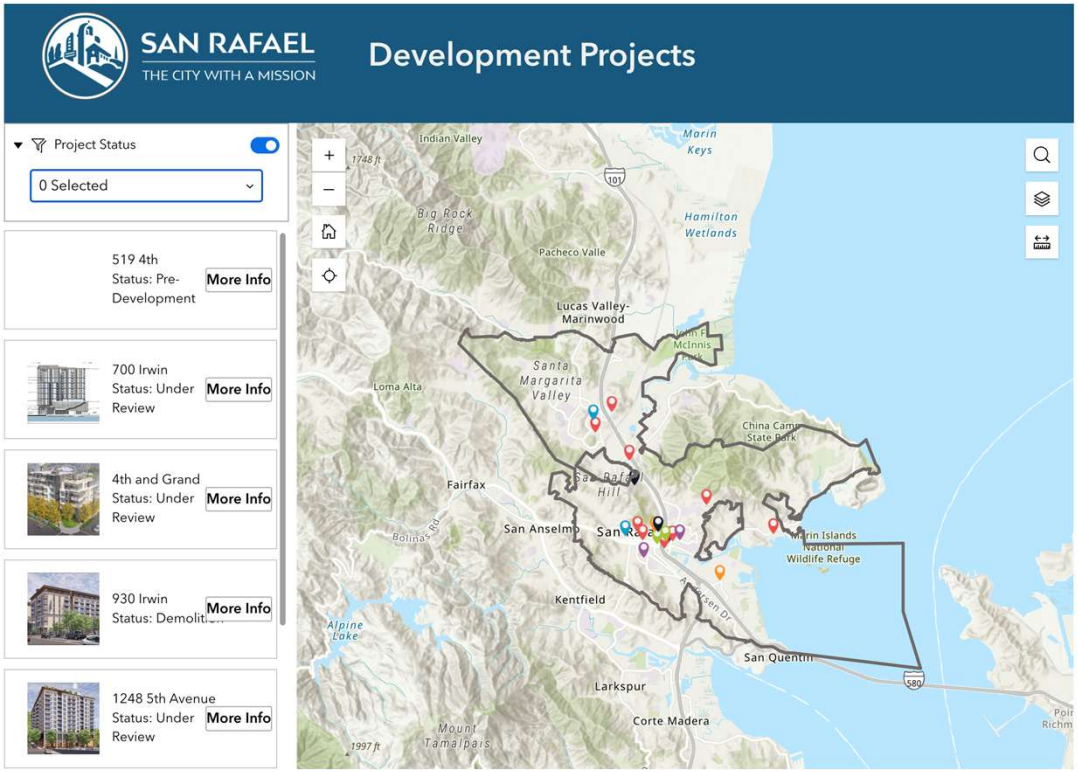
AB 2097 (2022)

No parking minimums near transit

California Housing Laws (2016 – 2026)

Year Passed	Bill / Law	Impact on Local Housing Projects
2016	SB 1069 & AB 2299	Overrode local Accessory Dwelling Unit (ADU) bans, slashing parking mandates and utility fees to legalize backyard units statewide.
2017	SB 35	Eliminated CEQA review and discretionary public hearings ("by-right" approval) for multifamily projects in cities behind on state housing targets.
2017	SB 167 & AB 678	Strengthened the Housing Accountability Act, barring cities from denying or downsizing zoning-compliant projects unless there is a specific, objective public health or safety threat.
2018	AB 2162	Required cities to approve permanent supportive housing "by right" (no conditional use permits) in any zone where multifamily or mixed-use buildings are allowed.
2018	AB 2923	Forced BART to adopt baseline transit-oriented development zoning standards (height, density, parking) that override local city zoning on BART-owned station land.
2019	SB 330	Enacted the Housing Crisis Act, locking in local rules at application submittal, capping public hearings at five, and banning cities from downzoning parcels.
2019	AB 68 & AB 881	Barred owner-occupancy rules, forced cities to approve ADUs within 60 days, and allowed both a full ADU and a Junior ADU on a single-family lot.
2020	AB 2345	Expanded the State Density Bonus Law, allowing developers to build up to 50% more units than local zoning allows and waive local development standards (like height or setbacks) in exchange for affordable units.
2021	SB 9	Ended single-family-only zoning by allowing ministerial lot splits and up to four total units on parcels zoned for single-family homes.
2021	SB 10	Created a CEQA-exempt pathway for city councils to upzone parcels near transit or urban infill sites for up to 10 residential units, overriding local voter initiatives.
2021	SB 478	Prohibited cities from using restrictive Floor Area Ratio limits or lot coverage rules to prevent developers from building 3 to 10 units on multifamily lots.
2022	AB 2011	Allowed streamlined, CEQA-exempt approval for affordable and mixed-income housing on commercially zoned land (like strip malls and offices) without local rezoning.
2022	SB 6	Permitted residential projects in commercial zones without a local zone change, provided developers meet specific union labor standards.
2022	AB 2097	Prohibited cities from enforcing any minimum parking requirements on housing or commercial projects within a half-mile of major public transit stops.
2023	SB 423	Extended SB 35 to 2036 and expanded ministerial, no-CEQA approval to include market-rate projects in cities falling short of state housing goals.
2023	SB 4	Allowed churches, religious institutions, and independent colleges to build 100% affordable housing "by right" regardless of local single-family or institutional zoning.
2023	SB 684	Required ministerial approval for subdividing vacant multifamily lots into up to 10 small-lot starter homes without public hearings or CEQA.
2024	AB 1893	Modernized the Builder's Remedy, allowing developers to bypass local zoning and general plan density limits entirely if a city lacks a state-certified Housing Element.
2024	SB 1123	Expanded SB 684 so developers can ministerially subdivide vacant single-family lots into up to 10 starter homes.
2024	SB 1037	Authorized the Attorney General to seek court fines of $10,000 to $50,000 per month against cities that unlawfully block or delay state-compliant housing projects.
2025	AB 130 & SB 131	Exempted qualifying urban infill housing projects (up to 20 acres) from California Environmental Quality Act (CEQA) environmental review.
2025	SB 79	Overrode local zoning around major rail and bus rapid transit hubs, mandating minimum building heights (55–95 feet) and densities (30–160 units per acre).
2026	AB 179	Barred local governments from charging local development impact fees on state-funded affordable housing projects.
2026	AB 1815	Prohibited cities from imposing local design or building codes stricter than state standards on factory-built and modular housing.
2026	SB 963 & SB 677	Imposed a strict 180-day deadline on Coastal Commission permit appeals and streamlined approvals for previously entitled housing projects.

Development Projects



www.sanrafael.gov/major-development-projects/

700 Irwin Street

Approved project analyzed and conditions applied using adopted FEMA flood requirements. Project entitled but **not yet permitted**.

Before construction permits are issued, the project must submit plans showing it meets the following:

- Conditions of approval and development standards
- Specific structural review and safety standards
- Compliance with outside agencies (i.e. Army Corps of Engineers and BCDC)
- Confirmed capacity by MMWD and the Sanitation District



A word about constructability (24-17-8-?)

www.sanrafael.gov/major-development-projects/

Storm Preparedness



City Actions

- Targeted community outreach campaign to residents in the flood plain
- Staff preparedness training
- Upkeep of city owned drains and gutters
- Long-term sea level rise planning efforts remain a city-wide priority

WE MUST ALL PERSONALLY PREPARE FOR STORM IMPACTS



SIGN-UP FOR ALERTMARIN

Those who work or live in Marin should register for emergency alerts.



To sign up for AlertMarin and stay updated on incidents, visit

Emergency.MarinCounty.gov

OFFICE OF
EMERGENCY
MANAGEMENT

Visit our website for safety tips & resources



www.sanrafael.gov/prepare-for-winter-storms-and-el-nino/












2026 Accomplishments







2026 Accomplishments: Public Works

Plans and policies

- Transportation Mitigation Fee updated
- Citywide Bicycle and Pedestrian Plan update adopted
- Citywide Storm Drain Plan adopted
- Traffic Calming policy approved
- Integrated Pest Management policy updated
- Internal service fund for fleet and facilities

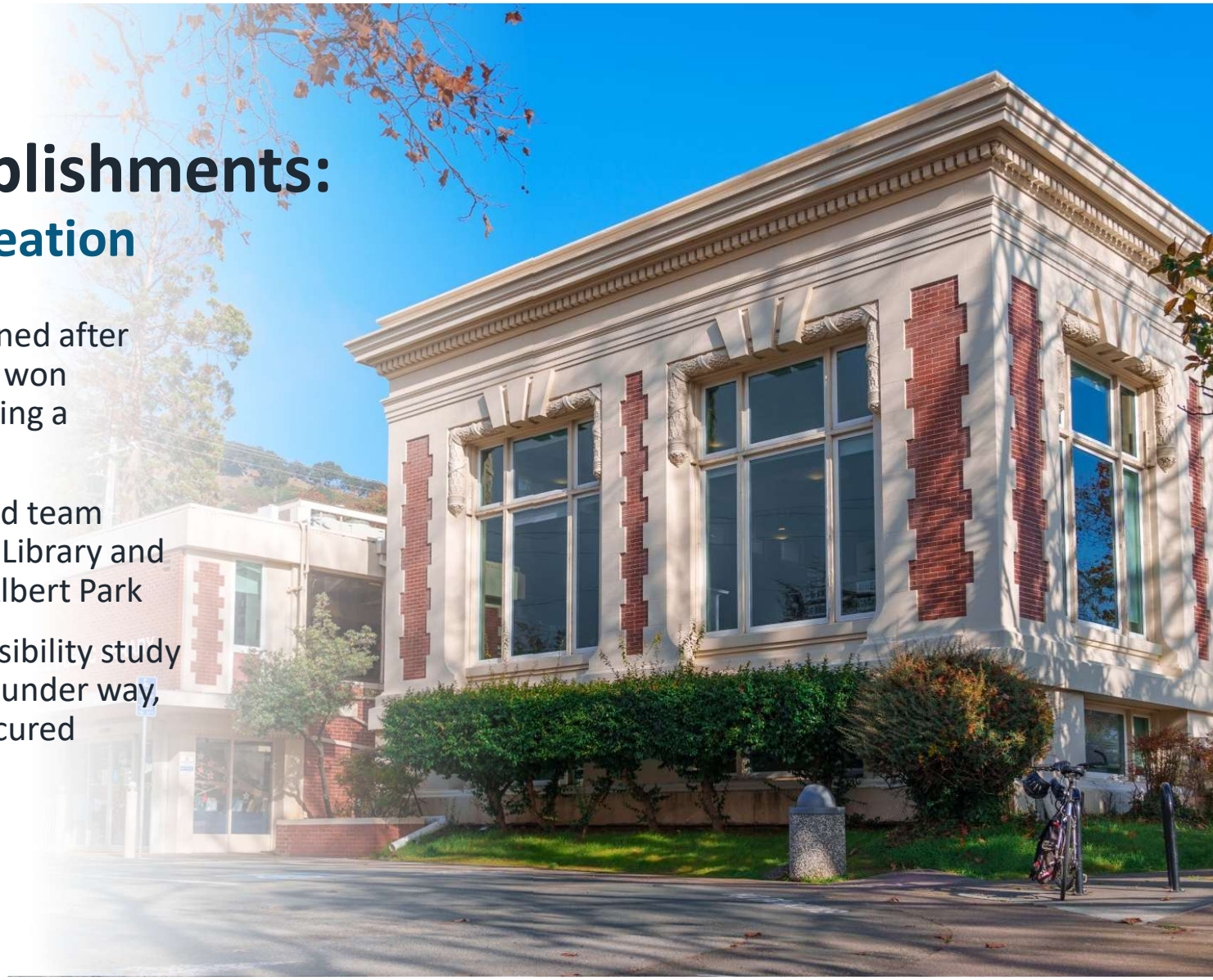
Projects and operations

- Focused downtown maintenance (2 new Parks workers)
- 2nd and 4th Street construction award approved
- Lighting along Starkweather path approved
- EV fleet charger project at DPW
- Launch of 350 Merrydale, November 2026

2026 Accomplishments:

Library and Recreation

- Carnegie Library reopened after renovation; the project won multiple awards, including a national APWA award
- Progressive Design Build team contracted for the new Library and Community Center at Albert Park
- Canal Park + Bridge feasibility study and preliminary design under way, with multiple grants secured
- Measure K passed



2026 Accomplishments: Digital and CED

Digital Services

- What Works Cities Silver certification
- New website launched; moved to SanRafael.gov
- Governance, risk, and compliance policies
- Disaster recovery and incident response plans
- Enhance cyber security initiatives

Scan to learn more

Community and Economic Development

- Public art installed throughout downtown
- OpenGov permitting system launched
- Park Impact Fees updated
- Cost recovery agreements for development applications
- Fee waiver policy for 100% affordable housing
- Federal Opportunity Zone 2.0 designation
- Increased staff capacity for permit review and inspection of large scale developments

2026 Accomplishments: Sustainability & Administration

Sustainability

- Secured over $2 million in grants for shoreline levee technical assistance and project development
- Selected with the County of Marin to participate in a Climate Resilience District Incubator
- Installed 8 EV fast chargers DPW to support the electrification of the city fleet

Administration

- Since July 1: 18 recruitments completed
- Updated and formalized the Hiring Practices Policy and trained management
- Facilitated external professional development trainings for employees
- Implementing Risk Management Software
- Onboarding new WC TPA
- Adopted a Title VI Plan

2026 Accomplishments: Fire

San Rafael Fire Department

- Successfully launched the Basic Life Support (BLS) EMT pilot program
- Developed a citywide Continuity of Operations/Government Plan
- Increased effective water rescue capabilities with new grant and donation-funded Fire Boat and Rescue Watercraft.
- Increased the number of homes adding ember-resistant vents by 400% and doubled the number of homes that resolved combustible fences



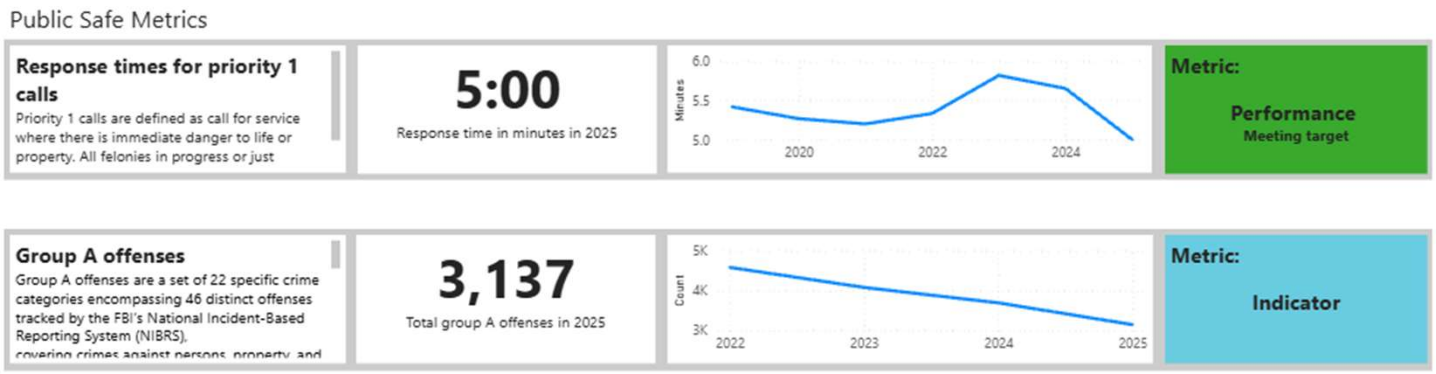
Emergency Response Metrics

First engine on scene time	74.55% Of all 2025 incidents met standard	100% 50% 0% Percent Janu... Febr... March April May June July Aug... Sept... Octo... Nov... Dece...	Metric: Performance Meeting target
Ambulance arrival time	85.93% Of all 2025 incidents met standard	100% 50% 0% Percent Janu... Febr... March April May June July August Sept... Octo... Nove... Dece...	Metric: Performance Meeting target

2025-26 Accomplishments: Police

San Rafael Police Department

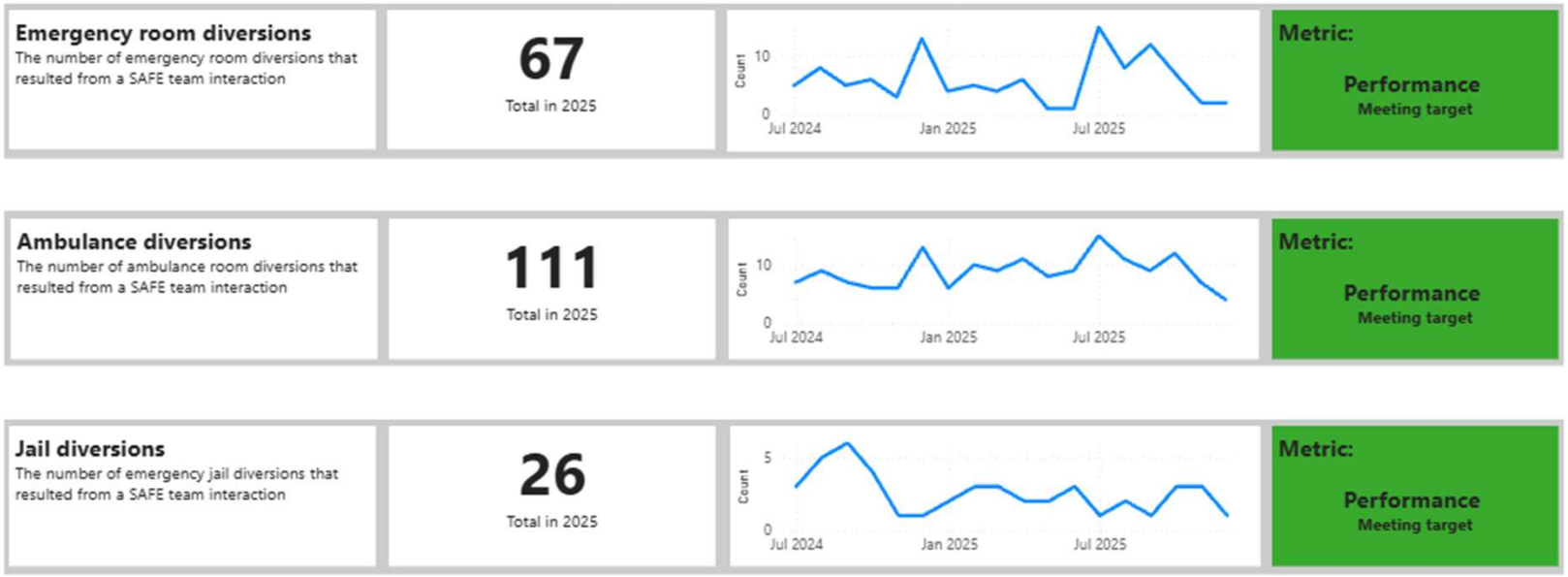
- Implemented the three drone as first responder to expand services
- FLOCK cameras to support traffic enforcement
- Cross-departmental partnership to address city-wide priorities
    - Homelessness, Illegal Dumping, Traffic, Emergency Preparedness, + more



2025-26 Accomplishments: SAFE Team

SAFE Team

Mobile mental health crisis response team/"SAFE" (Specialized Assistance For Everyone) metrics



Priorities for the Year Ahead

Roadways and sidewalks

- Side-street paving after curb ramps
- Bike and Pedestrian Plan projects

Transit and traffic

- Downtown signal improvements
- Continued traffic improvements

Housing & Homelessness

- 350 Merrydale shelter site
- Affordable housing support
- Tenant protections

Finance

- Balanced budget
- Negotiate employee bargaining agreements

City Business

- Implement Strategic Plan
- Enhance accessibility to city services

Economic Development

- Enhance business support services
- Downtown revitalization



Questions?



Thank you

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