

**From:** [Eoin McMillan](#)  
**To:** [Rodoni, Dennis](#); [Kilgariff, Kathleen](#); [STR](#)  
**Subject:** (Photo) Who here thinks there are too many vacation rentals in Bolinas?  
**Date:** Wednesday, June 14, 2023 10:37:34 PM  
**Attachments:** [IMG\\_8828.png](#)

Some people who received this message don't often get email from [eoinmcmillan@gmail.com](mailto:eoinmcmillan@gmail.com). [Learn why this is important](#)

Hi Dennis and Kathleen,

I gave a quick working update at the monthly Bolinas Community Meeting. Before I started the presentation I asked the room to raise their hand if they thought there were too many vacation rentals in Bolinas. Here was the response.

I must admit, unanimous opposition was quite surprising until I remembered that full-time vacation renters aren't turning up to community meetings, organizing the baby blessing, helping to mow grass to reduce our fire load, helping with the local monarch habitat, helping to organize events, or volunteering at the local Lions Club (the first in America to admit women, now 50% of membership).

I hope to see you both at the July 4th parade!

-- Eoin



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Eoin McMillan | [eoin.me](http://eoin.me) | [@mccoin](https://twitter.com/mccoin)

*miseris succurrere disco*

**From:** [Danny Speirn](#)  
**To:** [STR](#)  
**Subject:** Bolinas short term rentals  
**Date:** Wednesday, June 28, 2023 7:55:27 PM

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To whom it may concern

Small Towns and communities are important. People generally find purpose through community, and purpose is a key factor to happiness. As we destroy small communities we destroy peoples lives by taking away their purpose and happiness. Small towns and communities create unique cultures and perspectives that lend themselves to innovation. Many ideas are born through living differently than others which is why we need to preserve small towns and communities.

I grew up in Bolinas and have now lived here almost 25 years. Over those 25 years I have watched this community dwindle before my eyes. There have been many contributing factors, but the main factor has been a lack of affordable housing. Due to an influx of people who buy houses to use as vacation homes or short term rentals, there are simply no homes for long term residents.

In Bolinas' original town plan it is stated that the goal of this town is to not be a tourist economy. The town is supposed to be, and was, a small, self sustaining economy and community in which people could live together and rely on one another for help and services. Its population was big enough that it didn't have to rely on money coming in from outside. With every house that becomes a vacation home or short term rental; we lose another neighbor, another person to patronize local businesses, another kid in our schools, and another person that contributes a service to the town. This is detrimental to the health of our community. Once enough people are pushed out that's the end of the town, the culture and community here.

This is a common problem in many small, coastal communities. Each with their own unique set of problems. This is why I believe that each community in West Marin should be able to determine its own policy on short term rentals.

In Bolinas' case I believe the rules should be as follows:

\*No property shall be used solely as a short term rental

\*Short term rentals should only be allowed on property's that have residents, weather the resident is the owner or a long term renter

Although this may not be on the table I would like to express that I believe every home in Bolinas should have to be the owners "primary residence". Meaning they spend the majority of their time here.

Thank you for creating this open forum.

Daniel Speirn

**From:** [Rick Gordon](#)  
**To:** [STR](#); [Rodoni, Dennis](#)  
**Cc:** [Don Smith](#); [Eleanor Lyman](#)  
**Subject:** Concerning Short Term Rentals in Bolinas  
**Date:** Tuesday, June 20, 2023 9:17:32 PM

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Dear Supervisor Rodoni, and whoever else is involved with the limitations on STRs:

As a Bolinas resident, and long-time resident of West Marin, I feel that it is vital to our communities to severely limit short-term rentals.

The proliferation of short-term rentals has created a situation where...

- There is an extreme lack of housing for local residents
- Rents are inflated to vacation rental rates
- Neighborhoods are decimated.
- Vacationers with no relationship to the community or understanding of the cultural context of the place exhaust the resources of our small communities and/or act in ways that are disruptive or disrespectful to the residents.

**Suggested Practices:**

- There should be a hard cap on the number of STR licenses per community, with limitations to those properties where the owner is a full-time resident.
- License acquisition and renewal should be compliant with all existing codes.
- There should be no more than a single STR license for any individual or corporation.

Thank you,

RICK GORDON

PO Box 291, 34 Marin Way, Bolinas, CA 94924

PHONE: 415-246-2756

EMAIL: [rick@rickgordon.com](mailto:rick@rickgordon.com)

**From:** [Mike Durrie](#)  
**To:** [STR](#)  
**Subject:** Data  
**Date:** Thursday, July 27, 2023 6:35:39 PM

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Still waiting to see your efforts to determine just how many long term rentals became STR.

And during moratorium have there been more long term rentals?

My sense is that a solution may be found that doesn't address the need for more affordable, or otherwise, rentals, but makes it appear that we have done something worthy because new limits on STR imposed.

Just because people say STR take away long term rentals doesn't make it true, it just means people believe it to be true. Scapegoats have long been a solution to concerns about how things "are".

But it may be good politics to make people feel that something worthy has been done. Just not very honest.

Mike Durrie 69 1948



**From:** [Olia Vorobeva](#)  
**To:** [STR](#)  
**Subject:** Fix the housing crisis  
**Date:** Wednesday, June 21, 2023 3:42:41 PM

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To whom it may concern,

Cities should stop avoiding the housing crisis they are responsible for through failing to adjust zoning to accommodate housing demand over the course of the past few decades.

STR growth is a consequence of failed local housing policies, not the cause of it. If housing wasn't such a commodity, it wouldn't turn into a business.

Fix the local housing policy instead of shirking the blame and responsibility onto the people who have recognized the business opportunities that the asinine housing policies had created.

~Olga Vorobeva

**From:** [Rodoni, Dennis](#)  
**To:** [STR](#)  
**Subject:** FW: I am OPPOSED to the Short-term Rental moratorium  
**Date:** Wednesday, August 23, 2023 5:06:39 PM

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Supervisor 4th District  
Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael CA 94903  
415-473-7331

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**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org) <[no-reply@marincounty.org](mailto:no-reply@marincounty.org)>  
**Sent:** Wednesday, August 23, 2023 11:13 AM  
**To:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Subject:** I am OPPOSED to the Short-term Rental moratorium

Chris Anderl with email address [christopheranderl@gmail.com](mailto:christopheranderl@gmail.com) would like information about:

Dennis, I have lived in West Marin for 30 years, first in Tamalpais Valley, now in Inverness for the past 20. Always (and I thought) forever a Renter, I had the great good fortune to buy the home I'd rented for 16 years, two years ago. My mortgage is expensive, and while I'm a full time occupant and self/home employed, meeting my monthly expenses are always a concern. I'd like to be able to travel occasionally and still be able to afford my mortgage, so short-term renting of a few weeks to a few months per year would allow me those financial and vacation freedoms, ie: self-determination, which I understand to be foundational to being an American. My home is too small and open plan designed to have a full-time renter, nor do I wish to have a room-mate, so my home is not a candidate for offering long term housing to anyone. I hope you can see that a blanket approach to the issue of short and long housing rental does NOT WORK for my life needs! THANKS

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

**From:** [Thomas, Leelee](#)  
**To:** [Kilgariff, Kathleen](#)  
**Subject:** FW: I've never heard of these no-AirBnB deed restrictions  
**Date:** Thursday, August 17, 2023 12:18:37 PM

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I think this should come to you.  
Thanks!

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**From:** Maureen Kennedy <[mkennedy104@icloud.com](mailto:mkennedy104@icloud.com)>  
**Sent:** Thursday, August 17, 2023 10:04 AM  
**To:** Kutter, Rhonda <[RKutter@marincounty.org](mailto:RKutter@marincounty.org)>; Thomas, Leelee <[LThomas@marincounty.org](mailto:LThomas@marincounty.org)>  
**Subject:** Fwd: I've never heard of these no-AirBnB deed restrictions

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Begin forwarded message:

**From:** Maureen Kennedy <[mkennedy104@gmail.com](mailto:mkennedy104@gmail.com)>  
**Subject:** I've never heard of these no-AirBnB deed restrictions  
**Date:** August 17, 2023 at 9:55:43 AM PDT  
**To:** Steve Costa <[stevegcosta@gmail.com](mailto:stevegcosta@gmail.com)>, Tom Kizzia <[tkizzia@gmail.com](mailto:tkizzia@gmail.com)>



[Can Affluence and Affordable Housing Coexist in Colorado's Rockies?](#)  
[nytimes.com](https://www.nytimes.com)

Have to think about it. The conceptual link to MALT (ag land) or KHLT protections is nice and presumably eases uptake/generates trust.

One issue I've seen in NYC, where for 35 years you've see a quid pro quo like "we'll give you an additional floor in the new building if you agree to set aside 15% for L/M income, or integrate a public park into the envelope," is that the deed restriction is forgotten/ignored (except at marketing and sale as it's recorded and disclosed—definitely affects resale value). The public bench in Trump Tower is the classic example. See J. Kayden Privately Owned Public Spaces, which argues for creating and managing a portfolio of public assets. I.e. have a staffer who goes out and checks to

see if the bench is still there, or the rooftop public park is accessible to the public, or if the public park/courtyard has been taken over as outdoor seating for the adjacent restaurant. Oakland/Berkeley's live/work deed restrictions were a concession to those opposed to losing functionality of former warehouse space (for artists, makers, etc.). The restrictions are regularly worked around—"well, I have a side hustle as a jewelry maker so I qualify."

I don't think the deed restriction approach has come up in Marin County discussions relative to the current new-short-term-rental moratorium. Compared to SF's "command and control" AirBnB regulation, it's voluntary/you don't get x units in compliance on day 2, not changeable by future administration/permanent, not staffed/self-enforced, involves payment to owner/public budget commitment, reduces market value of the property at the margin .....

If you have a legal obligation to register your short term rental with the county, it's easy to compare the list of deed-restricted units to the STR registry and go after any overlap. I think in Marin you'd have some folks open to a deed restriction without compensation, who then would be off the STR list/less trackable.

M

Name: Wendy Schudy  
Address: 10000 1st Avenue SW  
City: Edmonton  
State: Alberta  
Country: Canada

Hi Kathleen,

Happy Friday! Had a typo on your email when copying you on the below email, so wanted to make sure you receive it for the STR meetings and file.

Have a great weekend!

Frank Miller (frankmiller@frankmiller.com)  
Date: August 1, 2023 at 11:41 AM PDT  
To: [kathleen@str.ca](mailto:kathleen@str.ca)  
Cc: [frankmiller@frankmiller.com](mailto:frankmiller@frankmiller.com), [Laura.Ponzo@enrancher.com](mailto:Laura.Ponzo@enrancher.com), [lin.ponzo@enrancher.com](mailto:lin.ponzo@enrancher.com), [tanishaj@enrancher.com](mailto:tanishaj@enrancher.com), [kirkjordan@enrancher.com](mailto:kirkjordan@enrancher.com), [reemah@enrancher.com](mailto:reemah@enrancher.com), [holbrook@enrancher.com](mailto:holbrook@enrancher.com), [jacob@enrancher.com](mailto:jacob@enrancher.com), [chris@enrancher.com](mailto:chris@enrancher.com), [dan@enrancher.com](mailto:dan@enrancher.com), [kl@enrancher.com](mailto:kl@enrancher.com), [eric@enrancher.com](mailto:eric@enrancher.com), [brock@enrancher.com](mailto:brock@enrancher.com)  
Subject: **Frank Miller - Agriculture STR Letter To**

Good Afternoon,

I wrote this email to review a requested healthcare project schedule on a conference call for my role as a Project Manager for Kaiser Permanente while I sat through beef care from my husband from my guests after a collection of eggs from my chicken coop, also for my guests. My day began at 6:45 AM when I loaded my ranch truck to head with 14 boxes of hay to feed my herd of beef cattle, followed by some finishing steers for my sporting, Airbnb recreation. I take pride in small things, such as using the skills and energy our family requires to run my guests on every day of our ranch. There are my chickens and I always ensure that experience is a special one for all the cattle that raise me in Western Alberta and the ranch I love. Last night's guest enjoyed staying in their beds, visiting their Vets, Yvonne's Guest followed by a dinner recreation as one of the wonderful experiences at our home, complementing the great prepared for them from North Creek Ranch in Toronto. They were in one of the best areas of our Vets, Yvonne's Guesthouse with regulations from local farms and ranches and told me this morning as they departed back to the city, "you have such a special place here and we feel so lucky to be here. Thank you for sharing this with us, we read your family story in the book on the cattle table. We enjoyed visiting the cows the most, we couldn't believe they were going right outside the window! We only enjoyed the sunset from the top of the hill and the wonderful views and fresh air. We will be back!" My farm was a harvest 1.5 miles from the main road with no view of any houses or structures and a very unique - something to value more as it is our future. A connection to nature, one which is valued as an STR establishment.

I felt obligated to send a follow up to my letter sent via email to the Planning Commission on June 16th to express the absolute necessity for business diversification for ranchers. This took hours of my time, when my guests wanted to follow to visit, get a real glimpse into the ranching lifestyle and culture. My father, a large animal veterinarian for 56 years, found it rewarding to take guests along the old ranch track to feed cows. I specifically remember a group of Corolla employees, where they were so amazed by this experience and used a horse several years later to thank our family for providing this unique experience. I still have a photo of my dad in the bed of that ranch truck with a huge smile. Sharing the ranch was everything to my parents, so it is the same for me as I carry on this special legacy in West Mann, the other Mann County farm my ranches. My goal for the cattle business goes hand in hand with land conservation and agri-tourism agriculture. Higher quality pasture and beef cattle. I have achieved this goal of making my herd 100% and bringing the farm one has contributed to the goal by providing supplemental income to replace the reduction in herd size. The farm my support my ranch operations and I depend on this income to afford to be here - so my time, effort the maintenance and purchase land for my animals along with the many other monthly expenses. My mission is to ensure these disconnected with agriculture on the ranch and look forward to handing this down for the future generations. In order to do so, and to protect the land and heritage, the ranch must be diverse in ways to generate income.

While working full time, managing the daily ranch operations and cattle, creating homogenous products to sell and the farm my. I have been performing 1/3 of the bookkeeping duties for my STR myself. I understand that takes away from my single bookkeeper's income, but is also necessary to my effort in this. This is not an easy thing to do as a single woman business owner. Since the investment occupancy tax rate was increased to 14% on January 1, 2019, the demand on me to reduce my lodging tax by 10% to provide an affordable stay for guests, even though the cost for me to do business has skyrocketed. I currently have minimal insurance cover with reduced coverage as a very limited market and check my credit's annual spending daily to compare the same flow from the previous day as we continue to conserve during this decreasing through 30 full time seasons of 7 years are largely connected to the environmental conditions of the ranch, specifically through drought, and they understand the importance of water conservation. I educate my farm my guests on the subject of drought as well - something many are uneducated on, or oblivious to. The Summer and fall seasons bring many challenges and my calendar availability is reduced, primarily based on the amount of natural water.

I would like the County to consider the many challenges ranchers face in terms of operations, natural resources and cost while they establish a proposed list of regulations and/or changes to the STR ordinance. We have been committed to land stewardship, along with diligently operating our multi-faceted business with permits and licenses to do so - and contributing a large portion of tax dollars for housing. As STRs are being discontinued, it is important to remember that agriculture and tourism are the heartbeat of this county, and they go hand in hand with generating high volume of revenue for the County.

In closing, I would like to thank some of the recent guest book entries written by Cow Truck Ranch guests.

July 21 to 24, 2023

Here for my 60<sup>th</sup> Birthday! with one of my best friends - who drove from Idaho! What a beautiful place. Hearing the birds chirping right now, My mom used to like "The Down Chorus", but the birds were so loud on 1st morning here that we said it's a "Down Symphony!" Love the white dogs - Pyrenees - who were so loving when we arrived! And yesterday seeing Jared/Jost? non-verbally "push back" the bull, and then to see Wesley & the other horses, just seeing all the details of the in the Bunk House - brass horse heads, Jesse wood structure, horse medals! that remind me of my youth, photos on the walls - including of your father! your Cow Truck Ranch - cowpats! And interesting book collection - Wesley on old Rowing Book! & Seneca's, & local Nicasio Ranch history!

Had a beautiful Birthday celebration at Rimantown Beach w/ girlfriends yesterday! Looking forward to music & BBQ at Pancha Nicasio this afternoon! also love the Pancha salt, & having cows w/in 4-5 ft of the bunk table!

And so glad to learn your keeping your family traditions alive and have developed the beef sustainability! My sister knew it was a real little Ranch when she drove over the cattle band, I wish you the best with this Ranch! and hopefully, all returns in the future!

Wendy Schudy



July 25, 2023

Mike and I had a wonderful time at Cow Track Ranch!

It was such a lot of breaths of fresh air to be so far away from the madding crowds. Three nights without internet, cell service, or television was such a gift.

But most of all, we loved being surrounded by the cows, bulls, horses, chickens & --- Willow and Chloe, who were great fun. And your hospitality was so appreciated.

We felt very much at home and loved meeting and talking to both of you. This was very much a farm to take experiences eating eggs for breakfast while the chickens pecked away outside the door. Not to mention the delicious (or so I heard) sausages.

Thank you so much for sharing with us a glimpse into your bucolic lives. Please don't ever give up on Cow Track Ranch. We were privileged to stay with you.

Lindetta Hanson & Michael Travers

July 27<sup>th</sup> 2023

I was seeking a short get away to connect with nature and Cow Tracks Ranch has been the perfect experience. Sitting on the porch with coffee (chem-x makes a great brew) and a book... listening to the peaceful sounds of nature has been perfect. I love watching the chickens roam and the cows in the distance. The dogs have also been super friendly 😊 I do wish the honey was in a smaller jar so I could bring some home in my carry on bag. I got an excellent nights sleep in the very comfy bed. I also purchased a filet and cooked it last night. Even though I slightly over-cooked it... it was still one of the best steaks I've ever made and was juicy and delightful. I used some of the rosemary salts in the cupboard. I think it is important to experience a farm/ranch style living so people can see what it's like and how good it feels to live with the land and treat it with care and respect. Will 100% be returning - You are doing great work here 😊

♥ Jenn Z.







**From:** [gayatri.r.gadepalli](mailto:gayatri.r.gadepalli)  
**To:** [STR](#)  
**Subject:** Fwd: SUBMIT FEEDBACK re: Short Term Rentals THIS WEEK!  
**Date:** Thursday, June 22, 2023 1:33:49 PM

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NO OPINION,

----- Forwarded message -----

**From:** Grace Gubbins <[ggubbins@bolinaslandtrust.org](mailto:ggubbins@bolinaslandtrust.org)>  
**Date:** Wed, Jun 21, 2023 at 3:24 PM  
**Subject:** SUBMIT FEEDBACK re: Short Term Rentals THIS WEEK!  
**To:** Bolinas Community Land Trust <[info@bolinaslandtrust.org](mailto:info@bolinaslandtrust.org)>

Dear BCLT Community,

I'm writing to let you know that **Marin County is in the midst of reviewing its temporary short term rental (STR) moratorium in West Marin to decide what kind of permanent regulations should be applied to STR's.** They have heard from a lot of STR rental owners and operators **but they have not heard from many people who are renters or impacted by short-term rentals...people like, You?**

**Now is the time to make your opinions on this matter known, next week will be too late. So, please take 2 minutes and send an email TODAY to [str@marincounty.org](mailto:str@marincounty.org) to make your opinion known on this matter.**

BCLT knows each of you cares about affordable housing and several of you have communicated with us about short-term rental regulations of the years. We know people in our community rely on short-term rentals for income and work. We are also aware that the unregulated explosion in STRs are a driving force behind our affordable housing crisis. In our coastal zone, there are currently 568 STR's registered with the County. The County Staff Report that was recently submitted to the Marin Planning Commission states that, *"Housing shortages and prices are likely affected by the high number of homes used as STRs instead of as permanent residences. A significant proportion of the housing in some communities has been converted to commercial use in the form of STRs."*


If you would like to learn more about potential policy options, one group working on this issue is [West Marin Residents for Housing](#), which has done extensive research on how other Coastal jurisdictions in CA have addressed this issue and is attempting to put forth fair, balanced policy measures that will have the effect of allowing a reasonable number of STRs to continue while increasing the likelihood that full-time residents can occupy homes. Another information source is the [County's STR page](#).

If you have a perspective on the future regulations of STR's, PLEASE submit your thoughts via email to: [str@marincounty.org](mailto:str@marincounty.org).


Sincerely,

Grace Gubbins  
Communications Associate  
Bolin Community Land Trust

Have a nice day, Many thanks, Sincerely,

 **Gadepalli, Gayatri**  
Mobile App developer

Pronouns : he/him/his/she/hers/her



We cannot direct the direction of wind but can adjust the sails - UNKNOWN

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**From:** [Paul Helzer](#)  
**To:** [STR](#)  
**Subject:** housing crisis  
**Date:** Thursday, June 22, 2023 9:28:01 AM

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Howdy,

Thanks for taking the time to collect public comment before you decide how to handle STR regulations. I feel compelled to report what I see in my small town of Bolinas in Marin County. The families and community members that provide the life blood, culture, work force, and loving energy that nourishes the town is being squeezed out. We are in a state of emergency and we can no longer support a policy that allows folks who don't live in our community to put a higher profit before the people that build community here everyday. We need all the ports we have during this storm and need to take simple common sense action that will have a big impact. End STRs that take entire households off the market today. The county has indicated it is serious about addressing the housing crisis. Let this be an opportunity that shows you are serious.

-Paul

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[paulhelzer.tumblr.com](http://paulhelzer.tumblr.com)

**From:** [Autumn Doherty](#)  
**To:** [STR](#)  
**Subject:** Housing  
**Date:** Thursday, July 6, 2023 9:43:34 AM

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it's pretty basic math: if you don't have housing your at the hands of mercy or the back seat of a car! There is absolutely no reason we can't figure out how to provide for low income people. Times wasting and encampments like the one in Novato are draining resources and destroying lives! Please stop procrastinating solutions and make affordable housing a top priority! It's not rocket science!

Sent from my iPhone

**From:** [Kimmy Haines](#)  
**To:** [STR](#)  
**Subject:** I am a Bolinas resident and renter - my living situation  
**Date:** Thursday, June 22, 2023 7:48:57 AM

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Hello - I moved to Bolinas in 2018. Im a single female aged 36. I do not have a trust fund and my family is not wealthy. I work full time locally and received my housing thanks to a referral from my boss who grew up here. I make about \$45k yearly. I live in an in law rental below my elderly landlords in a 120 year old house. We are walking distance to the beach and have a lush garden and I love where I live. I have decently priced rent at \$1600 monthly, and was told I am welcome here because I am an Artist, a Surfer and not a weirdo. I am an active member of AA and help facilitate meetings in the neighborhood. I moved out of circumstance, not by choice. The deal was too good to pass up. With 6 years in this situation I now feel differently. My unit is an illegal dwelling technically. I never signed a lease and was told I never will , month to month basis only, and “we don’t need to do that”. My Landlords are cool , but they enter my home without notice while im not there and are quite noisy. I do not complain for fear of rocking the boat. There are rats and mice in the walls, slugs crawl through floorboards sometimes, the bath water is not always hot, the stove has a gas leak and I am pretty sure mold is abundant. Termites , and other critters, and no heat. I keep things tidy but it is also part of living in nature. These issues are often frustrating and I feel very unprotected legally, living here. I am not listed as a resident because my landlord doesn’t want that , and I have no PO Box or permanent address. With lack of privacy , no heat, spotty electricity, no phone service in the house, and only a mini fridge and bad stove , I might have a lot to raise concern with my landlords. When I have I was treated like an ignorant child, and with disregard of my basic rights. so I have learned to just be quiet and deal with things as best I can on my own. My landlord never pays for repairs, he likes to do things himself, which isn’t always professional or up to code. I worry that I could get kicked out if I raise too much concern , and being an independent female, I know how valuable having my own apartment is.

In the radius of where I live there are approximately 12 homes that sit empty for 95% of the year. I do not know why that is, and it makes for a quiet neighborhood. I am grateful for my home. I have worked very hard in life to live here and I know that I have a great place. The general view I have seen from homeowners like my landlords is they are careful of who they allow in to rent, and into the community. A lot of lost and sick people are drawn to Bolinas and I think see it as a vacation destination where they can let loose and assume a new identity while here, not always a respectful one. That is not what Bolinas is for me or the community members I know. I wish Bolinas was not so complicated , I love it here and would love to stay. It would be nice to have some security.

Thank you for reading



**From:** [Nicole Lavelle](#)  
**To:** [STR](#)  
**Subject:** I support the regulation of short term rentals in west marin  
**Date:** Wednesday, June 21, 2023 11:00:50 PM

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

Hello,

I am a homeowner in Lagunitas, and I work in Olema and Bolinas. I support the regulation of short term rentals. I believe the amount of STRs in the county is contributing to the affordability crisis and the housing shortage.

I support limiting the number of STRs per village is appropriate.

I support the limitation of STR licenses going only to individuals, and not to LLCs or large corporate owners.

I support requiring a STR to have a full-time resident living on the premises.

Thank you for your consideration and thank you for working to make West Marin a more affordable place to live.

nicole

**From:** [Linda Bailey](#)  
**To:** [STR](#)  
**Subject:** Impacted By Noise  
**Date:** Thursday, June 22, 2023 6:44:36 AM

---

You don't often get email from quarky5@aol.com. [Learn why this is important](#)

Hello!

We are impacted by noise of vacationers overhead. We live in a basement apartment below the landlords. Occasionally they have people staying for 2 to 6 days while they're away. The floors and walls have zero insulation and we can hear every footstep (especially the heavy-footed ones. they shake and buzz the light fixtures!!), door slam and anything that they might drop on the floor. Since sudden noises are extremely startling to me, It is really stressful. Check out the research on how women are more impacted by noise stress much more readily than men!

One time, holiday revelers partied until midnight and we couldn't sleep. We're up at 5am and are asleep by 9pm usually, so this is anxiety provoking for us. The landlords tell them the rules, but they don't always follow them. It's no fun! Fortunately, we've had a break due to the moratorium!

Thanks for listening,

Lyn

**From:** [Kathleen O'Neill](#)  
**To:** [STR](#)  
**Subject:** Is Bolinas becoming a ghost town?  
**Date:** Saturday, June 17, 2023 5:03:53 PM

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[You don't often get email from [kathleen-oneill@att.net](mailto:kathleen-oneill@att.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a 28-year resident of Bolinas I consider myself a relative newcomer; but in those years I've watched the downtown, where I live, become darker and emptier, while vehicles become fuller. On holidays it gets a little cheerier, but on regular days there aren't many lit houses, it looks like a ghost town. School and businesses have a harder time, and workers commute to their employment here, not good for Bolinas, or the World.

I hope you will vote to restrict short-term rentals, and vote to encourage local B&Bs that include people living here full-time. You'll hear much louder voices who are concerned with profits and don't live here, and you'll hear quieter but very passionate voices who want to preserve Bolinas as a living town.

Thank you for the hard work you do of trying to achieve consensus.

Sincerely,  
Kathleen O'Neill  
P. O. Box 144  
Bolinas

5770 Winfield Boulevard, # 158  
San Jose, CA 95123

August 14, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903

Re: Cow Track Ranch – short-term farm stay in Nicasio

I am writing to support that farm-stay rentals should not be included in the proposed regulations for short-term rentals in Marin County. Ranch short-term rentals (such as exists at Cow Track Ranch) should be carved out from regulation because their purpose is vastly different than those of most short-term rentals.

### **Background**

My wife and I with her two young children first started going to Cow Track Ranch in 2009. We have been there many times since and have steered other family members there to experience the ranch and a world that is so different from our urban world. My wife and I live in San Jose. In 2009, I was looking for a place where my wife's children could see cows, chickens, horses, organic vegetables, and other features of rural place not just for a short day-visit but at a place where we would spend the night and wake up to the sounds and movements of animals. Cow Track Ranch turned out to be even more special than that because we were hosted by Liz and Bruce Daniels, Liz being an organic farmer and Bruce being a large animal veterinarian. My wife's children followed Liz around the whole time as she tended to her many gardens on the property. Bruce told us stories of his work as a vet and put on a little show lassoing horns that he had set up on a sawhorse. It was and continues to be an unforgettable experience that we repeated many times now under Melissa's care after her parents sadly passed away.

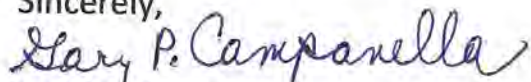
**Reason for my request**

I have stayed at short-term Airbnb rentals across the country for convenience. The rental itself was just a place to stay while tending to the real reason for my visit – work, visiting family, seeing sights. To repeat, the Airbnb stay was for convenience but it was not a destination. I realize that Airbnb is both a blessing and a curse. I understand many of the issues around “Airbnb” type of short-term rentals and the disruption that they can cause to a community. I assure you, however, that a stay at Cow Track Ranch is not that kind of stay. It is an experience and a destination that attaches urban and other visitors to a rural community that they will not only never forget but that they will continue to support and take back to their lives making their world better.

**Conclusion**

I ask you to exclude farm-stay rentals for proposed regulations. Farm-stay agricultural stays not only provide a unique experience to visitors but they also support the local community both culturally and environmentally.

Sincerely,



Gary P. Campanella

**From:** [Sasami Ashworth](#)  
**To:** [STR](#)  
**Subject:** Marin STR concerns from a county resident  
**Date:** Wednesday, June 21, 2023 4:31:13 PM

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

To whom it may concern,

I am a Marin county resident and long term renter that is directly affected by the consequences of short term rentals in this community.

I would like to recommend the county find ways of dealing with the harmful effects that short term rentals have on disturbing rental and homeownership options.

Suggestions:

- Enact a cap on the number of short term rental licenses specific to each village.
- Make those STR licenses available by lottery and for a fixed term
- Investment groups, time share groups, ect should not be eligible for STR licenses.
- Only one STR license per property owner should be allowed.

In addition, I also encourage the county to offer incentives for homeowners to provide long term below market rate rentals through tax incentives or other methods to mitigate the current housing crisis across the county and state at large.

Thank you for your attention,  
Sasami Ashworth of Bolinas

Sent from my iPhone



**From:** [Renee](#)  
**To:** [STR](#)  
**Subject:** no more STR"s in Bolinas!  
**Date:** Wednesday, June 14, 2023 7:18:01 PM

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You don't often get email from reneeem1999@gmail.com. [Learn why this is important](#)

Dear Board Members,

I am a long time Bolinas resident (almost 30 years). I believe the proliferation of STR's - such as VRBO's and AirBnB's - has had a strong negative impact on our town. There is a drastic housing shortage (both to rent and buy) and a dire lack of affordability - all severely aggravated by STR's. The numbers of STR's are out of proportion to our small and community-oriented town. I hope you will place restrictions and limitations on the #s of STR's.

Thank you so much.

Renee Emunah  
PO Box 955/118 Aspen Road, Bolinas

**From:** [Marthine Satris](#)  
**To:** [STR](#)  
**Subject:** Opinion on regulating short term rentals  
**Date:** Wednesday, June 21, 2023 7:46:49 PM

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

Hi!

I grew up in Bolinas and have been living in Oakland because I cannot afford to live in my home town. My husband and I both have PhDs and together we make more than a quarter of a million dollars a year.

We moved in with my mother, with 2 kids, on the Bolinas Mesa during the pandemic, and we looked and looked for rentals or affordable buying options to keep our kids in the local school system, but eventually had to move back to Oakland.

Bolinas has been a community, and a multi generational community, before. STRs are keeping families from being able to live together in our home towns.

During our stay with my mom there was exactly ONE kid from Stinson Beach in the preschool. Stinson is nearly all vacation homes. When I was a kid at the bo-stin school, at least 4-5 kids in each class lived in Stinson, all the kids or working people. Not possible any more.

You have to regulate this. It's ok with me if residents rent out a guest house or yurt or spare room to out of towners. But turning every house into a mini hotel owned by people who live over the hill is vacuuming out the possibility of families living together and growing community in Bolinas and Stinson.

Thanks,  
Marthine Satris

**From:** [Kriz Bell](#)  
**To:** [STR](#)  
**Subject:** Permanent regulations to STRs in Marin County  
**Date:** Thursday, June 22, 2023 12:09:36 AM

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You don't often get email from [kriz@byfridaymedia.com](mailto:kriz@byfridaymedia.com). [Learn why this is important](#)

Hello,

I am writing in reference to the review of moratorium on short term rentals in West Marin. I am a single parent and professional who has lived in West Marin for the past 12 years. We were recently evicted from our home of 8 years because our landlords sold the property. In looking for a new rental I found that the cost was less an issue than actually finding a home to live in. Airbnb and VRBO had more properties available to rent than Zillow, [rent.com](#), [apartments.com](#), Trulia, Craigslist, Facebook and Nextdoor combined.

Please consider the potential that West Marin has to suffer like Switzerland. Much of the country is rural and not densely populated. Their housing crisis is such that businesses leave and communities suffer because their workers cannot afford to live there and not only do the businesses suffer, but there is no community. As it stands much of West Marin relies heavily on small businesses, tourism, and blue collar labor to supply both with workers.

According to a recent Marin IJ article, 25% of Marin county residents cannot afford their housing. 50% of the homeless population is in the state of California with the great Bay Area counting at least 35,000 unhoused. Overwhelmingly studies show that the top cause of homelessness is poverty and lack of funds to pay rent. If rental units are scarce and prices continue to outpace income, bucolic West Marin will be transformed into another tech centric 2nd or 3rd home area as the vibrant and eclectic community it's known for withers under the pressure of investment properties that replace families and homes. These STR investment properties won't be worth much when the surrounding community that gives its value disappears.

Please consider the impacts on families and communities that make rental properties **homes** and not just the opportunities for investment like STR's benefitting the fortunate few.

Thank you,  
Kriz Bell  
Brand Strategy and Creative Communications  
Founder, By Friday Media

**From:** [jonna alexander green](mailto:jonna.alexander.green@gmail.com)  
**To:** [STR](#)  
**Subject:** plea to control number of str's for the sake of my community  
**Date:** Wednesday, June 21, 2023 9:29:34 PM

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

to whom it may concern,

i'm writing to share my first hand experience of watching many local bolinas houses get sold to buyers who see their property as an investment rather than housing. allowing houses to sit empty or be used only for short term housing has the effect of hollowing out our community. we need housing teachers, essential workers, first responders, full time residents who contribute to the well being of our coastal hamlet and see the benefit of cultural stewardship. please do all you can to support limiting the number of str's in marin county.

best regards,

**jonna alexander green**

architectural designer

mobile: 1-612-751-4141

website: [jonnaalexandergreen.com](http://jonnaalexandergreen.com)

**From:** [Claire Molesworth](#)  
**To:** [STR](#)  
**Cc:** [Nate Siedman](#)  
**Subject:** Public comment on Short Term Rentals  
**Date:** Friday, June 23, 2023 7:41:20 AM

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You don't often get email from molesworth77@gmail.com. [Learn why this is important](#)

Dear Marin Community Development Agency,

As full-time residents of Bolinas, we support the County adopting measures that prevent short term rentals from eroding our coastal residential neighborhoods. We urge the County to adopt the recommendations of the West Marin Residents for Housing, which we believe strike a balance of providing access for coastal visitors, but preventing the acceleration and commercialization of short term rental activity. In particular, we support:

- A cap on the number of STR licenses specific to each village;
- Only one STR license per property owner in the coastal zone;
- STR licencing to preference property that is the owner's principal residence; and
- License acquisition and renewal requires compliance with all health-and-safety building codes.

Thank you.

Claire Molesworth  
Nate Siedman  
440 Birch Road, Bolinas

**From:** [Barreto, Fernando](#)  
**To:** [golubjennifer@gmail.com](mailto:golubjennifer@gmail.com)  
**Cc:** [STR](#)  
**Subject:** RE: Welcome STR's!  
**Date:** Thursday, July 27, 2023 3:38:10 PM

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Thank you for your feedback, Jennifer.

Fernando Barreto  
Aide to Supervisor Dennis Rodoni  
Asistente del Supervisor Dennis Rodoni  
He/him/él  
Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael CA 94903  
415-473-3092

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

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**From:** no-reply@marincounty.org <no-reply@marincounty.org>  
**Sent:** Thursday, July 27, 2023 3:31 PM  
**To:** Barreto, Fernando <fbarreto@marincounty.org>  
**Subject:** Welcome STR's!

Jennifer Golub with email address [golubjennifer@gmail.com](mailto:golubjennifer@gmail.com) would like information about:  
As the fire department advises on preparedness, I face significant arborist bills. Having prevailed through a tough winter with roof repairs, and power outages, this str moratorium is especially punitive. I am a homeowner, a senior and occasionally rent out my home with a welcoming spirit. I urge you to welcome str's. The source of the complaints is from an aggressively outspoken minority. Attendance at the local public school is robust, steadily rising since an all-time low in 2013, data that was excluded in what I saw as a pr, biased effort. San Francisco has experienced 40% migration since remote work has been standardized. More people live here, driving up costs for limited supply. Fearmongering around over population is absurd, as the roads and trails are virtually empty. My guests have gone to the restaurants, and shops, supporting the local economy. What we need is a bus to Petaluma! I live here. My survival is dependent upon this additional income. Thank you for your service.



**From:** [Robert Densmore](#)  
**To:** [STR](#)  
**Subject:** Regulate Short Term Rentals  
**Date:** Wednesday, June 14, 2023 7:02:53 PM

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[You don't often get email from densmorerobert4@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Whom It May Concern,

I am a resident renting in Bolinas for the last 16 years. I am strongly in favor of limiting STR's and regulating the short term rental market.

Our town is withering because of limited housing for people that want to live here full time. Our school is withering, our essential work force is withering, and many people that have grown up here are being forced to leave. This is not OK.

Please limit short term rentals in West Marin, especially when the owners do not live in West Marin and who only have a financial interest.

Please limit short term rentals.

Thank you,

Bob Densmore

Sent from my iPhone

**From:** [Robert Densmore](#)  
**To:** [STR](#)  
**Subject:** Regulate Short Term Rentals  
**Date:** Wednesday, June 21, 2023 8:15:22 PM

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You don't often get email from densmorerobert4@gmail.com. [Learn why this is important](#)

I've lived in Bolinas for 16 years and I'm noticing that the town is becoming a hollowed out town. Long term residence have been forced to leave, while STR are taking over. We need some STRs but we need regulations and limits before the town collapses (for example the Bolinas/Stinson school is shrinking with only 12 - 8th graders graduating this year! Down from dozens in the past).

I strongly support the West Marin Residents For Housing and all their ideas to regulate the STR market.

Please regulate STR's.

Thank you,  
Bob Densmore



**From:** [Harriet Moss](#)  
**To:** [Dennis Rodoni](#)  
**Cc:** [Barreto, Fernando](#); STR  
**Subject:** Regulation of short term rentals  
**Date:** Saturday, July 1, 2023 12:59:16 PM

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Dear Dennis,

To start, I'd like to commend Kathleen Kilgariff and the Planning Department staff for the excellent job they're doing in soliciting community input on the short term rental issue, the subject of this email. As someone who has lived in Stinson Beach for the past 33 years, it's been sad and demoralizing to see what was once an active, thriving community unraveling since the advent of STR sites like AirBnB. We all know that Stinson has been a vacation community since people first pitched tents at Willow Camp, but as recently as 10 years ago short-term rentals were limited to Seadrift and the patios/calles on the west side of Highway One. Now, the entire "Hill" in Stinson, where I live and where there were virtually no short term rentals a decade ago, is blanketed with STR's. In the community overall, there are 192 registered STR's while only 122 primary homes — which means there are 10% MORE houses commercialized as STR's than there are primary residences. A community can not be sustained with that kind of imbalance.

We all know that there will always be STR's along the coast serving visitors. That's not the question. The question is: how do you balance visitor needs (which somehow seemed to be adequately accommodated by existing B&B's and inns before the advent of AirBnB) with the needs of West Marin communities for workers, teachers, firefighters, families and other people invested in making a community function?

It is patently obvious that permitting houses in residentially-zoned neighborhoods to be purchased and used as commercial enterprises completely throws off the economics of the local real estate market, substantially raising home purchase prices and - here in Stinson Beach, at least - eliminating virtually all long term rentals.

I am writing to strongly urge you to pass regulations that will substantially reduce the number of short term rentals in West Marin. Besides requiring all STR's to be licensed and pay TOT, I support limiting the number of STR's in each village to a certain % of the housing stock; giving hosted-STR's priority in licensing; and requiring all STR's to comply with the same health and safety codes (fire, septic, electrical, etc.) that B&B's must adhere to.

West Marin certainly is not alone in tackling this issue and there are plenty of examples of legislation from other California coastal communities that strictly reduce - and in some cases, totally eliminate - short term rentals in residential neighborhoods. As you know, a number of the municipalities here in Marin County have already done this. I strongly encourage you and the Board of Supervisors to take bold steps to save our unincorporated West Marin communities from becoming commercialized ghost towns. Should the existing situation in West Marin not seem dire enough (I, and many other community residents, believe it's beyond that already), I've attached two articles below to show the shape of things to come should the County not take effective action now.

Best regards,

Harriet

Harriet Moss  
5 Laurel Avenue  
Stinson Beach, CA 94970  
415-254-3492



Investors look to buy homes to use as Airbnb rentals  
spokesman.com

**LA Times: Airbnb taps big landlords to list rentals in bid to find hosts:**  
<https://www.latimes.com/business/story/2022-11-30/airbnb-taps-big-landlords-rentals-hosts>

**From:** [njeswani@gmail.com](mailto:njeswani@gmail.com)  
**To:** [STR](#)  
**Subject:** Regulations for short term rentals  
**Date:** Thursday, June 15, 2023 7:14:40 AM

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

Hello, my name is Natasha and I am a recent Bolinas resident. I am writing to suggest and encourage limits on short term rentals to keep more housing available for locals here in bolinas.

Thank you,  
Natasha

Susan Kelley  
P.O. Box 338  
Stinson Beach, Ca. 94970  
susankelley3456@gmail.com

Dear Supervisor Rodoni:

As a long term resident of Stinson Beach, as well as a health care provider here in West Marin, I am writing to urge action to limit and reduce the number of short term rentals. I have witnessed the erosion of our community, as permanent rental housing has almost disappeared. Approximately 1/3 of the houses in Stinson are Air B&B or other short term rentals. Where once there was a clinic serving the town of Stinson, there is now a third coffee cart. The population has decreased to between three and four hundred, as there is no place to rent. Enrollment in the Bolinas Stinson School which was over 325 when my children attended, is now under 100, as families cannot afford to live here.

As Stinson is a beach town, we have always had some short term rentals, especially in summer. However, now many houses stay empty except for occasional use by new owners who do not live here.

In order to reduce the number of short term rentals, I am asking that when title is transferred to new owners STR permits not be grandfathered in. Also that no corporate ownership be allowed, and that hosts be required to be on site. Also, that health and safety codes be enforced.

Thank you.

Susan Kelley

**From:** [Trishna Horvath](#)  
**To:** [STR](#)  
**Subject:** Save West Marin  
**Date:** Thursday, June 22, 2023 4:55:07 AM

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

To whom it may concern,

As a lifetime West Marin renter I can say with certainty that short term rentals are killing the community.

I make my way now by housesitting and caretaking a friend's cottage. This is temporary. I have work in West Marin, I raised children here, I have long friendships that are very precious to me.. but I do not have housing security.

The whole situation is disintegrating rapidly, and the longer people buy into the real estate market with the idea that they can make money off of the real estate, Tha harder it will be to establish community oriented boundaries.

The existing housing is less and less lived in because the rents are established on the amounts that owners would make if they did short term rentals.

I hope that you can respond to this quickly worsening situation by putting serious conditions and limitations on short term rentals in Bolinas, Stinson, Inverness, and Point Reyes.

Thank you,  
Trishna Horvath



**From:** [Jacqueline Mallegni](#)  
**To:** [STR](#)  
**Subject:** Short Term Rental perspective  
**Date:** Wednesday, June 21, 2023 7:07:46 PM

---

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

Greetings Grace,  
I certainly do have an opinion about short term rentals in West Marin.

Because of the disappearance of rentals in Bolinas, I had to move away from my community of 30 years. It's very disheartening to see how West Marin has become gentrified and elitist.

I'm grateful to BCLT and CLAM for their efforts in helping people stay in the community. I'm on the waitlist for both communities, and hopefully I'll be able to return home someday.

Thank you,  
Jacquie  
--  
Jacqueline Mallegni

**From:** [Angela Sterpka](#)  
**To:** [STR](#)  
**Subject:** Short term rental tragedy  
**Date:** Wednesday, June 21, 2023 8:44:12 PM

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

Hello

Thanks for taking the time to hear our pleas. I just want to state my piece:  
I have been living in Bolinas for about 5 years and in that time I have known 6 different families that have lost their long-time rentals because the new owners want to Airbnb it. Two of these families ended up living in their cars because that was preferable to changing school districts, and another family in their car because they had no other options within Marin.  
Uncontrolled Short term rentals = homelessness

A law mandating that each STR must have a full-time occupant housed on-site would encourage many of these properties to rent the primary residence or ADU (which most of them already have) to a full-time family. This would help ease the housing dilemma and still allow vacation rentals.

Thank you  
Angela sterpka

Sent from my iPhone

**From:** [natalie pepper](#)  
**To:** [STR](#)  
**Cc:** [Rodoni, Dennis](#)  
**Subject:** Short term rentals - West Marin  
**Date:** Thursday, June 22, 2023 9:57:29 AM

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Some people who received this message don't often get email from nataliefaithpepper@gmail.com. [Learn why this is important](#)

To whom it may concern:

I am a 25+ year full-time resident of Bolinas. My first 10 years in town I worked in the Bolinas Stinson School Union School District (BSUSD) and at the local health food store, the Bolinas People's Store. I am currently an education specialist at Redwood High School in Larkspur, and the founder and program director of a local nonprofit surf therapy program for children and adults with unique needs.

Over the years I have seen countless families and friends displaced from Bolinas by new homeowners buying property solely to rent as vacation rentals. The BSUSD's enrollment went from a high of 400 students to less than 100 for the 2022-2023 school year because of the lack of long term housing. The town is a ghost town during the work week due to all the empty homes that are strictly short term rentals. In our zone, there are 568 registered str properties. A small town cannot survive without full-time residents.

I implore the county to take action on limiting the number of str and sustaining small coastal hamlets by taking the following actions set forth by the West Marin Residents for Housing:

- A cap on the number of STR licenses specific to each village
- Only one STR license per property owner in the coastal zone
- STR licencing to preference property that is the owner's principal residence
- License acquisition and renewal requires compliance with all health-and-safety building code

Let's try and keep our community together!

Sincerely,  
Natalie Pepper

**From:** [Kate Ryan Ross](#)  
**To:** [STR](#)  
**Subject:** Short term rentals  
**Date:** Wednesday, June 21, 2023 5:00:43 PM

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To whom it may concern ,

I am a lifelong Bolinas community member , and I am for restricting short term rentals in my hometown. I have seen way too many of my friends and family have to move out of town because they cannot find a home to rent or the house they lived in was turned into a short term rental. Two of my neighbors homes are empty most of the year and another is being turned into a Airbnb. This will displaced another family out of Bolinas !

My own in-laws had to move out of town due to their home being rented out as a short term rental.

I ask for this short term rental rules to include that only people that live full time in their home to have short term rentals , also known as bed and breakfast.

I ask that NO LLC or companies be able to purchase homes and rent them out short term rentals.

I ask for restricted number of rentals in my small home town , so that there are homes for people to rent and live in full time.

The local schools have less and less students each year due to the lack of housing in our town. We also have teachers that work at the school that would like to be able to rent housing where they work, BUT due to the amount of short term rentals there is NO housing in my town !

This needs to change , I am raising children here and hope that one day they will be able to rent homes and have their own family here.

Please make a change to help my hometown grow its community !!!!!

Thank you for your tome ,  
Kate Ryan-Ross

**From:** [Sabrina Page](#)  
**To:** [STR](#)  
**Subject:** short term rentals in Bolinas  
**Date:** Wednesday, June 21, 2023 4:40:48 PM

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[You don't often get email from [sabrinapage@earthlink.net](mailto:sabrinapage@earthlink.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

hello.

I have lived on the west marin coast since 2010 first in Inverness and now in Bolinas.

It has become increasingly difficult to find a rental for long term and thus the prices are very high. Locals end up having to move.

The other issue is that so many homes are unoccupied except for occasionally, and the fabric of the neighborhoods is affected by so many empty homes.

Short term rentals are destructive to coastal communities.

Thank you for reading,  
Sabrina Page  
Bolinas

**From:** [ANNA DESEMBERG](#)  
**To:** [STR](#)  
**Cc:** [Rodoni, Dennis](#)  
**Subject:** Short Term Rentals in West Marin  
**Date:** Saturday, June 24, 2023 2:56:56 PM

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[Some people who received this message don't often get email from annadesen@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

My name is Anna Desenberg. My parents purchased our home in Inverness in 1952. My father was a professor at Cal and we spent weekends there, lived there full-time during sabbaticals, and every summer when we moved to Oregon. When my parents died in the late 1990's my husband and I inherited the house in Inverness. We worked in the east bay and we could not live in Inverness full-time. We were not wealthy enough to maintain a second home, so we put the house in a vacation rental program managed a local realtor. Currently our home is managed by a local property manager and the people that help her manage the property are local as well. We have only hired local contractors to do the larger scale maintenance projects.

We have been extremely fortunate to be able to rent our home to visitors to Inverness and the Pt Reyes National Seashore as well as having family and friends stay at the home as well. With the high maintenance costs of owning this home, our short term rental is the only way we could afford to keep this family home while still enjoying quality time there often.

If we were not able to continue with our STR we would not rent this house full time. We would sell for a very high price, and most likely the home would be purchased by someone who would never rent it (because they don't need to). This would not help local people looking for long-term rentals, and might result in less income for the local workers and the local businesses.

In one of the recent surveys I did say I thought limiting STR permits to only one person managing their own rental is wise. I do not like the idea of investors buying up multiple properties to rent as short term rentals, however I realize this would be hard to manage.

Respectfully,  
Anna Desenberg

**From:** [Linda Mornell](#)  
**To:** [STR](#)  
**Subject:** Short term rentals in West Marin  
**Date:** Sunday, August 27, 2023 11:55:47 AM

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You don't often get email from linda@summersearch.org. [Learn why this is important](#)

Aug 26, 2023

RE: Short Term Rentals in West Marin

To the Marin Board of Supervisors

Thank you for your valuable concern about short term rentals (STRs) proliferating throughout West Marin with resulting damage to our small and fragile communities. My husband and I support a reduction in the number of STRs even though I have an STR on my property. Let me explain.

I have lived at 480 Horseshoe Hill Rd on 14 acres of property for the past 50 years. For the past decade the lower house that our kids grew up in had been used as a short-term rental. I continue to live on the property in a much smaller home. We would be unable to continue to live here unless we had rental income as the place is a lot to manage and my husband and I have turned 80 this year. We hire local people to help us and pay well above normal salaries. For example, my housekeeper makes at least \$75 an hour. I also wrote letters in support of raising the TOT tax from 10% to 14%.

So, I am obviously making a case for personal STR's with property owners who also live on the property and who deeply care and invest in the community. What concerns me the most however is the impersonal purchasing of homes to turn into STR's to the exclusion of reasonable housing for families who will use our local stores, schools, libraries, donate to our local nonprofits, as well as turn to each other in times of crisis.

I support a reduction in the number of STRs in our communities unconditionally. As concerned Supervisors it is your job to do the same.

Please don't hesitate to contact me directly.

Linda Mornell, Founder of Summer Search  
[linda@summersearch.org](mailto:linda@summersearch.org)  
415-269-6655

**From:** [Eleanor Lyman](#)  
**To:** [STR](#)  
**Subject:** Short Term Rentals  
**Date:** Tuesday, June 20, 2023 10:56:27 AM

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

I'm writing to express my support for legislation that *limits* short term rentals in Bolinas!  
People need places to live. Long term rentals should be the priority!

Thank you.

Eleanor Lyman  
49 Wharf Rd.  
Bolinas, California  
94924

--

Eleanor Lyman  
[eleanor@eleanorlyman.com](mailto:eleanor@eleanorlyman.com)





**From:** [Janice Tweedy](#)  
**To:** [STR](#)  
**Subject:** Short term rentals  
**Date:** Tuesday, June 27, 2023 12:23:55 PM

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

Dear Supervisors,

I have lived in Bolinas for 47 years. I am one of the lucky ones and own my home. I have seen many community members who have also lived here for decades move away for lack of housing. An absence of any long term rentals at any price!!

Many of these people are contributing community members and some are personal friends.

This is heartbreaking and the community is suffering. For the love of God, please restrict all no-host short term rentals and continue the moratorium for new STR's.

Thank you,

Janice Tweedy

**From:** [Cheryl Ruggiero](#)  
**To:** [STR](#)  
**Subject:** Short Term Rentals  
**Date:** Thursday, June 22, 2023 11:58:14 AM

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

We believe that residents who reside on their Bolinas property should be able to rent out their additional rooms or units as they wish, short or long term. However, those "landlords" who do not reside on their Bolinas properties, and corporate owners, should be subjected to a minimum rental requirement of 30 days.

Thank you,  
Cheryl and Damiano Ruggiero

**From:** [Beth Nelson](#)  
**To:** [STR](#)  
**Subject:** Short term rentals  
**Date:** Wednesday, June 21, 2023 8:02:58 PM

---

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

Dear Marin County,

At 68 I'm experiencing housing uncertainty after living in West Marin for 25 years.

Please, limit short term rentals.

Soon the working population of West Marin will be unable to live here.

We can already feel the destabilization.

Please take this issue seriously.

Thank you

Beth Nelson

Box 535

Stinson Beach

Ca 94970

Via Beth's phone

**From:** [David Lich](#)  
**To:** [STR](#)  
**Subject:** Short-term rental problem in Bolinas  
**Date:** Wednesday, June 21, 2023 5:20:33 PM

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You don't often get email from davidlich2245@gmail.com. [Learn why this is important](#)

There are definitely not near enough short-term rentals in Bolinas every time my family moves because the house is being sold or turned into an Airbnb we have to move within two years we've moved 11 times since our daughter was born thank God we landed in the Land Trust because we almost had to move out of beleness cuz there was nowhere to rent and we were paying \$3,500 a month and there was still nowhere to rent it's a bit ridiculous.

thanks

David Lich

**From:** [halo and swan](mailto:ella@haloandswan.com)  
**To:** STR  
**Subject:** STOP SHORT TERM RENTALS IN WEST MARIN  
**Date:** Wednesday, June 21, 2023 11:36:28 PM

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[You don't often get email from [ella@haloandswan.com](mailto:ella@haloandswan.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern.

I am writing to make a statement about the proposed moratorium on short term rentals. I 100% am adamantly against ALL Air B and B's, and ALL short term rentals. ALL short term rentals should be STOPPED IMMEDIATELY.

It is horrific what they have made of our once diverse and happy community in West Marin. The heartbreak, and suffering which has been caused for so many of us, who lived in W Marin for decades, is unspeakable...and our voices have been silenced as we have been forgotten.

I lived in West Marin for 30 years. My livelihood, health, business, well being, depend on having a home, and having stability. Imagine what it is like to be in a community and place....a place you love deeply, that is everything to you...that is HOME...and then being set adrift and be homeless for 3 years, and not be able to find a home any longer...

My last home in Bolinas I loved. I was paying \$2700 a month. I always pay my rent early and on time. I tend to home with mindfulness, and loving care. My friends tell me my homes could be in interior magazines, because I make my homes into sanctuaries. I am a good neighbor, and super responsible, wholesome, clean...a gardener without a garden....I live a quiet, peaceful contemplative life. I have improved the value of about every home I lived in. I have fixed up the most funky places and upgraded them significantly...turning them into gems.. I am a hard working small business owner, divorced, 65 year old woman. I have no children or family,. I have close long time friends, and loving business alliances as well....but I have not had a home in almost 3 years now.

In Sept 2020, in the middle of the shutdown world, and my shutdown business. ( I have a wholesale organic scarf company) , where every single customer of mine, stores I sell to Internationally was shut down overnight as we all know. It was devastating to my business I worked my entire adult life to build. Regardless, I managed to pay the rent on time as always. I changed my business to be partly online retail, in hopes of surviving all the unknown. I was in the middle of working hard daily to change my business and restructure it to an online business in my trying to be resilient and survive ....but then I was seriously undermined.....

What happened was devastating to my life..... I came downstairs one morning to find that the kitchen ceiling had buckled and collapsed....I had an inspector come and investigate, and they discovered a major long time leak in the upstairs wall behind the shower, that had leaked into the floor below for a long time....the ceiling floor cavity was full of Stachybotrys.(toxic mold) I had to flee the house, in the middle of a shutdown world....My landlady was not humane or ethical. It should have been fixed and my security stabilized....but she threw me to the curbside instead...and far worse than just that....I will not elaborate here... I have not been able to find a healthy good home for the same price...My business and health have suffered seriously. I fear for my future....Ones life becomes irreparably destabilized when something like this happens, with too many conditions colliding against ones favor....

BRING BACK THE LONG TERM RENTAL MARKET AND HUMANITY TO WEST MARIN

COUNTRY.GIVE HOMES TO THOSE OF US WHO CONTRIBUTE TO OUR COMMUNITIES,  
WHOSE PLACE THIS HAS BEEN FOR DECADES.

Ella Zarum

**From:** [Georgia Woods](#)  
**To:** [STR](#)  
**Subject:** STR- a school's perspective  
**Date:** Wednesday, June 21, 2023 8:56:11 PM

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You don't often get email from georgiaw@bolinas-stinson.org. [Learn why this is important](#)

Dear Marin County Representatives,

As a school board trustee at the Bolinas-Stinson school, I want to convey how STRs have affected the school community over the last couple of decades, and how, if left unchecked, STRs have the potential to decimate West-Marin schools. I hope that the county will adopt stricter regulations of STRs, in order to mitigate these destructive forces.

The conversion of Bolinas' and Stinson's housing stock to vacation rentals over the last decades has had dire consequences on the school's enrollment. When I attended Bolinas-Stinson in the 1990's, there were 38 students in my graduating class, and the school's enrollment was stable at ~250 students. Fast forward to today, and it is not uncommon for our graduating classes to have as few as 6 students, and K-8th enrollment is now below 100 students!

The trends that have been playing out for decades in our sister community—Stinson Beach—are a glimpse into Bolinas' future. 20-30 years ago, there was robust Stinson representation in the student body, with nearly half my classmates residing in Stinson. There are now only 2 students from Stinson in the entire school! If these trends continue unchecked, and Bolinas effectively mirrors Stinson, it is easy to see that our beautiful sweet school will close within a decade or two.

A common and depressing story that has plaid out routinely in Bolinas over the last 20 years: happy family with young kids rents a home in Bolinas, often for years; home owner evicts family in order to sell; new owner converts house to vacation house and it sits empty as a 'second home' or is converted to an STR; despite desperate measures, family is unable to find a new home to rent in town; family reluctantly leaves town; school loses yet another student; children lose playmates and classmates.

It's also essential to consider the impact that a school closure would have on the few children who would actually remain living in Bolinas and Stinson. It's especially important, while peeking into this imagined future, to keep in mind that the number



of longterm rentals is dwindling all across coastal Marin, and consequently tapering school enrollment is playing out across West-Marin. And keep in mind, we are not talking about the closure of a 'neighborhood' school — we are talking about the closure of far flung rural schools across West-Marin, where children, as young as 4, may be busing (if they are lucky!) over an hour to 'mainland' Marin in order to access education.

I know that curbing STRs will not solve all our enrollment problems- but thoughtful and compassionate regulation around STRs will undoubtedly help stem the tide that has pushed so many school families out of our communities over the last decade or two. Please understand, that with our fragile numbers now as low as they are, the retention of a few extra families (because they are able to rent homes, that would otherwise be converted to STRs) has an outsized positive impact on the vibrancy of our school, and is at this point essential for our schools to subsist.

These west-Marin schools are iconic gems worth preserving! Let's do what we can now, to stabilize west-Marin's housing stock, so that we can ensure that these schools can exist, and remain reflections of a thriving community, and that they can continue to serve West-Marin's children for the next 20 years and beyond!

Thank you for your time and attention in addressing this important matter,

-Georgia Woods

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**From:** Georgia Woods <gfwoods@ucdavis.edu>  
**Sent:** Wednesday, June 21, 2023 4:31 PM  
**To:** str@marincounty.org <str@marincounty.org>  
**Subject:**

Dear Marin County Representatives,

As a school board trustee at the Bolinas-Stinson school, I am writing to express my support for the adoption of stricter regulation of the short term housing market in Bolinas and Stinson.

The conversion of Bolinas' and Stinson's housing stock to vacation rentals over the last decades has had dire consequences on the school's enrollment. When I attended Bolinas- Stinson in 1990's there were 38 students in my graduating class, and K- 8th grade was ~250 students. It is not uncommon for our graduating classes now have only 6 students, and K-8th enrollment is now below 100 students!

The trends that have been playing out for decades in our sister community—Stinson—are a glimpse into Bolinas' future. When I attended the school there was robust representation of Stinson in the student body, with nearly half my class residing in Stinson. There are now only 2 students from Stinson in the entire school! If these trends continue, and Bolinas effectively mirrors Stinson, it is easy to see that the beautiful Bolinas-Stinson school will close in a matter of a decade or two.

In my class there were as they surely will without policy change aimed at stemming the tides,

Please that there are several times that the school is be irreparably decimated by the forced exodus of these families. These families are not only the lifeblood of our community, but they are ESSENTIAL to the vibrancy of our school!

I know that there are many disparate voices that must be heard on this issue. But do not forget: **there are over 100 children in this community that will be severely negatively impacted if this project does not go forward and these families are forced out of Bolinas.**

Thank you,  
Georgia Woods

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**From:** [Amanda Ross](#)  
**To:** [STR](#)  
**Subject:** STR hurt our community  
**Date:** Wednesday, June 21, 2023 10:26:07 PM

---

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

As a long term tenant in Bolinas I feel the instability of housing insecurity & I know the prevalence of short term rentals has a HUGE impact on this.

Our town needs more HOMES not vacation rentals. Our schools need families, our community needs active members and not more passing through tourists.

The greedy nature of capitalism at its worst has injured the heart of Bolinas.

It's sad . Does it have to be this way?

I feel like if we limited STRs there may be more families , more life, more hope for the future. As it is now, children who grow up with housing insecurity already feel defeated as young adults and that's not emotionally healthy.

We can do better as humans.

Lets try.

In truth,  
amanda

--

[www.amandarossskincare.com](http://www.amandarossskincare.com)

**From:** [leahvermulen](mailto:leahvermulen)  
**To:** [STR](#)  
**Subject:** STR moratorium  
**Date:** Thursday, June 22, 2023 10:22:40 AM

---

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

Dear Marin County Planning Commission,

Thanks for your review of this important issue. I was in the room last week for the hearing but unfortunately had to leave prior to my name being called.

My middle-class family of 3 has been renting in West Marin for over 12 years b/c purchasing a \$2m+ home is not a current viable option. We have moved every 2 years as EVERY rental has turned over to a sale and become an STR. We certainly have not seen any new long-term rentals come on the market. Meanwhile, due to the lack of inventory, long-term rental prices have tripled.

My daughter attends school in West Marin (Bollinas) and I contribute my time (over 30 hrs per week) to several local non-profits to help create a vibrant community where people LIVE. I also rent short-term when I travel and agree they are worth keeping around. But we have enough in West Marin. As we know, most of the STRs sit empty during non-peak weeks of the year.

I heard many owners of STR in the hearing last week suggest that their renters contribute to local businesses. There will be no local businesses in the very near future as there is no place for employees to live within an hour (each way) drive.

Please consider restricting the number of new STRs much like so many counties in CA have been able to do, including Big Sur and Nevada City.

Best regards,

Leah Vermulen

*"Housing shortages and prices are likely affected by the high number of homes used as STRs instead of as permanent residences. A significant proportion of the housing in some communities has been converted to commercial use in the form of STRs."*

Leah Vermulen  
LeahVermulen@Gmail.com  
[LeahVermulen.com](http://LeahVermulen.com)  
PH: 415.846.1929

**From:** [sherry baty](#)  
**To:** [Kilgariff, Kathleen](#); [djirodoni4@gmail.com](#)  
**Subject:** STR policy concern  
**Date:** Friday, June 30, 2023 8:00:17 AM

---

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

Hi Kathleen,

While I've commented earlier on the County's development of a STR policy, I wanted to describe a real situation that happened recently that illustrates (at least in my mind) the specific need to address parking requirements.

On Memorial Day weekend my wife and I experienced two situations with a nearby STR: the first where an ambulance or fire truck could not have accessed our address (35 Trossach) due to bad parking by rental clients and the second where we could not even drive through on our way home one evening (I had to stop my vehicle, walk down to the front door, knock, and request that their car be moved). Granted our home is accessed by a one lane, dirt, not-county-maintained road and I drive a full-size pickup truck. These neighbors have no off-street parking. They have built a wooden stair railing and garbage enclosure that precludes squeezing to their side of the street

I did not call our local fire chief as it was the holiday weekend and I could hear from their sirens that they were already quite busy with emergency calls. I have asked the volunteer fire department in the past to speak with the owners and/or rental clients. I have also asked numerous rental clients to be more aware of our thoroughfare. But someday asking for more responsible parking manners might not cut it----particularly in the case of an emergency.

The mismanagement of garbage is annoying. The utter lack of awareness to the neighborhood is disheartening. The bad parking practices are problematic and borderline dangerous. I know I am not the only West Marin resident in this situation. As the County proceeds with drafting STR policy, at the absolute minimum they need to require adequate off-street parking for all vehicles associated with the STR or not allow STRs in some neighborhoods or on certain streets.

Thanks again for hearing me out on this issue.

Best,

Tom Baty

**From:** [Laura Angel](#)  
**To:** [STR](#)  
**Subject:** STR vs Bolinas Community Plan  
**Date:** Thursday, June 22, 2023 12:48:54 PM

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You don't often get email from [lauraangel340@gmail.com](mailto:lauraangel340@gmail.com). [Learn why this is important](#)

**Bolinas Community Plan forbids Transient Housing!**

Our Community Plan is our Law and the County is obliged to Honor and enforce all the Community Plans. The Country wide vote on violation of San Geronimo Valley Plan Golf Course required, as is this violation that also needs a County wide VOTE.

Laura Angel  
415-306-2380

Scott Miller  
P.O. Box 145  
Dillon Beach, CA. 94929  
(707) 878-2167

June 29, 2023

Marin County  
3501 Civic Center Drive, Suite 308  
San Rafael, Ca. 94903



Re: STR Ordinance Update

Dear Planning Staff and Commissioners,

I previously submitted comments and documentation regarding water shortages in Dillon Beach in response to STR operators' false claims that "Dillon Beach has plenty of water."

The situation may be caused by the proliferation of STR's, but it might be better addressed by water providers and the CDA outside of this process.

It's an issue that differs by community and within a community.

There's not much time before the moratorium expires.

The County doesn't set water rates (but it *does* issue CDP's for wells).

Example 1: Inverness Public Utilities District

During the drought (the new normal), the Inverness PUC enacted water conservation measures that allotted water *per capita*, not per hookup.

Inverness PUC appears to have addressed the issue.

Example 2: Coast Springs Water District (Dillon Beach)

Coast Springs runs out of water on weekends, not weekdays.

Every connection in Coast Springs has an AMI meter ("smart meter").

CalWater (owner of Coast Springs) *could* use dynamic pricing to address the issue with *zero* investment in infrastructure, but they don't seem interested in the idea.

That's where the CDA comes in.

They don't listen to me, but they have to listen to you, because they get some of their water from a well without a CDP (see attached).

Example 3: Estero Mutual (Dillon Beach)

They already got a CDP for a new well to augment supplies.

Residents and Short Term Renters throughout the Coastal Zone would be better served if staff spent their limited time and resources addressing other STR issues before the clock runs out.

*Then* we can work on Coast Springs' water shortages.

Sincerely,

**Scott M.**

## Where there's a well, there's a way.

The Coast Springs water system in Dillon Beach is owned and operated by CalWater. Coast Springs experiences water shortages on weekends. CalWater purchases water from outside sources to meet increased weekend demand. Every water connection in the Coast Springs system is equipped with an AMI meter that tracks and records water use by the hour. Cal Water *could* implement dynamic pricing to financially incentivize water conservation, reduce the need for water purchases, and fund purchases.

Some of the supplemental water comes from Dillon Beach Resort. Dillon Beach Resort's well was developed without a Coastal Development Permit. Dillon Beach Resort and CalWater both benefit from the unpermitted well.

Dynamic pricing *could* be required as a condition of the well CDP.

Marin County *could* require a CDP through an enforcement action (i.e. no more selling water from the well until there is a valid CDP.)

The California Coastal Commission *could* require the County to require a CDP if CalWater, DBR, and Marin County continue to do nothing.

### Action Plan:

1) CalWater enacts Dynamic Pricing.

### Alternative Action Plan #1:

- 1) Marin CDA requires a CDP to sell water from the well.
- 2) CDA requires dynamic pricing as a condition of the CDP.
- 3) CalWater enacts Dynamic Pricing.

### Alternative Action Plan #2:

- 1) CCC requires Marin CDA to require a CDP to sell water from the well.
- 2) Marin CDA requires a CDP to sell water from the well.
- 3) CDA requires dynamic pricing as a condition of the CDP.
- 4) CalWater enacts Dynamic Pricing.

### How Dynamic Pricing Would Work:

Water would cost more on weekends.

Weekend water users creating the higher demand would pay higher prices.

Residents could choose to do their laundry and watering during the week when rates are lower.

There would be no differentiation between types of weekend water users.

Rates would be directly tied to costs, not visitor vs. resident.



**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org)  
**To:** [STR](#)  
**Subject:** Str  
**Date:** Friday, July 28, 2023 8:24:46 AM

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Sandra Buckley with email address [sandrabuckley@att.net](mailto:sandrabuckley@att.net) would like information about:

The delay regarding str's is unreasonable.

You have all the data you need.

I have been subjected to poverty because of this moratorium.

I'm 70 yrs old, sold everything I had to buy my own home , as a single woman.

I have been an rn, and a professor. Neither afford a decent retirement income, as there were no unions or retirement for nurses.

My social security is \$300/mo.

I planned on renting out a bedroom I have in my owner occupied home, occasionally, to pay my extraordinarily high taxes. My neighbors, those opposed to str, do not pay those taxes as they have owned for so many years, it's minimal.

My neighbor, who doesn't live in bolinas, has an arbnb that he rents everyday, for \$300/ night.

He's making \$9000/mo. The place is a mess.

He uses it as a business, and we never see him.

The supervisors need to represent seniors, single old women, who are contributing to the community, and live on fixed incomes!

Expedite your decision! I am facing selling my home!

**From:** [sierra.dierks](mailto:sierra.dierks)  
**To:** [STR](#)  
**Subject:** STR  
**Date:** Friday, June 23, 2023 5:27:08 PM

---

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

To whom it may concern,

I have lived in the small town of Bolinas for 30 years and I have watched the progression of short term rentals and their impact on this community.

I can say with certainty that STRs have had the single greatest negative impact on this town than any other factor in these 30 years.

The declining school rates, lack of affordable housing, minimal available long term rentals, community division, and housing owner-community disconnect are just a few of the issues it has generated.

On a more personal level I have watched local workers scramble to make ends meet, countless families lose their long term housing for fast sales for STR investment, combined grade levels and depleted sports teams or activities in the schools, and the dream of buying a home for myself or anyone I grew up with disappear all together.

The way in which these impact a community on a larger level is heartbreaking and the town I once knew is shattered. There needs to be an end to short term rentals. Major regulatory changes is a minimum to solving this issue before we lose the town all together. It is past time that this issue was addressed. Please for the community and future of Bolinas end short term rentals so that families can stay together and afford to live here once again. It shouldn't be a town only for the wealthy beach goers but a thriving community it once was.

Thank you for your time, compassions, and willingness to listen to the needs of this town.

Best regards,  
Sierra

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**From:** [Steve Trivelpiece](#)  
**To:** [STR](#)  
**Subject:** STR's  
**Date:** Sunday, June 25, 2023 8:19:01 AM

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[You don't often get email from [stevetrivelpiece@yahoo.com](mailto:stevetrivelpiece@yahoo.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Short term rentals have all but destroyed the community in Bolinas. My family and I are lucky enough to have housing associated with my position at Audubon Canyon Ranch but countless friends and family have been forced to move elsewhere due to the lack of affordable housing. These are people who were raised in this community. who wish to raise their own children in their home towns. people who volunteer at the school and fire department. Who work in the local shops and store. People who grow the food and tend to the gardens or repair the homes. It is heartbreaking to see the lives and dreams destroyed so that someone can breeze in for a weekend and enjoy this “quaint and colorful little beach town”. Enough is enough!

Steve Trivelpiece

**From:** [Nicole Skibola](#)  
**To:** [STR](#)  
**Subject:** Strongly Oppose STRs  
**Date:** Saturday, June 24, 2023 7:31:07 PM

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

Dear Marin County leadership,

My name is Nicole Skibola and I am a Bolinas resident, artist and small business owner. I moved to Bolinas five years ago after living for nearly a decade in New York. I am originally from Marin County and was drawn to Bolinas' eclectic creative community. In the past five years I have lived in three different locations and was forced to move from the first two involuntarily. I have never experienced the degree of housing insecurity that I have living in west Marin. It is far worse than anything I experienced living in San Francisco or Brooklyn for many years.

I live downtown on Brighton Avenue next to the beach and on any given evening it is a total ghost town. Most of the houses near me are vacation rentals which are bustling on the weekends and are totally dead at night during the week. I have witnessed family after family being forced to leave this town because they cannot find a place to live. I myself live in 240 ft<sup>2</sup> and I have been searching for a larger place to live for over three years now.

Short term rentals are destroying our community. I have heard of countless homes that could be occupied by single, double or even families but these have been kept empty 90% of the time because homeowners seem to find it to be more lucrative to rent to short term renters despite the dramatic cost to our community. Within five houses either side of my residence there are multiple empty homes and ADU's which could easily accommodate full time residents.

The fact is that if we let it run its course rampant capitalism will squeeze every penny that it can out of this community. I do not want to live in a community that is filled with second and third and fourth homes owned by billionaires that are sitting empty. What a travesty to lose this incredible community of artists, writers, poets, intellectuals and elders who have made Bolinas (and West Marin) One of the most incredible places in the world.

Please help us take back control of our community. Please move to ban short term rentals.

Nicole

--

Nicole Skibola, Co-Founder  
+ 1 415 328 1053  
[nicole@cosmicview.com](mailto:nicole@cosmicview.com)

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Cosmic View is a values-driven, women-owned and operated company devoted to supporting small farms and the craft cannabis movement.

**From:** [Anne Sands](#)  
**To:** [STR](#)  
**Cc:** [gqubbins@bolinaslandtrust.org](mailto:gqubbins@bolinaslandtrust.org)  
**Subject:** STRs in Bolinas/Dogtown area  
**Date:** Wednesday, June 21, 2023 5:36:46 PM

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

Dear STR staff,

Thank you for tackling this sensitive issue.

My feeling is that people who do not live in the home they purchase in West Marin as STR investments should not be allowed to do so..

Homeowners who live here and have an apartment or second unit that could be rented short - term, should be encouraged to consider a full time tenant.

If a homeowner lives here and decides to rent an apartment or second unit as a STR, the homeowner should be required to be on the property anytime the STR is rented and to be available to monitor the renters and respond to any complaints from neighbors.

I live in Dogtown/Bolinas. I have an apartment that I rented as an STR for several years and decided I would rather have a full time tenant. My tenant has been here for 12 years and I am delighted. The rental income supplements my Social Security and allows me to stay in my home. It is much less work than an STR and it is nice to have her on the property. We look out for each other while still respecting each other's privacy.

I suggest that if an entire house is being rented Short Term while the homeowner is away, then the homeowner should have a 24/7 Property Manager available to monitor the site and be sure renters are being considerate of the neighbors regarding noise both inside and outside. This property manager must have a cell phone or other means of being contacted and all the immediate neighbors should have that number in order to call if anything illegal (fireworks, drugs, etc) or annoying (loud noise) is going on.

Looking at the percentages of housing being used as STRs in various West Marin villages, it is clear that the Dillon Beach and Bodega Bay areas are dominated by STRs. Traditionally those villages have been vacation destinations. I am not sure how you would reduce those rentals, or if you should.

In Bolinas, and other villages in West Marin with lower %STRs, I encourage a limit be placed on the number of STRs somehow, and that NO one can buy a home solely as a rental investment for STRs.

Respectfully,  
Anne

*Hope is being able to see that there is light despite all of the darkness.*

*-Desmond Tutu*

Anne Sutherland Sands, Manager  
Woodville Ranch in Dogtown  
5755 Highway One  
Bollinas, CA 94924  
415.868.1618 Landline  
415.847.0678 TEXT only  
[annedogtown@gmail.com](mailto:annedogtown@gmail.com)

**From:** [Andrea Densmore](#)  
**To:** [STR](#)  
**Subject:** STRs  
**Date:** Thursday, June 15, 2023 8:00:33 AM

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[You don't often get email from annypan3@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Greetings STR Committee,

STRs have gutted Bolinas. The ongoing plight of longtime local working families having no rental options is increasingly a daily concern.

I favor the town by town, nuanced approach: let STRs remain in places where the livelihoods of the locals depend on it as a business. In Bolinas, where the work force has nowhere to live however, the current situation must change or there will be no village.

Thank you for expansive, creative thinking in designing a plan that caters to the respective communities.

Good luck!

Andrea Densmore

**From:** [judith shaw](#)  
**To:** [STR](#)  
**Subject:** STR"s  
**Date:** Thursday, June 22, 2023 8:04:09 AM

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[You don't often get email from [judithshaw1935@gmail.com](mailto:judithshaw1935@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

They are devastating our community....folks who shouldn't be here are BLIND renting for a week or two, getting here and discovering it is not Easthampton (NY) but just a plain place with minimal options other than the beach.



**From:** [gopherrefuge@sbcglobal.net](mailto:gopherrefuge@sbcglobal.net)  
**To:** [STR](#)  
**Subject:** STRs  
**Date:** Wednesday, June 21, 2023 7:28:11 PM

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You don't often get email from [gopherrefuge@sbcglobal.net](mailto:gopherrefuge@sbcglobal.net). [Learn why this is important](#)

To Dennis Rodoni, all supervisors, and staff,  
I would like to see a 5% cap in STRs in West Marin. LLCs should not be able to run STRs, since they have no stake in the communities that they are destroying. A sunset clause is also a necessity, so this can be reevaluated in, say, 5 years. Please help us save our towns and decimated schools.

As you know, in a democracy, citizens should hold more sway in their futures than money.

Thank you for considering the voices of your voters.

Susie Stewart, Bolinas

**From:** [Stu Art](#)  
**To:** [STR](#)  
**Subject:** support for limiting short term rentals in Bolinas  
**Date:** Thursday, June 15, 2023 3:28:20 PM

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

My community is fragile.  
and needs help  
short term rentals have some merits  
but need to be strictly limited  
otherwise the community gets hollowed out  
by commercial interests  
Help save Bolinas and West Marin  
vote yes on stricter restrictions  
thank you, Stuart Chapman, Bolinas

**From:** [Tina Ann](#)  
**To:** [STR](#)  
**Subject:** there are NO rentals in Bolinas, STRs guilty  
**Date:** Friday, June 23, 2023 3:40:44 PM

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You don't often get email from 8tinaann@gmail.com. [Learn why this is important](#)

I have been given notice at the rental I've been living in for 15 years.

In the time I've been living in Bolinas, since 1989, I have watched long-term rentals for locals disappear into Airbnb or VRBO. I have seen more and more houses bought by investment companies of various sorts, only to be STRed.

Of course, no one wants the senior who rents a room in their house, or in an ADU or a JADU not be able to, thus risking their ability to stay here. The County needs to require an on site resident for STRs.

thank you  
Tina Ann  
p.o. box 265  
Bolinas 94924  
(415) 868-2523

**From:** [Susanna Henderson](#)  
**To:** [STR](#)  
**Subject:** West Marin neighborhoods  
**Date:** Thursday, July 6, 2023 2:08:30 PM

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You don't often get email from sanohend9@gmail.com. [Learn why this is important](#)

I have lived here 50 years and in a small neighborhood with a dirt road where 6 of the 9 houses have been owned by the same people!!

I strongly feel the need for homes *to be lived in*, not made empty and then put in the hands of profit generators.

However, I still would want to welcome travelers, and wish we had a large affordable hotel to put them all into.

Susanna Henderson  
19 Buena Vista Road  
Point Reyes Station.

**From:** [Koré D'Abравanel](#)  
**To:** [STR](#); [Rodoni, Dennis](#)  
**Subject:** West Marin STR Public Comment  
**Date:** Thursday, June 22, 2023 4:32:24 PM

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Short term rentals impact the community by decreasing affordable housing, increasing transient tourists and creating more disparity within the community.

If the trend continues, it will create artificial upscale resort communities in West Marin that only the wealthy can afford.

We will be creating another “Montecito” that caters to the rich and powerful.

The real beauty of the natural agrarian environment of West Marin will be destroyed.



**From:** [David Kimball](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Sarah Jones](#); [Tejirian, Jeremy](#); [Lacko, Leslie](#)  
**Subject:** West Marin Residents for Housing - STR Position Paper  
**Date:** Thursday, July 20, 2023 11:00:27 AM  
**Attachments:** [WMrFH Position Paper 071923.pdf](#)

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TO: Kathleen Kilgariff, Sarah Jones, Jeremy Tejirian, Leslie Lacko and Marin County Planning Commissioners  
FROM: West Marin Residents for Housing  
DATE: 7/20/23

*West Marin Residents for Housing* is a group of West Marin residents, business people and civically engaged community members from across coastal West Marin concerned that Short Term Rentals (STRs) are not being sufficiently regulated to insure the continued viability of our coastal communities.

Our group has been meeting weekly since December 2022 to gather input from concerned local residents, research STR ordinances in California's coastal zone, and ultimately draft a proposed set of revised STR terms for consideration by the County's Community Development Agency. We understand that the Planning Staff will first present their draft update to the Planning Commission and then the Board of Supervisors.

Attached is a three page position paper summarizing our work over the past several months. We hope you will consider it in formulating the County's new STR regulations. This is a complex, nuanced issue and the actions that the County take now will have lasting impact on the future health and viability of our coastal villages and the life we all value.

David Kimball  
for *West Marin Residents for Housing*

*West Marin Residents for Housing:*  
Maureen Cornelia, Inverness  
Carolina Dutton, Marshall,  
David Kimball, Bolinas  
Ruth Kantor Lopez, Point Reyes Station  
Jorge Martinez, Point Reyes Station  
Eoin McMillan, Bolinas  
Leila Monroe, Bolinas  
Harriet Moss, Stinson Beach  
Susan Scott, Inverness  
Don Smith, Bolinas

Andrew Zlot, Point Reyes Station

## **To Marin County Board of Supervisors and Planning Commission**

### **Short Term Rental Position Paper - West Marin Residents for Housing**

#### **Who We Are**

*West Marin Residents for Housing* is a group of long-term residents, business owners, and civically active community members from across coastal West Marin. We came together to understand the effect Short Term Rentals (STRs) are having on our West Marin communities and have undertaken significant research to inform a proposed set of regulations that we believe are fair, balanced and will create long-term viability for the coastal communities.

In 1973, Marin County adopted the Marin Countywide Plan, a bold move that created A60 zoning to protect Marin's rangelands from the economic pressure of conversion to higher-value commercial exploitation. Today's threat of unchecked conversion of residential parcels to short term rentals is of equal consequence as the earlier threat to Marin's agricultural land. It's now time for Marin County to take a similarly bold move to protect West Marin's limited pockets of residential housing from the pressure of conversion to commercial STR lodging.

#### **The Problem: Loss of Housing, Community and Historic Character of Coastal Marin**

- Our communities have seen a substantial loss of full-time residents, forced to leave in large part due to the rapid proliferation of STRs.
- STR's designed to compete with hotels are contrary to the intent and appropriate use of residential housing.
- The Marin County Local Coastal Program emphasizes the essential role of small-scale agriculture and the proximate ag-worker housing it requires; the importance of protecting affordable housing; a directive to "discourage the conversion of residential to commercial uses in coastal villages"; and the need to regulate STRs.<sup>1</sup>
- The price of housing (purchase and rental) has dramatically risen to such a level that it is impossible for individuals and families of moderate means to purchase homes or afford rents.
- This has resulted in a labor shortage, adversely affecting our schools, fire departments, medical providers, utility districts and local businesses.
- The viability of our communities is at risk.

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<sup>1</sup> Marin County Local Coastal Program Land Use Plan, Adopted by the Coastal Commission, February 6, 2019 at pgs 9-10, 53, 75 - 77.



## **The Cause: Residential Areas Are Being Commercialized**

- STR operators such as Airbnb, VRBO, Lodgify, Vacasa and Pacasa are capitalizing on the lack of regulation in West Marin enabling individual and commercial real estate investors to acquire residential properties and turn them into STRs, creating mini-hotels in residentially-zoned areas.
- Corporate investors are realizing huge profits by operating in residential neighborhoods:
  - *Airbnb reports that “2022 was another record year ... revenue of 8.4 billion grew 40% ... and free cash flow grew \$3.4 billion year over year”<sup>2</sup>*
  - *“Now some of the biggest names in commercial real estate are ... turning short term rentals into long term investments”<sup>3</sup>*
- Home equity wealth is being transferred out of West Marin communities, as non-local investors buy up the housing stock.
- Aggressive marketing of STRs to homeowners by on-line commercial agents tout the high profitability of STRs.
- Enabled by the promise of STR income to pay high returns, STR investors invariably outbid primary-home buyers, artificially raising the price of real estate throughout the market.
- Realtors and homeowners have testified in recent CDA listening sessions that “homes have been devalued by the STR moratorium,” providing anecdotal evidence that STRs increase home prices. The revenue generated from STRs can be many times greater than long-term rent.

## **Analysis: West Marin Is At a Tipping Point**

- At least 16% of parcels in the Coastal Zone are being used as STRs. Countywide, 71% of STR licenses are in West Marin, while only 1% are in East Marin.<sup>4</sup>
- In most West Marin villages, long-term rental housing is severely limited. In Stinson Beach, where STRs make up 31% of housing stock, there are virtually no long-term rentals advertised, either formally or through the grapevine.
- Sustainable and viable communities need long-term residents, young families and essential workers. These residents staff the utility districts, school districts, emergency and senior services, boards and local businesses.
- The Bolinas Community Land Trust (BCLT) has 320 applicants (more than 600 persons) waiting for housing. The average annual household income of those waitlisted is \$57,200 while county-wide average annual household income is \$121,200.<sup>5</sup>
- Driven by profit potential the conversion of housing to STRs is accelerating across the country. Strong regulation is necessary to stop this trend and retain residential

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<sup>2</sup> Airbnb Q4 & 2022 Annual report

<sup>3</sup> <http://www.multihousingnews.com/opening-the-door-to-short-term-rental-investing/>

<sup>4</sup> Staff Report to the Marin County Planning Commission, June, 12, 2023

<sup>5</sup> Source: Bolinas Community Land Trust

housing in our communities. Once gone, residential neighborhoods will be very difficult to restore.

- Many California coastal jurisdictions have implemented strong STR regulations. Importantly, many approaches to STR regulation have been approved by the California Coastal Commission and withstood court challenges.
- These regulations have included STR caps as low as 1% in residential areas. Notably, the City of San Diego did not grandfather existing licenses.

### **Our Proposal: Achieving Long-Term Housing Viability**

We propose that the following specific regulations be included in any new STR ordinance:

- a) Licensee must be a “natural” person (i.e. not a corporate entity).
- b) Only one license per natural person.
- c) Set village-specific caps to achieve an overall average reduction of STR licenses throughout the West Marin Coastal Zone to 50% of current levels (568 to 264).
- d) Sunset existing and future licenses in two years and adjust numbers to the village caps.
- e) Require that all STR units meet health and safety standards for licenses.
- f) Grant licensing priority to properties “hosted” by primary residents who live full-time on site. Consider secondary priority to longest-running operators in good standing.

### **Your Vote Has Substantial and Lasting Consequences**

We are asking for your vote to reverse the current excessive presence of unhosted Short Term Rentals in Coastal West Marin. We urge you to pass a balanced and comprehensive STR ordinance that will return homes to the long-term housing stock. **We believe that homes should be lived in, not monetized, and that communities need long-term residents to thrive.**

West Marin Residents for Housing:

Maureen Cornelia, Inverness  
Carolina Dutton, Marshall  
David Kimball, Bolinas  
Ruth Kantor Lopez, Point Reyes Station  
Jorge Martinez, Point Reyes Station  
Eoin McMillan, Bolinas  
Leila Monroe, Bolinas  
Harriet Moss, Stinson Beach  
Susan Scott, Inverness  
Don Smith, Bolinas  
Andrew Zlot, Point Reyes Station

July 7, 2023

To: Dennis Rodoni  
Supervisor, District 4, County of Marin  
Cc: Fernando Baretto, Kathleen Kilgariff

From: West Marin Housing Collaborative

Dear Dennis,

The member organizations of the West Marin Housing Collaborative are writing with one voice to express our concern about the proliferation of short-term rentals across the West Marin region. We applaud and appreciate the expertise of County planners working on this issue, and also acknowledge the thoughtful and carefully researched policy platform put forward by the West Marin Residents for Housing, accessed [here](#).

As West Marin housing organizations rooted in our communities that have always had tourist-serving facilities and lodging, we understand the complexity of this issue. But we feel strongly that the unchecked proliferation of short-term rentals has, and continues to, negatively impact the historically diverse economy of West Marin. The increased commercialization of home spaces has substantially diminished the housing available to local workers, local farmers and artists, seniors and families. This unfortunate trend, combined with home prices that are out of reach for most locals, contributes to the hollowing out of our villages, changing the character of the place we love, and the place tourists love to visit.

Member organizations of WMHC are all directly involved in creating local housing - and see first-hand that we cannot "build our way out" of our housing crisis. In West Marin, the cost of development, the cost and timeline to meet regulations as well as funding requirements, and the delicate nature of our beautiful coastal environment are the high-challenge realities we deal with every day. These challenges dictate that we work almost entirely within existing housing stock to remodel and preserve residential homes for our current and future community. In addition to eliminating local housing stock, the growing economy of STR's also impacts the ability of WMHC organizations to get their work done. This happens when high-capital acquisition, rehab, and maintenance of homes for short term rentals drives up the prices for housing acquisition, rehab, and maintenance for everyone else - including WMHC members that already have a significant fundraising lift for each unit we develop annually.

Finally, we implore the County of Marin to implement a policy that has the total effect of reducing the number of short-term rentals over time, rather than simply putting a cap on them. Why? Every community in West Marin has experienced substantial displacement in recent years given our housing market conditions. Bolinas Community Land Trust, for example, has more than 600 people, most of whom are local, on its wait list for housing. As more and more housing is used for STR's, there is simply not enough for long term residents. West Marin still has the hotels and historic bed and breakfasts it is known for; and we know short term rentals will continue to exist.

But it's time to restore balance for the benefit of everyone who loves West Marin, and everyone who calls West Marin **home**.

Sincerely,

Annie O'Connor, Executive Director  
Bolin Community Land Trust

Pam Dorr, Executive Director  
Staff of Community Land Trust Association of West Marin

Chris Harrington and Harriet Moss  
Stinson Beach Affordable Housing Committee

Hal Russek, Executive Director  
Two Valleys Community Land Trust

Kim Thompson  
Coordinator, West Marin Housing Collaborative