

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

SARAH BERNSTEIN JONES, DIRECTOR

CORRECTED NOTICE OF FINAL ACTION

Pursuant to Coastal Act Section 30603(d), California Code of Regulations Section 13571 and the Marin County Local Coastal Program Implementation Plan Section 20.70.090.

January 16, 2024

**California Coastal Commission
455 Market Street, Ste 228
San Francisco, CA 94105**

Attention: Coastal Planner

Applicant:	County of Marin, Department of Public Works
Applicant Contact:	Carey Lando, 3501 Civic Center Drive, San Rafael CA 94903
Project Name and Number:	County of Marin (Public Works) Coastal Permit (P4237)
Project Description:	The County of Marin Department of Public Works, Transportation Division, requests Coastal Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas.
Assessor's Parcel Number:	000-000-00
Project Location:	Right-of-way of Brighton Avenue, Wharf Road, & Park Avenue, Bolinas
County Decision-making Body:	Deputy Zoning Administrator
Determination:	Approved
Decision Date:	November 16, 2023
County Appeal Period:	Ten (10) Working Days
Local Appeals Filed:	None
Supporting Materials:	See Attachments

Local review is now complete.

Pursuant to Marin County Coastal Zoning Code Section 20.70.080.B.1 (attached), this permit is appealable to the California Coastal Commission. Please initiate the California Coastal Commission appeal period.

In accordance with Marin County Coastal Zoning Code Section 20.70.090, there are no interested parties that have specifically requested to receive notification and provided a self-addressed stamped envelope or other designated fee covering mailing costs for this project.

Any correspondence concerning this matter should be directed to Sabrina Cardoza, Senior Planner at (415) 473-3607 or Sabrina.cardoza@marincounty.gov.

Sincerely,



Sabrina Cardoza
Senior Planner

Attachments:

1. Marin County Local Coastal Plan, Implementation Plan Section 20.70.080.B
2. Deputy Zoning Administrator Staff Report dated November 16, 2023
3. Supplemental Memorandum to the Deputy Zoning Administrator, dated November 15, 2023
4. Deputy Zoning Administrator Resolution Number 23-111
5. Notice of Marin County Deputy Zoning Administrator Hearing mailing list
6. Copy of Certified mailing for this mailing

Recipients of this Corrected Notice of Final Local Decision:

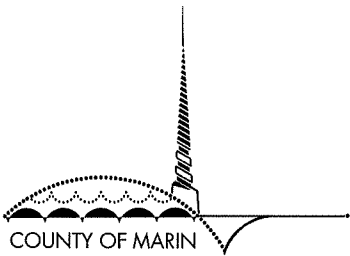
1. California Coastal Commission,
c/o North Central District
455 Market Street, Ste 228
San Francisco, CA 94105
2. Carey Lando, County of Marin Department of Public Works via interoffice mail

Attachment 1

Marin County Local Coastal Program, Implementation Plan Section 20.70.080.B:


B. Appeals to the Coastal Commission. An action on a Coastal Development Permit, including amendments and extensions, may be appealed to the Coastal Commission by an aggrieved person, including the applicant, or two members of the Coastal Commission, as follows:

1. **Appealable Development.** For purposes of appeal to the Coastal Commission, appealable development includes the following:
 - a. Development approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance;
 - b. Development approved, not included in paragraph (a) above, that is located on tidelands, submerged lands, public trust lands, within 100 feet of any coastal wetland, estuary, or coastal stream, or within 300 feet of the top of the seaward face of any coastal bluff;
 - c. Development approved that is not designated as the Principal Permitted Use (PP) by Tables 5-1, 5-2, or 5-3 in Chapter 20.62 (Coastal Zoning Districts and Allowable Land Uses) (land divisions are a type of development that is not designated as the principally permitted use in any zoning district); and
 - d. Development approved or denied that constitutes a major public works project or a major energy facility.
2. **Filing.** Appeals must be filed in the office of the Coastal Commission prior to the close of business on the 10th working day after receipt by the Coastal Commission of the notice of final County action on the Coastal Development Permit that is the subject of the appeal. In the case of an appeal by an applicant or other aggrieved person as defined in Chapter 20.130 (Coastal Zoning Code Definitions), the appellant must exhaust all appeals to the County in compliance with Subsection A above (County Appeal Procedure), unless:
 - a. The County requires an appellant to appeal to more local appellate bodies than have been recognized by the Local Coastal Program as appellate bodies for permits in the coastal zone.
 - b. An appellant was denied the right of the initial local appeal by a local ordinance, which restricts the class of person who may appeal a local decision.
 - c. An appellant was denied the right of local appeal because local notice and hearing procedures for the development did not comply with the provisions of this Chapter.
 - d. The County charges an appeal fee for the filing or processing of appeals.



**STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR
County of Marin (Public Works) Coastal Development Permit**

Recommendation: Approve with Conditions
Hearing Date: November 16, 2023

Application No(s):	P4237	Owner(s):	County of Marin
Agenda Item:	1	Assessor's Parcel No(s):	000-000-00
Last Date for Action:	November 19, 2023	Property Address:	Right-of-way of Brighton Ave, Wharf Rd, and Park Ave in Bolinas
		Project Planner:	Sabrina Cardoza
		Signature:	

Countywide Plan Designation:	N/A
Community Plan Area:	Bolinas Community Plan
Zoning District:	N/A
Environmental Determination:	Exempt per CEQA Guidelines section 15321, Class 21

PROJECT SUMMARY

The applicant, the County of Marin Department of Public Works, Transportation Division, requests Coastal Development Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas. The residential parking permit program is proposed to provide residents reasonable expectation that on street parking will be available for their overnight use and the vehicle length restriction will require vehicles larger than a standard parking stall to park somewhere other than downtown Bolinas.

The residential parking permit program in the downtown area entails the following criteria:

- A. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study);
- B. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street;

- C. Residential Permits to be valid on only one side of street;
- D. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation;
- E. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis;
- F. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated;
- G. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code;
- H. Permit must be permanently affixed to vehicle(s) registered at eligible addresses;
- I. Must renew permit(s) regularly (1-2 years);
- J. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program;
- K. MCSO to provide enforcement;

The vehicle length restriction entails the following criteria:

- L. Restrict vehicle lengths to 22 feet or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00 PM to 5:00AM
- M. Restrict vehicle lengths to 22 feet or less on Wharf Ave. south of the Bolinas Museum at all times due to restricted vehicle turnaround space.

Coastal Development Permit approval is required pursuant to Marin County Local Coastal Program the project entails a proposal by a local public agency not otherwise exempt from Coastal Development Permit requirements.

BACKGROUND

On August 23, 2023, the Planning Division received a Coastal Development Permit application for the subject project involving the County-maintained rights-of-way Brighton Avenue, Wharf Road, and Park, Avenue in Bolinas. The project was transmitted to the California Coastal Commission on September 13, 2023. The application was deemed complete on September 22, 2023.

Public notices dated September 15, 2023, informing passersby of the proposed parking restriction, identifying the applicant, and describing the project and its location, was posted on Brighton Avenue and Wharf Road. The Community Development Agency provided a mailed public notice on October 29, 2023, identifying the applicant, describing the project, its location, and the date of a hearing before the Deputy Zoning Administrator in accordance with California Government Code requirements. This notice had been mailed to all property owners within 600 feet of the affected roadway.

DISCUSSION

The community of Bolinas is located within the Marin County Coastal Zone and subject to the policies and regulations of the Marin County Local Coastal Program. The community, with access to the Bolinas Beach, draws both Bay Area locals and non-local visitors to downtown Bolinas. Due to narrow road conditions and pre-existing development patterns, a majority of visitor parking is available via limited on-street parking on County-maintained roads.

Access to Bolinas Beach at the mouth of Bolinas Lagoon is provided at the terminus of Wharf Road. According to the Bolinas On-street Parking Inventory prepared by GHD and dated June 29, 2022, Wharf Road is approximately 0.32 mile in length and has narrow roadway conditions in which no parking is currently allowed pursuant to existing fire-lane restrictions for safety along the lagoon-adjacent portion of the street at the terminus. There are currently 78 total spaces inclusive of unmarked parallel spaces, marked parallel spaces, and unmarked diagonal and perpendicular spaces.

Access to a small portion of Bolinas Beach along the Pacific Ocean is available at the terminus of Brighton Avenue, an approximately 0.32-mile street. Parking is currently prohibited at the terminus to provide a turn-around area for vehicles and safety purposes. The publicly accessible Bolinas Park is also accessed by Brighton Avenue, for which there are 16 striped diagonal spaces and one striped Accessible parallel space. In total, there are approximately 91 total spaces along Brighton Avenue inclusive of unmarked parallel spaces and the marked spaces fronting Bolinas Park.

Park Avenue is a semi-circular road approximately 0.18-mile in length that joins up with Brighton Avenue which adjoins Bolinas Park along the east side and residential homes along the west side. Parking is prohibited along most of Park Avenue due to narrow roadway conditions. There are a total number of 12 parking spaces.

To address longstanding parking turnover issues in the downtown area of Bolinas, County staff from the Department of Public Works, the Marin County Sheriff's office, the Community Development Agency, and the Board of Supervisors have been coordinating with community stakeholders to explore community-driven solutions through a several-years long effort.

Community input was obtained via an advisory vote in the general election of November 6, 2018, known as Advisory Measure "X", which resulted in 52.09 percent in favor of parking restrictions. Further, field studies of Wharf Avenue, Brighton Avenue, and Park Avenue were conducted in 2019 by the Department of Public Works and identified issues such as parking demand exceeding parking capacity along the subject streets, and large, oversized vehicles observed to be parked in excess of 72 consecutive hours, which effectively reduces the availability of on street parking for others who may wish to access Bolinas Beach, local businesses and properties.

In June of 2019, the Department of Public Works submitted a Coastal Permit application for a pilot proposal to prohibit the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue, and Wharf Road to encourage parking turnover for daytime access to Bolinas Beach and local businesses.

On November 21, 2019, a public hearing was conducted by the Marin County Deputy Zoning Administrator who reviewed the proposal and adopted Resolution No. 19-119, conditionally approving the project. The project was approved to be implemented in a phased approach in order to conservatively monitor the effects of the restrictions within each phase. Phase one

approved overnight restrictions along the residential frontages of Brighton and Park Avenues and the southern side of Wharf Road, and was implemented on May 4, 2020. Additionally, two 20-minute time-limited parking restrictions were approved to be added in front of the grocery store located at 40 Wharf Road and the post office located at 20 Brighton Avenue. Following monitoring of phase one (results of which were provided in a monitoring report submitted to the Planning Division on November 21, 2020), the second phase was initiated to implement restrictions on both sides of the streets of Brighton Avenue, Wharf Road, and Park Avenue.

The parking restrictions approved under Resolution No. 19-119 were due to expire on November 21, 2021. Due to unusual parking conditions and delays in program development related to the Coronavirus pandemic, the Department of Public Works requested an extension of the parking restrictions in order to allow for additional data collection, interagency coordination, and community outreach for the development of an alternative program of parking solutions in the downtown area of Bolinas.

On October 27, 2021, the Department of Public Works submitted a Coastal Permit application to extend the parking restrictions approved under Resolution No. 19-119, including the implementation of both phases of the parking restrictions. On November 18, 2021, a public hearing was conducted by the Marin County Deputy Zoning Administrator who reviewed the proposal and adopted Resolution No. 21-125, conditionally approving the implementation of parking restrictions prohibiting the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue, and Wharf Road for an additional two years. These parking restrictions were extended for a period of two years and are now due to expire on November 18, 2023.

Through stakeholder engagement between County departments, including the Marin County Sheriff's Department and the members of the Bolinas community, and due to the sunset of previous restrictions, the Department of Public Works found that a more permanent solution is needed to address the ongoing issues of inadequate parking turnover caused by high visitor volume, extended parking of visitor vehicles on the street, safety and access issues causing blocked driveways and narrow turnaround areas, and the limited number of other public parking options in the downtown area of Bolinas.

The residential parking permit program is further intended to provide residents with a reasonable expectation that on street parking will be available for their overnight use, and the vehicle length restriction will require vehicles larger than a standard parking stall to park somewhere other than downtown Bolinas to both increase parking turnover and increase safety for turnarounds on narrow areas of Wharf Road. These restrictions are intended to encourage parking turnover for residents and visitors alike, as well as increase roadway safety by preventing large vehicles from parking in areas with narrow turnarounds and physically constricted shoulders due to hillside, buildings, and the proximity to the water.

Additionally, the On-street Parking Inventory prepared by GHD and dated June 29, 2022, was conducted on Wharf Road, Brighton Avenue and Park Avenue to provide a quantitative analysis of available parking to determine a reasonable number of parking permits based on the available number of parking spaces in downtown streets of Bolinas. In order to maximize available day-time access for residents and visitors alike, the parking permit program and revised parking restrictions would allow the issuance of up to a maximum of 50 percent of the number of available spaces on the residential side of Brighton Ave.

Moreover, to maintain daytime access parking turnover, the proposal entails the inclusion of overnight parking restrictions similar to previous restrictions. However, the new restrictions entail a shorter overnight restriction from 2:00 AM to 5:00 AM instead of 11:00 PM to 5:00 AM.

The parking study also concluded that vehicles with longer lengths take up multiple parking spaces, which are already limited in Bolinas. To further encourage parking turn over, the proposal entails restricting overnight parking of vehicles 22-feet or longer from the hours of 11:00 PM to 5:00 AM on Bright Avenue, similar to previous restrictions. However, the use of a vehicle length restriction further eliminates the ambiguity presented by the previous restrictions which applied to vehicles “other than automobiles, motorcycles and pickups” for the purposes of enforcement.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the County of Marin (Public Works) Coastal Permit.

Attachments:

- 1. Recommended Resolution
- 2. Project plans
- 3. Project narrative prepared by the Department of Public Works
- 4. CEQA exemption
- 5. Deputy Zoning Administrator Resolution 19-119
- 6. Deputy Zoning Administrator Resolution 21-125
- 7. Email from Al Minvielle dated November 7, 2023
- 8. Email from Jeffrey McPhail dated November 8, 2023
- 9. Email from Joyce Clements dated November 8, 2023
- 10. Email from Marilyn Burns dated November 8, 2023
- 11. Email from Don Smith dated November 9, 2023
- 12. Email from Elia Haworth dated November 9, 2023
- 13. Email from Michelle Sullivan dated November 9, 2023
- 14. Email from Alan Sullivan dated November 9, 2023

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO.

A RESOLUTION APPROVING THE MARIN COUNTY VEHICLE CODE COASTAL DEVELOPMENT PERMIT TO IMPLEMENT A RESIDENTIAL PARKING PERMIT PROGRAM AND RESTRICT PARKING ALONG ON BRIGHTON AVENUE, WHARF ROAD, PARK AVENUE IN BOLINAS

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, the County of Marin Department of Public Works, Transportation Division, requests Coastal Development Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas. The residential parking permit program is proposed to provide residents reasonable expectation that on street parking will be available for their overnight use and the vehicle length restriction will require vehicles larger than a standard parking stall to park somewhere other than downtown Bolinas.

The residential parking permit program in the downtown area entails the following criteria:

- A. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study);
- B. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street;
- C. Residential Permits to be valid on only one side of street;
- D. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation;
- E. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis;
- F. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated;
- G. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code;
- H. Permit must be permanently affixed to vehicle(s) registered at eligible addresses;
- I. Must renew permit(s) regularly (1-2 years);
- J. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program;
- K. MCSO to provide enforcement;

The vehicle length restriction entails the following criteria:

- L. Restrict vehicle lengths to 22 feet or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00 PM to 5:00AM
- M. Restrict vehicle lengths to 22 feet or less on Wharf Ave. south of the Bolinas Museum at all times due to restricted vehicle turnaround space.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program the project entails a proposal by a local public agency not otherwise exempt from Coastal Permit requirements.

2. **WHEREAS**, on November 16, 2021, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15321, Class 21 of the CEQA Guidelines which exempts enforcement actions by regulatory agencies.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Development Permit approval (Marin County Local Coastal Program, Implementation Plan Section 20.70.070) related to Coastal Access, Community Development, Transportation, and Parks, Recreation, and Visitor Serving Uses. The project only entails regulatory actions regarding County-maintained roads and do not entail physical improvements other than the replacement of existing signage. Therefore, mandatory findings related to biological resources, environmental hazards, agriculture and mariculture, water resources, community design, energy, housing, public facilities, and historical and archaeological resources do not apply.

Residential parking is limited in the downtown streets of Bolinas due to limited off-street parking resulting from pre-existing development patterns. The residential parking program would allow residents reasonable expectation that on-street parking will be available for their overnight use. The residential parking program would allow permit holders to park in areas where restrictions would otherwise require non-permit holding vehicles to park elsewhere. However, a parking restriction from 2:00 AM to 5:00 AM for non-permit holders would continue to allow visitors parking opportunities whilst encouraging parking turnover for daytime access to the Coastal Areas by preventing extended parking.

Further, pursuant to the On-street Parking Inventory prepared by GHD and dated June 29, 2023, on-street parking spaces are generally limited for residents and visitors alike along Brighton Avenue, Wharf Road, and Park Avenue in Bolinas. Vehicles with longer lengths require multiple parking spaces and pose safety risks in narrow turn around areas. Restricting vehicle lengths along Wharf Road south of the Bolinas Museum would be consistent with restricted vehicle turnaround space and prevent unsafe vehicle maneuvering. Restricting overnight parking of vehicles with lengths longer than 22 feet from 11:00 PM to 5:00 PM would allow for increase turnover for daytime access by preventing extended parking over multiple parking spaces.

As Brighton Avenue, Wharf Road, and Park Avenue provide access to Bolinas Beach and other coastal areas, coastal access would not be limited and instead, the parking restrictions will enhance access opportunities for both visitors to and members of the Bolinas community.

Additionally, the enforcement of Marin County Municipal Code Section 15.36.080 requires the installation of signage that informs the public of the parking restrictions. The signs shall be of a

size, location, and appearance so as not to detract from scenic areas or views from public roads. There will be no other visual effects.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in conditions of approval below is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. Additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Marin County Vehicle Code Coastal Development Permit for Bolinas subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit approval authorizes the implementation of the following residential parking program and parking restrictions:

The residential parking permit program in the downtown area entails the following criteria:

- a. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study);
- b. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street;
- c. Residential Permits to be valid on only one side of street;
- d. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation;
- e. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis;
- f. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated;
- g. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code;
- h. Permit must be permanently affixed to vehicle(s) registered at eligible addresses;

- i. Must renew permit(s) regularly (1-2 years);
- j. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program;
- k. MCSO to provide enforcement;

The vehicle length restriction entails the following criteria:

- l. Restrict vehicle lengths to 22 feet or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00 PM to 5:00AM
 - m. Restrict vehicle lengths to 22 feet or less on Wharf Ave. south of the Bolinas Museum at all times due to restricted vehicle turnaround space
2. Plans submitted for project implementation shall substantially conform to plans identified as Exhibit A, entitled "No Parking Vehicles Over 22' Downtown Area, Bolinas California," consisting of one sheet prepared by the County of Marin, Department of Public Works received in final form on November 2, 2023, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

SECTION IV: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision.

SECTION V: ADOPTION

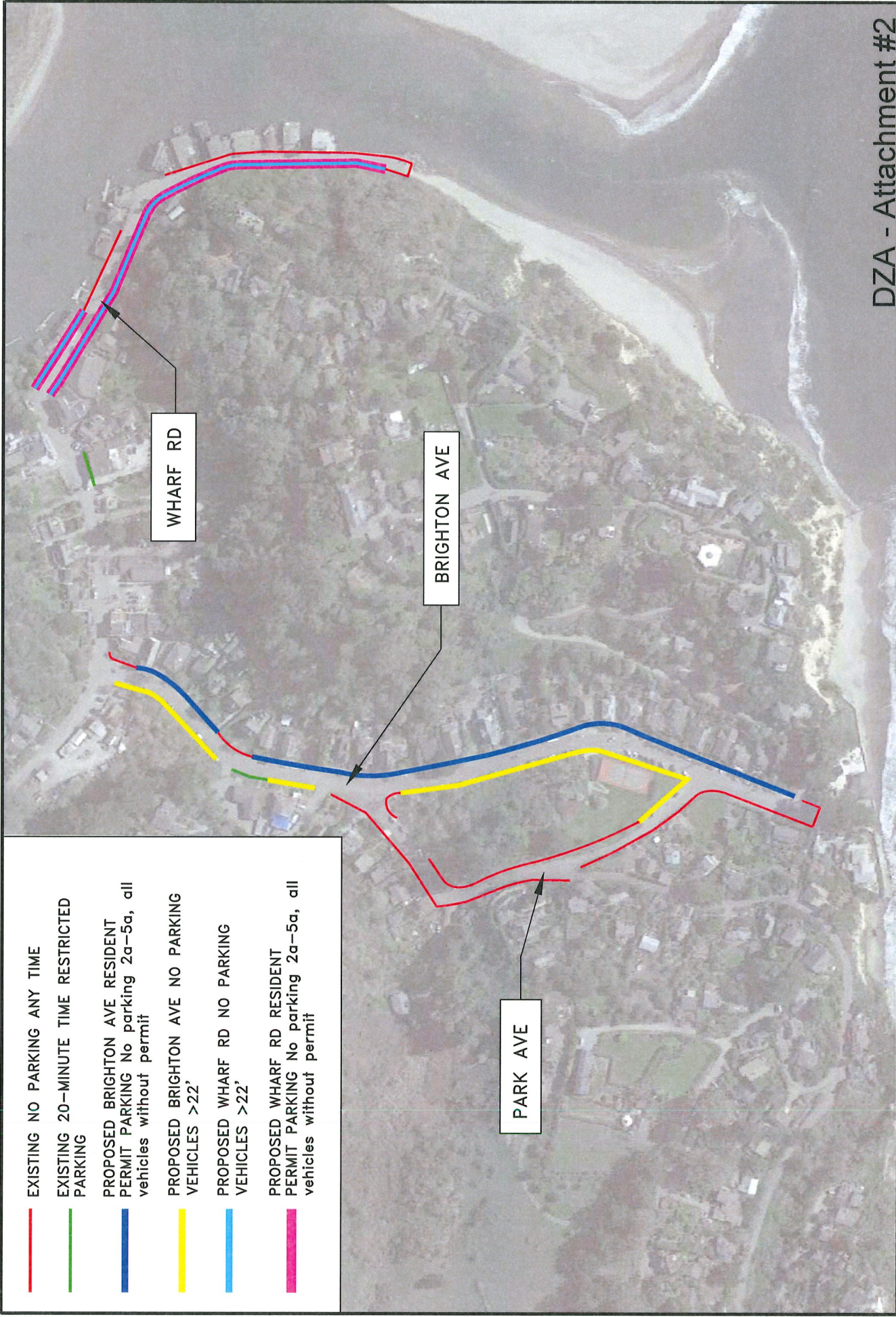
ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 16th day of November 2023.

Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed
DZA Recording Secretary

- EXISTING NO PARKING ANY TIME
- EXISTING 20-MINUTE TIME RESTRICTED PARKING
- PROPOSED BRIGHTON AVE RESIDENT PERMIT PARKING No parking 2a-5a, all vehicles without permit
- PROPOSED BRIGHTON AVE NO PARKING VEHICLES >22'
- PROPOSED WHARF RD NO PARKING VEHICLES >22'
- PROPOSED WHARF RD RESIDENT PERMIT PARKING No parking 2a-5a, all vehicles without permit



WHARF RD

BRIGHTON AVE

PARK AVE

DZA - Attachment #2

NOT TO SCALE	0	1	2
DATE	10/30/23	LH	DD
		DRAWN	CHECKED

NO PARKING VEHICLES OVER 22'
DOWNTOWN AREA, BOLINAS CALIFORNIA

COUNTY OF MARIN
DEPARTMENT OF PUBLIC WORKS
3501 CIVIC CENTER DRIVE, SAN RAFAEL, CA 94913

EXHIBIT A

The County has been working with the Bolinas community for several years to address parking concerns in the downtown area. These concerns center around lack of adequate parking turnover on the public roadways (Brighton Ave. and Wharf Rd.) to support access to the public beach and for homeowners and visitors of residential properties to park vehicles near the residence. This limitation of available on street parking is primarily due to the volume and extended parking of visitor vehicles on the street as well as the limited number of other public parking options in the area.

The residential parking permit program will allow residents reasonable expectation that on street parking will be available for their overnight use and the vehicle length restriction will require vehicles larger than a standard parking stall to park somewhere other than downtown Bolinas. Both of these will encourage parking turnover for residents and visitors alike.

The existing, temporary overnight parking restrictions that were approved in 2017 are due to sunset in November 2023. This proposal would replace those restrictions as a permanent parking solution.

The attached Parking Inventory study memo was used as the basis to establish the number of available parking spaces in the area. The parking permit program would allow issuance of up to a maximum 50% of the number of available spaces on the residential side of Brighton. The proposed Residential Parking Permit program is intended to address the ongoing issue of lack of supply of onstreet parking for residents and visitors alike. The issue is essentially the same as the previous but allows for a more permanent (rather than as a demonstration for 2 years) solution that lets the Sheriff's Department enforce the restrictions. They have committed to consistent enforcement since this solution does not have any gray areas like the prior restrictions related to vehicle types.

BCPUD will administer the parking permit program (see attached letter). Below are details of the proposed Bolinas Residential Parking Permit Program and Vehicle Length Restriction.

1. Request residential parking permit program approval for downtown Bolinas area:
 - a. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study)
 - b. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street
 - c. Residential Permits to be valid on only one side of street
 - d. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation
 - e. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis.
 - f. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated.
 - g. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code
 - h. Permit must be permanently affixed to vehicle(s) registered at eligible addresses
 - i. Must renew permit(s) regularly (1-2 years)
 - j. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program
 - k. MCSO to provide enforcement

2. Vehicle length restriction

a. Restrict vehicle lengths to 22' or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00p to 5:00a

b. Restrict vehicle lengths to 22' or less on Wharf Ave. south of the Bolinas Museum (see map) at all times due to restricted vehicle turnaround space

WHEN FILED MAIL TO:

**Marin County Community Development
Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903**

Attn: Don Allee

NOTICE OF CEQA EXEMPTION

November 9, 2023

1. **Project Name:** County of Marin (Public Works) Coastal Development Permit (P4237)
2. **Project Location:** County-maintained right-of-way along the frontages of Brighton Avenue, Wharf Road, and Park Avenue in Bolinas
3. **Project Summary:**

The Marin County Department of Public Works requests Coastal Permit approval implement a residential parking program and parking restrictions, including a vehicle length restriction. Proposed restrictions are located within the right-of-way along the frontages of Brighton Avenue, Wharf Road, and Park Avenue in Bolinas. Signage would be posted along both roadway locations to inform the public of the restrictions.

4. **Public Agency Approving Project:** Marin County Community Development Agency
5. **Project Sponsor:** Marin County Department of Public Works
6. **CEQA Exemption Status:** CEQA Guidelines section 15321, Class 21
7. **Reasons for Exemption:**

The action by a regulatory agency to establish parking limitations would not result in impacts on the environment.

Project Planner:

Sabrina Cardoza

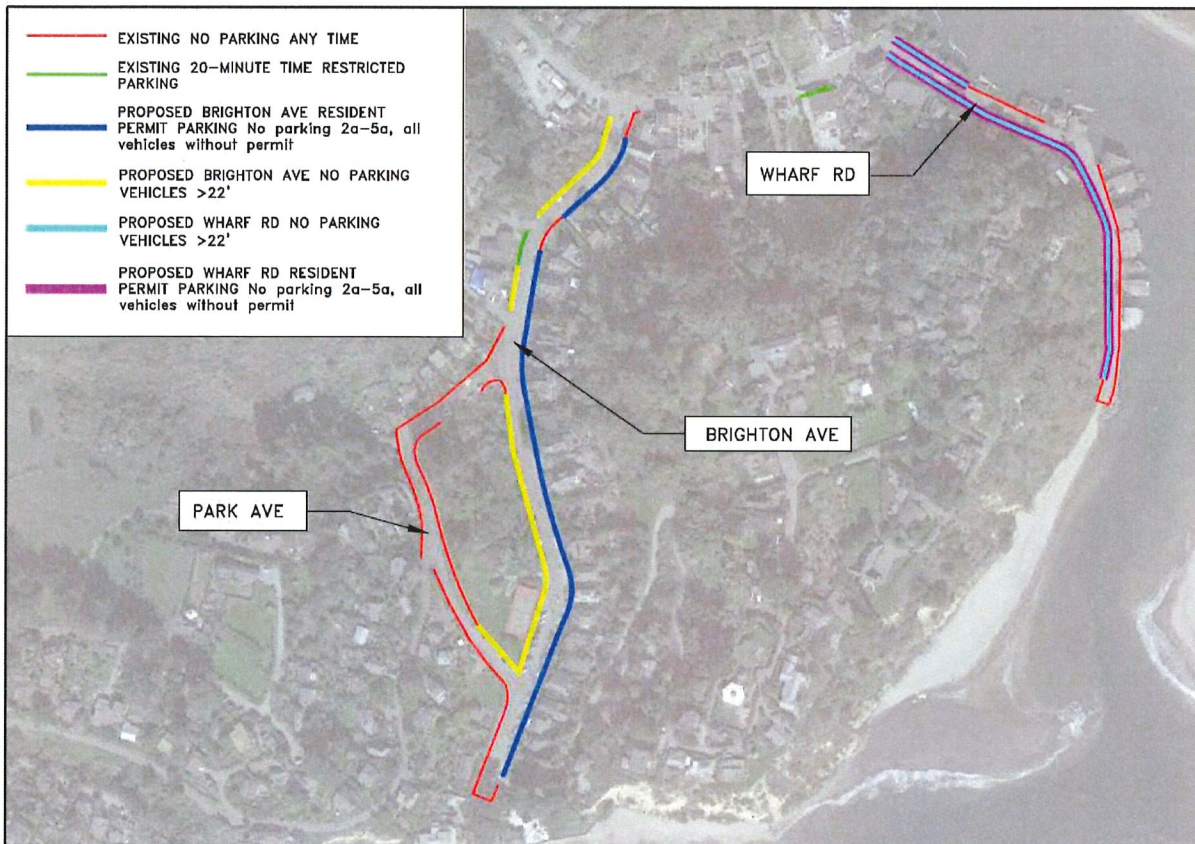
Sabrina Cardoza
Senior Planner

Reviewed by:

J. Reid for

Rachel Reid
Environmental Planning Manager

VICINITY MAP



MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 19-119

A RESOLUTION APPROVING THE COUNTY OF MARIN (PUBLIC WORKS)
COASTAL PERMIT PROHIBITING OVERNIGHT PARKING ON
BRIGHTON AVENUE, WHARF ROAD, PARK AVENUE, BOLINAS

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, the County of Marin Department of Public Works, Transportation Division, requests Coastal Permit approval for the County to enact a resolution prohibiting the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue and Wharf Road in Bolinas in accordance with Marin County Code Section 15.36.080. The purpose of this restriction is to encourage parking turnover for daytime access to Bolinas Beach.

The parking restrictions are proposed to be implemented in coordination with Department of Public Works and the Marin County Sheriff's Office in a phased manner in order to monitor effects of restrictions. The initial phase is proposed to include overnight restrictions along the residential frontages of Brighton and Park Avenues, and the southern side of Wharf Road. Data is proposed to be collected to evaluate whether parking space turnover rates change during the daytime, which would serve as an indicator of increased public access to both Bolinas Beach and local businesses and properties. Additionally, two 20-minute time-limit parking restriction areas are proposed to be added in front of the grocery store located at 40 Wharf Road, Bolinas and the post office located at 20 Brighton Avenue, Bolinas to ensure availability of parking for residents and visitors alike.

If there is insufficient improvement to the parking turnover, a second phase would expand the same overnight parking restrictions to the western side of Brighton Avenue, a small section of Park Avenue, and the northern side of Wharf Road from Brighton Ave east to the existing no-parking area.

Signage and enforcement are proposed to occur on Brighton Avenue and Park Avenue. The proposal includes the monitoring of conditions in coordination with the Marin County Sheriff's Office and signage and enforcement is proposed to be extended onto Wharf Road only as needed to address any parking diversion and issues identified during monitoring.

Coastal Permit approval is required pursuant to Marin County Interim Development Code Section 22.56.040I because the project entails a proposal by a local public agency to change the intensity of land use and is not otherwise exempt from Coastal Permit requirements.

2. **WHEREAS**, on November 21, 2019, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) to Section 15321, Class 21 of the CEQA Guidelines, which exempts enforcement actions by regulatory agencies.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Code Section 22.56.130I).

A. Coastal Access.

Prohibiting the overnight parking of any vehicles except for automobiles, motorcycles and pickups which currently occupy available parking for extended periods of time will improve parking opportunities for visitors and residents to access the coastline along Bolinas Beach. To ensure that the parking restriction is consistent with the purpose of encouraging parking turnover for daytime coastal access, a condition of approval will be required to prepare a monitoring report evaluating the effectiveness of the first phase of the restriction and make it available to the Community Development Agency, Planning Division and the public on request.

B. Visual Resources and Community Character.

The enforcement of Section 15.36.080 requires the installation of signage that informs the public of the overnight parking restrictions. The signs shall be of a size, location, and appearance so as not to detract from scenic areas or views from public roads. There will be no other visual effects.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the County of Marin (Public Works) Coastal Permit subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Permit approval authorizes implementation of the prohibition of the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue and Wharf Road in Bolinas.

The parking restrictions are approved to be implemented in a phased approach in order to conservatively monitor effects of restrictions within each phase. The first phase is approved to include overnight restrictions along the residential frontages of Brighton and Park Avenues, and the southern side of Wharf Road. Additionally, two 20-minute time-limit parking restriction areas are proposed to be added in front of the grocery store located at 40 Wharf Road, Bolinas and the post office located at 20 Brighton Avenue, Bolinas to ensure availability of parking for residents and visitors alike.

If there is insufficient improvement to the parking turnover, a second phase is approved to extend the same overnight parking restrictions to the western side of Brighton Ave, a small section of Park Ave, and the northern side of Wharf Road from Brighton Ave east to the existing no-parking area.

Signage and enforcement are approved to occur on Brighton Avenue, Wharf Road, and Park Avenue, including the monitoring of conditions in coordination with the Sheriff and signage.

2. Implementation of the parking restrictions shall substantially conform to plans identified as Exhibit A, entitled "Proposed No Parking 11 PM to 5AM," consisting of one sheet prepared by the County of Marin, Department of Public Works received in final form on October 31, 2019, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. A monitoring report evaluating the effectiveness of the first phase of the parking restriction shall be prepared and made available to the Community Development Agency, Planning Division and the public on request one year from the effective date of this approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that this Coastal Permit approval shall be vested by the adoption of a resolution of the Board of Supervisors. Pursuant to Marin County Interim Development Code Section 22.56.120.I, this Coastal Permit approval shall expire two years from the effective date of this approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than five business days from the date of this decision (December 3, 2019).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 21st day of November 2019.



Jeremy Tejirian
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:


Michelle Reed
DZA Recording Secretary

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 21-125

A RESOLUTION APPROVING THE MARIN COUNTY VEHICLE CODE COASTAL PERMIT PROHIBITING OVERNIGHTING PARKING ON BRIGHTON AVENUE, WHARF ROAD, PARK AVENUE, BOLINAS

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, the County of Marin Department of Public Works, has submitted a Coastal Permit application to extend parking restrictions previously authorized under Deputy Zoning Administrator Resolution Number 19-119, adopted on November 21, 2019. Resolution Number 19-119 entailed Coastal Permit approval authorizing the prohibition of the parking of any vehicles except for automobiles, motorcycles, and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue and Wharf Road in Bolinas. The Coastal Permit approval was authorized to be valid for a period for two years from the original date of approval, or until November 21, 2021. The Coastal Permit approval also authorized two 20-minute time-limit parking restrictions to be added in front of the grocery store located at 40 Wharf Road, Bolinas and the post office located at 20 Brighton Avenue, Bolinas to ensure availability of parking for residents and visitors alike.

The applicant is requesting Coastal Permit approval to extend the Coastal Permit authorized under Resolution Number 19-119 by a minimum period of two years in order to maintain the interim restrictions, while additional coordination work is undertaken by the County with the community to consider alternative parking solutions to be considered, and to determine effectiveness of the restrictions within more typical traffic patterns that were disrupted as a result of the Coronavirus pandemic. The extension of Resolution Number 19-119 would extend the prohibition of the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue and Wharf Road in Bolinas in accordance with Marin County Code Section 15.36.070 by a minimum period of two years. Existing signage is proposed to remain, and enforcement would continue to occur on Brighton Avenue, Wharf Road and Park Avenue.

2. **WHEREAS**, on November 18, 2021, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15321, Class 21 of the CEQA Guidelines which exempts enforcement actions by regulatory agencies.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Implementation Plan Section 22.70.070) related to Coastal Access, Community Development, Transportation, and Parks, Recreation, and Visitor Serving Uses.

Continuation of the prohibition of the overnight parking of any vehicles except for automobiles, motorcycles and pickups which currently occupy available parking for extended periods of time will continue to improve parking opportunities for visitors and residents to access the coastline along Bolinas Beach. As such, coastal access is not limited and instead, the parking restrictions will enhance access opportunities for both visitors to and members of the Bolinas community.

Additionally, the enforcement of Section 15.36.080 requires the installation of signage that informs the public of the overnight parking restrictions. The signs shall be of a size, location, and appearance so as not to detract from scenic areas or views from public roads. There will be no other visual effects.

However, to ensure that the parking restriction is consistent with the purpose of encouraging parking turnover for daytime coastal access, a condition of approval requires a monitoring report evaluating the effectiveness of the parking restriction to be submitted to the Marin County Community Development Agency, Planning Division one year from the date of the approval, and adjustments to the parking restriction will be subject to the review and approval of the Director of the Community Development Agency. A second condition of approval will clarify that the two-year term does not apply to the two, 20-minute time-limit parking restrictions at the post office and grocery store, located at 20 Brighton Avenue and 40 Wharf Road, respectively.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in conditions of approval below is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Marin County Vehicle Code Coastal Permit for Bolinas subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Permit approval authorizes the implementation of the prohibition of the parking of any vehicles except for automobiles, motorcycles and pickups between the hours of 11:00 PM and 5:00 AM on Brighton Avenue, Park Avenue and Wharf Road in Bolinas to be extended for a minimum period of two years from the date of Coastal Permit approval. Not subject to the two-year term, the parking restrictions are approved to implement the sections of rights-of-ways identified as "Phase 1" and "Phase 2" in Exhibit A, along with two 20-minute time-limit parking restriction areas approved to be added in front of the grocery store located at 40 Wharf Road and the post office located at 20 Brighton Avenue, Bolinas to ensure availability of parking for residents and visitors alike.

Signage and enforcement are approved to occur on Brighton Avenue, Wharf Road, and Park Avenue, including the monitoring of conditions in coordination with the Sheriff and signage

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Proposed No Parking 11 PM to 5AM," consisting of one sheet prepared by the County of Marin, Department of Public Works received in final form on October 27, 2021, and

on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

3. A monitoring report evaluating the effectiveness of the parking restrictions shall be prepared and made available to the Community Development Agency, Planning Division and the public on request one year from the effective date of this approval, including:
 - The number of currently uninhabited or abandoned vehicles;
 - The number of uninhabited or abandoned vehicles, post-implementation;
 - The current turnover of visitors parking during daytime hours;
 - The current turnover of visitors parking during daytime hours, post-implementation;
 - Nearby sites where the displaced vehicles relocate to;
 - The number of individuals who receive direct outreach and/or resources, post-implementation; and
 - The success rate of outreach efforts.

SECTION IV: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision.

SECTION V: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 18th day of November 2021.



Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Michelle Reed
DZA Recording Secretary

From: [Al Minvielle](#)
To: [Sabrina Cardoza](#)
Subject: Brighton Permit Parking Support
Date: Tuesday, November 7, 2023 12:53:14 PM

[You don't often get email from alminvielle@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>

> During the pandemic visitation to Bolinas beach areas increased to an unprecedented level. In the years following visitation has not abated, but continued to increase. On many days visitors begin to arrive before dawn and stay well into the evening or for overnight extended stays. Some vehicles are oversized blocking the free flow of traffic, utilizing multiple parking spaces and blocking clear lines of sight necessary to insure safe street use. Residents are often unable to find parking in front of their own homes. The county proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a permit for overnight use will assure availability of parking for residents with permits proximate to their homes. The restriction on over sized vehicles will provide greater safety to pedestrians and drivers on the VERY congested beach access streets and open up more parking for day users. This proposal recognizes the impacts of the extraordinary utilization on downtown residents by opening parking to neighbors, provides greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle and creates safer street use by restricting vehicle size. I support this proposal.

>

> Name: Al Minvielle

> Contact/Address: 61-63 Brighton, Bolinas
Alminvielle@gmail.com

From: [Jeffery McPhail](#)
To: [Sabrina Cardoza](#)
Subject: Bolinas Parking restrictions
Date: Wednesday, November 8, 2023 12:44:04 PM
Attachments: [Microsoft Word - brighton parking.docx.pdf](#)

You don't often get email from jeff@jwmcphailinc.com. [Learn why this is important](#)

11/8/2023

To: Sabrina Cardoza, Planner

From: Jeff McPhail, Resident of 93 Brighton Ave. Bolinas CA. 94924

Subject: Project ID P4237

Dear Ms. Cardoza,

I am writing to express my support of the parking restrictions proposed. I have owned our property on Brighton for 27 years. Overnight parking has been an issue in the past but in the last 10 years the numbers have grown into a serious problem for residents on Brighton. Parking is limited and Camping has become very popular on the streets of Bolinas close to beach access. The 72-hour parking rule is easily ignored and there exists now no enforceable regulation. The proposed restrictions are a positive start to a solution.

Thank you,

Jeff McPhail
93 Brighton Ave.
Bolinas CA. 94924
415-259-8055

From: [Joyce Clements](#)
To: [Sabrina Cardoza](#)
Subject: support for Coastal Permit Project ID P4237
Date: Wednesday, November 8, 2023 5:49:54 PM

Dear Ms. Cardoza,

I have been a resident of Bolinas for almost 40 years. I thank the DEpt of Public Works for helping design and hopefully implement the Coastal Permit Project.

Thank you Joyce Clements 386 Ocean Pkwy Bolinas

--

Joyce Clements

Coastal Art Works

www.JoyceClements.com

From: [Marilyn Burns](#)
To: [Sabrina Cardoza](#)
Subject: Support for approving the coastal permit submittal by the Dept of Public Works in Bolinas
Date: Wednesday, November 8, 2023 4:59:23 PM

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Jeffrey Sellon and I have owned the property at 73 Wharf Road in Bolinas since 2000 and are aware of the increase of visitors to Bolinas during this time. Without off-street parking at our property, we have resorted to strategic timing for arriving and leaving the vicinity of our property. We love Bolinas and realize why so many people want to visit. That said, we think the proposal can assure that residents can park near to their homes and while also supporting Bolinas residents who do not live downtown and want to visit the beach, buy groceries, use the library, etc. We are in support of the proposed plan for a permit parking program that includes vehicle length restriction and restriction for overnight parking on portions of downtown Bolinas streets.

Marilyn Burns
mburns1941@gmail.com

From: [Don Smith](#)
To: [Sabrina Cardoza](#)
Cc: [Sherry Hirsch](#); [Bruce Bowser](#); [Rodoni, Dennis](#); [Leelee Thomas](#); [Annie O'Connor](#)
Subject: Bolinas downtown parking
Date: Thursday, November 9, 2023 9:12:42 AM

Dear Planners,

I was the BCPUD Board's representative on the Downtown Parking citizens' committee during the years the current plan (Coastal Permit Project ID #P4237) was being negotiated, so I appreciate the complexity of the issue, the constraints of Federal rules on rights of the unhoused, the enforceability challenges, and the intrusion the downtown residents feel from their curbsides being a campground. In the face of all this, it appears to me that the County has done the best it can with threading the needle, and that the plan now going to DZA will improve residents' parking availability while honoring the rights of the unhoused. Thanks for all the work that County staff and the Bolinas citizens' committee put into it.

The bigger and broader issue here is the rise in vehicular living that the US's worsening wealth inequality has spawned. This is a national disgrace, and we will not have a just society until it is resolved. To that end, I applaud the County's initiative on minimum wage that Dennis announced in Bolinas last evening, and the County's ongoing support of our excellent CLTs.

Here in one of the wealthiest counties in the nation, we should be able to house all of our citizens as well as all of those who work in Marin but now have to endure long commutes from other counties where housing is more available and less expensive. Zoning changes can be made, and NIMBYism should not be tolerated. If we had housing or even campgrounds where people could live in stable and safe situations, Bolinas's downtown parking problem would be limited mostly to those who do have homes elsewhere and are using Brighton Avenue as their free RV park for family vacations. That is a parking contingent much more easily reined in, the vehicle length limit being a step in that direction.

I am ready to engage on the housing issue in whatever ways I feel I can make a contribution. It is by far our biggest problem in West Marin and is threatening the viability of our Coastal communities. Presently, I'm building a 2-bedroom ADU on my property to rent long-term at well below market rate. If that project goes well, I will encourage others to do likewise and use my project as a model. ADUs and campgrounds are the two most cost-effective and expedient ways to create housing in West Marin.

Don Smith, Bolinas

From: [Elia Haworth](#)
To: [Sabrina Cardoza](#)
Subject: Bolinas Parking
Date: Thursday, November 9, 2023 10:11:05 AM

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Dear Sabrina Cardoza,

We in Bolinas are grateful to our residents who are giving their time and skills to bring our miserable parking problem to the county, and we are grateful for your attention to activate solutions. It is hard on both residents and those of us who work downtown, as I do every weekend. I often come to work even two hours early on weekends just to try to find parking. Then, I witness the river of surfers pouring into town and visitors searching for a parking spots. Our residents often avoid coming into their own town on weekends.

The issue of vehicles over 22 feet is very serious. Over the years I contacted the county several times about large vehicles. The county did put a sign at the corner at Brighton, but it does not convey to drivers how limited the space is. The delivery trucks that come early are expert drivers and don't attempt to go past the turn on Wharf Rd. But I work by that turn and have seen so many oversized trucks, and trucks pulling big RV trailers or horse trailers blithely heading toward the beach where there is not enough room to turn around. Sometimes I try to warn them to little avail. Once, on a wildly busy traffic day in town, I flagged down a huge truck at the corner and told them about the dead end. The driver leaned out the window, smirking, and said "don't worry little lady, we can handle it." Ultimately he had to back out all the way —tangling the traffic in both directions to beyond Brighton. Everyone was yelling at him. I stood quietly on the corner and made sure we made eye contact as he came by.

Sincerely,

Elia Haworth

(50 year resident)

From: [Alan Sullivan](#)
To: [Sabrina Cardoza](#)
Cc: [Alan Sullivan](#)
Subject: County of Marin (Department of Public Works) Coastal Permit Project ID: P4237
Date: Thursday, November 9, 2023 11:52:41 AM

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Dear Ms. Cardoza,

Visitation to Bolinas beach areas has increased to unprecedented levels, creating an untenable influx of vehicles and visitors. As a longtime resident of Bolinas, while I recognize the need to provide beach access to all, this access must be balanced with the greater public safety in mind.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will assure availability of parking for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and open up more parking for day users.

This proposal recognizes the significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size.

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Alan Sullivan, 46 Crescente Avenue

From: [Michelle Sullivan](#)
To: [Sabrina Cardoza](#)
Cc: [Michelle Sullivan](#)
Subject: County of Marin (Department of Public Works) Coastal Permit Project ID: P4237
Date: Thursday, November 9, 2023 11:51:26 AM

Dear Ms. Cardoza,

Visitation to Bolinas beach areas has increased to unprecedented levels, creating an untenable influx of vehicles and visitors. As a longtime resident of Bolinas, while I recognize the need to provide beach access to all, this access must be balanced with the greater public safety in mind.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will assure availability of parking for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and open up more parking for day users.

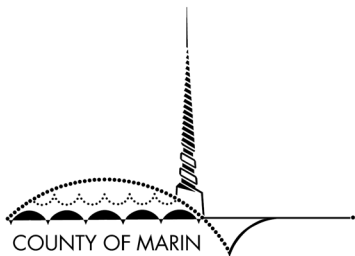
This proposal recognizes the significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size.

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Michelle Sullivan, 46 Crescente Avenue

Michelle Sullivan
415-793-6577
mwebbsullivan@gmail.com
"Live Free or Die"



MEMORANDUM

TO: Marin County Deputy Zoning Administrator

FROM: Sabrina Cardoza, Senior Planner *Sabrina Cardoza*

DATE: November 15, 2023

RE: Deputy Zoning Administrator Hearing of November 16, 2023, Agenda Item 1 County of Marin (Public Works) Coastal Development Permit Brighton Ave, Wharf Rd, and Park Ave, Bolinas Assessor's Parcel 000-000-00 Project ID P4237

The purpose of this memorandum is to provide additional correspondence received following the publishing of the staff report. The comments provided express support for the project. They are listed in order of when they were received and are attached in that order.

Attachments:

1. Email from Jennifer Blackman, on behalf of the Bolinas Community Public Utility District, dated November 9, 2023
2. Email from Geoff Drake, dated November 9, 2023
3. Email from Lucy Reid, dated November 9, 2023
4. Email from Jeannie and Imants Krese, dated November 10, 2023
5. Email from Lyndon Comstock, dated November 10, 2023
6. Email from Sherry Hirsch, dated November 11, 2023
7. Email from Herb and Nancy Tully, dated November 12, 2023
8. Email from Marlie de Steward, dated November 12, 2023
9. Email from Amelia Straton, dated November 14, 2023

From: [Jennifer Blackman](#)
To: [Sabrina Cardoza](#)
Subject: BCPUD Letter of Support for DPW's coastal permit application (P4237) to Authorize a Residential Permit Parking Program
Date: Thursday, November 9, 2023 5:23:42 PM
Attachments: [BCPUD letter re DPW coastal permit application P4237.pdf](#)

Dear Sabrina:

On behalf of the Bolinas Community Public Utility District, attached please find a letter of support for the Department of Public Works' coastal permit application P4237 to authorize a residential permit parking program and associated parking restrictions on Brighton Avenue and Wharf Road in Bolinas.

Many thanks for this opportunity to comment on this important project,

Jennifer

Jennifer Blackman
General Manager
Bolinas Community Public Utility District
270 Elm Road
P.O. Box 390
Bolinas, California 94924
(415) 868-1224

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924 415 868 1224



November 9, 2023

VIA E-MAIL: Sabrina.Cardoza@marincounty.gov

Sabrina Cardoza
Planner
Marin County Community Development Agency
Marin County Civic Center
3501 Civic Center Drive, Suite 328
San Rafael, California 94903

Re: Letter of Support for the County of Marin's Department of Public Works' Coastal Permit Application (P4237) to Authorize a Residential Permit Parking Program and Parking Restrictions on Brighton Avenue and Wharf Road.

Dear Ms. Cardoza:

On behalf of the Bolinas Community Public Utility District ("BCPUD"), I am writing to express our support for the Department of Public Works' coastal permit application to authorize a residential permit parking program and associated new parking restrictions on Brighton Avenue and Wharf Road in Bolinas. We very much appreciate the investment of time and resources the County has made in pursuing the development of this program and associated new parking restrictions, which are more comprehensive, appropriate and enforceable than the restrictions currently in place, known as "Measure X."

A great deal of community time and years of effort went into the development of the Measure X ordinance now due to sunset this month. Nearly four years of additional community time and effort went into supporting the County's development of the proposed residential permit parking program and associated parking restrictions. It is vitally important that the need for access by downtown Bolinas residents to their homes is balanced with the need for beach access by the public. The proposed three-hour overnight parking restriction (i.e., the residential permit parking only zones) on a limited portion of the downtown streets is a step towards creating this balance; at the same time, the County's program creates greater parking turnover so that other visitors can enjoy the beach during the daytime hours. Limiting street parking by large vehicles as proposed also is important as the two short streets (Brighton Avenue and Wharf Road) that lead to the beach are shared by pedestrians and vehicles; larger vehicles pose a significant hazard to the public.

The BCPUD fully supports the implementation of the residential permit parking program and associated parking restrictions as proposed by the Department of Public Works. BCPUD has committed to partnering with the County for the implementation of the new program by locally issuing the residential parking permits. We recognize this program will not solve all of the problems Bolinas residents face due to the increasing number of visitors using these small downtown streets; that said, this is a welcome step forward. We very much appreciate and commend the strong working relationship that has developed between our community and County staff to find solutions to address the impact of the ever-growing number of visitors to Bolinas on the parking and traffic in our small downtown neighborhood.

Letter to Sabrina Cordoza
November 9, 2023
Page Two

For all of these reasons, we respectfully request that you approve the coastal permit application submitted by the Department of Public Works to implement a residential permit parking program and associated parking restrictions on Brighton Avenue and Wharf Road in Bolinas.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jennifer Blackman", with a long horizontal flourish extending to the left.

Jennifer Blackman
General Manager

From: [Geoff Drake](#)
To: [Sabrina Cardoza](#)
Subject: County of Marin (Department of Public Works) Coastal Permit Project ID: P4237
Date: Thursday, November 9, 2023 2:16:22 PM

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Dear Ms. Cardoza,

Visitation to Bolinas beach areas has increased to unprecedented levels, creating an untenable influx of vehicles and visitors. As a longtime resident of Bolinas, while I recognize the need to provide beach access to all, this access must be balanced with the greater public safety in mind.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will assure availability of parking for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and open up more parking for day users.

This proposal recognizes the significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size.

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Geoff Drake
831.402.4757

From: [Lucy Reid](#)
To: [Sabrina Cardoza](#)
Subject: Support for Coastal Permit Project ID P4237
Date: Thursday, November 9, 2023 7:20:21 PM

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Dear Ms. Cardoza -

I have lived at Agate Beach in Bolinas since 1999 and have worked on the parking issues for a number of years.

I think the new Coastal Permit permitting Residential Parking Permits for downtown residents of Bolinas is a good idea. It seems to be well-crafted and should accomplish the goals of increased access and reasonable turnover while ensuring residents can park overnight.

Lucy Reid

From: [Imants Krese](#)
To: [Sabrina Cardoza](#)
Subject: County of Marin (Department of Public Works) Coastal Permit Project ID: P4237
Date: Friday, November 10, 2023 7:23:18 PM

You don't often get email from bolinas.beach@gmail.com. [Learn why this is important](#)

Dear Ms. Cardoza,

We have been residents of downtown Bolinas living on Wharf Road for over 45 years, so we have personally witnessed the traffic grow to unprecedented levels, creating an increasingly untenable influx of vehicles and visitors. While we recognize and support the need to provide beach access to all, this access must also recognize the legitimate needs of our local residents and be balanced with overall public safety in mind.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will help to assure availability of parking for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and open up more parking for day users.

This proposal recognizes these significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size.

The latter issue is becoming critical, especially on warm weather weekends and holidays when gridlock on Wharf Road can seriously impede if not preclude access for emergency vehicles.

For these reasons, we wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Jeannie & Imants Krese

68 Wharf Road, Bolinas

From: [Lyndon Comstock](#)
To: [Sabrina Cardoza](#)
Cc: [Dennis Rodoni](#); [Jennifer Blackman](#); [Sherry Hirsch](#)
Subject: Marin DPW Submittal regarding Bolinas parking
Date: Friday, November 10, 2023 6:58:09 AM

You don't often get email from lyndon.comstock@gmail.com. [Learn why this is important](#)

Dear Ms. Cardoza,

In regards to the efforts to address the severe parking issues in downtown Bolinas. I've been a resident of Bolinas for 29 years. I was also a member of the Bolinas Community Public Utility District board for nine years until my term ended last December. As you perhaps know, BCPUD has taken an active role in soliciting community input, and in coordinating with the County, on means to improve the downtown Bolinas parking situation. The BCPUD board has held public discussions nearly monthly for the past several years about the status of the downtown parking. This is in coordination with the frequent meetings by the BCPUD community committee on downtown parking.

Accordingly, I'm well aware of the need to balance access to the beach for the general public with greater public safety, which is compromised by the congestion on the key dead-end beach access streets, and also the need for parking for downtown residents.

I commend the efforts by the County, and particularly Supervisor Dennis Rodoni and his staff, for their efforts to help improve the parking situation in downtown Bolinas.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will help assure greater availability of parking for both daily visitors to the beach and for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets while also opening up more parking for day users.

This proposal recognizes the significant impacts on the general public access to the beach and on downtown residents by: requiring the turnover of public parking on a daily cycle thus creating greater and more equitable beach access; by creating much safer streets by restricting vehicle size; and by increasing local overnight parking for residents.

I strongly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Lyndon Comstock

From: [Sherry Hirsch](#)
To: [Sabrina Cardoza](#)
Subject: Letter of Support Coastal Permit Project ID: P4237
Date: Saturday, November 11, 2023 2:04:56 PM

November 11, 2023

To: Sabrina Cardoza, Senior Planner, Marin County Community Development Agency
From: Sherry Hirsch, Wharf Road, Bolinas
Subject: Letter of Support for County of Marin (Department of Public Works) Coastal Permit Project ID: P4237

Hello Sabrina, I am sending this email to register support for this project. My husband and I have been Wharf Road, Bolinas residents since 1986. Since December 2019 as a volunteer on the BCPUD Resident Permit Parking Plan committee I have been working with some of my neighbors to help improve the parking situation on the two downtown streets. These streets provide the only direct access to the beach. They are short streets that dead end there. As a town in a rural area there are very few sidewalks except in the commercial part of Wharf Road. In the areas subject to this project pedestrians must walk in the street along with vehicles seeking parking, past visitors at their vehicles on the street preparing their boards to surf or cleaning up after a day at the beach. On Wharf Road where the road significantly narrows, we have visitors also getting out their fishing poles, lawn chairs and coolers to fish off the retaining wall at the beach entrance. A limit on vehicle length will help provide greater pedestrian safety.

For those of us living downtown, we sometimes encounter vehicles blocking the entrance to our homes. At night, if they stay on, noise and loss of privacy can be a disturbance as in some cases where we have no sidewalks and bedroom windows just a few feet away. There is traffic congestion on busy days and although a rural town, Bolinas is dealing with big city problems. It has become a desirable tourist and surfing destination without sufficient infrastructure to deal with the influx of visitors. The permit program will help to balance public access to the beach with the needs of those of us fortunate to live in this beautiful place.

Overall, the project helps to create this balance with minimal impact to public access. There are approximately 30 households on Brighton Avenue eligible for permits and maybe 10 on Wharf Road. If you issue each household 2 permits, then 80 permits are less than half of the 181 parking spaces available as shown on the *Parking Inventory Map* submitted by the Department of Public Works. The permit restriction is for 3 hours in the night. The vehicle length restriction on Brighton Avenue is also only a night restriction and also does not impact day use. There are no parking restrictions except one green zone and established red zones in the commercial area of Wharf Road. None on Park Ave.

My husband, David L. Richman, and I support the plan and look forward to its implementation.

Sent from my iPad

From: nztesq@aol.com
To: [Sabrina Cardoza](#)
Cc: [Herb and Nancy Tully](#)
Subject: Marin DPW Coastal Permit Submittal (Bolinás)
Date: Sunday, November 12, 2023 3:37:39 PM

You don't often get email from nztesq@aol.com. [Learn why this is important](#)

Dear Ms. Cardoza,

Visitation to Bolinas beach areas has increased to unprecedented levels, creating an untenable influx of vehicles and visitors. As a longtime resident of Bolinas (our family has owned a home at 15 Terrace, with our garage on Brighton, since 1890), consequently, we are very aware of the need to provide beach access to all, this access must be balanced with the greater public safety in mind.

The County DPW proposal to require daily turnover of parking on one side of the residential downtown streets by requiring a residential parking permit for overnight use will assure availability of parking for residents with permits proximate to their homes. In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and open up more parking for day users.

This proposal recognizes the significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size.

We wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Herb and Nancy Tully
15 Terrace and Brighton at Park Avenue

From: [Marlie de Swart](#)
To: [Sabrina Cardoza](#)
Subject: Approving Parking zoning in Bolinas downtown
Date: Sunday, November 12, 2023 9:01:58 AM

You don't often get email from bma@sonic.net. [Learn why this is important](#)

Hi Ms. Cardoza:

I am a resident of Brighton Ave. downtown Bolinas, for the last 30 years and have seen the change in parking downtown. My friends don't visit me in the weekends, and when surf is up, because they can't find a parking space. Our downtown streets get inundated by visitors, weekend campers and homeless that stay for years on end and trash up the whole neighborhood.

It has become almost intolerable to live downtown. The few restrictions that the county has approved are just a drop in the bucket but I support anything you can do to improve our lives and parking in downtown Bolinas.

Marlie

From: [Amelia Straton](#)
To: [Sabrina Cardoza](#)
Subject: County of Marin (Department of Public Works) Coastal Permit Project ID: P4237
Date: Thursday, November 9, 2023 5:26:48 PM

You don't often get email from ameliastaton@gmail.com. [Learn why this is important](#)

Dear Ms. Cardoza,

I am writing in support of the DPW Coastal Permit Submittal. I have lived in my home on Wharf Road for over 20 years and during the past 5 years the level of street traffic on Wharf Road has increased multifold and with the heavy increase in surfer use now includes heavy (heavy both literally and figuratively) overnight vehicles. I am not able to leave my home on weekends by car as I will not be able to park when I return regardless of when I plan to return. Most of my neighbors are reporting the same difficulties. This is no longer seasonal as people come to the coast year round. And lately the weekdays are just as crowded as the weekends. There are many people driving large recreational vehicles and van conversions that move in for the summer or the weekends in "second-homes" on wheels. These vehicles use the residential neighborhoods as free RV camping while making less parking available for day visitors and residents.

In order to alleviate the residents of Wharf Road, as well as those living on Brighton Avenue, it is highly necessary to restrict overnight parking through the proposed permit parking process and size restrictions.

The County DPW proposal facilitates daily turnover of parking, making more visits available to more people. The mission of the Coastal Commission will be more met by making this limited residential parking available to serve day visitors, residents and business rather than becoming a free benefit for those tourists that want to park their large recreational vehicle and camp in the street and denying access to the rest of us, local or otherwise.

In addition, the restriction on oversized vehicles will provide greater safety to pedestrians and drivers on the very congested beach access streets and make access for emergency, service, and sanitary vehicles attainable.

This proposal recognizes the significant impacts on downtown residents by increasing local parking for neighbors, providing greater and more equitable access to visitors by requiring the turnover of parking on a daily cycle, and creating much safer streets by restricting vehicle size. It also will recognize the fragile nature of this older County road, Wharf Road as it is being exposed to sinkholes and cracking from water and land movement by reducing vehicle size.

I wholeheartedly support the Marin DPW Coastal Permit Submittal.
Thank you for your consideration.

Amelia Straton
86 Wharf Road
Bolinas, CA
415-868-8830

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 23-111

A RESOLUTION APPROVING THE MARIN COUNTY VEHICLE CODE COASTAL DEVELOPMENT PERMIT TO IMPLEMENT A RESIDENTIAL PARKING PERMIT PROGRAM AND RESTRICT PARKING ALONG ON BRIGHTON AVENUE, WHARF ROAD, PARK AVENUE IN BOLINAS

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, the County of Marin Department of Public Works, Transportation Division, requests Coastal Development Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas. The residential parking permit program is proposed to provide residents reasonable expectation that on street parking will be available for their overnight use and the vehicle length restriction will require vehicles larger than a standard parking stall to park somewhere other than downtown Bolinas.

The residential parking permit program in the downtown area entails the following criteria:

- A. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study);
- B. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street;
- C. Residential Permits to be valid on only one side of street;
- D. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation;
- E. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis;
- F. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated;
- G. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code;
- H. Permit must be permanently affixed to vehicle(s) registered at eligible addresses;
- I. Must renew permit(s) regularly (1-2 years);
- J. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program;
- K. MCSO to provide enforcement;

The vehicle length restriction entails the following criteria:

- L. Restrict vehicle lengths to 22 feet or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00 PM to 5:00AM
- M. Restrict vehicle lengths to 22 feet or less on Wharf Ave. south of the Bolinas Museum at all times due to restricted vehicle turnaround space.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program the project entails a proposal by a local public agency not otherwise exempt from Coastal Permit requirements.

2. **WHEREAS**, on November 16, 2021, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15321, Class 21 of the CEQA Guidelines which exempts enforcement actions by regulatory agencies.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Development Permit approval (Marin County Local Coastal Program, Implementation Plan Section 20.70.070) related to Coastal Access, Community Development, Transportation, and Parks, Recreation, and Visitor Serving Uses. The project only entails regulatory actions regarding County-maintained roads and do not entail physical improvements other than the replacement of existing signage. Therefore, mandatory findings related to biological resources, environmental hazards, agriculture and mariculture, water resources, community design, energy, housing, public facilities, and historical and archaeological resources do not apply.

Residential parking is limited in the downtown streets of Bolinas due to limited off-street parking resulting from pre-existing development patterns. The residential parking program would allow residents reasonable expectation that on-street parking will be available for their overnight use. The residential parking program would allow permit holders to park in areas where restrictions would otherwise require non-permit holding vehicles to park elsewhere. However, a parking restriction from 2:00 AM to 5:00 AM for non-permit holders would continue to allow visitors parking opportunities whilst encouraging parking turnover for daytime access to the Coastal Areas by preventing extended parking.

Further, pursuant to the On-street Parking Inventory prepared by GHD and dated June 29, 2023, on-street parking spaces are generally limited for residents and visitors alike along Brighton Avenue, Wharf Road, and Park Avenue in Bolinas. Vehicles with longer lengths require multiple parking spaces and pose safety risks in narrow turn around areas. Restricting vehicle lengths along Wharf Road south of the Bolinas Museum would be consistent with restricted vehicle turnaround space and prevent unsafe vehicle maneuvering. Restricting overnight parking of vehicles with lengths longer than 22 feet from 11:00 PM to 5:00 PM would allow for increase turnover for daytime access by preventing extended parking over multiple parking spaces.

As Brighton Avenue, Wharf Road, and Park Avenue provide access to Bolinas Beach and other coastal areas, coastal access would not be limited and instead, the parking restrictions will enhance access opportunities for both visitors to and members of the Bolinas community.

Additionally, the enforcement of Marin County Municipal Code Section 15.36.080 requires the installation of signage that informs the public of the parking restrictions. The signs shall be of a

size, location, and appearance so as not to detract from scenic areas or views from public roads. There will be no other visual effects.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in conditions of approval below is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. Additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Marin County Vehicle Code Coastal Development Permit for Bolinas subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit approval authorizes the implementation of the following residential parking program and parking restrictions:

The residential parking permit program in the downtown area entails the following criteria:

- a. On the residential side of each street, establish overnight parking restriction (2am-5am) for all vehicles, except those displaying residential parking permit (locations to be clarified based on parking availability study);
- b. Residential permit holders to be exempt from overnight parking restrictions on designated areas of the street;
- c. Residential Permits to be valid on only one side of street;
- d. Only residents of restricted, downtown streets qualify for permits. Permit applications must clearly identify that the applicant resides within an exempt location via documentation;
- e. Up to two permits may be issued per household, with consideration for special circumstances on as-needed basis;
- f. Total available permits not to exceed 50% of the available spaces on the affected streets, and as need is demonstrated;
- g. Residential permit holders must move vehicle at least every 72 hours, in compliance with existing Marin County Code;
- h. Permit must be permanently affixed to vehicle(s) registered at eligible addresses;

- i. Must renew permit(s) regularly (1-2 years);
- j. Marin County Sheriff Office (MCSO) to work with managing agency (BCPUD) to develop program;
- k. MCSO to provide enforcement;

The vehicle length restriction entails the following criteria:

- l. Restrict vehicle lengths to 22 feet or less on the non-residential side of Brighton Ave., effective only during the hours of 11:00 PM to 5:00AM
 - m. Restrict vehicle lengths to 22 feet or less on Wharf Ave. south of the Bolinas Museum at all times due to restricted vehicle turnaround space
2. Plans submitted for project implementation shall substantially conform to plans identified as Exhibit A, entitled "No Parking Vehicles Over 22' Downtown Area, Bolinas California," consisting of one sheet prepared by the County of Marin, Department of Public Works received in final form on November 2, 2023, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

SECTION IV: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision.

SECTION V: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 16th day of November 2023.



Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Michelle Reed
DZA Recording Secretary

Notice of Marin County Deputy Zoning Administrator Hearing

County of Marin (Public Works) Coastal Permit

Project ID: P4237

APN(s): 000-000-00

Project Address: Right-of-way of Brighton Ave, Wharf Rd, and Park Ave

Applicant: Department of Public Works

Project Planner: Sabrina Cardoza

(415) 473-3607

scardoza@marincounty.org

Project Summary: The County of Marin Department of Public Works, Transportation Division, requests Coastal Permit approval to authorize a residential parking permit program and parking restrictions along the right-of-way of Brighton Avenue and Wharf Road in the downtown area of Bolinas. This project is in the Coastal Zone.

Date of DZA Hearing: Thursday, November 16, 2023

Hearing Location: 3501 Civic Center Drive, Rooms 328/330, Administration Building, San Rafael, California

Hearing Time: DZA hearings generally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearing webpage one week before the hearing.

Staff Report: Available on the project webpage and the DZA hearing webpage on Friday, November 10, 2023.

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

More information about this application is available online at

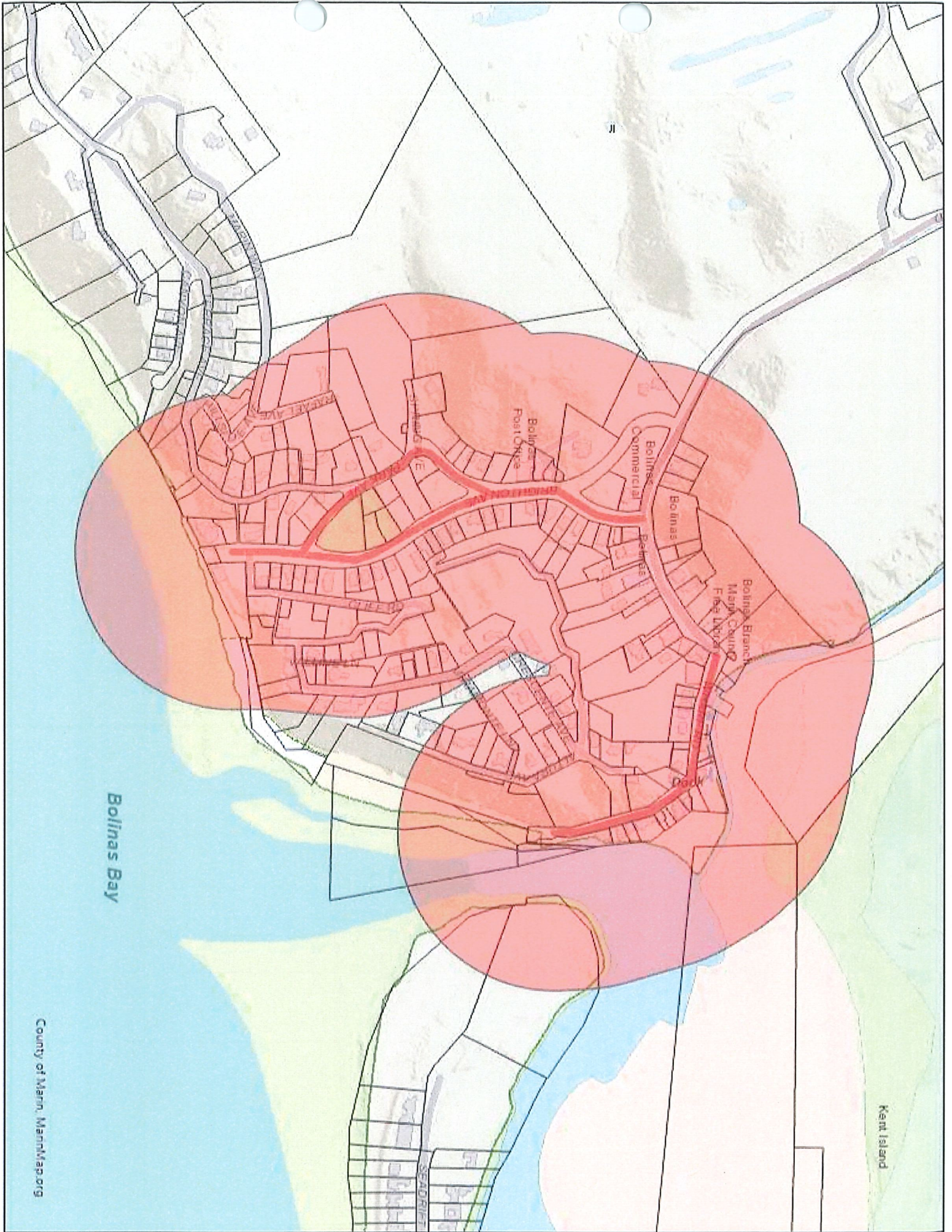
<http://www.marincounty.org/depts/cd/divisions/planning/projects>, where projects are listed for the Bolinas area.



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.



10/30/23
MD



Bolinas Bay

Kent Island

Owner	OwnerAddress	MailCity	MailSt
41 WHARF ROAD LLC	PO BOX 317	BOLINAS	CA
49 WHARF ROAD LLC	405 MUSCAT DR	CLOVERDALE	CA
52 CRESCENTE LLC	PO BOX 2548	SAN FRANCISCO	CA
61-63 BRIGHTON CO	1262 5TH AVE	SAN FRANCISCO	CA
AGUA DE COCO LLC	PO BOX 883	BOLINAS	CA
AITKEN MICHAEL E	PO BOX 65	BOLINAS	CA
ALLEN TERENCE & THORBURN KIM REVOC LIV TRUST ETAL	8121 W RUTTER PKWY	SPOKANE	WA
ALLEN-HARO 2016 FAMILY TRUST ETAL	1486 GREENWOOD TER	BERKELEY	CA
AMJT CAPITAL	3450 SACRAMENTO ST #722	SAN FRANCISCO	CA
AMOROSO VICTOR C /TR/	PO BOX 537	BOLINAS	CA
AUDUBON CANYON RANCH INC	4900 HIGHWAY - 1	STINSON BEACH	CA
BAGLEY RAYMOND C	3764 SHAFTER AVE APT 304	OAKLAND	CA
BAKER STREET PARTNERS	2850 UNION ST	SAN FRANCISCO	CA
BALZAN ROBERT A /TR/ &	527 ENTRADA	NOVATO	CA
BARROR WILLIAM J & MARY M TRUST	PO BOX 193	BOLINAS	CA
BEIGEL LYNDA	PO BOX 170636	SAN FRANCISCO	CA
BENTLEY GEORGE FAMILY TRUST ETAL	161 RIVERDOWN DR	ASPEN	CO
BETTINI SARA & RICHARD TRUST ETAL	PO BOX 854	BOLINAS	CA
BINLEY PHILLIP G TR &	PO BOX 627	BOLINAS	CA
BOBO PARTNERS LLC	1459 18TH ST	SAN FRANCISCO	CA
BOLINAS COMMUNITY INC	PO BOX 122	BOLINAS	CA
BOLINAS COMMUNITY LAND TRUST	PO BOX 805	BOLINAS	CA
BOLINAS COMMUNITY LAND TRUST INC	PO BOX 805	BOLINAS	CA
BOLINAS HIGHLANDS PERMANENT ROAD	PO BOX 25	BOLINAS	CA
BOLINAS MUSEUM	PO BOX 450	BOLINAS	CA
BOLINAS ROD & BOAT CLUB	PO BOX 248	BOLINAS	CA
BOWSER-DE SWART TRUST ETAL	PO BOX 598	BOLINAS	CA
BREEZE COTTAGE LLC	PO BOX 29921	SAN FRANCISCO	CA
BUELL MARK W &	PO BOX 29921	SAN FRANCISCO	CA
BUSTAMANTE MIGUEL &	PO BOX 975	BOLINAS	CA
CARLSON STEPHEN O	6505 W PARK BLVD SUUITE 306	PLANO	TX
CENICEROS CLAUDIA J &	465 NATOMA ST	SAN FRANCISCO	CA
CONRAD TONY & MARY REVOC TRUST ETAL	73 6TH AVE	SAN FRANCISCO	CA

CRACKNELL IAN	PO BOX 1008	BOLINAS	CA
CRACKNELL IAN J REVOC LIVING TRUST	55 BRIGHTON AVE #1005	BOLINAS	CA
CRAWFORD PETER B	17 JORDAN AVE	SAN FRANCISCO	CA
CROTEAU JENNIFER LIVING TRUST	1235 A RAMSEL CT	SAN FRANCISCO	CA
CROTTS FAMILY 2002 TRUST ETAL	30 SCENIC AVE	SAN ANSELMO	CA
DE CHAMBURE GILLES TRUST ETAL	PO BOX 371	BOLINAS	CA
EAST FACE INDUSTRIES TRUST	PO BOX 472435	SAN FRANCISCO	CA
EMMONS BELL TRUST ETAL	1834 CEDAR ST	BERKELEY	CA
EVANS BARNABY M 1/3 ETAL	5101 NE 70TH ST	SEATTLE	WA
EVANS BARNABY M ETAL	520 GIORGIO WAY	APTOS	CA
EVANS GEOFFREY C	PO BOX 816	BOLINAS	CA
FERLINGHETTI LORENZO	PO BOX 614	BOLINAS	CA
FERLINGHETTI LORENZO L &	PO BOX 614	BOLINAS	CA
FINNEGAN ROBERT H /TR/ &	258 SHERWOOD ST	COSTA MESA	CA
FIREHOUSE COMMUNITY PARK AGENCY	PO BOX 461	BOLINAS	CA
FITZPATRICK MICHAEL J TRUST	PO BOX 694	BOLINAS	CA
FOX JAMES	10 CRESCENTE	BOLINAS	CA
FRAGALE ANN E /TR/&	710 ELDEN ST #B	HERNDON	VA
FRENCHIE TRUST	3925 20TH ST	SAN FRANCISCO	CA
GANIS FAMILY TRUST 1994 ETAL	PO BOX 1079	BOLINAS	CA
GANIS FAMILY TRUST ETAL	PO BOX 1079	BOLINAS	CA
GARDEN HOUSE LLC	PO BOX 29921	SAN FRANCISCO	CA
GARONE PATRICIA	PO BOX 960	BOLINAS	CA
GOREK JOSEF & ELIZABETH TRUST ETAL	PO BOX 365	ROSS	CA
GRACE ELIZABETH TR	PO BOX 743	BOLINAS	CA
GREEN GRAHAM C & BIANCA V REVOC TRUST ETAL	917 LAKE ST	SAN FRANCISCO	CA
GRIFFIN CAROL S TRUST ETAL	8 DE LA GUERRA RD	SAN RAFAEL	CA
HALE MARK R &	112 MORNINGSIDE DR	SAN ANSELMO	CA
HANSEN TOBIN TR	372 LAS CASITAS CT	SONOMA	CA
HARMON CYRUS &	PO BOX 219	BOLINAS	CA
HARRIS PETER A	PO BOX 479	BOLINAS	CA
HART FAMILY TRUST ETAL	PO BOX 142	BOLINAS	CA
HARTLEY DAVID M TR	1661 PINE ST APT 1026	SAN FRANCISCO	CA
HATCH FAMILY TRUST 2014 ETAL	11 ALTAMIRA AVE	KENTFIELD	CA

HERRICK STEPHEN J	21 TERRACE AVE	BOLINAS	CA
HEWITT-MC QUEEN ROBIN F REVOC TRUST	PO BOX 102	MORRO BAY	CA
HIGBIE SANDRA K /TR/ &	PO BOX 152	BOLINAS	CA
HUMPHREYS ELIZABETH 2021 IRREVOC TRUST	161 MAIN ST	WENHAM	MA
JENKINS LIVING TRUST	901 A ST STE C	SAN RAFAEL	CA
JENKINS STEPHAN	901 A ST STE C	SAN RAFAEL	CA
JENNINGS JANET &	1925 E FRANCISCO BLVD STE 6	SAN RAFAEL	CA
JONES DONALD C &	PO BOX 98	BOLINAS	CA
KARE SUSAN D TRUST ETAL	1 PRESIDIO AVE	SAN FRANCISCO	CA
KHERADPIR SHERVIN	36 DARRELL PL	SAN FRANCISCO	CA
KIRKHAM FAMILY TRUST ETAL	523 PROMONTORY DR W	NEWPORT BEACH	CA
KOVACH TRUST ETAL	PO BOX 411	BOLINAS	CA
KRAKAUER TOMAS W ETAL	PO BOX 143	BOLINAS	CA
KRENZEL JEFFREY F &	949 ACEQUIA MADRE	SANTA FE	NM
KRESE IMANTS	PO BOX 97	BOLINAS	CA
KURLAND JORDAN S TRUST	11 BRIGHTON AVE	BOLINAS	CA
LAVOY ROSANNE	46 WARF RD	BOLINAS	CA
LAZARUS WAYNE TR	101 DRAKE MEWS	SONOMA	CA
LITTLEFIELD MARGARET	PO BOX 442	BOLINAS	CA
LUCAS-BERRY LIVING TRUST	PO BOX 401	BOLINAS	CA
MAC DONALD-WALKER FAMILY REVOC TRUST	87 WHARF RD	BOLINAS	CA
MACDONALD A EWAN TR	PO BOX 653	BOLINAS	CA
MACDONALD-WALKER FAMILY REVOC TRUST ETAL	PO BOX 653	BOLINAS	CA
MARCUS SEGAL 2011 LIVING TRUST	PO BOX 171	BOLINAS	CA
MARIN COUNTY	P O BOX 4186 CIVIC CENTER BR	SAN RAFAEL	CA
MARTINO DENNIS P 1997 TRUST	781 BRUSH CREEK LN	SANTA ROSA	CA
MC PARLAND CHARLES P &	2422 RUSSELL ST	BERKELEY	CA
MESA ROAD LLC	2370 MARKET ST #401	SAN FRANCISCO	CA
MOFFAT FAMILY TRUST ETAL	PO BOX 526	BOLINAS	CA
MONTAGUE ANNE M EST OF	164 PINE ST	SAN ANSELMO	CA
MOORE JILL /TR/	PO BOX 1065	BOLINAS	CA
MORNING PHASE LLC	PO BOX 316	SAN FRANCISCO	CA
MURRAY LORA L ETAL	6352 SAN BENITO DR	ROHNERT PARK	CA
MURRAY RICHARD P TR &	PO BOX 42006	EUGENE	OR

NAGULKO TRUST DTD 12/9/10	PO BOX 133	OLEMA	CA
NASSRAH HANNAH A & SAMIRA H 2004 TRUST	PO BOX 950	BOLINAS	CA
NASSRAH SAMIRA H TRUST ETAL	PO BOX 950	BOLINAS	CA
NICOLAUS NANCY ZACHER FAM TRUST ETAL	PO BOX 56	BOLINAS	CA
NICOLAUS WENDEL K/TR/ ETAL	200 N ALIMENAR DR	GREENBRAE	CA
NINAUD LILIANE /TR/ &	34650 MENDOCINO PASS RD	COVELO	CA
O CONNELL AIDAN & KATHERINE REVOC TRUST ETAL	1516 MASONIC AVE	SAN FRANCISCO	CA
PAGE ANDREW F	826 WINTERGREEN WAY	PALO ALTO	CA
PEACE BARN LLC	PO BOX 29921	SAN FRANCISCO	CA
PELSINGER VILLALBA TRUST ETAL	1768 NOE ST	SAN FRANCISCO	CA
PHELAN ANNA H /TR/	PO BOX 418	BOLINAS	CA
PHELAN-POST LIVING TRUST ETAL	PO BOX 418	BOLINAS	CA
PRESBYTERIAN CHURCH	PO BOX 413	BOLINAS	CA
PROTESTANT EPISCOPAL BISHOP	1055 TAYLOR ST	SAN FRANCISCO	CA
RAFAEL AVENUE REVOC TR ETAL	SCHULMAN LOBEL ZAND KATZEN	NEW YORK	NY
RAFAEL AVENUE REVOC TRUST ETAL	1001 AVENUE OF THE AMERICAS	NEW YORK	NY
RATCLIFFE ASHLEY P TR	PO BOX 635	BOLINAS	CA
RICHMAN DAVID L /TR/ &	1132 ARCH ST	BERKELEY	CA
ROBERTSON-WIESENTHAL-BIRCH FAMILY TRUST ETAL	PO BOX 898	BOLINAS	CA
ROSENBAUM ROGER & DENNEY JILL TRUST ETAL	PO BOX 1007	BOLINAS	CA
ROSENBLATT GARY C /TR/	PO BOX 100	BOLINAS	CA
ROSSI AMLETO F /TR/	PO BOX 377	BOLINAS	CA
ROSSON JASON & GUSSIS CHRYSANTHE 2013 TRUST ETAL	554 44TH AVE	SAN FRANCISCO	CA
ROTHMAN ANDREW &	7067 DEVON WAY	BERKELEY	CA
RUSH RANDOLPH D & DONNA TRUST ETAL	PO BOX 345	BOLINAS	CA
RUSH RANDOLPH D /TR/ &	PO BOX 345	BOLINAS	CA
RUSO DONALD & JOHNSTON MARGARET REVOC TRUST ETAL	210 MANOR DR	MILL VALLEY	CA
RYAN WALKER	1120 EDWARDS ST	SAINT HELENA	CA
SANDROCK SMITH TRUST ETAL	PO BOX 1159	BOLINAS	CA
SANGE MARK & E M REVOC TRUST	PO BOX 313	BOLINAS	CA
SCOTT E GRIMM 2012 TRUST ETAL	109 LOWELL AVE	SAN RAFAEL	CA
SEADRIFT ASSOCIATION	PO BOX 128	STINSON BEACH	CA
SEADRIFT LAGOON PROPERTY	PO BOX 128	STINSON BEACH	CA
SELLON JEFFREY B /TR/	PO BOX 820	SAUSALITO	CA

SHINE MICHAEL T /TR/ &	11 HILL ST	MILL VALLEY	CA
SISTERS OF ST DOMINIC CONG OF	1520 GRAND AVE	SAN RAFAEL	CA
SLADDEN MC ELROY FAMILY TRUST ETAL	2707 21ST ST	SAN FRANCISCO	CA
SLOCUM WILLIAM &	746 B PORTOLA ST	SAN FRANCISCO	CA
SMITH ERIK D REVOC TRUST	117 LAS ONDAS	SANTA BARBARA	CA
SNOW EUGENE F ETAL	9600 E SIDE RD	UKIAH	CA
SOLDO MATTHEW A	PO BOX 612	ROSS	CA
STATE CALIF	1807 13TH ST	SACRAMENTO	CA
STORM SAGE Z	43 BRIGHTON AVE	BOLINAS	CA
STRATON JOSEPH C /TR/	6 SWEET WILLIAM LN	MENLO PARK	CA
SYLVAN JACK &	5000 MANILA AVE	OAKLAND	CA
TALUCCI PROPERTIES LLC	339 5TH AVE	NEW YORK	NY
TANNENBAUM HARRY ETAL	1 PRESIDIO AVE	SAN FRANCISCO	CA
THOMAS MARY H REVOC TRUST	PO BOX 869	BOLINAS	CA
THOMPSON AUDREY B LIVING TRUST	408 W 25TH ST	VANCOUVER	WA
THORBURN FAMILY TRUST	8121 W RUTTER PKWY	SPOKANE	WA
THORBURN KIM TRUST	8121 W RUTTER PKWY	SPOKANE	WA
TOGETHERNESS TRUST ETAL	23 BRIGHTON AVE	BOLINAS	CA
TOMPKINS SUSIE R TR	PO BOX 29921	SAN FRANCISCO	CA
TPW OCEANVIEW LLC	15724 CHELMSFORD CIR	TRUCKEE	CA
TRACY TRUST	801 SUTTER ST #308	SAN FRANCISCO	CA
TULLY FAMILY TRUST ETAL	PO BOX 301	ROSS	CA
VAN DYK PENNY E TRUST	PO BOX 656	BOLINAS	CA
VOLUTA LLC	SAN ZENO A POGGIO 52		
WAGNER LAURA MAE	3083 HUNTERS RIDGE LOOP	BILLINGS	MT
WAGNER NINA L /TR/	1988 THOUSAND OAKS BLVD	BERKELEY	CA
WARMINGTON JHAYA E &	3 ENCINAL AVE	FAIRFAX	CA
WEBB/SULLIVAN REVOC TRUST ETAL	110 RANCHERIA RD	KENTFIELD	CA
WEINMANN EDWARD M	PO BOX 881	BOLINAS	CA
WELSH GREGG REVOC TRUST	38 SOUTH LA CUMBRE RD STE 5	SANTA BARBARA	CA
WERBACH ADAM M /TR/ &	2451 FOLSOM ST	SAN FRANCISCO	CA
WERBACH ADAM M /TR/ &	2451 FOLSOM ST	SAN FRANCISCO	CA
WERBACH FAMILY LIVING TRUST ETAL	2451 FOLSOM ST	SAN FRANCISCO	CA
WHARF ROAD PROPERTIES LLC	2361 BRYANT ST	SAN FRANCISCO	CA

WILKINS HEPBURN B /TR/	3209 LEDGESTONE CT	FORT COLLINS	CO
WOODMAN CURTIS S REVOC TRUST	PO BOX 351	BOLINAS	CA
YERINGTON MATTHEW &	PO BOX 161	BOLINAS	CA
ZACHER NANCY N FAMILY TRUST ETAL	1000 GREEN ST #405	SAN FRANCISCO	CA
ZACHER PETER A ETAL	PO BOX 56	BOLINAS	CA
ZENO JAMES &	PO BOX 512	BOLINAS	CA
ZENO JAMES JR &	PO BOX 512	BOLINAS	CA

Labels: BOLINAS

North Central Coast District Office
California Coastal Commission
455 Market Street, Suite 228
San Francisco, CA 94105

Planner **
Marin County CDA - Planning
3501 Civic Center Dr # 308
San Rafael, CA 94903-4157

Fire Marshal
Marin County Fire Dept.
Civic Center
San Rafael, CA 94903

Rick Halstead
Marin Independent Journal
Press Room (3501 Civic Center Dr)
San Rafael, CA 94903

Division of Land Resources
Na. Park Service (Pt Reyes Na. Seashore)
1 Bear Valley Rd
Pt. Reyes Sta., CA 94956

Mail Code BR1Y3A
PG&E - Plan Review Team
6111 Bollinger Canyon Rd., 3rd Floor
San Ramon, CA 94583

Office of Superintendant
Pt Reyes National Seashore
1 Bear Valley Rd
Pt. Reyes, CA 94956

National Marine Sanctuary
Pt. Reyes Farallon Islands
991 Marine Dr
San Francisco, CA 94129

County of Marin, Dept of Public Works
Carey Lando - Sr. Transportation Planner
1600 Los Gamos Drive, Ste. 350
San Rafael, CA 94903