

## MEMORANDUM

**TO:** Marin County Planning Commission  
**FROM:** Kathleen Kilgariff, Planner  
**DATE:** October 19, 2023  
**RE:** Short Term Rental (STR) Ordinance Update Workshop

This memorandum provides additional correspondence received for the STR Workshop, which were received after the Staff Report was completed on October 11, 2023. Staff received over 150 public comments as of 12pm on October 19, 2023, and they are included in Attachment 1.

### Attachment

1. Public Comments

**From:** [Yeshi Neumann](#)  
**To:** [PlanningCommission](#); [Rodoni, Dennis](#); [Kilgariff, Kathleen](#)  
**Subject:** Draft STR regulations - Please Vote NO! Thank you  
**Date:** Wednesday, October 11, 2023 9:00:42 PM

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Dear Marin County Planning Commission, Ms. Kathleen Kilgariff, and Supervisor Dennis Rodoni:

I write in opposition to the County's draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

**With no rationale nor data** to support the draft regulations, it is evident that the draft regulations will greatly impact visitors to the region. By reducing housing options for visitors, the county is inadvertently reducing visitor access to the coast and parklands.

**For the visitors, the draft regulations will limit access and raise the cost of available lodging** for those wishing a deeper experience in the region. The regulations go beyond the moratorium by decreasing the number of vacation homes available to families visiting the region. GGNRA is the most visited national park in the Nation. PRNS had over 2.3 million visitors last year. Vacation rentals are already limited. Fewer vacation homes, means fewer visitors to the coast and parks.

**For the County, the regulations will limit economically feasible lodging** for visitors who come to experience the nearby public land. A multi-family home is more cost-effective for a family than renting multiple single rooms in a hotel. In addition to allowing a family to experience the national parks more deeply, these homes give visitors an authentic experience in unique communities throughout West Marin. These limits will result in limiting visitor's access to affordable housing on the coast.

**For the homeowner, the regulations are costly, burdensome, and possibly unattainable.** The unprecedented 11-pages of detailed restrictions and requirements will all but ensure compliance failure among a substantial number of homes and result in less lodging to visitors. For those few that can comply, the time and expenses associated with gathering the documentation, additional services, and the annual inspections will lead to a large increase in the overall costs of operation, which will result in increased nightly rates for visitors to the region.

**Overall, these regulations will make homeownership more costly and out of reach for more people—visitors and residents alike.** West Marin has always been a community with large numbers of vacation homes used in part as short-term rentals for generations. Renting one's second home for others to use for vacation purposes has also been a means by which many local people are able to live permanently in West Marin during their retirement years. Limiting people's ability to rent their homes, or cottages and in-law units that have been rented for many years on a part-time basis, reduces their ability to achieve homeownership.

Please vote no on the draft regulations and help stop the County's misguided effort to limit visitor access to the region's public lands.

Sincerely,  
Yeshi Neumann  
Muir Beach  
Yeshi Neumann, *Certified Nurse Midwife, MPH MA*  
[www.mindfulfamilycircles.com](http://www.mindfulfamilycircles.com)

**From:** [Angela Calpestri](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 11, 2023 6:16:15 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Angie Calpestri

Address: PO Box 752, Bolinas, CA 94924

Email:[cbsolution@att.net](mailto:cbsolution@att.net)

**From:** [Jacqueline Patterson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 11, 2023 6:17:20 PM

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Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,  
Jacqueline Patterson  
140 Maple Road PO Box 846 Bolinas, CA 94924  
[medicalmaryjane@gmail.com](mailto:medicalmaryjane@gmail.com)

Sent from my iPad

**From:** [Jane Curtis](#)  
**To:** [STR](#)  
**Subject:** unhosted/investor-owned STRs  
**Date:** Wednesday, October 11, 2023 8:23:21 PM

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I am unable to attend the Planning Commission hearing on Mon Oct 23rd, so I am writing to express my views. I am strongly in favor of reducing the number of unhosted short-term rentals in West Marin. I understand the value of hosted STRs as providing income for local residents and encouraging visitors to our area. However, I would like to see investor-owned and unoccupied homes which provide income sources for companies/corporations with no personal connection to the community be severely limited or even gradually banned. Please count my voice in your decision-making.

thank you

Jane Curtis  
51 Carmencita Ave  
Point Reyes Station  
[jcurtis.jane@gmail.com](mailto:jcurtis.jane@gmail.com)

**From:** [Eoin McMillan](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** STR Draft Regulation feedback (West Marin Resident)  
**Date:** Wednesday, October 11, 2023 10:51:18 PM

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Dear Dennis, county staff, and supervisors,

Overall, I like where the STR draft ordinance is headed, and commend the efforts of county and staff.

My main concern is that the lack of an STR cap below present levels does little to prune back the excess proliferation of STRs that has happened in recent years, and entrenches their negative effects in perpetuity. Unfortunately, what the ordinance as proposed would allow is a recycling effect from one STR owner to the next, but no real underlying adjustment back to a healthier baseline.

Here is how it could be improved:

- **Goal** with a **timeline**: “Reduce the total number of STRs in West Marin to half present levels within X number of years”.
- **Mechanism**: Increased hosting & safety requirements + prioritization of STR licenses in the following order: hosted stays, then stays at properties owned by primary residents, then longest operating.
- **Review cycle**: bi-annually, by the county and a community working group to ensure that the ordinance is moving towards meeting the goal, within the timeline, and without any excessive/unintentional consequences.

The reason I propose the “goal”, “mechanism”, “feedback loop” framework is that it plants a flag that aligns with a supermajority of West Marin residents and orients towards their will. Namely, that STRs are generally problematic and too-numerous, and should be reduced in number. A timeline to achieve this goal allows for a more graceful tapering off for commercial and County interests (TOT), while providing space for a transition that can support and maintain non-resident access to Coastal Marin through alternate means. The review cycle accepts that no policy is perfect, and adjustments will need to be made.

I hope we can all keep sight of the bigger picture here: Non-resident access to Coastal Marin should be supported and celebrated. Meanwhile, residents should not have to compete against commercial STRs in our housing market. These two goals are not mutually exclusive, and a reduce-by-half STR ordinance does not preclude their co-existence.

Thank you for all the work and consideration you're all putting into this, and have a great partial eclipse this Saturday morning.

— Eoin

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[@mccoin](#)

Eoin McMillan | [eoin.me](http://eoin.me) |  
*miseris succurrere disco*



**From:** [Melissa Bloom](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 8:08:14 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Melissa Bloom

Address: 31 Mesa Rd.

Email: [melissa@jbloom.com](mailto:melissa@jbloom.com)

**From:** [evan.wilhelm](mailto:evan.wilhelm@gmail.com)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 8:43:39 AM

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Thank you for your consideration,  
Name: Evan Wilhelm  
Address: 145 Birch Road  
Email: [evanawilhelm@gmail.com](mailto:evanawilhelm@gmail.com)

Sent from my iPhone

**From:** [Alana Lowe](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 8:49:32 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Alana Lowe  
231 elm rd, bolinas

—  
Alana Lowe  
415.939.4099

**From:** [Van Waring](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [planningcomission@marincounty.org](mailto:planningcomission@marincounty.org)  
**Subject:** Houses Should be Homes (West Marin Resident)  
**Date:** Thursday, October 12, 2023 8:52:15 AM

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Dear Planning Commissioners and Supervisors,

I am a Bolinas/West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years.

My husband and I both have local jobs and local housing (for now) which is extremely rare out here and would become even more impossible with your proposed ordinance for STRs.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. **Please make the right decision and do the work for the people that live and work in this community!**

Thank you for your consideration,

Vanessa Waring  
PO Box 732  
Bolinas CA 94924

**From:** [asia thorpe](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:01:46 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Asia Thorpe  
Address: 201 mesa rd Bolinas, Ca 94924  
Email: [asiat22@hotmail.com](mailto:asiat22@hotmail.com)

Sincerely, Asia Thorpe

**From:** [Suraya Brendel](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:10:03 AM

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Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,

Name:

Address:

Email:

Suraya Brendel

**From:** [erin barker](#)  
**To:** [STR](#)  
**Subject:** PRIORITIZE REAL HOMES OVER VACATION RENTALS  
**Date:** Thursday, October 12, 2023 9:31:20 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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PS. SHORT TERM RENTALS HAVE ALMOST ENTIRELY DESTROYED THIS TOWN. its impossible to afford to live here because landlords can make more from short term rentals. its impossible to FIND housing because most homes are short term rentals or not used at all.

Thank you for your consideration,

Name: erin barker

Address: 375 overlook dr. unit B #271 bolinas ca 94924

Email: [ebarker133@gmail.com](mailto:ebarker133@gmail.com)



**From:** [Eleanor Bagley](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:36:27 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,

Name: Eleanor Bagley Suda ( 3rd generation resident of west Marin)  
Address: 534 Overlook Drive, Bolinas Ca 94924  
Email: ellebagley@gmail.com

**From:** [Dan Suda](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:36:31 AM

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Thank you for your consideration,  
Name: Dan Suda  
Address: 534 Overlook Dr. Bolinas  
Email: [djdsuda@gmail.com](mailto:djdsuda@gmail.com)

Sent from my iPhone

**From:** [gail.greenlees](mailto:gail.greenlees)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR; PlanningCommission](mailto:STR; PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 10:05:27 AM

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In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Gail Greenlees

Address: 600 A. Street, Pt. Reyes Station, CA. 94956

Email: [gail.greenlees@hotmail.com](mailto:gail.greenlees@hotmail.com)

**From:** [Colleen Richardson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Lucan, Eric](#); [Rice, Katie](#); [Sackett, Mary](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 10:13:37 AM

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Some people who received this message don't often get email from [calicookie13@gmail.com](mailto:calicookie13@gmail.com). [Learn why this is important](#)

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Colleen Richardson  
Address: PO Box 974  
Email: [calicookie13@gmail.com](mailto:calicookie13@gmail.com)

**From:** [deborah b. jones](mailto:deborah.b.jones)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR; PlanningCommission](mailto:STR; PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 10:36:59 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Deborah Jones  
70 Overlook Road  
Point Reyes Station CA 94956  
[Debbyjones@aol.com](mailto:Debbyjones@aol.com)

**From:** [Chloe McCollum](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 10:46:42 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name:

Address:

Email:

Sent from my iPhone

**From:** [Peggy Day](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 10:57:11 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident, and a constituent of Dennis Rodoni, who is deeply concerned about the number of residential properties that have been commercialized and turned into short-term rentals (STRs) over the past five years. I've lived here for 50 years and have many many stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages and existing campgrounds, motels, and B&B's are more than enough to serve visitors. This would return the number of STRs to 2018 levels.

With this ordinance, you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

I appreciate your consideration,

Peggy Day, Grandmother to 7 West Marin residents  
DarkSky West Marin:  
PO Box 1131, Point Reyes Station, CA 94956  
[Daynurse@gmail.com](mailto:Daynurse@gmail.com)

**From:** [Chris Anderl](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Short term rental perspectives from Marin 26 year renter, 2 year owner  
**Date:** Thursday, October 12, 2023 11:10:52 AM

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Dear Planning Commissioners and Supervisors,

Here are my thoughts as 26 year Renter and 2 year Owner in West Marin:

As a former 26 year Marin renter, and now 2 year home-owner who can barely afford my mortgage, property taxes, and insurance on my Inverness home, I have a different perspective for you to consider in regard to the Short term rental situation. I completely agree that Marin and Sonoma desperately need more affordable, below market rate rentals. I had lived in substandard, over-priced rentals of varying sorts in Marin for 26 years. Two years ago when I had the great good fortune (but also great responsibility and burden) of being able to buy the place I've rented for 16 years, I went ahead, even knowing all the flaws and issues with the house, and knowing that I'd barely be able to afford it, to have some sense of housing security. So when you lump ALL owners who would like to supplement their income to pay for the EXORBITANT costs of OWNING (particularly when bought in the past 5-10 years) with occasionally renting out a room or their entire house for a few weeks or months per year, I think you are missing the point that each owner has their own particular situation and needs. We home-owners are NOT all super rich, absentee owners. If you bought your house many years ago in Marin, perhaps you (and others) can't quite relate to how stretched some of us are just being able to cover OWNERSHIP.

I'm sure I'm not alone when I also feel that I do not want a full-time roommate, nor do I have an ADU (nor want one, as I greatly value my privacy and space), and so those who are pushing the county to legislate against ALL home-owners how they see fit for homeowners to use their own, hard-earned property does not come across well to many home-owners. It comes across as authoritarian over-reach, actually, for a government to be telling private home-owners how they are allowed to use their own homes. Why not put more of your well-intentioned good energies into lobbying the County to CREATE MORE AFFORDABLE HOUSING INSTEAD?!?

I understand feelings toward ABSENTEE owners doing short-term rentals in our community, but I would argue that you are not going to turn most of those into longer-term rentals even if you're successful lobbying the County for greater restrictions. Many owners are simply not interested in EVER having their second homes rented long term, because they would like to be able to use them as well short term. At any rate, I do hope you realize that many of us owners here in West Marin are NOT absentee, and would appreciate the understanding of the difficulties in affording to be a RECENT OWNER. I also think its good to consider that we do have millions of tourists who would like to visit our wonderful area every year, and they also would like a place to stay.

Chris Anderl, POB 507, Inverness 94937



**From:** [Summer Abdel](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 11:24:14 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Personally, I work in West Marin and have been unable to secure safe, affordable housing for myself, despite being an active member of the community for the past ten years. I am at the verge of moving away from this community which breaks my heart. This is an act of economic displacement and I have had to watch many friends and families relocate.

Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Summer Abdel  
14 Wharf Rd, Bolinas  
[Summermakesgood@gmail.com](mailto:Summermakesgood@gmail.com)

**From:** [Eleanore Despina](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 11:35:06 AM

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Dear Planning Commissioners and Supervisors,

I was really shocked to see your draft proposal allowing an increase in the number of short term rental units in our community. Where are our young people and workers going to live?

Everyone in West Marin has stories of friends, family and neighbors who have had to relocate because their rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live! Housing for locals should be our first concern.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your attention to these views.

Sincerely,  
Eleanore Despina  
PO Box 478, Pt Reyes Sta, 94956  
[edespina10@gmail.com](mailto:edespina10@gmail.com)

Eleanore Despina

Sent from my iPhone

**From:** [Amanda Ross](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Lucan, Eric](#); [Rice, Katie](#); [Sackett, Mary](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 12:18:34 PM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Amanda Ross  
Address: 43 Brighton Ave Bolinas 94924  
[Email:amandarossskincare@gmail.com](mailto:amandarossskincare@gmail.com)

--

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

**From:** [Maile Sivert](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** We need a strong short term rental ordinance  
**Date:** Thursday, October 12, 2023 1:21:53 PM

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Dear Planning Commissioners and Supervisors,

I am a long term renter in West Marin. I have also been trying to buy a home out here for 14 years and have not been able to afford it or have been outbid by second home owners with cash bids. I live in fear of the day my landlord wants to sell and know how hard it will be for me to stay in the community at that time.

I am **deeply concerned** about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Since I have lived here, I have lost many friends, due to them losing housing and having to move to more affordable communities where there are more housing options. Our communities cannot continue to function without places for local workers, school staff, firefighters, families, and seniors to live!

I am the disaster coordinator for my neighborhood. I am one of two full time renters in my assigned area. Two others are second home/part time owners and three are airbnb/vacation rentals. None of those people will be helping in a community disaster. We will be helping them. It takes a community to make West Marin thrive and this capitalist choice to allow second/third/fourth/investors to buy and rent vacation properties out here will ruin the Marin we all enjoy.

The draft STR ordinance is a step in the right direction but it doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision. Please firmly limit Short Term Rentals!

Thank you for your consideration,

Name: Maile Sivert

Address: 12759 Sir Francis Drake Blvd., Inverness, CA 94937

Email: [mailesivert@gmail.com](mailto:mailesivert@gmail.com)

**From:** [Alya Toquinto](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes! (West Marin Resident)  
**Date:** Thursday, October 12, 2023 1:36:43 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. I myself have faced near constant housing insecurity, and have mostly lived in dwellings that do not meet legal requirements for living space (as that is what is available and "affordable"). I cannot tell you the amount of mental and emotional stress I have incurred from not being able to find adequate housing in the community I was born and raised in. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Alya Toquinto  
Address: PO Box 550 Inverness CA  
Email: [alya.toquinto@gmail.com](mailto:alya.toquinto@gmail.com)

**From:** [Barbara](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 1:53:20 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Barbara Gaman  
Address: 24 Kehoe Way Inverness  
Email: [bgaman@hotmail.com](mailto:bgaman@hotmail.com)

Sent from my iPhone

**From:** [Kelly McFarling](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 2:10:15 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. I am personally affected by this right now as I have lost my long term rental and cannot find a place to live here! My husband and I both work here - I teach and he installs internet. To leave this community would mean having to completely unwind our lives. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Kelly McFarling  
Address: PO Box 835 Bolinas, CA 94925  
Email: [kmcfarling@gmail.com](mailto:kmcfarling@gmail.com)

**From:** [Ninaf](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 2:24:38 PM

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Dear Planning Commissioners and Supervisors,

I have been a Bolinas resident for over 50 years. I have become increasingly concerned over the past 5 or so years about the number of residential properties that have been commercialized and turned into short term rentals (STRs). My two sons who have grown up here have been unable to find housing here in their hometown. I have friends who have had to leave town when their long-term rentals have been lost. A community can not function without places for local workers, teachers, firefighters, families, and seniors to live. I understand that short term rentals have a legitimate place in a seaside destination such as ours, but the situation has become untenable. I am appalled to learn that the draft STR ordinance proposes an increase in STR licenses! I have heard that currently 16% of our limited housing stock is devoted to short term rentals. This is too much for our community to sustain.

I urge you to substantially reduce the number of permitted STRs. Other coastal communities have done this, and we deserve the same consideration.

Specifically, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and B&B's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels. Please make the right decision.

Thank you for your consideration,  
Name:Nina Bellak  
Address: 510 Dogwood Rd. PO Box 493  
Email: [ninafrederica@sonic.net](mailto:ninafrederica@sonic.net)

Sent from my iPhone



**From:** [Sierra](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 2:28:16 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Sierra miller  
Address: 210 paradise valley rd  
Email: [sierradierks@gmail.com](mailto:sierradierks@gmail.com)

Sierra Miller

**From:** [Harriet Barlow](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 2:34:57 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

**The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough.** The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., **substantially reduce the number of permitted STRs.**

**In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.**

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Harriet Barlow  
PO Box 265, 3 Los Reyes Drive, Point Reyes Station, CA 94956  
[hsbarlow@outlook.com](mailto:hsbarlow@outlook.com)  
415-663-8834

**From:** [Leanne K](#)  
**To:** [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#); [Rodoni, Dennis](#); [Rice, Katie](#)  
**Subject:** NO MORE STRs!!!!  
**Date:** Thursday, October 12, 2023 3:04:13 PM

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

Dear Planning Commissioners and Supervisors,

I'm a West Marin resident deeply concerned about the growing trend of residential properties being transformed into short-term rentals (STRs) over the past 5 years. We all have stories of friends, family, and neighbors who've had to move because they lost their long-term rentals. The very fabric of our communities is at stake, and we're in danger of losing places for local workers, teachers, firefighters, families, and seniors to call home.

While the draft STR ordinance is a step in the right direction, it lacks the necessary strength and falls short of addressing the issue adequately. The adverse impact of STRs on West Marin's housing crisis is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities simply can't function when 16% of their limited housing stock is being siphoned away.

To make a significant change, we should follow the example of other coastal communities. That means significantly reducing the number of permitted STRs. In the case of the Coastal Zone, I strongly urge you to cut the number of unhosted STRs in half, from 480 to 230. With the existing 108 hosted STRs, we'd still have 338 STRs in our coastal villages, in addition to the existing campgrounds, motels, and BnBs. This would bring the number of STRs back to 2018 levels.

With this ordinance, you have the power to either restore balance in our coastal communities or perpetuate their hollowing out. Please make the right decision.

Thank you for your consideration,

Name: Leanne Kriz  
Address: 210 Laurel Road  
Email: [leannekriz@gmail.com](mailto:leannekriz@gmail.com)

**From:** [Lynn Bagley](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 3:08:28 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half or more, from 480 to 230 or less. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Lynn spalding  
Address: 530 overlook Dr. Bolinas Ca  
Email: [lynnbagleyphoto@gmail.com](mailto:lynnbagleyphoto@gmail.com)

Thanks,

~ Lynn

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: short term rental proposal falls short  
**Date:** Thursday, October 12, 2023 10:23:28 AM

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Public comment.

-----Original Message-----

From: Pamela Ross <[rossgay108@gmail.com](mailto:rossgay108@gmail.com)>  
Sent: Thursday, October 12, 2023 9:23 AM  
To: PlanningCommission <[PlanningCommission@marincounty.org](mailto:PlanningCommission@marincounty.org)>  
Subject: short term rental proposal falls short

[You don't often get email from [rossgay108@gmail.com](mailto:rossgay108@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Planning Commissioners,

We are 20+year West Marin residents deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. You and everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The current draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities have done: substantially reduce the number of permitted STRs. In the Coastal Zone, we urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.  
Thank you for listening to the residents,

Pamela Ross

Charles Gay

60 Drake Summit Rd

Inverness

**From:** [danny.speirn](mailto:danny.speirn)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 3:35:42 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Daniel speirn  
Address: 305 overlook drive Bolinas ca 94924  
Email: [dspeirn@yahoo.com](mailto:dspeirn@yahoo.com)

Sent from my iPhone

**From:** [ChouChou Mora-Lopez](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 4:00:29 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Siobhan Mora-Lopez  
P.O. Box 941  
Bolinas CA 94924  
[choubedo@gmail.com](mailto:choubedo@gmail.com)

Sent from my iPhone

**From:** [ssmurch@gmail.com](mailto:ssmurch@gmail.com)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** West Marin Resident Asking for Decrease in Permitted STRs  
**Date:** Thursday, October 12, 2023 4:01:41 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident and renter who is deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years.

I walk around our town and see the empty houses, devoid of community members, except on occasional weekends and summer months when rented.

Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Sam Murch  
Bolinas, California  
[Ssmurch@gmail.com](mailto:Ssmurch@gmail.com)



**From:** [carol cotton arts](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 4:13:26 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

Thank you for your consideration,  
Carol Cotton  
Bollinas

**From:** [Aniela GOTTWALD](mailto:Aniela.GOTTWALD)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR](mailto:STR); [PlanningCommission](mailto:PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 4:57:35 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Aniela Gottwald  
Address: 465 Ivy Road Bolinas, CA 94924  
Email: [anielagottwald@mac.com](mailto:anielagottwald@mac.com)

Sent from my iPhone

**From:** [Harriet Moss](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Save our residential neighborhoods!  
**Date:** Thursday, October 12, 2023 5:12:37 PM  
**Attachments:** [Screenshot 2023-10-06 at 10.15.16 AM.png](#)

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Dear Dennis, the Board of Supervisors and the Planning Commissioners,

A picture (or in this case, an ad) is worth 1000 words. THIS is why STR's should have been capped 5 years ago when there were literally half the number of unhosted STRs in the Coastal Zone as there are now. This is also the reason that the so-called "West Marin Access Coalition" is so vocal - it has very little to do with visitors' access to the coast, of which there is plenty. Please do the right thing for our West Marin communities and reduce the total number of STR licenses back to the 2018 level, when there were approximately 345\* — as opposed to the 568 there are now or the 676 the draft ordinance proposes as a starting point. This is nothing less than a fight for the soul - and survival - of our coastal villages. Thank you for the time and consideration you will undoubtedly spend on this complicated matter.

\* From Marin County Finance Department records

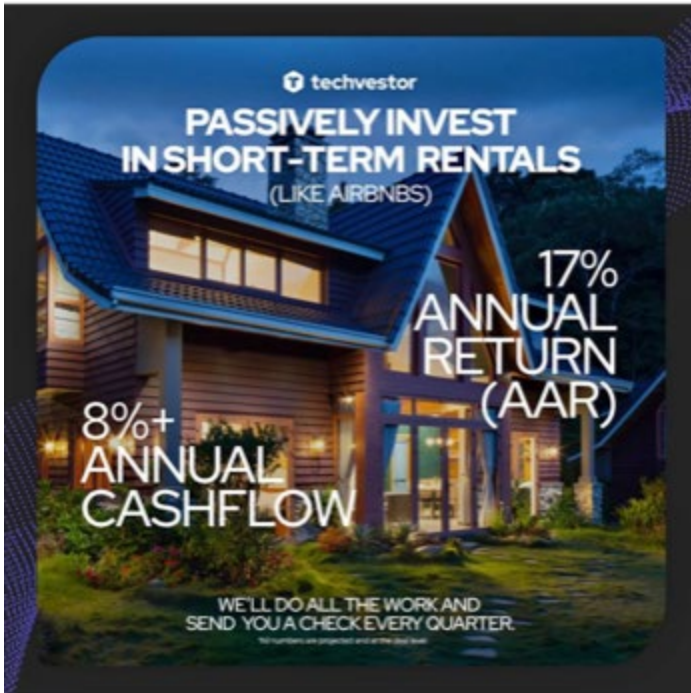


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Harriet Moss  
5 Laurel Avenue  
Stinson Beach, CA 94970  
415-254-3492

**From:** [Cristina di Grazia](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 5:32:00 PM

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Dear Planning Commissioners and Supervisors,

No MORE vacation rentals in West Marin. There's plenty already.

It changes the demographics of our towns and is undermining the stability of long term housing in our communities and lessening kids in local schools.

Thank you for your consideration,

Name: cristina di grazia

Address: 59 Altura Ave Bolinas ca 94924

Email: [cdigrazia@gmail.com](mailto:cdigrazia@gmail.com)

**From:** [Nancy Stein](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 5:52:15 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years.

As a home owner with a legal second unit, I have always rented it to a single person at affordable rates.

I do so because my neighborhood in Inverness Park is one of the rare ones that doesn't have a single STR. Recently, I tried to find an inexpensive weekend lodging for friends coming and I was honestly shocked. Nothing under \$250/night plus a \$100 cleaning fee.

Please don't tell me that STR's are to serve visitors - possibly only very wealthy visitors, and certainly, absolutely no one who doesn't plan a few months in advance. STR's are not only ruining the long term rental market - they are now so profitable that they have knocked out the affordable weekend rentals!

Here is the story of my neighborhood: When I sent out a plea to the neighbors to have a place for a friend, I got 7 replies. Many of these people own second homes. NONE of them have STR's. Not a single one. Not a single person asked me to compensate them.

THAT IS A NEIGHBORHOOD! A place where people know each other well enough to open their doors to each other. Unfortunately, most of us are old, including myself. As these homes sell, I fear the advent of STR's, and corporate entities and investors. I hope to sell myself to someone who will care for the land and the community as I have. Do I have to write this in my deed, because my governmental agencies are themselves beholden to wealthy, private investors who fund campaigns? Believe me, we who live here know that certain greedy realtors are salivating over our lands! We get letters asking us to sell.

This is not a problem exclusive to the California coast - it has happened to every beautiful place world wide. Many many places have outlawed STR's altogether. There is nothing wrong with BnB and people making a living catering to tourists. However, there is a reason that hotels have a concierge. As a landlord, I know there are many things for me to take care of in my rental and I do responsibly. It should not be my job to do that for someone who invests in a property and then isn't here when the pipes freeze or a tree falls.

What happens to the world when only the rich, especially those who rarely visit, are the only people who get to live or visit a national park, a beach, etc.?

Can you see how this is going? Can you see how it defeats the very nature of a democracy by destroying a community?

Why should the people who SERVICE these str's only get to be in them as a house cleaner or gardener?

The current draft STR standards are woefully inadequate!

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be **338** STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Nancy Stein

Address: 56 drakes summit, p.o. bx 28, Pt. Reyes 94956

[Email: nancysteinart@gmail.com](mailto:nancysteinart@gmail.com)

**From:** [Nancy Stein](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 6:01:19 PM

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Dear Planning Commissioners and Supervisors,

I have commented already but wanted to say one more thing.

Why is it that any government agency has to protect the “right” of homeowners to have an existing STR? Obviously, buying property has inherent risks subject to the housing market. Why are those who bought property with the intention of renting it at all suddenly being protected from risk?

Railroads failed. Ranches are being shut down. No one uses a floppy disk and many don't have CD's anymore. Things change, and often they change because they should

STR's NEED regulating. Why should hotels have regulations, standards, concierges, but not STR's?

The following reasonable to me, and I am someone who could have had an STR for the last 20 years but didn't!

---



Thank you for your consideration,  
Name: Nancy Stein  
Address: box 28, 56 drakes summit  
Email: [nancysteinar@gmail.com](mailto:nancysteinar@gmail.com)

**From:** [C Dorinson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 6:26:28 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Cathleen Dorinson  
Address: 45 Viento Way, Pt Reyes Station, CA  
Email: cdorinson@hotmail.com

**From:** [April ginsberg](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 6:47:55 PM

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Some people who received this message don't often get email from [aprilginsberg70@gmail.com](mailto:aprilginsberg70@gmail.com). [Learn why this is important](#)

Dear Planning Commissioners and Supervisors,

I am appalled that the current draft which includes a 20% increase in rentals. This will kill my community and leave long term residence house less. Have you been listening? Or are you influenced by money and the people who care about profit over community. Please open your ears and hearts and make meaningful restrictions on str's!

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
April ginsberg  
430 aspen rd  
Bolinas ca  
Email: [aprilginsberg70@gmail.com](mailto:aprilginsberg70@gmail.com)

**From:** [Kate Elisabeth Gaffney](#)  
**To:** [STR](#)  
**Date:** Thursday, October 12, 2023 7:15:17 PM

---

You don't often get email from kg1622101@berkeley.edu. [Learn why this is important](#)

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Kate Gaffney  
[Kg1622101@berkeley.edu](mailto:Kg1622101@berkeley.edu)

**From:** [Ezra Bowers](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Locals need homes!  
**Date:** Thursday, October 12, 2023 7:23:15 PM

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Dear Planning Commissioners and Supervisors,

My name is Ezra, I've lived in West Marin for over a decade now, and I'm deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. I personally have close peers and friends that have had to relocate because their long-term rental has been lost. Our communities require essential workers, like: store clerks, firefighters, teachers... and they will not continue to function without them. These are the people we are evicting.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Ezra Bowers  
200 Elm Rd, Bolinas  
[ezratobey@gmail.com](mailto:ezratobey@gmail.com)

**From:** [Annie O'Connor](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 8:44:23 PM

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Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,  
Name: Annie O'Connor  
Address: 125 Cedar Rd, Bolinas, CA 94924  
Email: [Annie.s.oconnor@gmail.com](mailto:Annie.s.oconnor@gmail.com)

-

Annie O'Connor  
m: +1.415-858-5401

**From:** [Dana Testa](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:21:14 PM

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Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,  
Name: Dana Testa  
Address: 958 Patricia Way, San Rafael  
Email: [dctesta13@yahoo.com](mailto:dctesta13@yahoo.com)

**From:** [Giovanna Bustamante](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 12, 2023 9:55:37 PM

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Thank you for your consideration,

Name:

Address:

Email:

Sent from my iPhone



October 12, 2023

Tony Ragona  
Windsong Cottage Bed & Breakfast  
Est 1988  
25 McDonald Lane  
Point Reyes Station, CA 94956  
415-663-9695

I own and operate Windsong Cottage Bed and Breakfast which we started in 1988. Back then there were only a few Bed & Breakfast owners.

Firstly, I do support limiting the number of Short Term Rentals.

There are a couple of new requirements in the draft that impact our neighbors who have lived in this community for generations. A few of the new rules threaten their ability to stay in their homes.

One rule states one can only rent a main house not a second unit or ADU.

Personally this essentially means the end of my business (which can be argued as government 'taking'). I do not want to give up my home that I've lived in for thirty eight years and move into my B&B in order to continue business.

More than likely if forced to close I would leave the second unit cottage available for family visits.

I've spoken with a few short term rental owners who have been in business long before the advent of Airbnb and even before the advent of the modern internet. These folks are in their 70's and 80's and are dependent on the income.

While talking to them about the proposed septic inspections, I could sense fear creeping into the conversation. Some of these people have old septic's that are operational, but they wonder if they will pass modern requirements? So rather than risk having to replace a septic system they could not afford, they will be left in a difficult situation and possibly be forced to move on.

Could something please be included in the final draft to make sure this does not happen to the handful of folk who may be at risk?

Perhaps exempting them or make allowances for those who have been in business for more than twenty or thirty years?

Sadly, in fear of being targeted, these folks will not be speaking up tonight.

So, please be careful with this proposal, the end result may open a FEW long term rentals but may also have the unintended consequence of forcing ourmost vulnerable senior neighbors out of the community.

I'm also wondering if anyone has reached out to people looking for housing? Have they been thoughtfully surveyed?

And has anyone asked short term rental owners the amount they would need to charge for their long term rental unit?

I believe more comprehensive studies are needed before enacting any new regulations.

Sincerely,

Tony Ragona

October 12, 2023

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Windsong Cottage Bed & Breakfast  
Est 1988  
25 McDonald Lane  
Point Reyes Station, CA 94956  
415-663-9695

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I believe more comprehensive studies are needed before enacting any new regulations.

Sincerely,

Tony Ragona

**From:** [Tristan](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** STR West Marin  
**Date:** Friday, October 13, 2023 8:00:06 AM

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

To consider increasing the number of STR in West Marin is to disregard one of the most important community needs, housing. Affordable or not, options are dwindling.

This feels like yet another local issue where people who do not live here are making the decisions. Who developed your community surveys? Who reviewed them? How much time have your teams spent talking with the people and evaluating demographics?

Who are you trying to support by increasing STR and why?

Marin County is facing an epidemic of the wrong people in positions of power making the wrong decisions.

Tristan

**From:** [Ian Hopping](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Friday, October 13, 2023 9:10:26 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Ian Hopping  
Address: 465 Birch Road, Bolinas CA 94924  
Email: [Ian.hopping@gmail.com](mailto:Ian.hopping@gmail.com)

**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org)  
**To:** [STR](#)  
**Subject:** Short erm Rental DRAFT Ordinance  
**Date:** Friday, October 13, 2023 10:40:14 AM

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Victor Gomez with email address [gad@arinrealtors.org](mailto:gad@arinrealtors.org) would like information about:  
Hello Kathleen - The Marin Association of Realtors would like to formally request that the county consider allowing STR permits to be transferred to new owners.

Thank you



October 13, 2023

To: Marin County Planning Commission

CC: Marin County Planning Department, CDA, Marin Board of Supervisors

**RE: Short term rentals draft regulations conversation on October 23, 2023**

Dear Marin County Planning Commission Members,

Hipcamp is a Marin County-founded business that partners with local landowners to open up new and unique places for people to camp and get outside. Hipcamp has unlocked over 41 million acres of private lands internationally for public recreation, with over 50% of our Hosts in California operating on family farms, ranches, or other working lands.

Hipcamp is grateful for the opportunity to offer comments on the October 23, 2023 Planning Commission meeting agenda in regards to the conversation on short-term rental (STR) regulations.

**Hipcamp is advocating for the following three requests in relation to the drafted language:**

1. Include the recommended exemption for “agricultural lands” under Section 5.41.030 as mentioned in the staff report under “alternatives to consider,” page 2.
2. Set a definition of “agricultural lands” that aligns with the federal definition. Since 1974, the Census of Agriculture has defined a farm as “any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year.”<sup>1</sup>
3. Work with the Board of Supervisors to direct the planning department to undertake a review and update to regulations regarding overnight stays and hospitality on agricultural lands in early 2024.

Ranching and farming is an historically tough business. The average net income for a farm in Marin is approximately \$56,000 annually<sup>2</sup>, which is making it harder every year for agricultural operations to avoid sell-offs and stay afloat. At the same time, farms and ranches in Marin are essential to meeting the county’s stated goals of protecting biodiversity, promoting climate diversity, and supporting a local food and tourism economy. Hosting safe and responsible

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<sup>1</sup> 2017 U.S Federal Census of Agriculture, Highlights, [link here](#).

<sup>2</sup> Marin Agricultural Land Trust, May 26, 2022, [link here](#).



overnight accommodations on their lands can help keep agricultural operations open, especially smaller properties that have less capacity to absorb hardship.

That's why, in addition to exempting agricultural operations from STR regulations, we urge the county to update all overnight hospitality options for working lands in early 2024. Creating a simple and accessible permitting pathway for low-impact camping on agricultural lands would create an additional revenue stream for working lands while also creating low-cost visitor-serving accommodations that are hard to find across Marin<sup>3</sup>. Similarly, we recommend defining "agricultural lands" based on the federal census definition to ensure parity for large and small properties alike.

We are grateful for the opportunity to offer comments on these draft regulations, and would be happy to provide additional context, support, or policy expertise where it would be helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Rosenoer', with a long horizontal line extending to the right.

Michal Rosenoer  
Team Lead, Government and Community Relations  
Hipcamp, Inc.

---

<sup>3</sup> Whereas the staff report notes that the average Marin STR lists for an average of \$550 per night, the average cost of camping on agricultural lands around Marin costs \$65 per night on platforms like Hipcamp.

Dear Commissioners,

I write to you as a small, independent farmer in Marin County. I operate ten acres just outside of the Novato city limits, growing a modest, annual fruit crop. As you can imagine, the economics of the operation are tough. In most years, breaking even is a success.

Agriculture is and has always been at the heart of Marin County. I highly value being part of that honored tradition. But one also has to be realistic. I receive a steady stream of phone calls from developers anxious to get their hands on my land. I have watched over the decades as others in my position have yielded to such calls, have seen the luxury homes that sprout in the once-empty rolling hills. I resist the urge to sell, though it would mean financial security for my family. I do this because I am not willing to abandon the ideals I have worked, cried, sweat and bled for. The land is in me, and I am in the land.

What those of us who choose this path need is a partner. As the commission moves forward with new legislation regarding STRs in the county, I urge you to also consider the impacts to our agricultural community. We are not buying housing stock to place on that market. We are not investors looking to pad a rental portfolio. We are hard-working, local people trying to keep our businesses going. We request that Marin County prioritize a development code update related to all hospitality on agricultural lands, including recreational camping. Farms and ranches need every tool in the toolbox to stay in operation, and additional forms of hospitality on farms and ranches should be addressed quickly.

Thank you,  
Sam Belletto

**From:** [Hilary Avalon](#)  
**To:** [STR](#)  
**Subject:** Draft ordinance  
**Date:** Friday, October 13, 2023 11:50:49 AM

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Dear Kathleen, et al.,

I would like to go on record with my opinion that there should not be a max limit on STRs in vacation communities like Dillon Beach. Vacation is the target use for those houses, by and large, and not full time rental or primary residence. Also, I think it's profoundly unfair that those who already have a license will be able to renew their license in perpetuity, keeping any new applicants from consideration. If you are going to limit the STRs, everyone should have one term licenses and then get back in line. Also, another effective way to limit STRs activity is to limit the overall number of days an STR can operate annually, instead of reducing the overall number of STRs. Then everyone can rent their property, assuming they can qualify for the license and permit, but only for the designated number of days per year.

I think the way the County currently has it drafted is profoundly unfair and biased.

Also, for the record, I'm not planning to use my property as an STR, although I used to have a license and permit in the past. I am writing today because I felt the need to speak for others when I read the proposed ordinance and had the thoughts I did about it.

I hope you will revise the ordinance in a way that considers the whole community and not just a few individuals.

Thank you,  
Hilary Avalon  
DBNG Board Member (but speaking personally, not for the Board)  
707-481-8673

**From:** [Melissa Daniels](#)  
**To:** [Kilgariff, Kathleen](#); [Lacko, Leslie](#); [Rodoni, Dennis](#); [Jones, Sarah](#); [STR](#)  
**Cc:** [Pearlman, Isaac](#); [Alton, Megan](#); [Liebster, Jack](#); [Drumm, Kristin](#); [Jeremy Tejirian](#); [Barreto, Fernando](#); [djllewis@ucanr.edu](mailto:djllewis@ucanr.edu); [vtrotter@ucanr.edu](mailto:vtrotter@ucanr.edu); [lyverdone@malt.org](mailto:lyverdone@malt.org); [Lisa.poncia@stemplecreek.com](mailto:Lisa.poncia@stemplecreek.com); [loren.poncia@stemplecreek.com](mailto:loren.poncia@stemplecreek.com); [vivienstraus@gmail.com](mailto:vivienstraus@gmail.com); [manager@marincfb.com](mailto:manager@marincfb.com); [mysticmilkman@gmail.com](mailto:mysticmilkman@gmail.com); [kirk@calcattlemen.org](mailto:kirk@calcattlemen.org)  
**Subject:** Letter Follow Up to 10/12/23 Zoom Meeting RE Marin Agricultural Farm Stay Exemption to STR Ordinance  
**Date:** Friday, October 13, 2023 1:56:03 PM  
**Attachments:** [Letter Follow Up to 10.11.23 Zoom Meeting & Article.pdf](#)

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Good Afternoon,

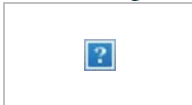
I hope this email finds you well. Please find the attached letter as a follow up to the meeting which was held via Zoom on Wed., October 12, 2023 with Leslie Lacko of the Community Development Agency along with the great folks at the UC Cooperative Extension office, Vince Trotter and David Lewis. I appreciate the opportunities given to have discussions about STRs on agricultural properties and the chance to explain the criticality for such diversification in order to sustain our agricultural operations. I am very glad that the County Planning Commission is in agreement that farm stays should be exempt from the proposed ordinance. We, as agricultural producers in West Marin, are a very important part of Marin County and the future of agriculture as a whole.

Please review the attached and forward to anyone who may not be included in this original email. Please maintain this information on file with the correspondence on this subject.

A special thank you to Dennis Rodoni and Sarah Jones for their supportive comments at the ag roundtable meeting held on Thurs., September 28th and their time and dedication to this subject in hearing from the ag community on short term rentals.

Thank you,

**Melissa Daniels**  
Owner/Operator



707-360-7789

*One Woman Owned and Operated*  
*National Cattlemen's Beef Board Member*  
*NCBA Certified Beef Advocate*

[Podcast Episode 29: Stories from Cattle Country, California Cattlemen's Association](#)



October 13, 2023

RE: Follow Up to 10/11/23 5:30PM Zoom Meeting with Leslie Lacko, UC Cooperative Extension and Marin County Agricultural Farm Stay Hosts

To the Marin County Planning Commission and Board of Supervisors,

As we continue to attend the many meetings and provide important feedback on our diversified agricultural properties, let us acknowledge that this is how we stay in business in the agricultural industry - and how we afford to feed our families. **It is important to recognize that Marin was founded on agriculture, yet the many factors of the ever-changing climate, both economically and environmentally has dissolved the ability to survive solely on agricultural income.** Diversification on agricultural lands has been in effect for many years and is an absolute necessity for farmers and ranchers. I am pleased to hear in our last conversations that the County staff are in support of the exemption from the current STR ordinance as our local agricultural community is a far different from any other STR and cannot be compared.

As mentioned in my letter dated 7/12/23, in addition to agritourism which is key to our agricultural operations and local economy, agricultural STRs provide temporary housing for seasonal ranch labor and individuals visiting to learn about agriculture. **The need to promote agriculture in the United States is critical for the future of our food industry with limited access to agriculture for the public, and less agricultural operations, in general.**

For many years, my family hosted individuals from around the world who have come to learn to farm and gain hands on experience in the cattle industry. Some of the individuals who have stayed in the STR include disabled veterans, troubled youth and adults and those with disabilities which is something very unique and equally as important. To have the STR space to temporarily house these groups provides the opportunity for these people to get their hands in the dirt and learn about farming and ranching which is both healing and educational to learn new skills to apply in their everyday lives and for a more positive future for those in need. We have also hosted many mental health retreats in the STR as we know there is a mental health crisis and a 33% increase in need after 2020 published in memo by Kaiser Permanente on 10/12/23. To provide an opportunity to those in need who would otherwise never have the chance is giving back to the community, which is something my family believed in, and I carry the same belief and dedication.

On my ranch, one full-time tenant resides at a below market value monthly rent and contributes to my ranch's needs for livestock care and miscellaneous duties such as ensuring water systems are working properly for livestock. My tenant is not only a huge resource for me but closely understands the challenges faced with very limited natural resources, especially in the drought we have been experiencing which has, for many years, impacted my entire agricultural operation and housing. Drought adversely affects many aspects of the U.S. agricultural sector. Agricultural regions rely on rainfall for agricultural production and drought diminishes crop and livestock outputs and severely affects farm profitability. I am a single woman owner and operator of my ranch in West Marin, working a full-time job for a local healthcare provider, and I could not afford to employ a ranch laborer, nor does my property's natural resources provide enough water to sustain another full-time tenant. I have had to order water for delivery by truck on numerous occasions without rainfall which costs \$525 per load and only yields 2,500 gallons. The challenge with water availability and septic capacity is something I do not think many people understand. **To live and work on the land and understand how nature works is how we are sustainable.** If we do not care for our land, our land cannot provide. **Our land sets the precedence on what we can sustain without negatively impacting the environment and depleting natural resources.** Farmers and ranchers are environmentalists and conservationists, and we would not be here if we were otherwise. There is no security for the future, and one must do what is necessary to continue to provide food to our community and afford to stay on our land - and to pass this down to the next generation of those thereafter as part of the land conservation easement for some, if not all. We, as Marin producers and STR/event hosts have been operating our business' in a professional manner, contributing largely to the local government through TOT and other taxes and have followed all health and safety needs which is also required by our insurance companies as the inflation of insurance policies with limited coverage and availability has been challenging and additional measures are being made each year for safety as the climate changes. Agricultural producers are at the utmost highest level of health and safety to protect their properties, their surroundings and those who visit.



**In the last two decades, at a minimum, the need for income diversification to sustain agricultural operations across the United States has become a necessity – not an option.**

As previously mentioned in my 7/12/23 letter, as a hosted STR, I interact with my guests and my mission is to connect those with no link to agriculture to where their food comes from. This is the reason families stay here in the first place. In doing this, I spend time educating the children that stay about the day-to-day ranching activities in hopes of providing them a chance to one day, get involved in the agricultural industry. **As a Certified National Beef Advocate and Board member appointed by the USDA for the National Cattlemen’s Beef Board, it is my duty to educate consumers and provide agricultural experience to those without access.**

Based on the USDA, Economic Research Service (ERS) commodity cost and return estimates, feed expenses are the largest operating cost for cow-calf producers, comprising 75 percent of these costs in 2021. Prices for beef cattle feed were up 16 percent in May 2022 relative to May 2021 and only increasing in the years to come. **Feed accounts for 60% - 75% of the cost for cattle operations and there is much uncertainty on the future regarding food production and feed cost and the STR is a critical component to support this.**

Food prices are at above historical-average rates and offering food to our community and expanded communities is pivotal. In addition, hosting events on ranches and providing food from our own operations and those farmers and ranchers in our community along with utilization of all local staffing and business’ is another important piece of sustaining our agricultural operations and supporting our local economy. The opportunity to provide a full-circle experience for the urban consumer is my goal – to stay on a working ranch, learn about agriculture and eat the food that is grown is a limited opportunity which, fortunately, has been growing globally. **Most, if not all agricultural properties, mostly those with cattle operations, have diversified their operations with short term rentals/agritourism and events and other facets to be able to keep their operations going.**

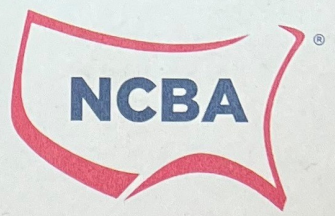
Please reference the attached publication excerpt by the National Cattlemen’s Beef Association as agritourism is a growing necessity and income diversification is key in sustaining agricultural properties across the United States.

I trust that the Board of Supervisors will understand the criticality of diversification with STRs to sustain our agricultural operations - and to support the local economy and community.

A handwritten signature in black ink, appearing to read "Melissa Daniels", with a long, sweeping underline that extends to the right.

Melissa Daniels  
Owner/Operator  
Cow Track Ranch  
*Woman Owned and Operated*

# NATIONAL CATTLEMEN



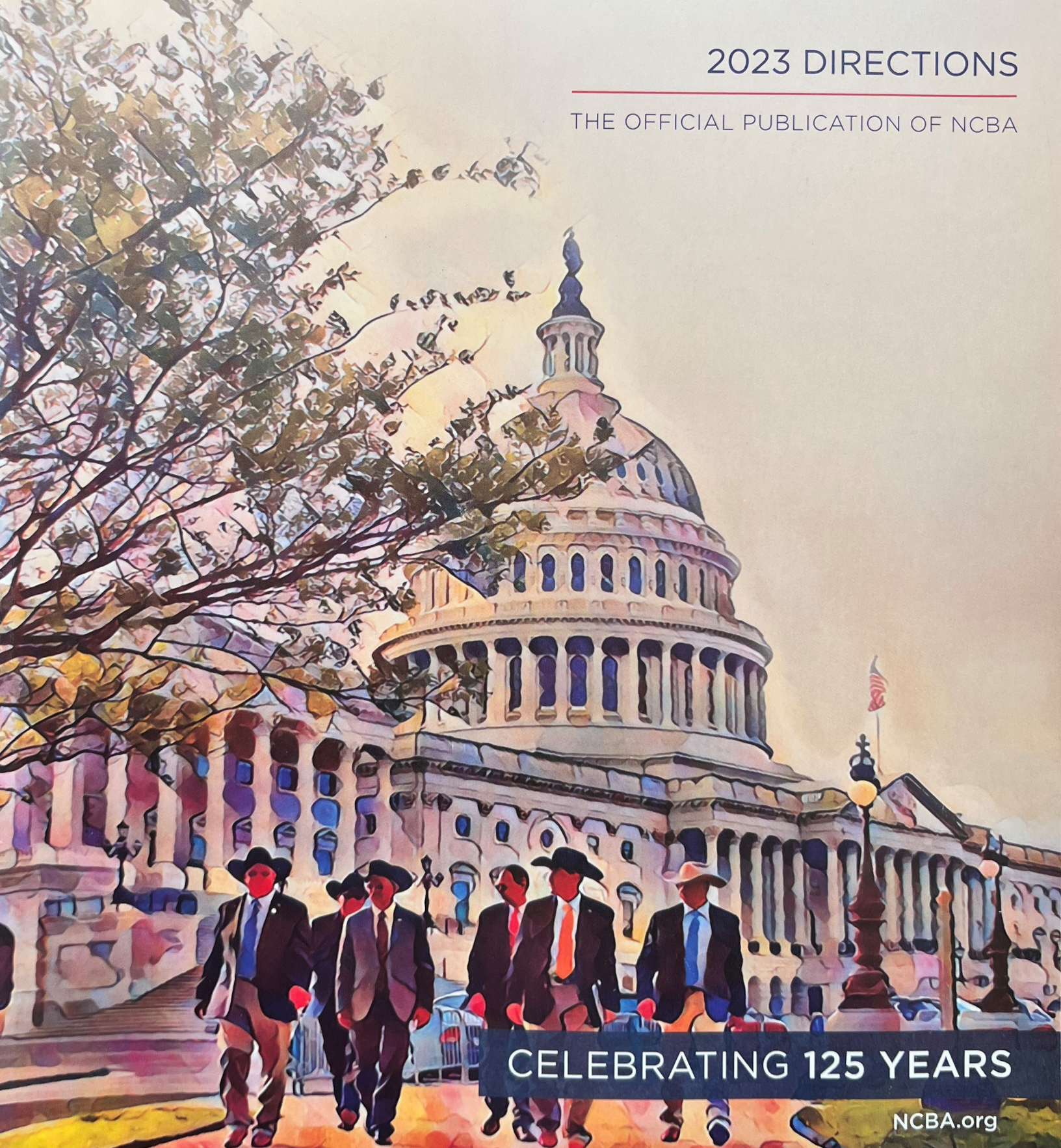
National Cattlemen's  
Beef Association

*The trusted leader and definitive voice of the U.S. cattle and beef industry.*

## 2023 DIRECTIONS

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THE OFFICIAL PUBLICATION OF NCBA



**CELEBRATING 125 YEARS**

NCBA.org



Photo provided by Cow Track Ranch.

## MORE THAN CATTLE

### UNIQUE ENTERPRISES ARE ADDING REVENUE AND EDUCATING CONSUMERS

Cattle producers across the country know that ranching is more than just raising cattle. It's a lifestyle that involves family and community with a goal of feeding the world. With the increasing disconnect between producers and consumers, cattlemen and women can share their lifestyle to educate the growing population while adding revenue to their bottom line.

Farmers and ranchers are resourceful, using land and water resources efficiently in their unique environments. However, threats such as drought, input costs and cyclical markets are constantly impacting business success. One way producers can soften these blows is diversifying by incorporating agritourism activities. Regardless of whether an operation encompasses a handful of acres or land stretching for miles, opening the ranch gates to the public and inviting people to experience agriculture at its finest can enhance economic sustainability. It may also give the next generation the opportunity to return to the farm or ranch and continue the family's legacy.

Connecting with consumers on the ranch has many benefits including generating revenue, sharing the family story, and combating misinformation, but producers must be prepared. Anytime people come onto private property there are issues to consider such as liability, insurance, labor and additional regulations. Understanding the reason for incorporating activities on the ranch and the family's goals for diversification are critical for success.

Here's a peek into how producers across the country welcome guests to their ranches in unique ways, conquering challenges while staying true to their roots along the way.

#### Providing a Farm to Table Experience

Located only 30 minutes from the Pacific Coast, Melissa Daniels is carrying on her parents' legacy of ranching in Nicasio, California, on Cow Track Ranch. Daniels' father, originally from Chicago, was a large animal veterinarian in Marin County and his interest in

cattle led him to buy a former dairy farm in 1986 with a handshake. Daniels' mother was born and raised in San Francisco but was grounded in the land, growing organic produce and sharing her love of agriculture with others.

"This ranch was my parents' dream, and they loved sharing it with others the most," Daniels said.

Daniels grew up on the ranch, then went to school in San Francisco, always remaining connected with the family business. That connection strengthened when the family began offering farm stays in 2011. Initially, the lodging was promoted through word-of-mouth, then Daniels discovered Airbnb and transformed the existing bunk house and guest house on the ranch into an experience for visitors. The bunk house sleeps up to five and is perfect for families, while the guest house, the home where Daniels grew up, is a more intimate experience designed for couples.

When her mother passed away in 2018, Daniels moved back to the ranch permanently and now lives on what she affectionately calls "the compound," hosting guests and providing an educational experience for those who visit.

Education is paramount to the visitor experience, and Daniels takes immense pride in sharing the story of U.S. beef producers with guests. She uses each one-on-one interaction to explain the importance of agriculture, the history of the ranch and how cattle are raised with care. Farm-stay guests experience cattle care firsthand as they watch roundups, witness feeding time, and see how animals are given vaccinations.

"Having guests on the ranch is a great way to explain what we do and connect urban dwellers with agriculture," Daniels said. "I can get kids involved and promote agriculture to future generations."

A friend with a USDA-inspected mobile processing unit inspired Daniels to expand her farm-to-table offerings by processing her beef to offer to guests and creating a full-circle experience. Now, 75% of guests also purchase beef and eggs at the ranch, many of whom are repeat customers. Daniels also partners with a local beekeeper and sells honey along with a special Sundried Rosemary Salt she created and artisanal soaps which her mother started making as a way to prevent waste by utilizing produce grown on the ranch that couldn't be sold.

"It was always my dream to provide a full-circle experience for guests, connecting them with agriculture, from lodging to eating homegrown beef and something they would share with others," Daniels said. "The fastest way to educate the public about ranching is to give them an experience and to me, that's everything."



Photo provided by Cow Track Ranch.



As with any business, challenges arise, especially when it comes to regulations, increased lodging taxes and insurance. There are always hurdles to face, however, Daniels leans on local agricultural organizations and her guests for support. She reflected on one guest who had been a vegetarian for 20 years and ended up buying beef during the stay. The guest also came to Daniels' aid writing a letter of support for the on-farm experience when the county began putting in restrictions on short-term rentals.

"Our guests are creating memories on the ranch, but they are also voters who can get up close and personal with agriculture," Daniels said. "A visit may completely change their mind about beef production, especially in California."

In addition to the Black Angus Daniels raises for her beef operation, she maintains several head of Longhorns, carrying on her father's love for the breed. The rugged creatures are a draw for guests, plus they provide predator control and help with land management. Daniels notes that Longhorns will go where Angus will not, in steep canyons and across rocks to graze brush and trees other animals find less palatable.

As herd numbers fluctuate due to drought, the added revenue from lodging supplements ranch income. Repeat business is also essential, and individual guests often return with work groups, weddings or other events. Daniels can't say enough about incorporating agritourism into the ranch's business plan and credits these unique activities for affording her the opportunity to stay on the ranch.

"When I think about what success means to me, I think about the thousands of people we host from around the globe every year," Daniels said. "I love to see a guest's eyes open wide when they first see cattle and enthusiastically take pictures. I'm thankful I can connect them with agriculture."

Moving from the Pacific Coast to America's heartland, on-ranch experiences may look a little different, however, consumer education still abounds.

### Hunting Expands Successful Seedstock Business

Since 1909, the Jorgensen family has cared for the land, animals and natural resources that make up Jorgensen Land & Cattle in Ideal, South Dakota. During those 114 years, the family-run operation has grown to become one of the largest seedstock producers in the

U.S., marketing 6,000 Black Angus bulls each year. In addition to the cattle business, the diversified operation raises small grains and manages an all-inclusive pheasant hunting experience for guests. Whether it is bulls, crops or visitors, the Jorgensen's focus continues to be on soil health, crop diversity and treating the land right so it can remain in the family for another 100 years.

Jorgensen Land & Cattle is located in the "golden triangle" in south central South Dakota where pheasants thrive, offering some of the best pheasant hunting in the world. When Cody Jorgensen returned home from college in the late 1990s, his love of hunting sparked the desire to add a new enterprise to the family's business.

For nearly two decades, the Jorgensens offered guided pheasant hunts on their property for a small trespass fee. The endeavor expanded in 2011 when a neighbor wanted to retire and sold his property, lodge and pheasant hunting business to the Jorgensens. While the existing lodge created new opportunities for the family to expand into the hospitality industry, their sights were set on something greater, so they built the 22-bedroom Lazy J Grand Lodge and began offering all-inclusive hunting packages.

At the same time, the seedstock business continued to grow and family members, and their expertise, needed to remain with the livestock part of the operation. The family also quickly realized that hosting guests requires different skills and personalities. Understanding the differences between the enterprises led the Jorgensens to hire a lodge manager and chef and create a standalone division of the business, with its own resources, enabling further growth and allowing the family to focus on the seedstock operation.

"We found that it wasn't efficient to have Cody spend one-third of his time managing a part of the business that generated 10% of the revenue," said Partner CEO Nick Jorgensen with Jorgensen Land & Cattle, Cody's cousin. "We needed him to focus on the livestock and let someone else manage the hunting operation."

The lodge hosts 500 hunters every year and in the off season is used for weddings, parties and other events, which allows the facility to generate revenue year-round. The Jorgensens experienced some challenges as they became a destination for hunters from across the country. Hunting customers have different requirements than seedstock customers, and they need to be



From L to R: Bryan Jorgensen, Nick Jorgensen, Cody Jorgensen, Greg Jorgensen.

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: STR CAPS IN WEST MARIN  
**Date:** Friday, October 13, 2023 9:34:31 AM

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-----Original Message-----

From: Kelley Berg <[kellyberg@gmail.com](mailto:kellyberg@gmail.com)>  
Sent: Friday, October 13, 2023 9:33 AM  
To: PlanningCommission <[PlanningCommission@marincounty.org](mailto:PlanningCommission@marincounty.org)>  
Subject: STR CAPS IN WEST MARIN

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

Hello- I am a resident of Inverness, Ca. I am writing to urge you to set a cap on STR's that is half the current level. Our community is suffering profoundly from a paucity of long term residences and the long term effect of that is devastatingly lose lose. We can reverse this trend with lower STR Caps.  
Thank you for your consideration.  
Kelley Berg

Sent from my iPhone

**Evans, Joyce**

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**From:** Dorothy McQuown <dr.dorothyym@yahoo.com>  
**Sent:** Friday, October 13, 2023 2:03 AM  
**To:** BOs; Moulton-Peters, Stephanie; Rodoni, Dennis; Sackett, Mary; Rice, Katie; Lucan, Eric  
**Subject:** Housing

**Dear Supervisors:**

**Please help to keep some modicum of local control in housing, for many good reasons.** If Marin County pursues a "pro-housing designation", then it will be doubling down on programs similar to those within the Housing Element in order to receive a very small grant. The total grant money would be \$3 million divided by all the jurisdictions in Marin. Whatever portion Unincorporated Marin where I live would receive is nothing compared to the costs of mitigating all the adverse impacts caused by the thoughtless growth that is being pushed on the County through the Regional Housing Needs Allocation process, other State laws, and now this proposed unnecessary additional removal of development constraints.

Examples of policies include eliminating or reducing parking requirements for certain projects; establishing ministerial approval for a variety of housing types; allowing impact fee waivers for developers; and providing grants for accessory dwelling units.

The Environmental Impact Report for Marin County's latest Housing Element determined that development consistent with the Housing Element would result in **15 unavoidable significant adverse environmental impacts.**

Please be responsive to your constituents. Thank you. Dorothy McQuown, Ph, D, Homeowner in unincorporated Mill Valley for 41 years.

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: Short term rentals  
**Date:** Monday, October 16, 2023 10:38:25 AM

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-----Original Message-----

From: Laura Riley <laura.riley@icloud.com>  
Sent: Friday, October 13, 2023 8:50 PM  
To: PlanningCommission <PlanningCommission@marincounty.org>  
Cc: don@horizoncable.com  
Subject: Short term rentals

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

To whom it may concern:

As a 40 year resident of Bolinas, when it came time to sell our home on Tulip Road, we had concerns about the next homeowners to be. We knew that housing was(is) in short supply and that folks were being priced out of the market and forced to leave town.

We received several offers on our home, but the top bidder stated his intention to use it as a short term vacation rental. We rejected this offer.

Fortunately there was a lower offer by a local family of four with both parents employed in town and two children enrolled in Bolinas School. We accepted their offer, fulfilling our promise to contribute to the health of the community as much as possible.

I am writing this in support of legislation discouraging the proliferation of short term rentals in order to preserve communities like Bolinas.

Thank you,

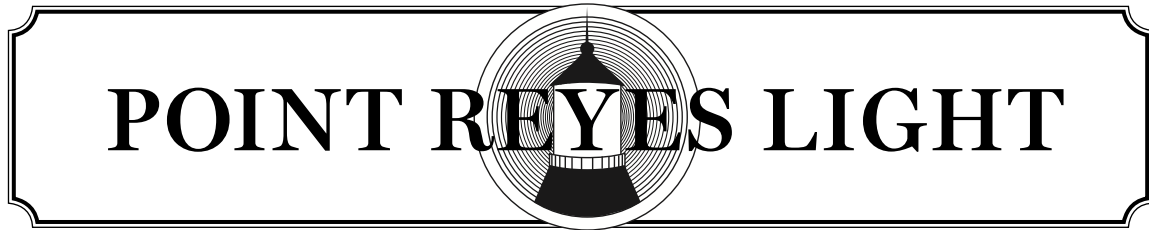
Laurie Riley

Sent from my iPhone

**From:** [Don Smith](#)  
**To:** [PlanningCommission](#)  
**Cc:** [Rodoni, Dennis](#); [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#)  
**Subject:** Choosing Community Over Profit  
**Date:** Friday, October 13, 2023 3:19:49 PM  
**Attachments:** [Choosing community over profit - Point Reyes Light.html](#)

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Dear Planning Commissioners and Supervisors,  
Please see my attached Opinion piece on the STR proliferation crisis in this week's Point Reyes Light.  
Thank you, Don Smith



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OPINION

## Choosing community over profit

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by **Don Smith**  
October 11, 2023

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We've all seen it happen or heard the grim stories: blocks of empty homes, rentals hard to find at any price, families moving away for lack of housing. Our coastal communities are in big trouble as victims of their own desirability. Everyone wants to visit beautiful West Marin and is willing to pay a premium for a vacation rental or a second home.

There are many factors driving up rents and home prices here, but short-term renting to vacationers is a big one. That extra income is hard for a homeowner to turn down. Do I want to retain the family now leasing my property for the \$3,600 that's typical today for a West Marin two-bedroom? Or do I want to post it online as a short-term rental that would net me at least \$300 a night after taxes and fees? At the year-round average of 20 days per month one can expect to have an S.T.R. occupied, that's \$6,000 a month—almost twice what the long-term family has been paying, plus I get to use the place anytime I want. Hard to say no to such a deal!

Or do I want to just sell the place and be done with tenants? At today's \$1.6 million typical for a two-bedroom home in West Marin per Zillow data, I could put the

proceeds in a C.D. at 5 percent and be earning \$6,300 a month—even better than the S.T.R. income.

Now let's say there are two bidders on that house, both able to put \$300,000 down. One is a local family that's been renting and wants to plant a stake in the community and build equity. At today's 7 percent interest on a fixed 30-year mortgage, they're going to have to come up with \$10,300 a month for the mortgage and property taxes. Ouch! Even if the bank will let them spend 40 percent of their income on housing, they'd have to be making over \$300,000 a year to get financing. This is why families leave town when they lose their rental.

Consider the second bidder on that same house. He or she lives elsewhere and wants a second home on the coast, or wants to “park” money there as an investment (yes, this is happening). They can S.T.R. that house, earn \$6,000 a month and still occupy it whenever they want, if they want. With S.T.R. income paying over half of their \$10,300 monthly expenses, they can far outbid the local who wants to live in the house. Hopeful homebuyers who will actually live here don't stand a chance.

The S.T.R. bonanza brought in a big wave of new second-home buyers and investors who'd never have been able to afford to buy otherwise. The second-homers themselves validated this point in county listening sessions on S.T.R. regulations by complaining that the current moratorium was preventing them from being able to sell those homes. Well, yes: at the inflated value that S.T.R.s generate.

Let's face the fact that profit, not an urge to provide visitor access, is driving the boom in S.T.R.s. This is why we see aggressive marketing by online hosting platforms and commercial investor groups. This is why there are now almost twice as many—870—S.T.R.s in unincorporated Marin as there were in 2018, when there were 480. This rise explains why home prices have soared much more—68 percent from 2013 to 2020—in S.T.R.-laden West Marin than countywide, where home prices rose 42 percent in that time period. The situation is completely out of hand. And there is no end in sight.

In 2015, I joined a group of West Marin residents who saw the escalation of S.T.R. activity and urged the county to regulate it. Marin's response was to implement a “good neighbor” policy in 2018 that may have cut back on huge parties but did

nothing to curb growth. Now here we are with 16 percent of West Marin's housing stock in S.T.R.s—much higher than caps already enacted by many other coastal jurisdictions to restore their lost housing.

The California Coastal Commission is generally approving low S.T.R. caps set by coastal communities, recognizing that preserving workforce housing and community vitality is as important as visitor access—indeed, they enhance the experience of those visitors. Courts have backed these restrictions. In June, a federal judge dismissed all claims challenging San Diego's S.T.R. ordinance that reduces unhosted S.T.R.s by 50 percent everywhere except in Mission Beach. “A government regulation that merely prohibits...certain private uses...does not constitute a categorical taking,” the judge said, adding that “preservation of housing stock is a proper exercise of the City's police power.”

Despite all these grim statistics, Marin County has drafted an S.T.R. ordinance that ends up adding 108 houses to the current count, asserting up front that the proposal “is enacted to ensure that STR activity....preserves existing housing and communities while balancing the protection of private property rights.” The draft ordinance does not call for either restoring housing lost since 2018 or preventing commercial entities from buying up residential housing for boutique hotels or money parks. It directly conflicts with Marin's state-mandated Housing Element and the county's Local Coastal Program, which do address our housing crisis.

Please write to [\[email protected\]](#) well before the Planning Commission's Oct. 23 hearing and urge them to direct county staff to set a cap on unhosted S.T.R.s that is half of the current number—just below the 2018 level.

*Don Smith moved to Bolinas in 1999, built a house, served on the community's utility district board for 19 years, and is a longtime active member of the community center and land trust. He is now building an ADU to house a low-income family.*

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**From:** [Joseph Blumenthal](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Fwd: email addresses you asked for  
**Date:** Friday, October 13, 2023 4:00:06 PM

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> Dear Planning Commissioners and Supervisors,

>

> I am a West Marin resident deeply concerned about the number of residential  
> properties that have been commercialized and turned into short term rentals (STRs)  
> over the past 5 years. Everyone living in West Marin has stories of friends, family,  
> and neighbors who have had to relocate because their long-term rental has been  
> lost. Our communities cannot continue to function without places for local workers,  
> teachers, firefighters, families, and seniors to live!

>

> The draft STR ordinance is a step in the right direction but it has no teeth and doesn't  
> go far enough. The negative effects STRs are having on the housing crisis in West  
> Marin is well-documented in both Marin's Housing Element and its Local Coastal  
> Program. Small communities cannot function when 16% of their limited housing  
> stock is taken away.

>

> The only way to improve this situation is to do what other communities up and down  
> the coast have done – i.e., substantially reduce the number of permitted STRs.

>

> In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half,  
> from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338  
> STRs in our coastal villages; along with existing campgrounds, motels and BnB's,  
> more than enough to serve visitors. This would bring the number of STRs back to  
> 2018 levels.

>

> With this ordinance you can either help restore the balance in our coastal  
> communities or further hollow them out in perpetuity. Please make the right  
> decision.

>

> Thank you for your consideration,  
> Name:M. Blumenthal  
> Address: P.O. Box 642  
> Email:[maujoe@yahoo.com](mailto:maujoe@yahoo.com)

>

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**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: Short Term Rentals  
**Date:** Monday, October 16, 2023 1:47:38 PM

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**From:** toolset\_hosanna\_0d@icloud.com <toolset\_hosanna\_0d@icloud.com>  
**Sent:** Friday, October 13, 2023 11:55 PM  
**To:** PlanningCommission <PlanningCommission@marincounty.org>  
**Subject:** Short Term Rentals

You don't often get email from [toolset\\_hosanna\\_0d@icloud.com](mailto:toolset_hosanna_0d@icloud.com). [Learn why this is important](#)

Planning Commission,

I've read the 28 pg. staff report re: STR in West Marin. I have questions and comments.

We own a home in Stinson Beach which we successfully rented short term prior to Covid. We had a license and paid TOT monthly.

When Covid appeared in 2019 we decided to take our vacation rental off the market for the safety of our community.

When the Covid vaccine was made available and hospitalization rates declined, we turned our attention to renting short term only to find out that a moratorium had been passed, thus our license had expired and we could not reapply. We truly felt we were doing the right thing to not rent during Covid...and in the end, we were penalized.

I read that notices re: the moratorium were sent to past license owners, however, we NEVER received a notice regarding the upcoming moratorium.

I understand that people in the know rushed to get licenses and that there are more licenses now than the cap proposed.

Question, if all of those same licensees reapply, how will anyone outside of that group receive a license? Other than being placed on a wait list, how is this inequity going to be addressed?

What you are proposing - to limit STR's to increase long term rentals - doesn't apply well to Stinson Beach, much like it doesn't apply well to Marshall.

I have tried renting our home long term but the arduous drive over the mountain or on Hwy 1, the lack of schools, dental and medical offices, services we take for granted in the incorporated parts of Marin, make living full time in Stinson impractical and VERY difficult.

Yes, due to Covid more people are able to work from their homes....but that doesn't mean they want to live in a vacation community where they need to drive over Mt. Tam every other day to get their needs met.

Question: do any of the planning commission members live in Stinson Beach? Do they understand the nature of this community?

In other words, the premise of capping short term housing to create long term housing is a good one...but not for every community, and specifically not for Stinson Beach.

Stinson Beach is a beloved vacation destination, bringing in millions of revenue to Marin County via TOT, in addition to the amounts vacationers spend for food, recreation, sports, shopping, etc.

This is the gift Stinson Beach offers our Marin community.

Trying to turn Stinson Beach homes into long term housing is not only going to fail, it's going to shrink funds that the county needs and can use to create long term housing in communities that people actually want to live in full time.

Question...if you were going to buy an investment property to rent full time...would you purchase a home in Stinson Beach?

I hope you will continue to look at the nature and gifts of each community so that creating long term housing is successful WHILE continuing to bring in taxes and funds from vacation communities.

Thank you,  
A Concerned Marin resident

**From:** [po kutchins](mailto:po_kutchins)  
**To:** [Kilgariff, Kathleen](#); [Rodoni, Dennis](#); [PlanningCommission](#)  
**Cc:** [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** short term rental regulations  
**Date:** Saturday, October 14, 2023 8:38:07 AM

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

Dear Marin County Planning Commission, Ms. Kathleen Kilgariff, and Supervisor Dennis Rodoni:

I write in opposition to the County's draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

By blocking us from short term rentals, you are ensuring that only wealthy people can afford to live in West Marin. Multiple branches of my family have been in Inverness for over half a century. My father built our house in 1979 on Laurel in Inverness Park with love and passion. This home, and West Marin, is part of my family's DNA. He wanted me and my daughter and all of us to have our family home for the rest of our lives and for generations to come. I spend half my time on the hill. Unlike some of the wealthier property owners in West Marin, I cannot afford to maintain a second home. I spend as much time as I can in my home in Inverness Park, but in order to afford to keep it I need to rent for stretches when I'm away working or with my daughter in NY. Excluding my family from being able to rent our home to visitors is unfair and unequal treatment.

Many cities have found reasonable ways to insure that the short term rentals are only used by those who actually occupy their homes more than half of the year. Why not find a way that doesn't disenfranchise so many of us?

Please vote no on the draft regulations and help stop the County's misguided effort to limit visitor access to the region's public lands and endanger existing **home owners ability** to keep their homes.

Sincerely,  
Algren Po Kutchins  
Inverness Park

**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org)  
**To:** [STR](#)  
**Subject:** STR requirements  
**Date:** Saturday, October 14, 2023 11:05:38 AM

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Geraldine GaNun with email address [ganunowens@mac.com](mailto:ganunowens@mac.com) would like information about: As a STR homeowner at Dillon Beach, I think it unfair to impose the 2 parking spot restrictions for all STR homes. The village at Dillon Beach consists of small cottages with limited lot sizes and parking restrictions will likely affect the majority of the rental units. The 125 rentals include Oceana Marin where this restriction will not affect those homes. As a side note, I make little to no income on this property as most earning go to taxes, utilities and upkeep. If these rules are enforced, many of the owners will most likely have to sell and in doing so will make less than market value since it will be impossible for new owners to acquire licenses. Also, I see there is an exclusion of hotel,motel,B&B or campground. I assume this includes the tiny houses that have been installed at Dillon Beach whose owners bring throngs of people creating traffic and destruction of sensitive dunes. In conclusion, a very unfair situation for those of us who maintain and care for our property.

**From:** [Carol Whitman](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Be part of the solution! Houses Should Be Homes. (West Marin Resident)  
**Date:** Saturday, October 14, 2023 11:12:21 AM

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

Dear Planning Commissioners and Supervisors,

I am a long time West Marin resident, very worried about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. I've known people who've had to move because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance doesn't do enough and it has no teeth. The negative effects STRs are having on the housing crisis in WestMarin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors.

You have the power to either be part of the solution or be be part of the problem. With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. I beg you to make the community-oriented decision.

Thank you for your consideration,  
Name: Carol Whitman  
Address: 8 Noren Way, PO Box 177, Pt Reyes Station, CA 94956  
Email: whitman.carol@gmail.com

**From:** [Melinda J Stone](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Disappointment with STR Ordinance (West Marin Resident)  
**Date:** Saturday, October 14, 2023 11:33:46 AM

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Hello Dennis.

I am very sad and discouraged by the recent proposed short term rental ordinance that will ADD more STRs to our small community of Bolinas.

I have been working on this issue for the past 8 years and feel like things have only gotten worse during this time. More families being forced to move due to housing that turns into short term rentals continues as I type this to you.

Dennis, when you were first elected you were in favor of a Bolinas Test of the Santa Monica ordinance (limiting STRs to houses that were hosted, at least one person living on site, whether in the house being rented or in an ADU), understanding that our hamlet is much different than Stinson Beach, Dillon Beach and other places have embraced STRs as part of their culture. I know we have moved beyond this now but to see it slide in the other direction is disheartening.

Ideally an ordinance can be created that takes into account the different characters of each of the hamlets in West Marin. I notice when I attend county meetings that Dillon Beach residents are the main folks who support an increase in STRs while we in Bolinas come to declare we wish for more restrictions. Please do not adopt a one size fits all ordinance. And if you must, please create one that does not increase the amount of STRs in our community.

I am not as involved in the STR work these days and am so appreciative and thankful for the work that my friends Leila Monroe, Don Smith and others are committed to to ensure our community does not continue to suffer due to the proliferation of STRs. Know that I support their work and believe that what they are proposing for the ordinance is sound and beneficial to a more thriving and just community.

Thank you for all you do for us and please do more in this regard. We need a more nuanced ordinance. Our community needs it.

Best Regards,

Melinda Stone

--

Melinda Stone, Ph.D.  
Associate Professor, Environmental Studies, USF  
[howtohomestead.org](http://howtohomestead.org)

**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org)  
**To:** [STR](#)  
**Subject:** STR  
**Date:** Saturday, October 14, 2023 1:41:34 PM

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Sally Robertson with email address [sally@sallyrobertson.com](mailto:sally@sallyrobertson.com) would like information about: I have been a short term rental host in Bolinas for over 20 years and pay TOT tax monthly. I rent a room in my home on a nightly basis; many of my clients over the years are family and friends of local residents as well as those who come to enjoy our beautiful coast. I am now well into my 70's and rely on this rental income.

The suggestion that hosts be required to live at the location offering the rental is one I support. This would help entire homes from becoming rentals and protect housing for locals.

In looking over the proposed new regulations I am overwhelmed with unnecessary and seemingly impossible hurdles it presents.  
Please protect my livelihood do not pass this overly complex proposal.



**From:** [Laurie Ellis](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** My concerns about STR proposal  
**Date:** Saturday, October 14, 2023 3:45:44 PM

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Dear Planning Commissioners and Supervisors,

I am a full time resident of Stinson Beach who is very concerned about the STRs in my neighborhood and community diminishing the vibrancy of life as we we know it.

The constant turnover of people with no vested interest in our little town negatively impacts all of us with the stress it puts on our emergency services, parking, and detracting from the quality of the community for those of us who actually live here.

I have thoroughly read and reviewed your proposed new regulations and am perplexed by the lack of any changes that would actually improve the situation.

Some of the new licensing standards have some significance but it seems to me that the obvious omission is for a paid employee of the county who would be physically spot checking for compliance to the requirements for licensing. Any new standards, any standards at all, will surely be ignored or defied under a “self” supervising approach.

A reasonable licensing fee, equal to a single night rental for each un-hosted property, would easily cover the salary for that position and give the new requirements some value.

In addition, it is totally unacceptable that the numbers of existing un-hosted properties provided in this proposal , for Stinson and all the other West Marin communities involved, is misleading and allows for increasing the totals we have now, not reducing them. This error must be corrected before any vote can be made.

I would also like to voice my opinion that while the potential profit for the un-hosted property owners may increase the volume of their complaint against the new regulations, the numbers of us who are trying hard to protect our quality of life is a more important voice , if not as loud, because we are the voting constituents of West Marin and we matter!

Please help us improve our communities by significantly reducing the number of permitted STRs, funding the enforcement of new stringent regulations and supporting the quality of life that we all deserve out here in West Marin.

Thank you for your consideration,  
Laurie Ellis  
30 Buena Vista Ave.  
Stinson Beach  
Email: [ljellis71@gmail.com](mailto:ljellis71@gmail.com)

Sent from my iPad

**From:** [Lisa Poncia](#)  
**To:** [Kilgariff, Kathleen](#); [STR](#); [Lacko, Leslie](#); [Jones, Sarah](#); [Rodoni, Dennis](#); [Rice, Katie](#); [Sackett, Mary](#); [Albert, Tanya](#); [Lucan, Eric](#)  
**Cc:** [Cow Track Ranch](#); [Lily Verdone](#); [David Lewis](#); [vtrotter@ucanr.edu](mailto:vtrotter@ucanr.edu); [Pearlman, Isaac](#); [Alton, Megan](#); [Liebster, Jack](#); [Drumm, Kristin](#); [Jeremy Tejirian](#); [Barreto, Fernando](#); [Loren Poncia](#)  
**Subject:** Letter re: Farm Stays - Planning Commission Meeting 10/23/24  
**Date:** Sunday, October 15, 2023 9:43:42 PM  
**Attachments:** [2023.10.15 Letter to Marin County Planning Commission re STRs.pdf](#)

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Please see the attached written comments re: Farm Stays on Agricultural property for the Planning Commission Meeting on 10/23/24.

Thank you very much for your careful attention to this matter and for your support of family farms in Marin County.

Much appreciated,  
Lisa Poncia



**Lisa Poncia**  
**Cell:** (916) 747-3400  
**Office:** (415) 883-8253  
[stemplecreek.com](http://stemplecreek.com)





Stemple Creek Ranch  
P.O. Box 22  
Tomales, CA 94971  
[www.StempleCreek.com](http://www.StempleCreek.com)

October 15, 2023

Marin County Planning Commission  
Marin County Board of Supervisors

Re: Proposed Regulations – STRs in Marin County  
Agricultural Farm Stays

To Whom It May Concern:

Stemple Creek Ranch is a 4<sup>th</sup> generation organic cattle ranch in Marin County, CA. We raise grass-fed, grass-finished beef and lamb and pastured pork. We have worked tirelessly to produce nutrient dense food in a manner that increases carbon in our soil, puts the health of our pastures and our animals at the forefront of decision making, and creates a healthy product for our local community to eat.

I am writing today asking for support of local agriculture by way of exempting agricultural properties from STR regulations. Farm stays and agritourism in general are vital to our agricultural operation and to the local agricultural community, as I will explain more below.

My husband Loren Poncia is a 4<sup>th</sup> generation rancher in Marin County and specifically left a long and successful career in corporate America to "come home" to his roots and continue his family legacy in Marin County agriculture. That decision was not an easy one, as making a living in agriculture is not for the faint at heart. We hope there will be a business for our kids, nieces, and nephews to get involved in when they are ready to be the 5<sup>th</sup> generation – but there needs to be a thriving agriculture community in order for that to happen.

When we moved back to Marin County 18 years ago, we did so with the sole purpose and intent of renting Loren's family ranch, starting our own business in production agriculture, and trying to preserve his family's legacy for the next generation. The last 18 years have not been easy, but we have grown our business, connected with consumers, restaurants, butcher shops, grocery stores, and more throughout the bay area and beyond, and have even been able to purchase the ranch next door to Loren's family's ranch to help us accomplish our goals.



Over the last 18 years we have hosted countless ranch tours and non-profit events to help educate our community about local agriculture. We have volunteered our time and devoted our own personal resources to this cause. We have become certified organic, moved from selling our animals into the conventional market to finishing them on grass on our own land and selling them direct to consumers, restaurants, butcher shops, and grocery stores. We are actively fighting climate change and enhancing ecosystems through carbon farming.

We run our business the hard way. We don't cut corners. We are transparent to our customers. We do this because we are passionate about local agriculture, because we want to produce food that we are proud to feed to our children and neighbors, and because we don't want to see small family agriculture disappear from Marin County. We have considered starting over in a more business friendly environment where the cost of living is less and land is easy to come by. So far we have made the decision to stay here, but that cannot last forever if Marin County is not actively supportive of agriculture. A business cannot be sustainable if it can't sustain the people running it.

In the harsh business environment that we exist in, local agriculture needs to be allowed to diversify. We have diversified our business by selling to both wholesale and retail customers, by adding pastured pigs to our grass-fed and grass-finished beef and sheep, and by producing value-added products such as beef jerky and sausages to our product line. We have also diversified into agritourism – including ranch tours, farm stays, farm to table dinners, and educational events. The visitors that come to our ranch are vital to our business for several reasons. They create an additional revenue stream to us. While this revenue stream is very small compared to our revenue from the ranching and meat enterprises, it is vital to those core agricultural enterprises because the visitors learn about our products and our work, buy our products on site, post to social media and tell their friends, and become long term customers and advocates of our business. They also visit other agricultural and non-agricultural businesses while they are visiting us. It is true grass-roots marketing in every sense of the word.

Our farm stay residences are not taking away from long term rentals or farm worker housing. On our family's properties, we have regular long term rental tenants, agricultural employees that work for Stemple Creek Ranch, agricultural employees that work for other producers, and family all that coexist together. Each of the residential units is maximized for its highest and best use.

It is very clear that consumers and community members support local agriculture. They are craving authenticity and education about where their food comes from. They drive two hours to come take a ranch tour. They show up at the farmer's market in the pouring rain to buy their week's groceries. They seek out grocery stores and restaurants that sell our products. They come for a farm stay to celebrate important milestones and celebrations. Now it is Marin County's turn to show continued, material support of local agriculture.



**STEMPLE CREEK RANCH®**  
GRASS FED & GRASS FINISHED

Agritourism is the lifeblood of the future of agriculture in our small County. If Marin County is not willing to support local agriculture, then Marin County will see local agriculture disappear. It is that simple.

Thank you for your careful consideration.

Thank you,

A handwritten signature in blue ink, appearing to be 'Lisa Poncia', written in a cursive style.

Stemple Creek Ranch, Inc.  
Lisa Poncia, Co-Owner

**From:** [John Hutchinson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Sunday, October 15, 2023 9:37:41 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

As a long term resident of Stinson beach I have seen the community hollowed out by the short term rental market. We can no longer find enough people to volunteer for committee work in Stinson because of the increasing percent of short term rentals. The businesses in town cannot find workers who can live here, so the businesses are short staffed and the workers they do have drive an hour or two!!! to come to work. Many of our friends have had to leave town as they are unable to find affordable housing in Stinson after living here for decades. It feels as if our tightly knit community is turning into a weekend hotel....

Thank you for your consideration,  
Name: John Hutchinson

Address: 23 Avenida Olema, Stinson Beach  
Email: [jhutch@packetvelocity.com](mailto:jhutch@packetvelocity.com)

**From:** [erica HAWLEY](#)  
**To:** [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [STR](#); [PlanningCommission](#)  
**Subject:** neighbors@westmarinresidentsforhousing.org  
**Date:** Sunday, October 15, 2023 10:11:47 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Erica Hawley  
Address: 39 Elm rd Bolinas  
Email: ericahawley@yahoo.com

**From:** [arianne dar](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Comments in consideration of the proposed STR ordinance  
**Date:** Sunday, October 15, 2023 12:31:38 PM

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Dear Dennis and other members of the Board of Supervisors:

I applaud you and your staff for your efforts to evaluate the impact of short term rentals in unincorporated Marin, especially in the communities of West Marin on the coast. I know this task was not a simple one and needed to balance the interests of many important groups. I have read your newly proposed ordinance as best I can and while I cannot say I fully understand all of it, I do not feel it goes quite far enough.

I moved to Bolinas in 2001 as a single parent and quickly joined the school board. At that time the Bolinas Stinson School had just over 150 students ( not including preschoolers ages 3-4). There were virtually no overnight accommodations in Bolinas, with only a few rooms available at Smiley's and the Grand Hotel and a few private bed and breakfasts that pretty much only "the locals" knew about. The town was a thriving diverse community with many full time residents. There were many events at the community center, a full time clinic, and a well staffed volunteer fire department.

By the time the housing crisis of 2008 was over and AirBNB had been fully established, the school was down to roughly 85 students and many homes had been sold and long term rentals converted to short term rentals. There seemed to be a very real housing crisis. In 2014 I responded by joining the Bolinas Community Land Trust Board and in 2017 I became its executive director. Believe me when I say that I have seen the transformation and degradation of our village in the past 20 years and that I have worked with dozens of families and individuals attempting to stay housed here. It has been an extremely sad transition to be a part of.

To be sure, STRs are not the only driver in the negative changes that have taken place in Bolinas, but they have driven the real estate market prices to unreasonable and often absurd highs, and they have brought real estate speculators here who never even knew the place existed. A friend of mine recently sold her home. She got 3 offers, one from a family that had recently been priced out of the market in Stinson Beach and was trying to remain in the area and two others who openly and admittedly volunteered that they were buying purely as a short term rental investment and never planned to vacation here themselves. My friend did the right thing and sold their home to the local family, though that meant taking the lowest offer. I have also heard of many instances in which people buy a home and say they intend to use it themselves and let their friends come upon occasion, and shortly after have it listed on a private social media account for hundreds of dollars a night. How many homes in West Marin are now used not as primary residences or second homes but only as short term rentals? While you have some solid numbers from those who have registered with AirBNB, or another listing company, I don't believe your numbers adequately reflect the real numbers of homes that have been removed from community use. There are dozens more being rented without being tracked.

There are licensing requirements listed in your outlined proposal, most of which I applaud. That said, how do you intend to bring existing STRs into compliance with those terms, or are the ones who are already operating get an exemption? From what I have seen the county does not have a great track record in making sure existing codes are met and code enforcement is loath to even look over a fence to see what is taking place on the other side. Does the county know how many spaces are rented out to RVs as STR spots in Bolinas? Or, how many pieces of vacant land have been converted to private campsites for STRs? I know many local property owners count on these illegal STRs to be able to hold on to their properties and I definitely do not want to jeopardize their businesses, but their rentals do add to the overall numbers of visitors and with the new ordinance being proposed, they are the most likely to be shut



down which also doesn't seem quite right, though may in fact be necessary. I would only hope that wealthy homeowners would also be being scrutinized.

I noticed in the proposed language that says that on a property where an ADU exists the property owner is not allowed to use the ADU as the short term rental but must instead rent out their main house. This seems wrong to me and more likely than not will make it hard for someone to both be a full time resident and property owner and offer a STR. Does a family of 4 with children in the school need to move into an ADU on the weekends so they can make some money on the side to pay their property taxes? Shouldn't they be allowed to stay in their primary residence and rent out their ADU as an STR. Doesn't your proposed law penalize low income homeowners and privilege the wealth second homeowners who can put a "caretaker" in their ADU and rent out their vacation home when they are not their 95% of the time? Do we really want to have our primary residences held for our STRs? This seems really twisted and warrants revision.

My experience is limited to Bolinas, but I am sure that each community has its own story to tell. I am also sure that each community has its own perceived threshold for how many visitors it can accommodate and serve. Stinson Beach has historically had a lot of STRs, Hotels and parking for the State Beach. Point Reyes is a commercial center for the "Northern" towns as well as the gateway to Point Reyes National Seashore. Bolinas is a cul de sac with no parking, no zoning to accommodate hotels and a massive amount of day traffic for people trying to surf. While I believe the county can come up with terms that apply to STRs across all communities, such as that they have a legal and functioning septic system for the number of people served, and proper fire safety equipment available, I think the number of STRs allowed in each jurisdiction should reflect the resources and character of each place. It may be that Stinson Beach can have more unhosted STRS while in Bolinas there is a much smaller percentage. It might be that a full-time owner operator in Inverness should be allowed to stay in their home and rent out their ADU while a vacation home owner in Marshall is required to have full time site manager living in an ADU on the property while the main house is rented out periodically. Why should Lagunitas have only 4 STRs while Bolinas has 54? Can our communities have some say in this?

In conclusion, while I am generally in favor of the direction your new ordinance is going I think it needs to be revised to both look at the impact to full time low income homeowners as well as the specific needs and qualities of each community. I also believe that any laws you imposed must be able to be enforced. If septic systems need to be updated and to code, then ALL septic systems on properties doing STRs must meet that requirement, not just new ones going forward. And, wealthy property owners must be held to compliance as often and as fully as the low income ones.

Thank you for your efforts and consideration.

Arianne Dar

**From:** [Steve Werlin](#)  
**To:** [STR](#)  
**Subject:** Draft standards for STR  
**Date:** Sunday, October 15, 2023 1:58:47 PM

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Dear Ms. Kilgraff,

As a full time resident of Dillon Beach for the last 28 years I am writing in support of the new proposed restrictions on short term rentals. My concern is not so much with the proposals outlined but the enforcement of those rules. Currently, many of the STR properties exceed the restrictions on number of vehicles allowed, number of occupants allowed, etc. And importantly, there are STR properties that operate without any license at all. How will all these rules be enforced? Will there be a designated county official who can be called to report either infractions of the rules or homeowners operating without a license? Will residents wind up “policing” their neighborhood to look for scofflaws? And once reported, what are consequences and assurances that rule-breakers will not continue their actions. STR properties are profitable obviously and the penalties for not following the rules should thus be consequential.

Thank you,  
Steve Werlin

**From:** [Bill Braasch](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Sunday, October 15, 2023 6:32:18 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program.

Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Bill Braasch  
Address: 380 dogwood road. Bolinas  
Email:  
[Bill.braasch@gmail.com](mailto:Bill.braasch@gmail.com)

Bill Braasch

**From:** [stephen\\_marcotte](mailto:stephen_marcotte)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR; PlanningCommission](mailto:STR; PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Sunday, October 15, 2023 8:34:49 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident of Bolinas and a member of the Bolinas Fire Protection District. I grew up in Bolinas and have watched as our small community has been hollowed out by both STR's and also families/individuals/corporations purchasing homes and then using them for second/third and possibly fourth homes. I can walk down any street and remember the families that used to live in these homes. Now, many other those same homes sit empty most of the year.

These STR's have had a direct negative impact on the fire district and our ability to bring on and retain members.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Stephen Marcotte  
201 Elm Rd.  
Bolinas  
[bfd219@gmail.com](mailto:bfd219@gmail.com)

**From:** [Kathleen Hartzell](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Rodoni, Dennis](#); [Maureen Cornelia](#); [Inverness Association/Foundation](#); [Susan Scott](#)  
**Subject:** Hartzell family recommendations on the STR ordinance  
**Date:** Monday, October 16, 2023 6:04:26 AM

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To: Marin County Planning Commission  
From: Chris and Kathy Hartzell, Inverness  
Re: Short Term Rental Regulations for West Marin  
October 16, 2023

Dear Supervisors,

We are interested in the topic of STR's for a few reasons: the diminishing stock of rental housing for those who wish to live full time in our communities, whether because they grew up here and wish to share that experience with their own families or because they work in the area. Employers are suffering because of the shortage of affordable housing. It does not take a great deal of study to know that the advent of the STR platforms changed the rental dynamic significantly.

We participated in the Inverness Association survey while Kathy was president of the organization, and helped formulate its response to you earlier this year.

The following is our opinion, gleaned from living in the community, being involved in many social issues in the community, and the results of the IA study.

We see two objectives: 1) Making West Marin available to everyone and encouraging visitors to share the bounty of West Marin; 2) preserving housing stock to allow a diverse population to live here.

We need a 2-prong strategy: Encourage lodging and visitor facilities, including expanding hotels, inns and desiderated lodgings. And, in a controlled way, (which we describe below) allow less formal B&B's in private homes

#### SUGGESTIONS:

<!--[if !supportLists]-->1. <!--[endif]-->Unlimited "B&B" business when the owner is in residence during the occupancy by guests

<!--[if !supportLists]-->2. <!--[endif]-->Unlimited long-term rentals (defined as over 30 days)

<!--[if !supportLists]-->3. <!--[endif]-->In the case where owner is not on the premises, Limited days for rentals (so that it is not full-time business). A maximum of eight weekends a year or two up to 30 day occupancies

<!--[if !supportLists]-->4. <!--[endif]-->No corporate ownership, and only one STR property per owner

<!--[if !supportLists]-->5. <!--[endif]-->Taxes and fees should apply. They should approximate the taxes/fees paid by the existing hotel/lodging sector, plus compensations for possible neighborhood nuisances

<!--[if !supportLists]-->6. <!--[endif]-->If not on-site management, there must be evidence of a contract or business arrangement with a responsible neighborhood service or individual who would respond to issues that come up.

<!--[if !supportLists]-->7. <!--[endif]-->Clear instructions in advance to tenants regarding potential nuisances (trash, recycling and composting rules, parking, noise, use of drones!)

<!--[if !supportLists]-->8. <!--[endif]-->Continue to require notification of neighbors of owner's intent to rent property as STR, and giving them a contact in the event issues related to occupancy arise

9. Evaluation of need for code upgrades (particularly plumbing and electrical) for homes with STR offerings: is the septic up to code for the number of occupied bedrooms, has the home been inspected (as would a motel) for having safe electrical, fire notification, and similar safety requirements of hosting unrelated guests, etc.

Chris and Kathy Hartzell  
30 Via de la Vista  
chrishartzell1@gmail.com

**From:** [Juliette Delventhal](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Monday, October 16, 2023 9:14:22 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Juliette Delventhal  
380 Larch Rd, Bolinas 94924  
[julietteleonore@gmail.com](mailto:julietteleonore@gmail.com)

Sent from my iPhone

**From:** [Dieter Tresp](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#); [Dieter Tresp](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Monday, October 16, 2023 11:10:03 AM

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

Dear Planning Commissioners and Supervisors,

I am a long-time and full-time Bolinas resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

At the same time I would urge you not to use water usage as a possible enforcement mechanism.

With the goal of re-creating a vibrant community with affordable housing, increased numbers of school-age children, families and more, home ownership by weekenders would actually provide the "best" water usage numbers. Home ownership by "weekenders" has a long history in West Marin, and many of those home owners positively contribute to our communities. However, they also don't bring much-wanted children to our schools.

As weekenders are likely to have the lowest average water usage, such enforcement mechanism



could easily backfire to the detriment of full-time families renting or owning.

Thank you for your consideration,

Dieter Tresp, Lauren Pollak, Tenaya and Jaana  
165 Alder Drive, Bolinas  
[dietertresp@gmail.com](mailto:dietertresp@gmail.com)

Dieter Tresp  
Senior Associate - ISPO  
ISPO Information Center USA

[dietertresp@gmail.com](mailto:dietertresp@gmail.com)  
+ 1-415-868-8882 phone  
+ 1-415-868-8883 fax

P.O. Box 749  
165 Alder Drive  
Bolinas, CA 94924  
USA  
[www.ispo.com](http://www.ispo.com)



**From:** [Kristen Rieke Morabito](#)  
**To:** [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#); [Rodoni, Dennis](#); [Rice, Katie](#)  
**Subject:** Please take action to reduce Short Term Rental permits  
**Date:** Monday, October 16, 2023 11:22:52 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. So many living in West Marin, myself included, has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost.

Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live.

The draft STR ordinance is a step in the right direction but it doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Kristen Rieke Morabito  
535 Overlook Drive / Bolinas, CA  
[kristen.rieke@gmail.com](mailto:kristen.rieke@gmail.com)

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Kristen Rieke Morabito • [kristenmorabito.com](http://kristenmorabito.com)

**From:** [David Kimball](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Monday, October 16, 2023 12:14:40 PM

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Dear Planning Commissioners and Supervisors,

Re: The impact of STRs on community and long-term rentals

Small communities cannot function when at least 16% of their limited housing stock is taken away for commercial use. Houses should be homes! Since 2018, the number of Short Term Rentals (such as Airbnb) in unincorporated Marin **has doubled**. The boom in STRs and the revenue they generate correlates to an astonishing increase in housing costs in Coastal Marin.

The proposed ordinance prepared by the Community Development Agency allows for **MORE** STRs. Many of us know long term residents who have been forced to move out of our communities due to the nearly non-existent availability and affordability of long-term rentals.

To try and personalize the severity of this situation, I submit this true story about a dear family who was forced to move out of our community after living here all their lives. The names have been changed to protect their identity:

*“Beth grew up in Bolinas. She moved to Bolinas with her parents and siblings when she was 2 years old. Beth went to school in Bolinas, met her husband, married and raised her 2 girls (who also graduated from the local school). She and her husband are good, solid, responsible people. They both worked, volunteered and were active in the community. They supported the Bolinas Community Land Trust’s efforts to secure affordable housing for people in Bolinas, for families like theirs.*

*They were responsible renters and had moved 5 times since their 17-year-old girls were born. When their last landlord announced she was moving back to Bolinas and would owner occupy the home, they were forced to move once again. They had 6 months lead time to find a new home so that they could stay in Bolinas until the girls graduated from Tamalpais High School. They could afford to pay reasonable rent.*

*They did whatever was necessary for their family to thrive. Because of COVID, they were able to extend the eviction date and looked for many months to find a new rental in Bolinas. Beth personally reached out to those who own empty homes or more than one home in search of a rental. No one responded. One realtor told her that she prefers to rent to out-of-towners. **Many homes are now operated as short-term rentals.** Beth’s pride and dignity were challenged. The only hometown this family has ever known and called “home” could not house them.*

*And so, they were forced to move away, to find a rental in another county. It is a heartbreaking story, and unfortunately it is not uncommon. Many families, couples and individuals have been forced to leave because of the shortage of affordable long-term rentals.”*

The town of Bolinas is changing. The number of community members who volunteer or serve on district or community boards (water, fire, school, community center, land trust) is

dwindling. The number of children attending school is shrinking. The character of our town and sense of community are threatened. Where will it end?

I urge you to set reasonable caps for STR licenses to reverse this trend. Do not grandfather licenses that are held by corporations, or by property owners who do not live/vote in our communities. Require that STRs are “hosted” by a natural person, and... only one license per natural person. Many other jurisdictions have imposed strict regulations to preserve their communities. Now is the time for Marin County to be bold.

Sincerely, Bobbi Kimball

Name: Bobbi Kimball

Address: 115 Hawthorn Road, Bolinas, California 94924

[email: bobbi.kimball@gmail.com](mailto:bobbi.kimball@gmail.com)

Email:

**From:** [Simon Dunne](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#)  
**Subject:** Criticism of proposed STR Ordinance  
**Date:** Monday, October 16, 2023 12:17:34 PM

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Some people who received this message don't often get email from [dunner6@gmail.com](mailto:dunner6@gmail.com). [Learn why this is important](#)

Dear Planning Commissioners and Supervisors,

I am a resident and property owner in West Marin and I am very concerned about the proposed Short Term Rental Ordinance and the impact it will have on our community here in Bolinas. I am fortunate to own a large property here with several units, some of which I historically managed as lucrative, unregulated, short-term rentals. When I became aware of the housing shortage in our community, I converted them all to long-term rentals. This is a small community and every unit of housing makes a huge difference to the lives and well being of people I know personally, and to the cultural fabric of this town. I have also found that the consistent revenue and greater degree of care long-term tenants show towards their housing have reduced my management burden (and stress level!).

I have seen families pushed out of this community time and again and their properties converted to STRs. These are people who sent their children to our schools, contributed to civic life, worked locally, and were friends and neighbors. Their presence was greatly missed. The inadequate regulation I see proposed here is counterproductive to creating the healthy communities I believe we hope to foster here in Marin County.

A community of STRs is not a community - it is hollow and empty during the week, its schools shrivel, and its businesses struggle to survive the lack of available labor force. I would support a drastic reduction in the number of STRs allowed here in West Marin, for the viability of our small community. Please consider revising the Ordinance.

Thank you for your consideration,

Simon

Name: Simon Dunne  
Address: 280 Mesa Rd, Bolinas, CA, 94924  
Email: [dunner6@gmail.com](mailto:dunner6@gmail.com)  
Phone: 408-722-6156

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

October 15, 2023

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

Re: STR Ordinance Update Workshop



Dear Commissioners,

Staff has obviously been hard at work. The Coastal Act Consistency Analysis shows you are looking ahead at what's to come. Good Job.

### **Registration Process**

My interpretation: Show us the property is safe for random visitors and that you have a place to put the cars.

Looks pretty fair and sensible to me.

Problem: Self-certifying is similar to self-reporting.

Page 12 - "Additionally, this information would likely rely on self-reporting, which can be inherently unreliable."

Page 18 - "Similar to the self-certified building safety checklist, staff will develop a self-certified fire safety inspection and a self-certified defensible space inspection."

### **STR Caps**

The disparate range of caps is not reasonable.

If one town needs to be limited to 1%, 27% can't possibly be good for another. We're not *that* different.

The suggested caps do not take into consideration the abundance or lack of traditional visitor accommodations. This is *always* contemplated during CCC approval.

The "baseline" used to choose the caps does not reflect Coastal Act policies.

Their baseline is 1973.

Remember the Lawson's Landing EIR and Master Plan? The County used the date of the NOP. When it got to the CCC they used 1973 and basically started from scratch.

Sincerely,

Scott M.

Attachment 1: Proposed caps with added pertinent information.

Attachment 2: Proposed caps with non-Coastal Zone towns eliminated.

Outside the Coastal Zone has no CCC access mandate and the low caps for these towns skew the numbers.

Attachment 3: The numbers if each town were given an equal 15%.

Attachment 4: Proposed numbers with commercial accommodations taken into consideration.

Attachment 5: Dillon Beach Census and housing information.

**Table 1 – Short Term Rental Caps**

	Township	Initial Number of Unhosted Short Term Rentals	Ultimate Number of Unhosted Short Term Rentals	STR % of Residential Units	Commercial Short Term units	Total Short Term Units	Total Long Term Units	Short Term % of total units
<b>624</b>	Bolinas	63	54	<b>9%</b>	<b>11</b>	<b>65</b>	<b>570</b>	<b>10%</b>
<b>408</b>	Dillon Beach	125	110	<b>27%</b>	<b>355</b>	<b>465</b>	<b>298</b>	<b>61%</b>
<b>312</b>	Forest Knolls	8	8	<b>3%</b>		<b>8</b>	<b>304</b>	<b>3%</b>
<b>939</b>	Inverness	93	86	<b>9%</b>	<b>62</b>	<b>148</b>	<b>853</b>	<b>15%</b>
<b>282</b>	Lagunitas	6	4	<b>1%</b>	<b>1</b>	<b>5</b>	<b>278</b>	<b>2%</b>
<b>110</b>	Marshall	28	27	<b>25%</b>	<b>53</b>	<b>80</b>	<b>83</b>	<b>49%</b>
<b>147</b>	Muir Beach	20	19	<b>13%</b>	<b>1</b>	<b>20</b>	<b>128</b>	<b>14%</b>
<b>240</b>	Nicasio	11	8	<b>3%</b>	<b>27</b>	<b>35</b>	<b>232</b>	<b>13%</b>
<b>33</b>	Olema	3	3	<b>9%</b>	<b>217</b>	<b>220</b>	<b>30</b>	<b>88%</b>
<b>163</b>	Petaluma	6	6	<b>4%</b>		<b>6</b>	<b>157</b>	<b>4%</b>
<b>350</b>	Point Reyes Station	32	26	<b>7%</b>	<b>9</b>	<b>35</b>	<b>324</b>	<b>10%</b>
<b>223</b>	San Geronimo	10	7	<b>3%</b>	<b>1</b>	<b>8</b>	<b>216</b>	<b>4%</b>
<b>704</b>	Stinson beach	192	174	<b>25%</b>	<b>31</b>	<b>205</b>	<b>530</b>	<b>28%</b>
<b>135</b>	Tomales	12	11	<b>8%</b>	<b>9</b>	<b>20</b>	<b>124</b>	<b>14%</b>
<b>578</b>	Woodacre	12	8	<b>1%</b>	<b>2</b>	<b>10</b>	<b>570</b>	<b>2%</b>
<b>5248</b>	<b>Total</b>		<b>551</b>	<b>10%</b>	<b>779</b>	<b>1330</b>	<b>4697</b>	<b>22%</b>

Table 1 is from the Draft Ordinance  
 Houses and Commercial Short Term Units are from the June 12, 2023 Staff Report.  
 Commercial Units in Dillon Beach has been corrected as per communication with Staff.

## Coastal Zone

These are the numbers the CCC cares about.

**Table 1 – Short Term Rental Caps**

	Township	Initial Number of Unhosted Short Term Rentals	Ultimate Number of Unhosted Short Term Rentals	STR % of Residential Units	Commercial Short Term units	Total Short Term Units	Total Long Term Units	Short Term % of total units
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<b>408</b>	Dillon Beach	125	110	<b>27%</b>	<b>355</b>	<b>465</b>	<b>298</b>	<b>61%</b>
<del>312</del>	<del>Forest Knolls</del>	<del>8</del>	<del>8</del>	<del>3%</del>	<del>8</del>	<del>8</del>	<del>904</del>	<del>3%</del>
<b>939</b>	Inverness	93	86	<b>9%</b>	<b>62</b>	<b>148</b>	<b>853</b>	<b>15%</b>
<del>282</del>	<del>Lagunitas</del>	<del>6</del>	<del>4</del>	<del>1%</del>	<del>1</del>	<del>5</del>	<del>278</del>	<del>2%</del>
<b>110</b>	Marshall	28	27	<b>25%</b>	<b>53</b>	<b>80</b>	<b>83</b>	<b>49%</b>
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<del>240</del>	<del>Nicasio</del>	<del>11</del>	<del>8</del>	<del>3%</del>	<del>27</del>	<del>35</del>	<del>232</del>	<del>13%</del>
<b>33</b>	Olema	3	3	<b>9%</b>	<b>217</b>	<b>220</b>	<b>30</b>	<b>88%</b>
<del>163</del>	<del>Petaluma</del>	<del>6</del>	<del>6</del>	<del>4%</del>	<del>6</del>	<del>6</del>	<del>157</del>	<del>4%</del>
<b>350</b>	Point Reyes Station	32	26	<b>7%</b>	<b>9</b>	<b>35</b>	<b>324</b>	<b>10%</b>
<del>223</del>	<del>San Geronimo</del>	<del>10</del>	<del>7</del>	<del>3%</del>	<del>1</del>	<del>8</del>	<del>216</del>	<del>4%</del>
<b>704</b>	Stinson beach	192	174	<b>25%</b>	<b>31</b>	<b>205</b>	<b>530</b>	<b>28%</b>
<b>135</b>	Tomales	12	11	<b>8%</b>	<b>9</b>	<b>20</b>	<b>124</b>	<b>14%</b>
<del>578</del>	<del>Woodacre</del>	<del>12</del>	<del>8</del>	<del>1%</del>	<del>2</del>	<del>10</del>	<del>570</del>	<del>2%</del>
<b>3450</b>	<b>Total</b>		<b>510</b>	<b>15%</b>	<b>748</b>	<b>1258</b>	<b>2940</b>	<b>30%</b>

Table 1 is from the Draft Ordinance  
 Houses and Commercial Short Term Units are from the June 12, 2023 Staff Report.  
 Commercial Units in Dillon Beach has been corrected as per communication with Staff.

☒



## Coastal Zone with Even Distribution

These are the numbers the CCC cares about.

**Table 1 – Short Term Rental Caps**

	Township	Initial Number of Unhosted Short Term Rentals	Ultimate Number of Unhosted Short Term Rentals	STR % of Residential Units	Commercial Short Term Units	Total Short Term Units	Total Long Term Units	Short Term % of total units
<b>624</b>	Bolinas	63	<b>93</b> <del>54</del>	<b>-9%</b>	<b>15%</b> <b>11</b>	<b>65</b>	<b>104</b> <del>57</del>	<b>10%</b> <b>16%</b>
<b>408</b>	Dillon Beach	125	<b>61</b> <del>140</del>	<b>27%</b>	<b>15%</b> <b>355</b>	<b>465</b>	<b>416</b> <del>293</del>	<b>61%</b> <b>55%</b>
<del>312</del>	Forest Knolls	0	<del>0</del>	<del>0%</del>	<del>0</del>	<del>0</del>	<del>30</del>	<del>0%</del>
<b>939</b>	Inverness	93	<b>140</b> <del>86</del>	<b>-9%</b>	<b>15%</b> <b>62</b>	<b>148</b>	<b>202</b> <del>85</del>	<b>15%</b> <b>20%</b>
<del>282</del>	Lagunitas	0	<del>4</del>	<del>1%</del>	<del>1</del>	<del>5</del>	<del>27</del>	<del>2%</del>
<b>110</b>	Marshall	28	<b>16</b> <del>27</del>	<b>25%</b>	<b>15%</b> <b>53</b>	<b>80</b>	<b>69</b> <del>88</del>	<b>49%</b> <b>42%</b>
<b>147</b>	Muir Beach	20	<b>22</b> <del>49</del>	<b>13%</b>	<b>15%</b> <b>1</b>	<b>20</b>	<b>23</b> <del>128</del>	<b>14%</b> <b>16%</b>
<del>240</del>	Nicasio	11	<del>0</del>	<del>0%</del>	<del>27</del>	<del>35</del>	<del>23</del>	<del>13%</del>
<b>33</b>	Olema	3	<b>4</b> <del>3</del>	<b>-9%</b>	<b>15%</b> <b>217</b>	<b>220</b>	<b>221</b> <del>30</del>	<b>88%</b> <b>88%</b>
<del>163</del>	Petaluma	0	<del>0</del>	<del>4%</del>	<del>0</del>	<del>0</del>	<del>15</del>	<del>4%</del>
<b>350</b>	Point Reyes Station	32	<b>52</b> <del>26</del>	<b>-7%</b>	<b>15%</b> <b>9</b>	<b>35</b>	<b>61</b> <del>32</del>	<b>10%</b> <b>17%</b>
<del>223</del>	San Geronimo	10	<del>7</del>	<del>0%</del>	<del>1</del>	<del>0</del>	<del>21</del>	<del>4%</del>
<b>704</b>	Stinson beach	192	<b>105</b> <del>174</del>	<b>25%</b>	<b>15%</b> <b>31</b>	<b>205</b>	<b>136</b> <del>530</del>	<b>28%</b> <b>19%</b>
<b>135</b>	Tomales	12	<b>20</b> <del>44</del>	<b>-8%</b>	<b>15%</b> <b>9</b>	<b>20</b>	<b>29</b> <del>128</del>	<b>14%</b> <b>20%</b>
<del>578</del>	Woodacre	12	<del>0</del>	<del>1%</del>	<del>2</del>	<del>10</del>	<del>57</del>	<del>2%</del>
<b>3450</b>	<b>Total</b>		<b>513</b> <del>510</del>	<b>15%</b>	<b>15%</b> <b>748</b>	<b>1258</b>	<b>294</b> <del>1261</del>	<b>30%</b> <b>30%</b>

Table 1 is from the Draft Ordinance  
 Houses and Commercial Short Term Units are from the June 12, 2023 Staff Report.  
 Commercial Units in Dillon Beach has been corrected as per communication with Staff.

⊞

## Coastal Zone with better Distribution

These are the numbers the CCC cares about.

**Table 1 – Short Term Rental Caps**

Houses	Township	Initial Number of Unhosted Short Term Rentals	Ultimate Number of Unhosted Short Term Rentals	STR % of Residential Units	Better	Commercial Short Term units	Total Short Term Units	Total Long Term Units	Short Term % of total units
624	Bolinas	63	62	9%	10%	11	65	73	10%
408	Dillon Beach	125	82	27%	20%	355	465	437	61%
312	Forest Knolls	8	8	3%	-	-	8	94	3%
939	Inverness	93	94	9%	10%	62	148	156	15%
282	Lagunitas	6	4	1%	-	1	5	23	2%
110	Marshall	28	27	25%	25%	53	80	80	49%
147	Muir Beach	20	22	13%	15%	1	20	23	14%
240	Nicasio	11	8	3%	-	27	35	22	13%
33	Olema	3	2	9%	5%	217	220	219	88%
163	Petaluma	6	6	4%	-	-	6	137	4%
350	Point Reyes Station	32	35	7%	10%	9	35	44	10%
223	San Geronimo	10	7	3%	-	1	8	26	4%
704	Stinson beach	192	174	25%	25%	31	205	205	28%
135	Tomales	12	14	8%	10%	9	20	23	14%
578	Woodacre	12	8	1%	-	2	10	52	2%
3450	<b>Total</b>		512	15%	15%	748	1258	2940	30%

1260

Table 1 is from the Draft Ordinance  
 Houses and Commercial Short Term Units are from the June 12, 2023 Staff Report.  
 Commercial Units in Dillon Beach has been corrected as per communication with Staff.



# Dillon Beach Fun Facts

Dillon Beach Population 2010 283 \*(1)  
Dillon Beach Population 2020 246 \*(1)  
Dillon Beach Population 2023 41 \*(2)

“Once it’s happened it’s difficult to pull it back.” \*(3)

\*(1) US Census Bureau

\*(2) Linda Martin, longtime local real estate agent/ STR manager, written and verbal comments

\*(3) Sara Jones, Marin County CDA Director, verbal comments referring to REIT ownership

All West Marin towns are Housing Affordability Sensitive Areas (HASA).

Dillon Beach is degraded HASA.

Degraded ESHA *is* protected and *must* be restored.

Degraded HASA *should* be protected and *can* be restored.

Dillon Beach lost 227 housing units from 2011 to 2016 as a result of the Lawson's Landing CDP.

The population dropped less during that time period than it has since.

The CDP pushed people from the Landing into the town.

STR's pushed them from the town to elsewhere.

STR operators in Dillon Beach have stated:

- 1) We are providing local jobs.
- 2) No one lives here because there are no jobs here.
- 3) People have to commute long distances to live here, which makes it impossible.

1) If they are providing local jobs why are there also not any?

2) There is no such thing as a town without jobs.

Dillon Beach has *two* high speed internet service providers. People live here and work remotely.

Some people have 24-on-24-off or 48-on-72-off schedules that make commuting civilized.

3) The majority of STR workers now commute *to* Dillon Beach.

How is that different than commuting *from* Dillon Beach?

It is entirely possible to live in Dillon Beach and have a job. Except for the house part.

Questa Engineering recently completed a wastewater feasibility study for the village of Dillon Beach.

The community qualified for a grant to pay for the study because of the high percentage of lower income residents.

How did we qualify for the grant if no one has ever lived here full time?

What happened to the residents that helped us qualify for the grant?

The STR cap for "Summer Town" (AKA Inverness) is *one third* of Dillon Beach.

"Summer Town" has *80% fewer* commercial accommodations than Dillon Beach.

Under the proposed caps, "Willow Camp" (Stinson Beach) will have *fewer than half* the total short term units and *78% more* long term units compared to Dillon Beach.

**From:** [Smileys Saloon](#)  
**To:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#); [Rodoni, Dennis](#)  
**Subject:** West Marin Businesses Need Houses to Be Homes  
**Date:** Monday, October 16, 2023 12:51:10 PM

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To: The Marin County Planning Commission  
Re: Draft Short Term Rental Ordinance

We are writing as the managers and co-owners of Smiley's Saloon, Hotel and Kitchen. We employ 30 people from West Marin, and we are full-time residents of Bolinas and committed to the West Marin community.

We support a reduction in the number of Short Term Rentals in West Marin, because we have witnessed the hardships caused by the conversion of many long-term rentals into STRs in the last decade. The number of STRs has doubled since 2018, and each time a long-term rental is sold and converted, we lose full-time community members and it becomes more and more difficult to find staff or for our existing staff to stay in their community. We have a number of staff who can't find housing but have chosen to live in their vehicles rather than leave Bolinas. This is wrong!

It is also completely unfair that we, as a commercial hotel, are held to very strict standards of health, safety and building codes. But STRs can operate without compliance with these same rules. The new rules need to include the same enforcement standards that apply to all commercial visitor lodging.

Finally, we've heard opponents of new rules say that we need as many STRs as possible to support the local economy, but this is not true. While it's ok to have some of the housing stock as STRs (1-5% of housing, as in East Marin, feels fair), we have an average of 16% of West Marin housing in STRs, and that could go up with the new rules. Most STRs hurt our business, because much of the time they sit empty. When they are full of guests, we've documented that the guests often spend the weekend just partying in their rentals and skip supporting local businesses. We need homes to be filled with people who live here, and if they are STRs, they should be used more frequently so that they're not just sitting empty.

We ask you to strengthen the rules on STRs and include incentives for owners to reinstate long-term rentals. Our local economy and our community need houses to be homes.

Sincerely,

Blair Harris  
General Manager, Co-Owner, Smiley's Saloon, Hotel & Kitchen

Chelsea Kahn  
Assistant General Manager, Co-Owner, Smiley's Saloon, Hotel & Kitchen

**Smiley's Saloon, Hotel & Kitchen**

Hotel Hotline 415-881-1851

Bar 415-868-1311

41 Wharf Rd./PO Box 317

Bolinas, CA 94924

**From:** [Harriet Moss](#)  
**To:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#); [Rodoni, Dennis](#)  
**Subject:** New Draft Ordinance Increases, Not Decreases, Number of STRs  
**Date:** Monday, October 16, 2023 1:28:06 PM  
**Attachments:** [preview.png](#)

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Dear Commissioners and Supervisors,

Page 4 of the *MARIN COUNTY SHORT TERM RENTAL ORDINANCE COASTAL ACT CONSISTENCY ANALYSIS* (see below, attached) in the most recent Staff Report for the October 23rd Planning Commission meeting states:

**"Limits on the number of Unhosted Short Term rentals aims to reduce the overall percentage by 5% and limits the overall number of STRs to 510..."**

This calculation is factually incorrect and misleading - and is repeated all throughout the October 23, 2023 Staff Report. The 510 number **DOES NOT INCLUDE** the (currently) 108 Hosted STRs which magically have been excised from "the overall number of STRs." Were they included, as they are in the first sentence of that same paragraph, i.e., **"There are currently 568 registered STRs in the Coastal Zone."** there would be an "overall number" of permitted STRs in the Coastal Zone of **608**. The Draft Ordinance is actually proposing a **19% INCREASE** in the number of Coastal Zone STRs.

One may have differing opinions on STR regulation but it's the County's obligation not to obfuscate the facts (either intentionally or unwittingly), which is what is happening in the Draft Ordinance and in both Staff Reports. Let's be clear: the Draft Ordinance, as written, increases the number of STRs in the Coastal Zone, not decreases the number as it clearly purports to do.

Given the damage STRs have done to the social fabric of our coastal communities, I urge the County to adopt an ordinance that decreases the "Overall Number" - including both Hosted and Unhosted STRs - back down to 2018 levels, which were about half of what exists now in unincorporated Marin (480 vs the current 873). Regulations that limit the number and actually enforce health and safety standards (and not the "self-certification" called for in the Draft Ordinance) should have been put into place five years ago, before our coastal communities lost almost all of their longterm rental housing.

It seems obvious that a reasonable STR licensing fee of \$500-\$1000 to cover the cost of enforcement can be levied on STR businesses making tens of thousands of dollars per year. And if only one paid firefighter position could be eliminated by the availability of longterm housing, it would replace the cost of any lost Measure W revenue several times over. In my community, the Stinson Beach Fire Department has had to double its staffing budget over the past 4 years, from \$525K in '19-'20 to \$1,087K this year, largely due to lack of volunteers being able find housing locally.

Thank you for your thoughtful consideration of this problem and for taking the bold step required to restore at least a portion of the teacher, firefighter and family housing that has been lost to commercial use.

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



**MARIN COUNTY SHORT TERM RENTAL ORDINANCE  
COASTAL ACT CONSISTENCY ANALYSIS**

**INTRODUCTION**

Since the Fall of 2022, County staff has been working to update the Short Term Rental (STR) regulations for the unincorporated areas of Marin. Proposed regulations would apply in the Coastal Zone and therefore would require an amendment to the County's Local Coastal Program (LCP), which is a land use plan for Marin County's Coastal Zone that guides land use and development in accordance with the California Coastal Act.

As noted in the LCP, assuring housing choices at prices within reach is also important indirectly in carrying out Coastal Act resource protection goals. The Coastal Act places a high priority on maintaining agriculture and ranching as viable land uses in the Coastal Zone and encourages provision of visitor-serving facilities including overnight accommodations. These land uses depend on the availability of local labor and pay scales for workers in these industries tend to be relatively low. Provision of housing opportunities for those employed in the Coastal Zone is thus essential if these high-priority land uses are to be maintained.

Because of these factors, the following policy and programs are included in the LCP, which was certified by the California Coastal Commission (CCC) in 2019:

**C-HS-6 Regulate Short-Term Rental of Primary or Accessory Dwelling Units.** Regulate the use of residential housing for short term vacation rentals.

**Program C-HS-6.a Vacation Rental Ordinance:**

1. Work with community groups to develop an ordinance regulating short-term vacation rentals.
2. Research and report to the Board of Supervisors on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

To ensure that STR regulations are applicable in the Coastal Zone, the County must modify its LCP through a process referred to as an LCP Amendment (LCPA). Planning staff will submit the LCPA after the Board of Supervisors has adopted a Resolution authorizing the submission of an LCP amendment application.

The County must conduct a Coastal Act consistency analysis as it relates to Chapter 3 of the Coastal Act, which must be included in local decision-making materials for an LCPA.

str-workshop-attachment-5  
PDF Document · 556 KB

**From:** [eokamura](mailto:eokamura@sonic.net)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR; PlanningCommission](mailto:STR; PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Monday, October 16, 2023 1:34:09 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

Having grown up and lived in Bolinas for most of my life I've watched as many life long residents have been forced to leave the town they love due to lack of housing. Meanwhile as I walk around our neighborhoods whole blocks of empty houses sit waiting for their next short term guests. I can't see how this is sustainable.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Ethan Okamura  
Address: 369 Ocean Parkway, Bolinas  
Email: [eokamura@sonic.net](mailto:eokamura@sonic.net)



**From:** [Barrett Purdum](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Monday, October 16, 2023 2:46:14 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Barrett Purdum  
484-354-8399  
368 Overlook Drive  
Bolinias CA 94924

October 16, 2023

Marin County Planning Commission  
[PlanningCommission@MarinCounty.org](mailto:PlanningCommission@MarinCounty.org)

RE: Draft STR Regulations

Dear Marin County Planning Commissioners:

I write regarding the County's draft short term rental standards and urge the Planning Commission to stop this effort before the County creates an equity disaster that will result in making all housing in West Marin less affordable, limit public access to the coast and national parks, and create a negative impact on the region's tourism-based economy.

The County's STR effort appears to be rooted in a dangerous assumption that more government regulations will shift vacation homes into becoming residential housing. But the assumptions are faulty. Housing in West Marin is not an "either/or" scenario but rather an "and" scenario. The villages adjacent to the coast and the coastal national parks need residential AND vacation housing.

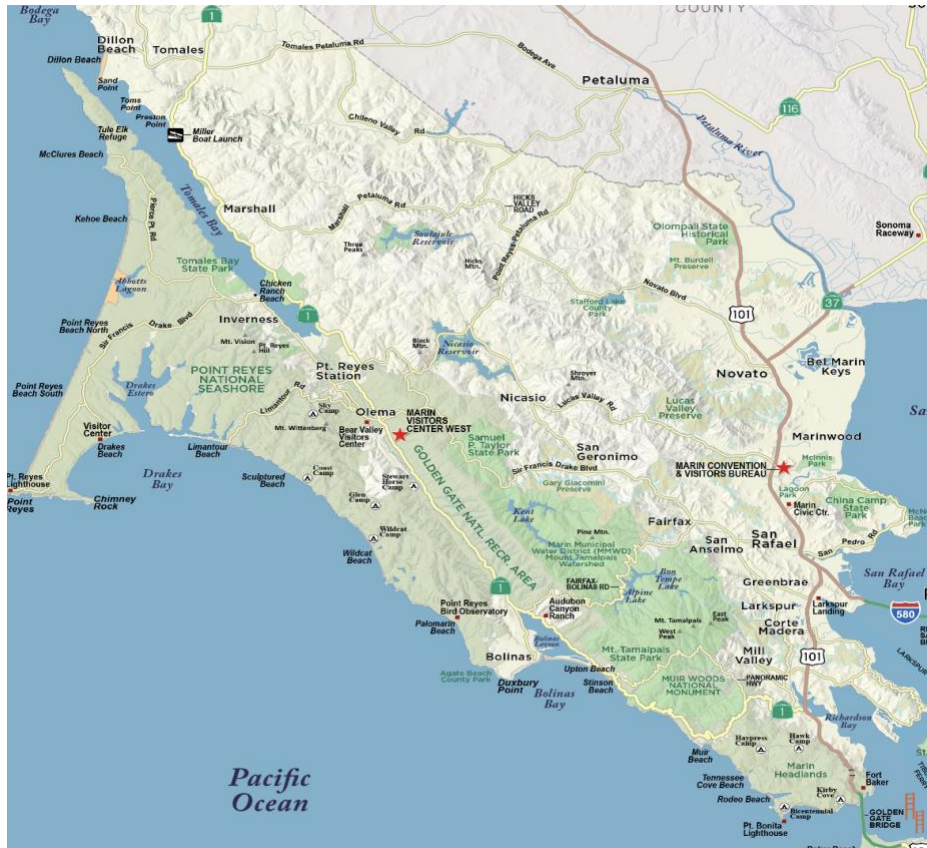
The Planning Commission understands the value of visitors using underutilized vacation housing on the County's coast. West Marin, home to numerous state and national parks as well as the County's entire Pacific coastline, is and always has been comprised of vacation homes. Many of these homes sit empty most of the year. Allowing visitors to use these under-utilized homes ensures: 1) the County doesn't need to build additional visitor accommodations, 2) minimal impact while preserving the character of the region by ensuring visitor accommodations are decentralized throughout the entire region, and 3) homes are safe due to being regularly maintained oppose to being a neglected neighborhood blight.

Visitor housing is needed for people traveling from afar to visit the County's coast and the national and state parks. If existing vacation homes cannot provide this lodging, how will the County meet the growing need of visitors to the coast and the national and state public parks? Where does the County propose that visitor lodging be created? How will County ensure this lodging is decentralized to minimize visitor impact to West Marin?

The county should provide incentives for the owners of vacation homes to open their homes when they aren't personally using them, rather than creating regulations that remove all incentives to share vacation homes with visitors to the region.

## WEST MARIN IS ALMOST ENTIRELY PUBLIC LAND:

In the early 1900s and throughout the 1960s and 1970s there was an expansion of local, state and federal parks in West Marin. Currently, over 90% of West Marin is owned and managed for the public as parks and open space (see map). With the park expansion, tourism-services have become the dominant economy in the few villages that are adjacent to these public lands.



## HISTORY OF REJECTING VISITORS:

While West Marin has historically been a place for vacationers, once people secure a home, history shows that these residence do not want to share the public space with visitors. The “Bolinas Border Patrol” is notorious for tearing down signs that would otherwise direct people to the town, setting up false barricades, telling visitors the town is closed, and issuing false parking tickets.

When the PRNS was being created, residents of Inverness advocated for the development of a road that would cut directly through the middle of the national seashore. The residents preferred the destruction of a natural landscape rather than allowing visitors to drive on the public road, on Sir Francis Drake, through the community, to the National Seashore. Fortunately, they were overruled.

In 2018, the County added a 4% increase on the cost of every short-term rental exclusive to West Marin, bringing the county tax to 14% on visitors to West Marin (one of the highest transient occupancy taxes in the nation).

## **DON'T LET HISTORY REPEAT ITSELF**

Our parks and over 100 miles coast along the Pacific and Tomales Bay must be accessible to visitors. By reducing vacation rentals in the entire coastal region of Marin County these regulations will result in the greatest loss of public access in the history of the state of California.

How does the County plan to house the visitors to this region? Single-family homes are the most affordable vacation housing for families. How will the County ensure there is lodging for visitors from all economic levels? The County has an obligation to ensure visitors from afar who come to recreate in our parks have housing. Before the County breaks a visitor housing system that works, please make sure that housing will be available for visitors to the region.

West Marin needs more short-term vacation housing, not less. Over 2.3 million people visited the Point Reyes National Seashore last year. And many millions more visited the Golden Gate National Recreation Area (including Stinson beach and Muir Woods). Yet, according to the Staff Report, there are only 357 vacation homes (which includes singles rooms in a home as well as entire homes) in the entire coastal region. This means **fewer than 0.015% of the people who travel from afar to experience the National Seashore can enjoy a multi-day experience in a vacation home.** Clearly, there is a vacation housing shortage. If the County is trying to balance housing needs, then the shortage of vacation housing must be addressed as well.

### **THE IMPACT ON HOUSING FROM THE REGULATIONS:**

What will happen if vacation homes are limited in West Marin?

**Middle-class will be forced to move from the region.** Nobody is getting rich by renting their primary or second home for vacation purposes. People rent their homes to make ends meet: to pay their mortgage, property taxes, and property maintenance. These people are West Marin's middle class. Limiting their ability to rent a home on a part-time basis, reduces their ability to achieve homeownership, further driving the middle-class from West Marin and creating an inequitable community.

**If forced to sell, these homes will not become affordable permanent housing.** Located along Marin's coast and adjacent to two national parks within a one hour from San Francisco Bay Area, these homes will have no shortage of affluent buyers. The middle class will be forced from their path to homeownership in West Marin. Only the ultra-wealthy, who do not need the additional income to help make ends meet, will benefit.

**Many homes will sit empty.** There are a considerable number of homes that sit empty in West Marin. If second homes aren't allowed to rent for short-term purposes, they will simply sit vacant during the periods in which homeowners are not there.

How does the County, the neighborhood, the local businesses, and the tradespeople whose livelihood depends on the jobs created from vacation homes benefit from additional empty homes? Are empty homes better for the community than visitor-occupied homes? Without visitor use of under-utilized vacation homes, there are fewer people in restaurants, fewer people in stores, fewer people employing local tradespeople. The result of the policy will not create affordable housing, but it will ensure the economic decline of the community.

**Vacation homes provide the most affordable lodging for families.** Multi-bedroom vacation homes provide affordable lodging for entire families. A multi-bedroom home in West Marin can be obtained for \$250-\$400/night as opposed renting a single room in a hotel that on average costs approximately \$500/night. Vacation homes provide families with an authentic lodging that includes beds for everyone, as well as shared space in which to cook, dine and lounge. Spread throughout the region, the impact of visitors in vacation homes is dispersed throughout the region and therefore has minimal impact to any one area. Limiting vacation rentals will make lodging for visitors more costly.

**Reduction in vacation housing adds pressure on other housing in West Marin.** The use of underutilized vacation homes for visitors reduces pressure on other housing. If the County limits the use of vacation housing for short-term rental purpose, people will seek other housing in the region. The vacation housing that remains will be in a greater demand and become more valuable. The demand of all available housing will rise, and the County will have created a giant equity rift.

**More hotels?** If not in under-utilized vacation homes, where is the County proposing that visitors stay? The cap on vacation homes will result in placing pressure on other housing throughout West Marin. The price of the limited decentralized vacation housing will rise and the only lodging would be centralized hotels, motels and lodges (lodging exempt from these regulation). But there are not enough of these accommodations in West Marin. Is the County going to approve and build more hotels in West Marin? Will we have a new Hilton on the banks of Tomales Bay? How will these hotels enhance the community more than using existing decentralized vacation homes?

Short Term Rental owners are providing a service to the community by ensuring vacation homes don't sit empty, that locals are employed, that homes are maintained, and that restaurants, markets and shops have a consistent stream of business throughout the year to be sustainable in the rural community.

Rather than creating obstacles, the County should be creating incentives for people to open their homes for all purposes: including short-term vacation rentals.

## **A FEW OF THE MANY PROBLEMS WITH DRAFT REGULATIONS**

### **Limits are Exclusive to the Coastal Zone:**

The County is making strict regulations that are exclusive to the Coastal Zone. The regulations go beyond what any city and county in California requires, and far beyond what the largest city in the County of Marin requires. Other California counties excluded the coastal zone, areas adjacent to public parks and the coast, from their STR regulations. Marin County is proposing limiting regulations that apply solely to the County's coastal zone, solely to the region that includes the lion-share of the public land in Marin County.

Our national and state parks as well as over 100 miles coast along the Pacific and Tomales Bay must be accessible to visitors from afar. By focusing exclusively and reducing vacation rentals along the entire coastal region of Marin County these regulations will result in the greatest loss of public access in the history of the state of California.

### **Policy driven by a flawed Poll:**

The rationale provided in the Staff Report for most of the regulations that the County is proposing is rooted in one online poll that asked 10-questions. Policy should never be developed from a public opinion poll, especially a flawed, 10-question, unscientific, non-methodical poll, and an extremely biased analysis. Yet from these 10-questions, the county has developed 11-pages of costly and burdensome regulations.

According to the poll, people who reside in West Marin, people who have already secured their housing near the coast and public parks, want limits on vacation rentals. And, these residents want greater regulations on visitor housing than they want for their own housing. Please see the above section titled "History of Rejecting Visitors."

From this poll, the county's is creating health and safety standards exclusive to visitor housing. If the county was truly interested in health and safety:

- 1) Why isn't the county ensuring that every home in West Marin comply with these standards? STRs are a small percentage of the housing stock and aren't used as much as full-time residential homes. Wouldn't residential standards be the same for all residential housing (long-term, short-term, and permanent residents?)
- 2) At a minimum, why not include all rental homes: those for long-term and short-term purposes? Long-term rental homes are used daily. Shouldn't long-term tenants we ensured of the same health and safety standards as short-term renters?
- 3) Why exempt corporations while regulating small mom-and-pop homeowners? Why exempt lodging in which dozens of people are staying on any given night?

Make no mistake about it, these regulations are not about making our community healthier, they are about making it harder for people who wish to come to West Marin for vacation purposes.

### **No Demonstration of Need and No Assessment of Impact:**

A governmental experiment of driving out vacation homes in a hope that they will become residential home will create many unintended consequences. The Planning Commission should require that they County fully understands the impact of these regulations prior to putting the community, and the economy on which it is sustained, at risk.

While the County has been working on this issue for many years, they still cannot produce a record of necessity. Instead, in support of the regulations, the County has produced STR hotline data. Calls received Countywide during the entire year of 2021 totaled 23. Twenty-three calls about vacation rentals in which most fall into the category of "general inquiries" and "other."

Without a demonstrated need and without an assessment of the impact, there is no reason for draconian policy which will not only negatively impact visitors but also the economy of the region.

### **Regulate to Failure:**

This is government's attempt to ensure failure to achieve onerous requirements, which will result in issuing fewer licenses than permitted, and therefore further limiting visitor access to the coast and parks in West Marin.

The County is clearly making it difficult for homeowners to comply with a myriad of requirements within the 11-pages of multi-tiered regulations including provisions that will allow more regulations and enforcement measures at the discretion of the Director of a County Agency. If one small element in a costly and burdensome application is missing, the entire application and business license can be denied. By making the requirements to obtain a license too burdensome for homeowners, the County will reduce the majority of vacation homes available for visitors.

These costly and burdensome requirements will lead to a far greater decline in lodging options for visitors than the cap.

### **Exempts Corporations while heavily regulating Homes?**

The County states that the corporate exemptions for hotels, motels, and potentially agricultural zoned lands are due to these industries being regulated by other county regulations.

- Shouldn't regulations for corporations and industry be stronger than those regulations for single-family homes?
- If the County wants to welcome visitors to the coast, shouldn't the County be creating incentives for people to share their homes, rather than force the owners to keep them closed to visitors?

Vacation homes sit empty much of the year. By contrast, corporate and industrial homes are used by many more people every day of the year. Shouldn't corporate housing and residential homes that are used daily be required to meet the proposed fire, water, and septic regulations? Why only seldom used vacation homes?

### **Unhosted vacation rentals are the most cost-efficient visitor experience:**

Single-family vacation homes provide the most affordable means for families visiting West Marin. The regulations reduce and cap the number of unhosted homes available to visitors in the region. These are the very homes that are most desired by travelers because they offer the best price for the most space.

The average cost for one bedroom in a local lodge, that offers nothing but one bed in a small room with a small bath, is over \$500 per night. This price is far out of reach for a family in need of multiple bedrooms (as well as a kitchen, dining-, and indoor and outdoor lounge- areas). The quality of a lodge experience is lower and the costs far higher, and it's not what visitors to the region seek.

The regulations will increase the cost to rent vacation rentals. The time and expenses associated with gathering the documentation, additional services, and annual inspections increases the overall cost of operation which will result in increased nightly rates for visitors to the region. In addition, by reducing and capping the number of vacation homes, simple laws governing supply and demand will ensure an increased cost in the nightly rate.

Rather than use under-utilized vacation homes throughout the region to house visitors, the County will limit lodging opportunities, resulting in pressure on other housing, that will make all housing in West Marin less cost-efficient for residents and visitors alike.

### **Nativism**

Nativism is defined by policy created in the interest of residents who seek to protect themselves against those from the outside. We are seeing this on the rise globally. Now we are seeing this at the local level, proposed by our county government. These regulations are designed to keep visitors out of the National Parks and the entire coast of Marin County.

We deserve more from our government. These draft regulations will deny access to visitors wishing to experience the region. We need more housing for people who want to enjoy the natural environment throughout the county, especially in the region where the lion-share of land is protected for public purposes: West Marin

Please vote no on the draft regulations and stop this misguided effort to limit visitor access to the state and national parkland and the entire County coastline.

Sincerely,

Rachel Dinno  
PO Box 852  
Inverness, CA 94937

cc: [DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)  
[KRice@marincounty.org](mailto:KRice@marincounty.org)  
[KKilgariff@MarinCounty.org](mailto:KKilgariff@MarinCounty.org)



**From:** [no-reply@marincounty.org](mailto:no-reply@marincounty.org)  
**To:** [STR](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, October 16, 2023 3:35:01 PM

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Donald Read with email address [dread@well.com](mailto:dread@well.com) would like information about:  
Have you considered exempting rentals of less than 30 days a year if the property owner personally uses the property for more than 60 days a year and there is no advertising?

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: Cap on S.T.R.s  
**Date:** Monday, October 16, 2023 1:49:54 PM

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**From:** no-reply@marincounty.org <no-reply@marincounty.org>  
**Sent:** Monday, October 16, 2023 9:27 AM  
**To:** PlanningCommission <PlanningCommission@marincounty.org>  
**Subject:** Cap on S.T.R.s

Pat Dickens with email address [pwdickens@yahoo.com](mailto:pwdickens@yahoo.com) would like information about:  
Please set up a cap on unhoused STRs that is that is half of the current number -  
just below the 2018 level. Thank you! Pat Dickens Bolinas

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: Short term rentals  
**Date:** Monday, October 16, 2023 1:50:10 PM

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**From:** manager <bolinasretreatproject@gmail.com>  
**Sent:** Monday, October 16, 2023 10:59 AM  
**To:** PlanningCommission <PlanningCommission@marincounty.org>  
**Subject:** Short term rentals

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

Please consider finding ways to prohibit and/or tightly restrict corporate abilities to provide any form of short or medium term rental housing.

Please reconsider and reduce STR future authorizations.

Thank you

George Hoke  
Bolinas

**From:** [john aucoin](mailto:john.aucoin)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR](mailto:STR); [PlanningCommission](mailto:PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 7:21:15 AM

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[You don't often get email from [coyote322@att.net](mailto:coyote322@att.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: John Aucoin  
Address: 28 Laurel st. Pt. Reyes , Ca 94956  
Email: [jleroy322@gmail.com](mailto:jleroy322@gmail.com)

**From:** [john aucoin](mailto:john.aucoin)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR](mailto:STR); [PlanningCommission](mailto:PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 7:22:40 AM

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[You don't often get email from [coyote322@att.net](mailto:coyote322@att.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,

Name: Lela Corbitt

Address: 28 laurel st Pt Reyes CA 94956

Email: [coyote322@att.net](mailto:coyote322@att.net)

**From:** [Ashley Hebert](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:00:33 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Ashley Hebert  
Address: 18 Cypress Rd., Point Reyes Station  
Email: [afhebert@gmail.com](mailto:afhebert@gmail.com)

**From:** [Gmail](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:01:26 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

I have been a resident and business owner in West Marin for over 30 years and am in **strong favor of the requirement that owners live full time in the house that provides a short term rental. Not caretakers, but actual owners.** This allows people who live on that extra income to survive and reflects the original concept, which was lovely, of tourists to have a spot for a few days and meet the locals. It was a great idea that went completely wrong when it began to be exploited by second home and developer people to gain footing in a small town.

Thank you for your consideration,  
Name: Mary Nisbet  
Address: P.O. Box 1110  
Email: [californiaorchids@gmail.com](mailto:californiaorchids@gmail.com)

*Mary Nisbet/California Orchids*  
[www.californiaorchids.com](http://www.californiaorchids.com)

**From:** [Sophie Wood Brinker](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:12:16 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Sophie Brinker  
Address: PO Box 904, Bolinas CA 94924  
Email: [brinker.sophie@gmail.com](mailto:brinker.sophie@gmail.com)



**From:** [Annie Laufman](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes (Bolinás Resident)  
**Date:** Tuesday, October 17, 2023 9:13:45 AM

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Dear Planning Commissioners and Supervisors,

I am a Bolinas resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Annie Laufman  
Address: 190 Maple Rd Bolinas  
Email: annielaufman@gmail.com

**From:** [Dianne Bramwell](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:14:27 AM

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

Dear Planning Commissioners and Supervisors,  
Many of my neighbors/taxpayers are concerned about this vital issue.  
I have heard heartfelt and factual pleas for your mindful action.  
Even tho' the following is a form letter, it states the obvious reasons that we, the residents of West Marin strongly feel.  
Thank you for your service to our communities.

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Dianne Bramwell  
Address: 145 Hawthorn Rd, Bolinas  
Email: [bramwelldianne@gmail.com](mailto:bramwelldianne@gmail.com)

**From:** [Noelle Hiam](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:17:51 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: noelle hiam  
Address: 190 maple rd, Bolinas 94924  
Email: [noellehiam@gmail.com](mailto:noellehiam@gmail.com)

**From:** [jeff.warrin](mailto:jeff.warrin@me.com)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:26:09 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Jeff Warrin  
5 Lauff Ranch Road  
Bolinas CA 94924  
[Jeffwarrin@me.com](mailto:Jeffwarrin@me.com)

Sent from a small device

**From:** [Kari](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:43:15 AM

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Living out here is incredibly stressful, many factors contribute but the cost of housing makes for the highest level of stress. I am currently in a rental I have been in for a few years that is now set to increase yearly, I know I will be priced out sooner than later. The thought of trying to find an affordable house is to say the least, depressing and a constant worry even as I have current housing. I've lived here all my life, I love it, I love our community and we need to ensure that the people have housing they can really afford. As a childcare provider out here, I know housing effects everyone. Also, we are still in a ongoing pandemic people need safe long term housing, we do not need out of towners coming to stay at short term rentals and increasing our local Covid cases. Please get rid of short term rentals, we need less greed and more community.

The Americans most threatened by eviction: young children  
<https://www.nytimes.com/2023/10/02/upshot/evictions-children-american-renters.html>

Dear Planning Commissioners and Supervisors,

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The draft STR ordinance is a step in the right direction but it doesn't go far enough. Please ensure that the following provisions are added or strengthened:

1. No corporate ownership;
2. Only one STR license per property owner, regardless of number of properties owned;
3. \*A much further reduction\* in the number of unhosted STRs than what is proposed in the draft. Much lower caps on unhosted STRs are needed to restore the health of our coastal West Marin communities, while the current draft ordinances actually increase the allowable number. This is not acceptable.

Thank you for your consideration,

Name: Kari Carlsen  
Address: P.O. Box 601 invernass  
Email: roxygurlkari@yahoo.com

**From:** [Katie Lewis](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 10:11:12 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Katie Lewis  
Address: 815 A Street, Point Reyes, CA 94956  
Email: ktlewis9@hotmail.com

Sent from my iPhone

**From:** [jonna alexander green](mailto:jonnaalexandergreen@gmail.com)  
**To:** [Rodoni, Dennis](#); [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [STR](#); [elucan@maincounty.org](mailto:elucan@maincounty.org); [Sackett, Mary](#); [PlanningCommission](#)  
**Subject:** request to reduce STR level to half  
**Date:** Tuesday, October 17, 2023 10:34:57 AM  
**Attachments:** [STR letter 101723.pdf](#)

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. So many of my friends, family, and neighbors have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live. Housing is necessary to support a thriving local community. This housing crisis greatly effects our ability to sustain and steward a healthy culture in our small isolated town.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

**jonna alexander green**  
architectural designer  
mobile: 1-612-751-4141  
website: [jonnaalexandergreen.com](http://jonnaalexandergreen.com)

**From:** [Heidi Gregory](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** neighbors@westmarinresidentsforhousing.org  
**Date:** Tuesday, October 17, 2023 10:42:21 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short-term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

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Thank you for your consideration

Heidi Gregory  
4154399516  
[missheidgregory@gmail.com](mailto:missheidgregory@gmail.com)



October 17, 2023

To: Marin County Planning Commission

**RE: Draft Short Term Rental Standards Ordinance September 2023**

Dear Marin County Planning Commission Members:

The Marin Agricultural Land Trust (MALT) appreciates the opportunity to submit comments on Marin County's draft Short Term Rental Standards Ordinance to the Planning Commission.

As a holder of 93 agricultural conservation easements totaling 55,721 acres in Marin County, MALT's mission is to permanently protect Marin's agricultural land for agricultural use with the intent for Marin County to have a thriving and inclusive agricultural community in a healthy and diverse natural environment. Marin County has long embraced agriculture as one of its defining characteristics and MALT feels that county policies should continue to work for and support the continuation of agriculture in Marin.

The land trust community has observed increased interest by agriculturists for alternate sources of income to supplement traditional agricultural operations. In addition to requiring productive agriculture to take place on farms and ranches protected by conservation easements, MALT supports various forms of agritourism that are consistent with the purpose of the easement, including farm stays in short term rentals. These endeavors are ancillary to the agricultural uses on farms or ranches and offer supplemental sources of income that contribute to the overall success of the agricultural operations.

Acknowledging that agricultural worker housing is another important topic in the county, it has been MALT's observation through our annual easement monitoring process that short term rentals often coexist with agricultural worker housing on a ranch when necessary. Those ranches that host farm stays but do not house agricultural workers typically do not have the need for an agricultural worker to live on site.

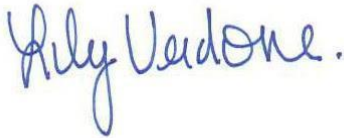
After reviewing the County's draft Short Term Rental ordinance, MALT feels that limiting agricultural operations to one (1) short term rental and requiring it to be the main dwelling unit misses an opportunity to allow a diverse variety of farm stays that would otherwise contribute to the continued success of agriculture in Marin County through added economic and educational opportunities.

Additionally, MALT feels that it would be unnecessary to limit active farms and ranches to either having a short term rental license or hosting special events. Farm stays and temporary, seasonal events often go hand-in-hand and can be concurrent ancillary uses that not only do not detract from the agricultural activities on a farm or ranch but offer an additional diverse income opportunity to support an agricultural operation.

Following a review of the Staff Report to the Marin County Planning Commission for the October 23, 2023 hearing, MALT supports the Agricultural Exemption Alternative (Alternative 1) found on page 26 that would exempt agricultural properties from the Short Term Rental Chapter in the Marin County Code.

Thank you for the opportunity to provide comments on the draft Short Term Rental ordinance and we appreciate your efforts to craft a policy that intends to improve the availability of housing while maintaining access to important economic opportunities, services and activities in Marin County and its agricultural community.

Sincerely,



Lily Verdone  
Executive Director  
Marin Agricultural Land Trust



Zach Mendes  
Director of Land Protection  
Marin Agricultural Land Trust

**From:** [Wiley Laufman](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 11:32:02 AM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Wiley Laufman  
Address: 190 maple rd bolinas, ca  
Email: [wileylaufman@gmail.com](mailto:wileylaufman@gmail.com)

**From:** [Dominic Montagu](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 12:34:37 PM

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

Dear Dennis and other Planning Commissioners and Supervisors,

I have lived in West Marin part time for 20 years and am very concerned by the erosion of community caused by the growing number of short term rentals (STRs). Knowing my neighbors, meeting for food, to play bocce, to help each other with pets, construction, or just to catch up on lives and common friends is the highlight of most weeks. As houses are bought by investors and made into profit-maximizing STRs those bonds break. At some point, when the neighborhood hits a tipping point of too many STRs, it will cease to be a community at all and there will be no path to recovery.

That is a high price to pay for allowing owners to maximize their return on real-estate investment, and it seems completely unjustifiable in West Marin. Non-resident owners have enough money to buy a million-dollar-plus home and rent it out. They could get a slightly lower return on their money by renting the same home as a long-term rental (which would strengthen, not weaken, community bonds); or by investing in the stock market or bonds or gold or any other investment vehicle. It is not the responsibility of communities in West Marin to bear the social cost of STRs so that a small number of people can get a higher return on investment money through home rentals, than they could earn from a dozen other investment or leading options. Assuring profit maximizing by a few, in exchange for the death of a community, is a cost borne by many for the benefit of people who don't require that assistance. It is not right.

The draft SRH ordinance is a step in the right direction but needs to go farther. There is no reason to allow STRs by non-residents or without limit for any 'unhosted' house. And the way to assure this is to limit the number of days a home can be rented as an STRs to a low number each year. Please reduce the number of STRs overall, and reduce the number of days/year any home can be rented to less than 60.

We do not want to lose the community of West Marin. You represent this community — not the investor-owners, and not only the resident owners seeking to maximize income at the cost of their neighbors 'social capital'. Save the sense of belonging, mutual care, and community concern which drove the locals who elected you and who care about each other here. A strong SRH ordinance can do that.

Thank you for your consideration.

Dominic Montagu  
220 Camino del Mar, Inverness

**From:** [Barbara Mitchell](#)  
**To:** [Kilgariff, Kathleen](#)  
**Subject:** Feedback on STR Standards  
**Date:** Tuesday, October 17, 2023 11:05:19 AM

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

Hello Mrs. Kilgriff,

Below is my response to the draft STR standards. I plan to attend the Oct 23<sup>rd</sup> meeting.

For context, my background is as a community member and small business owner of both Stinson Beach and Bolinas. I grew up in Stinson Beach and returned to live there for 7 years in 2014 and moved to Bolinas 2 years ago. I was a long term renter in Stinson for those 7 years, living in 3 different rentals, and now I am a homeowner in Bolinas. I also own Highway One Properties in Stinson Beach, a vacation rental and property management company my mom started 20 years ago, and my sister and I took over 5 years ago.

Regarding the proposed draft STR guidelines, I appreciate the County addressing each village separately as to the number of rentals allowed. I think this is key, as the community of Stinson Beach wants different things than does the community of Bolinas, as does Inverness, Dillon Beach and so on. That said, I don't think the current draft appropriately reflects what those communities want, and in some cases increases the number of STR's in communities where they are not wanted. How were these numbers decided and can each community have a say?

I am for moderation. I understand the history of STR's in communities like Stinson, and I get that a 4 bedroom Seadrift home will never be an affordable long term rental weather the owner wants to or not. So in this situation, allow STR's and reap the benefit of the TOT tax for the community. Provide jobs for cleaners, handymen, gardeners, hot tub service companies, and more. But also regulate these STR operators, do not allow corporations, allow one license per property, prioritize hosted STR owners. And for the small percentage of homes that could be affordable long term housing, give the owner an INCENTIVE. Reward these homeowners and provide the community with affordable rentals. Having had first-hand experience in trying to convince STR property owners to take on a long term renters, it always comes down to the money. They can make the same amount in long term rentals as they can in STRs, only the STR route leave the property vacant 50% of the year for the owner to use. Giving property owners an incentive (property tax break?) to rent to long term tenants is in my opinion the best way to persuade homeowners to rent long term, and perhaps the only way.

Having recently moved to Bolinas from Stinson I am amazed at the huge sense of community I have felt here, not to mention the number of families with kids! In my daughters 2<sup>st</sup> grade class there are 11 students and not a single one lives in Stinson. My neighbors all live in their homes full time and I actually don't know of a short term rental in my neighborhood. This reminds me of what it was like to grow up in Stinson on the hill. Things have changed. Bolinas has fought hard to keep their community and keep STR's out, and this should be respected. Once this community is lost it cannot come back.

**Barbara Sherfey Mitchell**

The Sherfey Group

Highway One Properties

Golden Gate Sotheby's International Realty

3605 Shoreline Hwy. Stinson Beach, California

Office: [415.868.0288](tel:415.868.0288) | Cell: [415.203.2648](tel:415.203.2648) | CalBRE# 01963881

**From:** [PlanningCommission](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Damazyn, Michele](#)  
**Subject:** FW: Oppose Draft STR Regulations  
**Date:** Tuesday, October 17, 2023 11:49:44 AM

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-----Original Message-----

From: Lulu <lulu.lulutaylor@gmail.com>  
Sent: Tuesday, October 17, 2023 11:07 AM  
To: PlanningCommission <PlanningCommission@marincounty.org>  
Subject: Oppose Draft STR Regulations

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

Dear Marin County Planning Commission,

I write in opposition to the County's draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

With no rationale nor data to support the draft regulations, it is evident that the draft regulations will greatly impact visitors to the region. By reducing housing options for visitors, the county is inadvertently reducing visitor access to the coast and parklands.

For the visitors, the draft regulations will limit access and raise the cost of available lodging for those wishing a deeper experience in the region. The regulations go beyond the moratorium by decreasing the number of vacation homes available to families visiting the region. GGNRA is the most visited national park in the Nation. PRNS had over 2.3 million visitors last year. Vacation rentals are already limited. Fewer vacation homes, means fewer visitors to the coast and parks.

For the County, the regulations will limit economically feasible lodging for visitors who come to experience the nearby public land. A single-family home is more cost-effective for a family than renting multiple single rooms in a hotel. In addition to allowing a family to experience the national parks more deeply, these homes give visitors an authentic experience in unique communities throughout West Marin. These limits will result in limiting visitor's access to affordable housing on the coast.

For the homeowner, the regulations are costly, burdensome, and possibly unattainable. The unprecedented 11-pages of detailed restrictions and requirements will all but ensure compliance failure among a substantial number of homes and result in less lodging to visitors. For those few that can comply, the time and expenses associated with gathering the documentation, additional services, and the annual inspections will lead to a large increase in the overall costs of operation, which will result in increased nightly rates for visitors to the region.

Overall, these regulations will make homeownership more costly and out of reach for more people—visitors and residents alike. West Marin has always been a community with large numbers of vacation homes used in part as short-term rentals for generations. Renting one's second home for others to use for vacation purposes has also been a means by which many local people are able to live permanently in West Marin during their retirement years. Limiting people's ability to rent their homes, or cottages and in-law units that have been rented for many years on a part-time basis, reduces their ability to achieve homeownership.

Please vote no on the draft regulations and help stop the County's misguided effort to limit visitor access to the region's public lands.

Sincerely,

Lulu Taylor



**From:** [Diana Craig](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** ["West Marin Access Coalition"](#)  
**Subject:** Re: Proposed Regulations for Short Term Rentals in West Marin  
**Date:** Tuesday, October 17, 2023 12:28:13 PM

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

I am opposed to the misguided effort of the Planning Commission to limit short term rentals in West Marin.

Short term rentals allow many people, myself included, the opportunity to spend time visiting our glorious parks that they (and me too) can presently afford.

By limiting the access to short term housing rentals, you will be making these journeys unaffordable to low- or middle-income families.

I have been visiting Stinson Beach since I was 3 years old and I feel that this area, and the surrounding area is practically sacred, and presently open to anyone, and open to everyone. You have absolutely no right to prohibit tourists from staying in short term housing whatsoever!

Further, have no concern how you will be destroying the economy of these little towns with your proposed restrictions?

Shame on you.

Most sincerely,

Diana Craig  
San Anselmo, Ca.



Virus-free [www.avast.com](http://www.avast.com)

**From:** [warren\\_hukill](mailto:warren_hukill)  
**To:** [PlanningCommission](mailto:PlanningCommission); [Kilgariff, Kathleen](mailto:Kilgariff,Kathleen); [Rodoni, Dennis](mailto:Rodoni,Dennis); [Rice, Katie](mailto:Rice,Katie); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com); [warren](mailto:warren)  
**Subject:** re: Draft STR regulations  
**Date:** Tuesday, October 17, 2023 2:14:54 PM

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

Marin County Planning Commission, [PlanningCommission@MarinCounty.org](mailto:PlanningCommission@MarinCounty.org)  
Kathleen Kilgariff, Community Development Agency, [KKilgariff@MarinCounty.org](mailto:KKilgariff@MarinCounty.org)  
Supervisor Dennis Rodoni, [DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)

RE: Draft STR Regulations

Dear Marin County Planning Commission, Ms. Kathleen Kilgariff, and Supervisor Dennis Rodoni:

Hello: I am a Artist/photographer working and living part time in West Marine — We purchased our property with the understanding that we would be able to do some rentals to help with our living expenses. For this reason it is important for me to be able to rent my home on an occasional basis. In the past, we have rented many different homes in the area as It was the only way to do a deep dive into the beauty of Pt. Reyes natural resources. Travelers from all over the work come here to see our national seashore and we must have properties like ours available for their visits. I am completely against the draconian and arbitrary requirements that the county has presented to potential STR providers. I am in complete opposition to the County's draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

**With no rationale nor data** to support the draft regulations, it is evident that the draft regulations will greatly impact visitors to the region. By reducing housing options for visitors, the county is inadvertently reducing visitor access to the coast and parklands.

**For the visitors, the draft regulations will limit access and raise the cost of available lodging** for those wishing a deeper experience in the region. The regulations go beyond the moratorium by decreasing the number of vacation homes available to families visiting the region. GGNRA is the most visited national park in the Nation. PRNS had over 2.3 million visitors last year. Vacation rentals are already limited. Fewer vacation homes, means fewer visitors to the coast and parks.

**For the County, the regulations will limit economically feasible lodging** for visitors who come to experience the nearby public land. A multi-family home is more cost-effective for a family than renting multiple single rooms in a hotel. In addition to allowing a family to experience the national parks more deeply, these homes give visitors an authentic experience in unique communities throughout West Marin. These limits will result in limiting visitor's access to affordable housing on the coast.

**For the homeowner, the regulations are costly, burdensome, and possibly unattainable.** The unprecedented 11-pages of detailed restrictions and requirements will all but ensure compliance failure among a substantial number of homes and result in less lodging to visitors. For those few that can comply, the time and expenses associated with gathering the documentation, additional services, and the annual inspections will lead to a large increase in the overall costs of operation, which will result in increased nightly rates for visitors to the region.

**Overall, these regulations will make homeownership more costly and out of**

**reach for more people—visitors and residents alike.** West Marin has always been a community with large numbers of vacation homes used in part as short-term rentals for generations. Renting one's second home for others to use for vacation purposes has also been a means by which many local people are able to live permanently in West Marin during their retirement years. Limiting people's ability to rent their homes, or cottages and in-law units that have been rented for many years on a part-time basis, reduces their ability to achieve homeownership.

Please vote no on the draft regulations and help stop the County's misguided effort to limit visitor access to the region's public lands.

Sincerely,  
Warren Hukill  
Inverness, Ca

**From:** [Janine Shiota](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 4:48:39 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Janine Shiota  
Address: 520 Aspen Road Bolinas CA  
Email: [janine.shiota@gmail.com](mailto:janine.shiota@gmail.com)

Sent from my iPhone

**From:** [Allison Evans](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 7:05:23 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,

Name: Allison Evans  
Address: 96 Brighton Ave Bolinas ca, 94924

Email: [allisoneva@earthlink.net](mailto:allisoneva@earthlink.net)

Lafranchi Ranch

P.O. Box 107

Nicasio, Ca. 94946

Dear Commissioners,

My name is Rick Lafranchi. I, along with 2 brothers and 3 sisters own the Lafranchi Ranch in Nicasio along with the Lafranchi Dairy and the Nicasio Valley Cheese Co. Our family has been proud members of the Nicasio community since the early 1880's. We've been located on our Nicasio ranches since 1918 and 1985.

To say the community and our ranches are a major part of the fabric of our family is a dramatic understatement. Nicasio is huge for us and could not be more important to all generations of Lafranchi's.

About 7 years ago our mother passed away and left our family home vacant for the first time. On the ranch we provide comfortable housing for our employees that accommodates both families and single men. We are very proud of our relationship with our mostly latino staff. We've had the privilege of several of our staff working with us for nearly or over 50 years. We treat them with the respect they so deserve. Nearly 10 years ago one of our long time employees Florentino Vincenzo passed away far too soon. His family still lives on the ranch. His daughter in law Anna has been a key part of our staff at the cheese company. Her daughter Angelina just graduated from UC Berkeley. She attended Archie Williams High School and was accepted to every college she applied to including Harvard. While doing all this she was also was an intern for Kamala Harris. Angelina is a great example of the American dream. We couldn't be more proud of her.

With the family home empty for the first time we have chosen to rent it on a short term basis. It's still the hub for family holidays and for special guests to stay at. We also conduct a part of our ranch and creamery tours from the house which really helps us to educate the general public on the Marin Ag experience.

The revenue we generate from renting the family home really helps to smooth out some of the peaks and valleys of the income stream realized from our dairy and cheese company while allowing us to still utilize, on occasion, our treasured family home.

We ask you to please allow flexible housing rental uses for agricultural properties. We have huge respect and appreciation for the very difficult challenges you take on. Thanks for reading this.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Lafranchi", with a stylized, cursive script.

Rick Lafranchi

**From:** [Laura King](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:15:01 PM

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

Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,  
Name:Laura king  
Address: P.O. Box 347 Inverness  
Email:[laurataking@yahoo.com](mailto:laurataking@yahoo.com)



**From:** [Susan Brayton](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 9:44:55 PM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

**I am particularly concerned about the increase being proposed in the amount of NO HOST vacation rentals which diminish the supply of housing for long-term residents by encouraging corporations and private investors, i.e., No Host STRs (owners who don't live here and have never had a stake in the community) to invest for their financial benefit.**

**The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough.** The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., **substantially reduce the number of permitted STRs.**

**In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.**

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Susan Brayton  
[susanbrayton@horizoncable.com](mailto:susanbrayton@horizoncable.com)  
105 Vision Road (since 1977)  
Inverness, CA 94937  
(415) 669-1316



**From:** [Cameo Wood](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Smarter STR Regulations needed (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 10:29:55 PM

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Dear Planning Commissioners and Supervisors,

I am a San Francisco resident that recently purchased a weekend house in West Marin. This house is on 20 acres, can't be subdivided, and cannot sustain a full time resident. At its price point, it is not viable long term primary housing. While some STR housing certainly could be taken off the STR market and made into long term rental housing, that isn't true for all homes in West Marin.

While it is true that our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live, it is also true that this economy is driven by second home owners and tourists. We all need to live together.

I think it is critical for you, as our planning commissioners and supervisors, to find a way to separate out viable rental properties being used as STR properties, and occasional rental use properties that allow second home owners to afford their non-viable properties. A limit, perhaps, on how many weeks per year it can be rented out. That seems fair to me.

Thank you for your consideration,  
Name: Cameo Wood  
Address: PO Box 833 Point Reyes, CA 94956  
Email: [cameo@panthers.rest](mailto:cameo@panthers.rest)

Cheers,  
Cameo Wood

--

*she/her/hers*

Call me: +1.415-297-9981

My work: <https://cameowood.com>

Book a zoom chat: <https://calendly.com/cameo>

Watch my Emmy winning film 'Real Artists' at <http://realartists.film>

Land acknowledgement: I acknowledge that I am on unceded land of the Coast Miwok people.

**From:** [Carol Molly Prier](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Tuesday, October 17, 2023 10:50:58 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Carol Molly Prier  
Address: 41 Cameron Street, Inverness, CA (P.O. Box 660)  
Email:[cmprier@earthlink.net](mailto:cmprier@earthlink.net)

My partner, Scot Anderson works part of the year on Trail Crew for the PRNS. He is the only one on the trail crew living in the local area. Others commute from Sebastapol, Vallejo etc.

STR do not help our businesses!

Someone should do a survey of all the business in town: The Palace Market, all the restaurants, the bank, the hardware store—most of the people who work in our businesses cannot live here. The people who clean the rentals cannot live here nor do the gardeners.

(And Marin considers itself environmentally astute—these long commutes do not help our environment!).

Someone should also survey all the regular visitor accommodations—I know that at the Inverness Motel and the Tomales Bay Resort, their business is negatively affected by short term rentals—I would think that all the others are also.

In addition, I live right next door to a STR—I have had to call the owner (who never answers) a number of times about noise. And when gardeners come to maintain the property, it is often hours and hours of weed eaters, blowers etc. Usually 4+hours at a time—my neighborhood (2nd valley) is very quiet—no one else does hours and hours of noisy maintenance.

**WE ARE LOSING OUR COMMUNITY!!!** Other communities have put a tight cap on STR and have rolled things way back. We need to do the same.

**From:** [Brenda Balanda](#)  
**To:** [Rodoni, Dennis](#); [PlanningCommission](#); [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#)  
**Subject:** Homes not LLC's  
**Date:** Tuesday, October 17, 2023 11:48:49 PM

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

Dear Planning Commissioners and Supervisors,

As a recently-retired real estate broker in West Marin, I witnessed the invasion of vacation-rental buyers, and became increasingly distressed by the degradation of our community-oriented way of life that they have caused.

Sure, there was money to be made in the frenzy, but frankly it is not worth destroying the special nature of our villages over.

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for considering this cure for the dilemma,

**Brenda Balanda**

Marin Sunshine Realty  
3 Drake Way Inverness, CA 94937

[brendabalanda@gmail.com](mailto:brendabalanda@gmail.com)

(415) 640-6803

(415) 669-7343

DRE # 01239353



**From:** [Steve rubin](#)  
**To:** [Jeremy Teirian](#); [Kilgariff, Kathleen](#); [Rodoni, Dennis](#); [PlanningCommission](#)  
**Cc:** [West Marin Access Coalition](#); [Mom Rubin](#); [Rice, Katie](#); [BOS](#)  
**Subject:** Addressing Proposed STR Regulations: Our Perspective  
**Date:** Tuesday, October 17, 2023 5:51:59 PM

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Subject: Comments on STR Proposal

To: The Marin County Board of Supervisors

Attention: Marin County Planning Commission, Dennis Rodoni, Kathleen Kilgariff, and Jeremy Teirian

Dear Members of the Marin County Board of Supervisors and Planning Commission,

I am writing to express our concerns regarding the proposed short-term rental (STR) regulations, on behalf of Historic Willow Camp in Stinson Beach. My wife and I are the proud owners of this property through an LLC, and we have been operating a short-term rental for many years. While we value the efforts to address this matter, we would like to raise some specific concerns about the proposals and the overall process.

General Concerns: First and foremost, we believe that the Planning Department's approach to these regulations requires further scrutiny. It is our view that a more comprehensive assessment and community outreach are necessary. Equally important is the need to ensure that any changes will genuinely contribute to addressing the housing situation in Stinson Beach.

Why Limit STRs in Stinson Beach? Stinson Beach, historically known as Willow Camp, has always been a cherished destination for vacationers and a gateway to the coast for the public. We question the wisdom of restricting these activities at this juncture. The issue of housing scarcity has long plagued Marin County. It is worth noting that many STRs in our community primarily originate from second homes that often remain unoccupied for extended periods, failing to provide widespread coastal access. Limiting STRs would not be a solution to the housing crisis, but it would adversely impact local employment and tax revenue.

The Planning Department has indicated a desire to regulate based on intuition, without conducting comprehensive research. For example, the department has not evaluated measurable community metrics like school enrollment. Over the past two decades, Stinson Beach has experienced a 33% increase in student enrollment while the number of STRs has surged. This hardly aligns with the narrative of a community in decline. The presence of STRs significantly contributes to local employment and income, which is crucial for sustaining life in remote West Marin. We advocate for preserving the historic access to the coast and the economic opportunities and tax revenue that STRs offer, subject to thorough research and consideration. It is important to underscore that very few, if any, of the proposed changes would address housing needs, let alone provide low-income housing.

Specific Issues with STR Draft Standards (September 2023):

Section K. Special Events: The proposed prohibition of events such as weddings and corporate retreats raises significant concerns. The county's rationale behind this restriction lacks substantiated research and explanation, making it challenging to understand why limiting such activities is necessary. Stinson Beach, and in particular Willow Camp, has a longstanding tradition of hosting weddings for well over a century. We are eager to know how many weddings, aside from those held at Willow Camp, have taken place in Stinson Beach, and whether there have been any notable complaints regarding weddings in the area over the past three years.

Equally important is assessing the potential impact on the local economy, including caterers, gardeners,



hotels, restaurants, cleaners, florists, and other businesses that derive a significant portion of their revenue from these events. What are the sentiments of local businesses, especially those that face challenges during the fall season, regarding hosting wedding receptions at Willow Camp?

Additionally, there is a lack of clarity regarding how corporate retreats or similar events negatively affect our community. It is evident that such gatherings do not detract from local housing options; instead, they offer genuine job opportunities to residents and contribute to our tax revenue. We believe that issues pertaining to the "good neighbor" policy should be addressed within the existing regulations, rather than implementing a complete ban without thorough research and careful consideration.

We are more than willing to actively participate in discussions aimed at strengthening our "good neighbor" policy with respect to events like weddings. Addressing concerns related to parking, noise, and waste disposal through constructive dialogue will undoubtedly lead to the development of a more harmonious community.

In conclusion, we respectfully request that these concerns be taken into consideration as you deliberate on the proposed STR regulations. Our aim is to collaboratively build a stronger community through compassionate and informed conversations on these matters, rather than resorting to a blanket ban that may inadvertently harm our local economy.

Thank you for your attention to these matters. We look forward to engaging further in this dialogue.

**For Further Insight into Global impact of Willow Camp:** Please review the following newspaper articles for additional context on this topic:

1) **"History is at every turn in this Stinson Beach estate frequented by Oppenheimer"** San Francisco Chronicle 2023  
<https://www.sfchronicle.com/bayarea/article/willow-camp-property-oppenheimer-18337308.php>

2) **"Was It a Job Interview or a Date? She Soon Found Out."** New York Times 2023  
<https://www.nytimes.com/2023/08/04/style/katherine-maher-ashutosh-upreti-wedding.html>

Sincerely,

Steve and Lovisa Rubin  
Willow Camp, Stinson Beach

<https://www.sfchronicle.com/bayarea/article/willow-camp-property-oppenheimer-18337308.php>

**From:** [Jill Gilbert](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 1:12:58 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Jill Gilbert

Address: 103 Vision Rd. / PO Box 655

Email: [jilgil55@gmail.com](mailto:jilgil55@gmail.com)

**From:** [Robin White](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 4:05:18 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Name: Robin White  
Address: po box 133 PRS CA 94956  
Email: [robinlouisewhite@gmail.com](mailto:robinlouisewhite@gmail.com)

**From:** [Michele Stone](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 6:10:34 AM

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Dear Planning Commissioners and Supervisors,

The letter below mine says what I believe should happen, but I wanted to add my personal experience.

My father and stepmother, Don and Marj Stone had remodeled their home that stood at the foot of Vision Road, right on the shore of Tomales Bay.

A beautiful family home with a cabin out on the pier, over the water, that had a full bathroom and kitchenette.

When they had both passed away, us daughters wanted to sell it to someone that would love and care for it as my family did.

A young couple from the South San Francisco area ended up buying it, and we thought how great that they might start a family in Inverness.

What happened is, this beautiful family home is now used for occasional weekend use.

It sits empty.

Everyone has a right to buy and use it as they please, yet as a kid I remember all the empty houses around Inverness just like it that stood empty as well, most of the year.

So, to add short term rentals on top of this, makes Inverness a ghost town.

It used to be a community hub downtown at the grocery store and coffee shop and other shops and businesses.

Now, a limited product grocery store, two expensive restaurants, and a couple other businesses stand there.

Generally, locals just pick up their mail and drive through.

Michele Stone

Inverness Park

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Thank you for your consideration,

Name:

Address:

Email:

Sent from my iPhone

**From:** [Kerry Livingston](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 6:27:24 AM

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Dear Planning Commissioners and Supervisors,

I have been a full time resident of Inverness, Pt Reyes for 40 years and I have seen many changes. I have brought up three children here and they struggle to afford to stay. I have worked with CLAM, our affordable housing organization since 2005 to create homes for people. You know what is happening in West Marin and you have the power to help us retain the local character, keep the workers living in town and maintain the diverse community we all love.

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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Thank you for your consideration,  
Kerry Livingston  
PO Box 296  
Inverness, Ca 94937  
[Kmlivings@hotmail.com](mailto:Kmlivings@hotmail.com)

**From:** [Barbara Jay](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 6:56:10 AM

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Thank you for your consideration,

Name: Barbara Jay

Address: 100 Douglas Dr, Inverness 94937

Email: [Barbara.Nelsonjay@gmail.com](mailto:Barbara.Nelsonjay@gmail.com)

Sent from my iPhone

**From:** [Kay McMahon](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 8:04:42 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident of 40 plus years deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

It is discouraging to continually hear the County, Supervisors, Coastal Commission voice the need to meet the needs of visitors. This need should be met **within** a long overdue cap on visitor serving units, a progressive models used in numerous national/international locations to preserve communities and environment.

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Thank you for your consideration,  
Name: Kay McMahon  
Address: 81 Dover Road, Inverness, CA 94937  
Email: [kay.mcmahon6@gmail.com](mailto:kay.mcmahon6@gmail.com)



**From:** [Ellen Serber](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 8:08:35 AM

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Dear Planning Commissioners and Supervisors,

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Thank you for your consideration,

Name:

Address:

Email:

Ellen Serber



**From:** [Leslie Adler-Ivanbrook](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 10:05:24 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. This trend hollows out our community by reducing the number of places for people to live year-round while increasing the numbers of people who stay short-term and are less invested in the health of our community, don't send kids to our schools, etc. And following the laws of supply and demand, the reduced long-term housing rental stock also increases rental costs. My husband and I (teacher and non-profit employee) would not be able to afford living here, let alone find another home to rent, should our landlords need us to vacate.

Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects that STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Leslie Adler-Ivanbrook  
Address: 53A Laurel St, PRS (Inverness Park)  
Email: l.adlerivanbrook@gmail.com

Sent from my iPhone

**From:** [Cathy Scott](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 10:10:58 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

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With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name:Catherine Scott  
Address: PO Box 378 Lagunitas  
Email: cbscott5@gmail.com

Sent from my iPhone

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

**I first moved to West Marin (Inverness) in 2012 and within a year and a half lost my rental/home due to the property being sold. I then bounced around for approximately 3 years before finding the Inverness rental I now live in. If I were to lose my home, which is a real future possibility given my elderly landlord has adult children who may want to sell the property upon his death, what happens then?**

**Will I then, now in my 60s and with a chronic illness/disability that makes it particularly difficult to find suitable housing, have to move out of the community I love and away from this physical area that has been key to the vast improvement in my health? No one likes to lose their home, but to have only the slimmest chance of finding a new home in the area in which one lives, the area that is one's HOME, is terrible and incredibly anxiety producing.**

**My situation, of course, is just one of many. What about my friend who lived in the West Marin area for over 40 years, who took a chance on love and gave up her Inverness rental to move to another state, and who now, in her mid-70s, wants to return to her community of family and friends to live out her days? Or my friend who lost her Inverness home in a contentious divorce and had to leave the area she loves, disrupting her life as well as the life of her special needs son? And if and when the property I live on is sold, another individual and a family of four will also lose their homes. What will they do?**

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Name: Mary

Address: 28 Kehoe Way Inverness, CA 94937

**From:** [Jacob Tonski](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Lucan, Eric](#); [Rice, Katie](#); [Sackett, Mary](#); [PlanningCommission](#); [Moulton-Peters, Stephanie](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 10:49:48 AM

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

Dear Planning Commissioners and Supervisors,

As a school board member of the Bolinas-Stinson Union School District, I'm aware that 2/3 of our school families rent their home here, and I regularly hear people asking if I know of any long term rentals available. Anytime a member of the community loses their rental housing, we brace for the news that our children's friend(s) may have to leave the school. Our community desperately needs more long term rental housing available. The profit motive of short term rentals stands in direct conflict with the health of our school, which makes your decision, unpleasant as it may be, an unavoidably ethical one which will directly shape the lives of children in this community in the near future.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

If this isn't possible, please reconsider the option of setting limits attuned to the distinct needs of distinct communities.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the decision which prioritizes the needs of the existing local communities rather than ROI of those who call other places home.

Thank you for your consideration,

Name: Jacob Tonski

Address: 425 Vine Rd, Bolinas

Email: [j tonski@gmail.com](mailto:j tonski@gmail.com)

**From:** [Janine Aroyan](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 10:53:13 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Janine Aroyan  
Address: 335 Overlook Dr., Bolinas  
Email: [beauxgardens@aol.com](mailto:beauxgardens@aol.com)

Sent from my iPhone



**From:** [Melissa Poncia Williams](mailto:Melissa.Poncia.Williams)  
**To:** [KKilgariff@marincouty.org](mailto:KKilgariff@marincouty.org); [STR](#)  
**Cc:** [Patton, Morgan](#); [Rodoni, Dennis](#)  
**Subject:** STR Letter: Poncia Home Ranch & James S. Moreda Dairy  
**Date:** Wednesday, October 18, 2023 12:12:18 PM

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Dear Marin County Planning Commissioners,

My name is Melissa Williams, I am the ranch property manager for my mom, Cathie, and late dad, Al Poncia's, "Home Ranch" in Tomales. The letter below was sent to Supervisor Rodoni's office last week, and I am forwarding to you with a few additional details. I hope the letter helps as you consider the proposed exemption of agricultural operations from the changes to STRs in the County code.

Thank you for your consideration and all my best,

Melissa

*Melissa Williams*

*Poncia A. Home Ranch & Poncia Spirits LLC*

415.722.4175

[melissa@ponciaspirits.com](mailto:melissa@ponciaspirits.com)

Hi, Morgan – this is Melissa Williams (Poncia), it was so nice to meet and to talk with you at the Ag Roundtable last month, and it was nice to see and hear Dennis speak around Ag in Marin and to share all the updates and resources with us – we've missed the Ag Round Tables. I really appreciated the opportunity to be with our ag community and to hear from all the leaders – I've attended the last several roundtables with my late dad, Al, who just passed away from pancreatic cancer on Aug 28.

Wanted to reach out to let Dennis know my mom's (Cathie) and my concern about the proposed changes for the Short Term Rental rules. My sister, Jessica (who passed away also from pancreatic cancer in March) and I have been managing our "Home Ranch" property together for the past 8 years, which is the ranch on Hwy 1, where Dad and Mom raised us (Jennifer, Melissa, Jessica and Loren). The ranch straddles the highway; the east side is a dairy and the west side pasture is rented by my brother, Loren, for grazing his cattle, and is where Jessica and I potato farmed for our business, Poncia Spirits. This is a separate ranch from my brother Loren and sister-in-law Lisa's ranches/Stemple Creek Ranch.

Our grandparents, Al and Jenny, raised my Dad and aunt here too. My grandparents and Dad ran the dairy and then Dad and my grandmother eventually sold the cows in 1989 – and from that point, raised beef and sheep. Dad managed to keep the small family dairy farm going through tenants – and eventually, as Jessica and I took over the management, we brought on an innovative, young, local, 5<sup>th</sup> generation dairyman, Jim Moreda (Bianchi), four years ago, who produces for his mom and brother's creamery (Valley Ford Cheese Co) and for Bellwether Farms.

We have been thrilled to have a regenerative, sustainable approach happening on the dairy that goes to the making of special products (all the cheeses from VFCC are created from Jim's pristine herd of Jerseys' milk), and we are proud that the ranch hosts one of the last few dairies in Marin

County. Jim's "great-great" grandfather, Pietro Bianchi, and our great-grandfather, Angelo Poncia, immigrated to Marin/Sonoma Counties together from the same little town on the Swiss-Italian border, through Ellis Island, starting here as farm hands to the Gold Rush pioneers in the 1890's. VFCC's Estero Gold and Highway One cheeses are modeled after the table cheeses Pietro, Angelo, and their other fellow immigrants, would make in Italy and here in West Marin and Sonoma counties on their farms.

It's always been a passion and goal to share our place with others – to not only produce products from the raw materials generated here, but to host and teach the broader community and visitors from other parts of the world, about our history, agriculture, the land, the natural environment, our community and the rural way of life that we so treasure. It's been not just a goal, but a dream, to incorporate agritourism more by hosting people in short term rentals. So, our hearts dropped when we heard about the threat to this dream.

It's not only a dream, but sharing our place is a necessity for our family to continue the Home Ranch. My sister Jessica and I promised Dad we would do everything we can to "make the last place last" into the next generations. It's already hard enough with regulations and restrictions to continue to create what we want to, and Mom needs to continue to generate what she needs financially in order to stay. We want you to be aware that the ranch is still developing into what we hope it to be – and that while it is a Poncia Ranch, it is not Stemple Creek Ranch, and is a separate family property and entity, with separate current, and we hope future, enterprises, that Mom, myself, and Jessica's and my children, plan to develop. There is nothing to be grandfathered in, and adding more limits onto what is already limited on this property, will not allow us to sustain, share, and grow the way we need to in order to last.

Additionally, the dairy property provides ample housing for Jim and his employees, and also allows for another ag worker family from our area to live on our ranch as well. These units will always be ag worker and operator housing.

Please let us know if you have any questions – we'd be happy to share more with you and Dennis.

Thank you and all our best,

Melissa and Cathie

*Melissa Williams*

*Poncia A. Home Ranch & Poncia Spirits LLC*

415.722.4175

[melissa@ponciaspirits.com](mailto:melissa@ponciaspirits.com)

**From:** [Katherine Hunting](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes  
**Date:** Wednesday, October 18, 2023 12:27:06 PM

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Dear Planning Commissioners and Supervisors,

I live in Point Reyes Station. I am deeply concerned about the growing number of residential properties that have been commercialized and turned into short term rentals (STRs). I know many West Marin friends and neighbors who have had to relocate because their long-term rental has been lost. Without places for local workers, young families, and elders to live, our community will cease to feel like a community.

The draft STR ordinance is a step in the right direction. However, it doesn't go far enough and is practically toothless. Marin's Housing Element and its Local Coastal Program have thoroughly documented the negative effects STRs are having on the housing crisis in West Marin. Our housing stock is already severely limited, and if 16% of our existing housing stock is taken away, the impacts on our small communities will be severe.

To improve this situation, we must do what other California coastal communities have done: we MUST substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. When added to the 108 existing hosted STRs, this would still permit 338 STRs in our coastal villages. This seems – when combined with existing campgrounds, motels and B&B's -- plenty for visitors. This policy action would bring the number of STRs back to 2018 levels.

The STR ordinance can help restore the balance in our coastal communities. Or it can perpetuate further hollowing out of our communities. Houses should be homes, and I urge you to make the right decision.

Thank you for your consideration,

Kathy Hunting  
11 Ridge View Ln  
PO Box 415  
Point Reyes Station, CA 94956  
[hunting@gwu.edu](mailto:hunting@gwu.edu)

Sent from [Mail](#) for Windows

**From:** [Anna McDonnell](#)  
**To:** [PlanningCommission](#)  
**Cc:** [Kilgariff, Kathleen](#); [Rodoni, Dennis](#); [BOS](#)  
**Subject:** STR regulations  
**Date:** Wednesday, October 18, 2023 9:27:08 AM

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Hi all

I just want to say that I appreciate the effort that has been made to craft reasonable regulations that might limit the most egregious STR operators who are only in it for the money while continuing to allow full time residents to supplement their income and offer their entire homes as low cost alternative housing to the many people who want to - and deserve - access to all the gorgeous bounty that West Marin has to offer.

I do think, however, that the justification for increasing regulation should be backed up by actual data which seems, in this case, in very short supply. Regulation without data-driven justification shakes people's faith in your process and your work. In the absence of data, erring on the side of less regulation is always a good idea. Additionally, I think it is important that whatever new regulations are imposed should not involve needlessly complex paperwork (is it really 11 pages?) for homeowners to complete.

Thanks for the hard and complex work you are doing. It can't be easy knowing that the best you can hope for is that all sides are a little bit happy and a little bit unhappy!

Anna

Anna McDonnell  
125 Camino del Mar  
Inverness, CA 94937

**From:** [scott.grooms](mailto:scott.grooms)  
**To:** [PlanningCommission](#)  
**Cc:** [Kilgariff, Kathleen](#); [Rodoni, Dennis](#); [Rice, Katie](#); [BOS](#); [West Marin Access Coalition](#); [Loren Quaglieri](#); [griffin.grooms@gmail.com](mailto:griffin.grooms@gmail.com); [Tucker Grooms](#)  
**Subject:** Oppose Draft STR Regulations  
**Date:** Wednesday, October 18, 2023 12:35:35 PM

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Dear Marin County Planning Commission,

Thank you for all of your dedicated, hard work you do to protect all of your constituents fairly!

I write in emphatic opposition to the County's draft short term rental "STR" standards. Already economically damaging to an important number of West Marin homeowners, the proposed regulations-or any subset thereof-will result in deepening these economic damages and will make housing in West Marin more expensive, less cost-efficient and less attainable for everyone. Ultimately, the proposed regulations will limit visitor access to the coast and parks in the region.

I would appreciate hearing back at some point with your explanation that will help me understand how the County of Marin and its leaders could possibly in good conscious pass and impose emergency short-term and potentially long-term regulations on its tax-paying homeowners seeking to solve a perceived problem (thus far, one for which no logical proof has been provided), with no proof that said regulations will actually solve the perceived problem? Furthermore, what is the County of Marin proposing to do to help repay the substantially economically-damaged homeowners who were hurt by the passing of the "emergency" STR ordinances, when nobody representing the County of Marin has been able to articulate or identify what actual "emergency" the ordinances sought to alleviate?

**Pie in the sky:** With NO rationale NOR reliable data to support the hoped-for efficacy of the draft regulations, the draft regulations are merely a Pie in the Sky desperate and ill-supported theory seeking to solve Marin County's affordable housing "problem." If the regulations-or any subset of the proposed regulations-are adopted, the result will negatively and greatly impact visitors to the region. By reducing housing options for visitors via the proposed-or any subset of the proposed regulations- the County of Marin is inadvertently reducing visitor access to the coast and parklands.

The blunt fact of the matter is that the proposed regulations simply do not have, nor do they offer up, any reliable proof based on any reliable data that they will even scratch the surface of solving Marin County's affordable housing problem. And, I'm glad to go off script and on the record to assert that targeting and proposing to impose anti-STR regulations on West Marin homeowners and homes located in the numerous seaside communities where these homes are located simply will not solve the purported "housing shortage" problem that Marin County alludes it's trying to solve. Such proposed regulations will have the opposite effect of disincentivizing homeowners to jump through the hornets nest of proposed licensing requirements, causing them to simply shut their doors that could have otherwise at least been rented to visiting families to West Marin.

Another blunt fact is that for the visitors, the draft regulations will certainly limit access and raise the cost of available lodging for those wishing a deeper experience in the region. The regulations go beyond the moratorium by decreasing the number of vacation homes available to families visiting the region. GGNRA is the most visited national park in the Nation. PRNS had over 2.3 million visitors last year. Vacation rentals are already limited. Fewer vacation homes, means fewer visitors to the coast and parks, which discriminates on numerous levels against numerous groups. Translation: the proposed regulations-or any subset of them-will prove very, very expensive for the County of Marin to administer and enforce, and very expensive for homeowners and STR operators to adhere to, neither of which bodes well for successfully increasing making lodging in the Western Marin region available

For the County, the regulations will limit economically feasible lodging for visitors who come to experience the nearby public land. A single-family home is more cost-effective for a family than renting multiple single rooms in a hotel. In addition to allowing a family to experience the national parks more deeply, these homes give visitors an authentic experience in unique communities throughout West Marin. These limits will result in limiting visitor's access to affordable housing on the coast.

Importantly, does the County of Marin even have ample human resources to timely process, maintain, and enforce the quantity of legal STR permits to fulfill its proposed regulations? For the homeowner, the regulations are costly, burdensome, possibly unattainable, again, with no basic proof that such regulations will even solve the problem the County of Marin has manufactured as its target in the first place! The unprecedented 11-pages of detailed restrictions and requirements will all but ensure compliance failure by County of Marin short-staffing AND among a substantial number of homes, resulting in less lodging being available to visitors. For those few who can comply, the time and expenses associated with gathering the documentation, additional services, and the annual inspections will lead to a large increase in the overall costs of operation, which will result in increased nightly rates for visitors to the region.

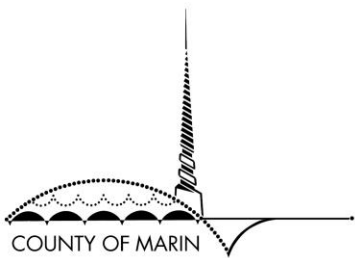
Overall, these regulations will make homeownership more costly and out of reach for more people—visitors and residents alike. West Marin has always been a community with large numbers of vacation homes used in part as short-term rentals for generations. Renting one's second home for others to use for vacation purposes has also been a means by which many local people-often times 2nd or 3rd generation hard-working average-earning folks, are able to live permanently in West Marin during their retirement years. Imposing ill-conceived & efficacy proof-less regulations lacks the application of simple, common logic.

Above all, imposing regulations that limit people's ability to rent their homes, or cottages and in-law units that have been rented literally since the inception of most of these communities on a part-time basis, reduces their ability to achieve homeownership, which is discriminatory and unacceptable!

Please vote "NO" on the draft regulations and help stop the County of Marin's misguided effort (and manufactured theory of a potential housing shortage solution) which will ultimately limit lodging affordability and visitor access to the region's public lands.

Sincerely,

Scott Grooms



October 17, 2023

To: Marin County Planning Commission

From: UC Cooperative Extension, Marin County

Re: Short Term Rental Ordinance Update

David Lewis  
DIRECTOR

1682 Novato Boulevard  
Suite 150B  
Novato, CA 94947  
415 473 4204 T  
415 473 4209 F  
CRS Dial 711  
[www.cemarin.ucdavis.edu](http://www.cemarin.ucdavis.edu)

Dear Commissioners,

The UC Cooperative Extension office in Marin County has provided information and resources to the community for more than 100 years. An important part of our mandate is to support the success and viability of agriculture, providing Marin County farmers and ranchers with information and technical assistance on topics that range from animal well-being to preservation of soil health to crop selection and farm business succession planning. Insofar as agritourism and public visits to farms has steadily grown and become an important part of many Marin agricultural operations, we wish to submit comment on the Short Term Rental (STR) Ordinance currently before you.

Over the last 50 years, the experience of farms in Marin County mirrors that of farms throughout the US. Global market forces, climate change and shifting consumer priorities have drastically changed the landscape for producers in a short span of time. For all of its importance to society, the economics of producing food have grown steadily more challenging. To survive, farms and ranches must constantly evolve and adapt their practices, infrastructure and business models.

Marin County has long understood this, writing a Countywide Plan that reflects both the contribution of agriculture to the health of our communities and the importance of supporting farms in their quest for viability. Within the Natural Systems & Agriculture Element, Goals 1.7 and 1.8 of the section "Preservation of Ag Lands & Resources" recognize the need for new agricultural uses as well as non-agricultural land uses which are compatible with agricultural production and the rural character of the area, enhancing the economic viability of agricultural operations. Goals 2.5 and 2.10 of "Improved Agricultural Viability" call on the County to support local farmers in developing more profitable and diverse markets as well as raising public awareness of the ecological, economic, open space and cultural value of Marin County farms and ranches. Goals 3.2 and 3.3 in "Community Food Security" also lean into public outreach, emphasizing activities that increase consumer access to locally produced foods and appreciation of the ways that local agriculture contributes to community food security.

At the intersection of all of these commitments by the County lies diversification – the branching out by farms and ranches into enterprises that complement the core production of food and fiber, enhancing overall income for the operation; put simply, new products and new services for new audiences. And since the advent of platforms such as Airbnb and VRBO, we have seen farms find precisely this kind of market expansion through the hosting of visitors on their farms.

Short term rentals on Marin County ranches fit well with the agricultural goals in the Countywide Plan. When staying on a farm or ranch, people from outside of the area are introduced to local family operations and the unique range of products and practices that are characteristic of Marin. Most farms do not simply provide accommodation – they include farm tours, samples of products and a window into a tradition of agricultural production that is both deeply personal and broadly appealing. The insight that these visitors gain lends itself to return visits and a lasting connection to Marin's rural lands. And many producers talk about the surprise of these visitors that so much food is produced so close to one of America's most densely populated cities. This kind of

revelation facilitates a more intimate understanding of our food system and deeper appreciation for the necessity of preserving agricultural lands and working landscapes.

For many ranches, an STR is also an essential part of their sales strategy, creating loyal customers who seek their products even after returning to their place of origin. The purchase of meat, cheese, fresh fruit or cider by these visitors during their stay, along with the revenue from the accommodation itself, is inseparable from other aspects of the operation such as restaurant sales, farmers markets, or livestock auctions, etc. In this regard, STRs on agricultural lands are somewhat unique from those in other places. They are one strand woven tightly into the fabric of interrelated enterprises which Cooperative Extension and the County itself have helped farmers to create over the last several decades. It is not a stand-alone activity, but an integral part of an overall strategy for diversification and connection with the public that underpins the viability of these operations.

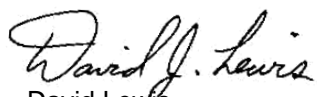
Evidence of this can be seen in the US Department of Food and Agriculture's annual Ag Census, conducted every five years. In 2012, the census reported that 30 farms generated an average of \$3,300 from "agri-tourism and recreation services". In the 2017 census, nearly the same number of farms were generating an average of \$25,500 in annual revenue from agritourism. This increase closely tracks with the increase in total net income of Marin County farms which went from \$26,700 in 2012 to \$56,400 in 2017. Can we say that the average farm or ranch in Marin County owes half of its income to agritourism? No. The calculations are more nuanced than that, but it is worth observing that in a county where farmers on average bring home less than \$57,000 per year, a revenue stream that complements their sales and generates new customers to the tune of \$27,000 per year is a lifeline.


The Staff Report prepared by Marin County Planning which accompanies the draft ordinance recommends creating an exemption from the ordinance for STRs operated as part of an agricultural business. This proposed exemption is consistent with the stated goals and intents of the Countywide Plan to reduce regulatory obstacles to agricultural diversification and support development of new, complementary enterprises. In addition to the significance to farms' overall business model, the Staff Report cites the fact that STRs on agricultural lands pose little to no threat of disturbance to neighbors and typically benefit from the presence on site of the producer or their employees. Generally, on-farm STRs occur where there are residential units sufficient to house the owner and any workers and an opportunity exists to utilize additional units within the ranch core. Staff's observation of these factors reflects a sensitivity to the unique nature of this activity on agricultural lands.

Marin County provided leadership for the viability of local agriculture when it crafted its Countywide Plan to support agricultural diversification. Marin's agricultural operators have used that support to be innovators in connecting and building community through agri-tourism and farm stays. And there is evidence that this support and innovation has contributed to the wellbeing of Marin's agricultural community. The exemption for agriculture proposed by staff is in alignment with the Countywide Plan and will contribute to continued innovation on-farm and the viability of Marin's farms and ranches.

If we can be of any further assistance in this matter, please do not hesitate to contact Vince Trotter, Agricultural Ombudsman, at [vtrotter@ucanr.edu](mailto:vtrotter@ucanr.edu) or 415-473-4204.

Thank you,

  
David Lewis  
County Director, UCCE Marin

  
Vince Trotter  
Agricultural Ombuds, UCCE Marin





22888 Highway 1, Marshall, CA 94940

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

October 18, 2023

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

**Re:** Draft Short Term Rental Ordinance / Farm Stays / Agritourism

Dear Commissioners, Supervisors and Staff,

We appreciate the longstanding support the County has given to local agriculture and we urge you to continue by exempting agricultural properties from the Short Term Rental ordinance (as per Planning Commission staff's recommendation). Simply put, different solutions are needed for agricultural properties than for non-agriculturally zoned properties in West Marin.

Agriculture has changed significantly in the last 20 years and, even under the best of circumstances, farming is a brutally difficult business. For example, in the 1960s there were ~150 dairies in Marin County. Today, there are only about 20 remaining.

Soon after we three siblings (Vivien, Miriam and Michael) were fortunate to inherit this beautiful 166-acre ranch on Tomales Bay, we realized that our ranch (which is entirely separate from our brother's dairy / creamery operation) was a financial black hole on the fast track to insolvency.

But we love this land beyond words, and we could never agree to sell. So, we made the leap, diversified into agritourism and have tried to create viable solutions which allow us to protect, enhance and revitalize this property, all while maintaining and enhancing agriculture, the environment and access.

Bottom line: agritourism - including but not limited to short term rentals - has not only protected and enhanced this ranch, but enabled us to reinvest in the



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

land, environment and community, to share her natural beauty, share her inspirational history, and contribute significantly to the local economy.

We have maintained our status as the oldest certified organic ranch in the county. We've provided critically-important grazing and silage for three certified organic dairies, who've in turn provided milk to Straus Family Creamery, Cowgirl Creamery, BiValve Creamery and Organic Valley.

We've fenced off creeks, restored riparian areas and composted fields, increasing pasture growth and thereby sequestering carbon. We make sure the heifers that graze are moved regularly to different pastures to encourage growth and regrowth of the grasses. We participate in farming practices and research projects designed to combat climate change.

We work diligently to restore and enhance seasonal streams, invest heavily in creating and protecting wildlife habitat, prevent erosion and siltation into the Bay.

We're working with conservation organizations in an innovative collaboration with native American tribes to provide access to land for their next generation.

We've conducted countless educational tours, donated farm stays to dozens of local and environmental and community nonprofits, and provided meaningful and memorable experiences which support the local agricultural and local economy, all while providing enhanced public access to private lands.

And wildlife has flourished. Recently, Audubon Society surveyed the ranch and discovered 42 species of birds, including the largest nesting area on Tomales Bay for Egrets and Blue Herons, and a Bald Eagle nest. Our ranch provides habitat to a broad spectrum of wildlife, too.



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Across the street, we maintain public access to our privately-owned waterfront property, providing parking spaces on the beach so that visitors are able to access Tomales Bay, launch their boats and picnic on the beach.

We work tirelessly to educate the public about sustainability, conservation and the local foodshed. Telling the story of MALT and farmland protection, the history of organic farming in this county, and tying it all to this place, this land, provides public benefit beyond measure. Storytelling is integral to our operations.

For Marin agriculture to survive, enhance the environment and continue to provide public benefit, farmers and ranchers need the flexibility to diversify their operations, with the full support of the County.

Our farm stay doesn't impact affordable housing inventory, and a family member lives full time on the ranch. And by proposing that ranches choose between hosting farm stays or hosting special events, the ordinance would eliminate vital agritourism options.

Without agritourism, we - and likely many other ranchers - would be forced to sell ... and the ranch would most likely become a private estate, off limits to all except the privileged few, with owners almost certainly who have not a fraction of the commitment our family has had to the environment and this community.

Viable agriculture requires not only protecting the land, and developing food & fiber production, but landowners who are committed to our community.

Our relatively small farming and ranching community has developed game changing, internationally-heralded models for farmland protection, environmental restoration, regenerative farming, organic food production, local & regional economic development, and increasingly provided extensive



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first-hand opportunities for the public to experience the vast array of benefits which this land provides. Agritourism will play an increasingly large role.

Thank you for your time and consideration, and we're grateful for the opportunity to add our voices to this critically-important process.

Sincerely,

Vivien, Michael and Miriam Straus

**From:** [Nickey Jorgensen](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Isn't Marin County required by law to create MORE housing, not less? (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 1:27:49 PM

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

Dear Planning Commissioners and Supervisors,

Below is a letter I did not write, but agree with every word of.

I have sent similar letters in the past.

Aren't you all currently tasked with figuring out places to build new housing in Marin County?

Isn't some of that housing required to be built in the unincorporated part of the county referred to as West Marin?

I hope you can understand why this leads me and others to question why more short term rentals would be allowed in the area.

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Nickey Jorgensen

131 Kehoe Way  
Inverness, CA 94937  
[Nickey.email@gmail.com](mailto:Nickey.email@gmail.com)

**From:** [Eric Morey](#)  
**To:** [STR](#)  
**Subject:** Comments on Draft Short Term Rental Ordinance  
**Date:** Wednesday, October 18, 2023 2:24:09 PM

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Thank you for the opportunity to comment on Marin County's draft short term rental ordinance.

Unhosted short term rentals (STR), a commercial business, should not be allowed in residential neighborhoods, such as the San Geronimo Valley. Not only do STRs remove housing stock for long term renters, tenants of STRs don't have the same commitment to their neighborhood. This leads to nuisance issues for the other residents, including noise, rowdy behavior and loss of parking.

Unhosted STRs should only be allowed, and carefully regulated, in recreational areas such as Dillon Beach or the national seashore. Your ordinance should be strengthened by adopting these requirements that are used in other areas.

Noise: Any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed short-term rental dwelling unit and shall not be audible beyond the property lines of the subject property where the short-term rental is located.

Quiet Hours: The hours of 10:00p.m. to 7:00a.m. are quiet hours, and there shall be no amplified music and no loud singing, talking or other audible noise during quiet hours that can be heard beyond the property boundaries of the short-term rental property.

Off-street Parking Spaces Required: One (1) off-street vehicle parking space is required per bedroom in accordance with this Ordinance. All of the required notices and placards required by this Ordinance shall require the renters to park on-site and to not park on the street, even if on-street parking is otherwise available. The property owner of the short-term rental may contract with owners of other property within 500 feet of the perimeter of the rental property and enter into a shared parking agreement to satisfy this requirement. Where registration certification relies on contractual off-site parking arrangements, the property owner shall provide proof of availability in the form of a legally binding contract for the off-street parking for the duration of time the rental property has a Short-Term Rental Registration Certificate.

No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles is permitted in conjunction with a short-term rental.

**Maximum Occupancy:** The maximum overnight occupancy for a short-term rental shall be limited to two (2) persons per bedroom plus two (2) additional persons. For example, a two-bedroom short-term rental is permitted a maximum overnight occupancy of six (6) people. The contact person may allow up to three (3) minor children, age 12 or under, to occupy the short-term rental in addition to the maximum number of occupants. The number of bedrooms of a short-term rental shall be verified at the time of physical inspection of the short-term rental and using County Assessor and/or Department Building Division records.

The maximum *daytime* occupancy for any short-term rental shall be limited to the overnight maximum occupancy plus six (6) additional people. For example, a two-bedroom dwelling unit is permitted a maximum daytime occupancy of twelve (12) people.

Maximum overnight occupancy of a rental shall not exceed 10 (ten) persons within the short-term rental dwelling unit and up to two (2) minors aged twelve (12) and under.

Good Neighbor Policy and Guidelines. The property owner and contact person shall acknowledge the County's Good Neighbor Policy, and shall post them in every short-term rental.

These additions to your STR ordinance will go a long way toward reducing most of the problems that are caused by the operation of an unhosted commercial motel business in a residential neighborhood. Please consider including them in the final draft. Thank you.

Source: [4-3\\_tillamook\\_co\\_ord\\_84\\_str\\_draft\\_amendments.pdf](#)



**From:** [william\\_barror](mailto:william_barror)  
**To:** [Rodoni, Dennis](mailto:Rodoni, Dennis)  
**Cc:** [Rice, Katie](mailto:Rice, Katie); [Moulton-Peters, Stephanie](mailto:Moulton-Peters, Stephanie); [Sackett, Mary](mailto:Sackett, Mary); [Lucan, Eric](mailto:Lucan, Eric); [STR; PlanningCommission](mailto:STR; PlanningCommission)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 2:37:47 PM

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Dear Planning Commissioners and Supervisors,

As a West Marin resident for over 50 years I am deeply concerned and saddened about the number of residential properties that have been turned into short term rentals (STRs). Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Many of these were multigenerational residents. Having been born and raised here. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live! The impact of STRs on towns, communities, neighborhoods, businesses affects us on so many levels, and changes how we can function within our own homes. For example, STRs are expensive and so those who rent are filling and over filling the space. Inviting others to come take advantage of the situation and impacting the entire neighborhood, whether for the day or overnight. In my town the businesses are suffering because from Friday afternoon to Sunday afternoon they do have some business, but Monday through to Friday afternoon there is little business due to the lack of local residents. The quality of residents lost is also a big influence on communities. They are not only the 'worker bees', but the volunteers, the innovators, familiar faces, helping hands, creative spirits that bring a fullness to our lives and daily routines. I ask that each of you spend a moment to reflect and empathize what your own feelings might be were this happening in your home area.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: "Magi" William J. Barror  
Address: P.O. Box 193; Bolinas, CA 94924  
Email: [magibarror@gmail.com](mailto:magibarror@gmail.com)

**From:** [Jennifer MacGregor Dennis](#)  
**To:** [Rodoni, Dennis](#); [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Homes need to be homes  
**Date:** Wednesday, October 18, 2023 4:35:30 PM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short-term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. Please ensure that the following provisions are added or strengthened:

1. No corporate ownership;
2. Strict enforcement of health and safety standards by the County. "Self-certifying" by the owner that these standards are being met is completely ineffective - it's the County abrogating its responsibility to provide safe accommodations to visitors;
3. Most importantly A MUCH LARGER REDUCTION in the number of unhosted STRs than what is proposed in the draft. Much lower caps on non hosted STRs are needed to restore the health of our coastal West Marin communities, while the current draft ordinance actually increases the allowable number. This is in direct conflict with the County's own Housing Element and Local Coastal Program, as well as the wishes of most West Marin residents.

Thank you for being so considerate,  
Name: Jennifer Macgregor Dennis  
Address: 450 Vine Road, Bolinas  
Email: [jennifer@awilderharmony.com](mailto:jennifer@awilderharmony.com)

--

Jennifer MacGregor Dennis  
*A Wilder Harmony*  
[www.awilderharmony.com](http://www.awilderharmony.com)

Marin County Planning Commissioners  
3501 Civic Center Drive, Room 308  
San Rafael, California 94903

October 18, 2023

Re: Short Term Rental Ordinance

Dear Commissioners,

I am writing about the proposed short term rentals ordinance. I have lived in West Marin for thirty years and I am concerned about the growing phenomenon of residential properties being turned into short term rentals (STRs) in recent years.

I know many people who have lost their housing and had to leave West Marin because their rental home has been turned into a STR. Increasingly, the owners of these properties are not local residents or even second-home owners, but investors with absolutely no connection to our community or interest in its welfare. We need places in which local workers, families, firefighters, teachers, and seniors can live.

The draft STR ordinance you are about to consider does not adequately address that need. The negative effects these units are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

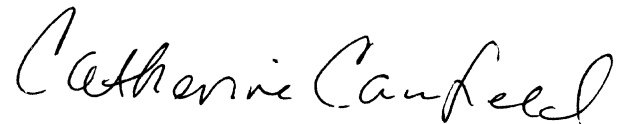
In the Coastal Zone's case, I urge you to ensure that the number of unhosted STRs is reduced by half, from 480 to 230. With the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

In sum, I urge you to ensure that the proposed ordinance

1. Reduces the number of STRs in coastal West Marin by half.
2. Requires that licensees are people, not corporations.
3. Requires licensees to meet all health and safety code requirements.
4. Prioritizes licensing properties that are hosted by primary residents.
5. Require license renewal every two years, for all existing and new licenses.
6. Allows only one STR license per licensee.

Thank you for the opportunity to express my views.

Sincerely,

A handwritten signature in black ink that reads "Catherine Caufield". The signature is written in a cursive, flowing style.

Catherine Caufield  
325 Vision Road  
Inverness, CA 94937  
cc: Supervisor Rodoni

**From:** [Chloe Sladden](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 5:35:54 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Chloe Sladden  
Address: 66 Altura Ave  
Email: [csladden@gmail.com](mailto:csladden@gmail.com)

**From:** [Nick Harling](#)  
**To:** [Rodoni, Dennis](#); [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** STR Draft - Dillon Beach  
**Date:** Wednesday, October 18, 2023 5:54:48 PM

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Good morning from Dillon Beach, and a sincere thank you for all you do for us out here and along the coast.

I'm writing to provide some input as a local resident (we live on Kailua Way) and as owners of a small home in the DB Village that is sometimes friends & family, and other times, STR. I feel that our situation is a very common one. A second home for our use AND short term rental to offset the bills, high property taxes, etc. These are not properties that will suddenly become long term rentals. These are homes that will now be empty and void of life and the enjoyment they provide for others not able to live in such a paradise.

I'm sure you are aware that folks are not fighting for long term housing out here. It's not a "live where you work" kinda place. It's just not. It's a vacation spot where some of us who are mostly retired get to live. Banning or severely restricting short term rentals isn't going to contribute to solving the housing crisis. I wish it were, and if so, I'd be all in. I have three kids that struggle to rent in Sonoma County, so I'm invested in this issue on several levels.

While our home in the DB village seems to be able to meet all of the newly drafted requirements, I'm concerned that the majority in the village will struggle greatly, and once again, the LLC's and STR Businesses in the larger houses with the higher \$\$ revenue will continue to benefit at an even higher level (due to decreased inventory caused by pushing out the village homes), all at the expense of the smaller guy,

It would be very wise of the county representatives to also consider talking with housekeepers who rely upon their income out at DB to supplement the income of their husbands who are working on the local farms. Without which, we have been told during a previous meeting, they cannot afford to remain in Marin County.

This issue is very real, and I don't love living next door to a short term rental. It is not my idea of a great neighbor, HOWEVER, Dillon Beach is not a bedroom community, and it will never be a bedroom community.

In my opinion, Dillon Beach is a very unique little town that does not fall into the "housing crisis" category and should be excluded from a further moratorium, STR ban, and the majority of these requirements.

Thank you so much for reading this far. I am more than happy to participate in any discussions or solutions regarding this topic.

Valerie Kumra 707 318-2542

October 17, 2023

Dear Planning Commission and Board of Supervisors,

The Bolinas Community Land Trust, Stinson Beach Affordable Housing Association, and Two Valleys CLT - and their staff, boards, and volunteers - work every single day to retain and increase housing availability for all residents amidst a high-end housing market, and the increasing proliferation of housing enlisted for visitor use. We believe that an economically diverse community is attainable, and that a balance between residents and visitors is attainable – and that these issues are intertwined. Each year we collectively invest thousands of paid and volunteer hours and hundreds of thousands of dollars toward making this vision a reality for our communities.

From this standpoint we feel that while the County's effort to promulgate a short-term rental ordinance is a step in the right direction, there are aspects of the proposed ordinance that take us *in the wrong direction*.

The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when at least 16% of their limited housing stock is taken away for commercial use. Any County ordinance must strive for alignment with other County policy documentation of this issue.

The only way to improve this situation is to follow the precedent established by other communities up and down the California coast: substantially reduce the number of permitted STRs.

STR's have escalated dramatically during COVID years. The current drafted ordinance would lock in this COVID-era inflation of housing for commercial use. This point is substantial enough; but the additional truth is that home prices and home sales have also increased during COVID – resulting in a loss of long-term rental housing and an increase of rent prices - all adding to the displacement of people who are of lower and moderate income from our communities. Any ordinance needs to take into account not just numbers of STRs, but all forces that have already acted to diminish opportunities for community housing.

A more balanced approach would be to reduce the level of unhosted STR's to 2018, pre-Covid levels. Specifically, we propose that the ordinance should reduce unhosted STRs from 460 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and B&Bs, more than enough to serve visitors.

Striving to attain balance along the rural coast is a tough task. We believe that a close look at cumulative impacts on housing clearly demonstrates a need to revise this ordinance to reduce the number of permitted short-term rentals.

Sincerely,

Annie O'Connor, Bolinas Community Land Trust (BCLT)

Harriet Moss & Chris Harrington, Stinson Beach Affordable Housing Committee (SBAH)

Hal Russek, Two Valleys Community Land Trust (TVCLT)

\*These organizations are all members of the West Marin Housing Collaborative.

**From:** [Brent Johnson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Please consider a more restrictive Short Term Rental Ordinance  
**Date:** Wednesday, October 18, 2023 6:54:21 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident of 16 years. In that time I've witnessed the growth of short term rentals (STRs) and the loss of families in the community and shrinking numbers of kids in our schools. The house and ADU next door to us were previously long-term rentals housing community members. The house and ADU sold to a family living in San Francisco that visits occasionally. I suspect that the purchase only made financial sense because they are able to earn revenue from renting out the property as an STR most of the time. We get along fine with the owners and acknowledge they are perfectly within their rights to do this under the current STR rules - but I'd much rather see ordinances that incent a family renting or owning next door, than allowing the conversion of a residence into a hotel.

This is a direct example of how an STR has reduced community for us. A more restrictive STR ordinance is needed to reduce the financial drivers to turn homes into businesses. Our town need stronger protections to preserve homes for residents that actively participate and build community. If we truly need more housing for visitors, consider more zoning and permitting of hotels, not further reduction in residential housing.

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal



communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,

Brent Johnson

12759 Sir Francis Drake Blvd, Inverness

[brentrjohnson@gmail.com](mailto:brentrjohnson@gmail.com)

**From:** [Mary D Winegarden](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 7:06:52 PM

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Dear Planning Commissioners and Supervisors,

As residents of Inverness Park in West Marin, we very concerned about the number of residential properties that have been converted into short term rentals (STRs) over the past five years.

We know a number of families and friends who have had to move away because they have lost their long-term rentals. Many of these folks work here as firefighters, teachers, and health care providers--all of whom want to continue to live in this community.

The negative effects that STRs have on our housing crisis are well-documented: small communities such as ours cannot function when sixteen percent of their limited housing stock disappears.

Although the draft STR ordinance is a beginning step, it really doesn't go far enough.

The only solution is that which which other coastal communities have done – to substantially reduce the number of permitted STRs.

In the Coastal Zone's case, we urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and B&B's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

Please do the right thing with this ordinance to help restore the balance in our coastal communities.

We thank you for addressing this urgent problem now.

Sincerely,

Geoff Hoyle and Mary Winegarden  
PO Box 1283  
Point Reyes Station, CA 94956

geohoyle@gmail.com  
mwinegar@sfsu.ed

**From:** [Catherine Hall](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 7:25:44 PM

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[Some people who received this message don't often get email from catherinehall53@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Catherine Hall  
Address: 30 West Robert Dr., Inverness  
Email: [catherinehall53@gmail.com](mailto:catherinehall53@gmail.com)

**From:** [Angelo Sacheli](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 7:36:25 PM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Angelo Sacheli  
Address: 30 West Robert Dr., Inverness  
Email: [angelosacheli51@gmail.com](mailto:angelosacheli51@gmail.com)

Sent from my iPad

**From:** [Barbara Garfien](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Wednesday, October 18, 2023 8:56:15 PM

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

Dear Planning Commissioners and Supervisors,

I am a West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Barbara Garfien  
Address: PO Box 45 Dillon Beach 94929  
Email: [barbara.garfie@gmail.com](mailto:barbara.garfie@gmail.com)

Sent from my iPhone

**From:** [Caren Quay](#)  
**To:** [STR](#)  
**Cc:** [PlanningCommission](#); [Don Smith](#)  
**Subject:** STR regulations  
**Date:** Wednesday, October 18, 2023 9:49:05 PM

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Greetings,

As a resident of Bolinas, I am writing to urge you to do two things:

1. Cut the STR cap for Bolinas to one half of the current status, from 10% to 5%.
2. Prohibit corporate ownership of any STR throughout West Marin.

Thank you, in advance.

Caren Quay

**From:** [Lynn Axelrod](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Moulton-Peters, Stephanie](#); [Moulton-Peters, Stephanie](#); [Lucan, Eric](#); [STR; PlanningCommission](#)  
**Subject:** Houses Should Be Homes/Marin Flouts Its Own Zoning (West Marin)  
**Date:** Wednesday, October 18, 2023 11:16:44 PM

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Dear Planning Commissioners and Supervisors,

How do you enforce land use & zoning requirements if you ignore the commercialization of residential areas? Residents must comply with these codes but not the commercial STR industry, apparently.

I consider that Marin County is flouting the law by failing to follow its own zoning. It's one thing for a homeowner to rent out a room for extra income, but for an industry to roll over government this easily?

I'm a West Marin resident who's written the powers-that-be before about problems with the operation of the STR on my road, a property which seems to be one of several in a portfolio of STRs. The owners live in San Francisco.

I'm deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Lynn Axelrod  
Address: 14 Campolindo Rd., PRS  
Email: [lynnaxelrod@hotmail.com](mailto:lynnaxelrod@hotmail.com)



**From:** [E Hamingson](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (Former West Marin Resident)  
**Date:** Thursday, October 19, 2023 7:29:39 AM

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Dear Planning Commissioners and Supervisors,

I am a former West Marin resident deeply concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. After fifteen years of living in Inverness and working in West Marin, I lost my long-term rental, an in-law apartment, which was taken off the rental market. Hoping to stay in the community, I searched for a new home for almost six months, unsuccessfully. During this time, I only found six rentals in Inverness and Point Reyes Station to view, and few were viable options for me. I was shocked to see how few units were available for single/small households. At the same time, I met several other long-time local residents who had to leave their rental units. Additionally, people who hoped to work and/or raise families in West Marin had to move frequently, or leave the area. None of us could ever hope to buy a home in the astronomically priced coastal villages. I finally moved out of state after spending most of my adult life in California, and having hoped to remain part of the community, and live close to friends, for many years.

The housing situation in Marin County, and particularly in West Marin, is causing a hollowing out of the local communities, where our service workers, teachers, firefighters, park rangers, health workers, and more are facing choices among long, carbon-emitting commutes, such high rents that their finances are precarious, or leaving the area. We cannot afford to lose any more housing stock.

The draft short-term rental ordinance is a step in the right direction, but it has no teeth and does not go far enough. The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to reduce the number of unhosted STRs by half, from 480 to 230. Added to the 108 existing hosted STRs, there would still be 338 STRs in our coastal villages; along with existing campgrounds, motels and BnB's, more than enough to serve visitors. This would bring the number of STRs back to 2018 levels.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Ellen Hamingson  
Address: 1330 N. Emerson Street, Portland OR 97217  
Email: hamingsone@yahoo.com

**From:** [Kris Brown](#)  
**To:** [Rodoni, Dennis](#); [Rice, Katie](#); [Lucan, Eric](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [PlanningCommission](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 19, 2023 9:31:07 AM

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Dear Planning Commissioners and Supervisors,

I am a West Marin resident concerned about the number of residential properties that have been commercialized and turned into short term rentals (STRs) over the past 5 years. Everyone living in West Marin has stories of friends, family, and neighbors who have had to relocate because their long-term rental has been lost. Our communities cannot continue to function without places for local workers, teachers, firefighters, families, and seniors to live!

The draft STR ordinance is a step in the right direction but it has no teeth and doesn't go far enough. While we support STRs that are hosted by full-time residents, we believe that the number of unhosted STRs need to be greatly reduced. The draft ordinance as currently written does not do that.

The negative effects STRs are having on the housing crisis in West Marin is well-documented in both Marin's Housing Element and its Local Coastal Program. Small communities cannot function when 16% of their limited housing stock is taken away.

The only way to improve this situation is to do what other communities up and down the coast have done – i.e., substantially reduce the number of permitted STRs.

In the Coastal Zone's case, I urge you to seriously reduce the number of unhosted STRs.

With this ordinance you can either help restore the balance in our coastal communities or further hollow them out in perpetuity. Please make the right decision.

Thank you for your consideration,  
Name: Kris Brown  
Address: 170 Camino Del Mar Inverness  
[Email: krisbrown681@gmail.com](mailto:krisbrown681@gmail.com)

Hi Bolinas,

Kelly McFarling here. My Husband Andrew Brennan and I recently lost our housing and are in need of a new home. We've lived in Bolinas for 6 years and both have steady jobs in town. We are also working/gigging musicians, playing mostly folk music locally and beyond. We have two medium pups, so our housing needs to be dog friendly.

We have good local references and have lived and worked as musicians in the Bay Area for the past 16 years. We are hoping to be able to continue living and working in this community. Open to other areas in West Marin, but would greatly prefer to stay in Bolinas.

with love, a Witch, and A Wizard seeking magic.

K + A



Like

3



**Leanne Kriz** · Bolinas-Dogtown · 1d



My ears are open! We need you here! ❤️

Like Reply Share



**Aubrey Trinnaman** · Bolinas-Dogtown · 20h



Bolinas would be played a fool to not host such loving humans in its loving arms~

Like Reply Share



**Carol Ann Krueger** · Bolinas-Dogtown · 5h



Wish I could grow a house for you! More affordable housing needed

Like Reply Share



**From:** [David Kimball](#)  
**To:** [Rodoni, Dennis](#)  
**Cc:** [Rice, Katie](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [STR](#); [PlanningCommission](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Thursday, October 19, 2023 9:49:29 AM  
**Attachments:** [Untitled 2.pdf](#)  
[Mora LTR Add ND.png](#)

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Dear Planning Commissioners and Supervisors,

I am a member of West Marin Residents for Housing.

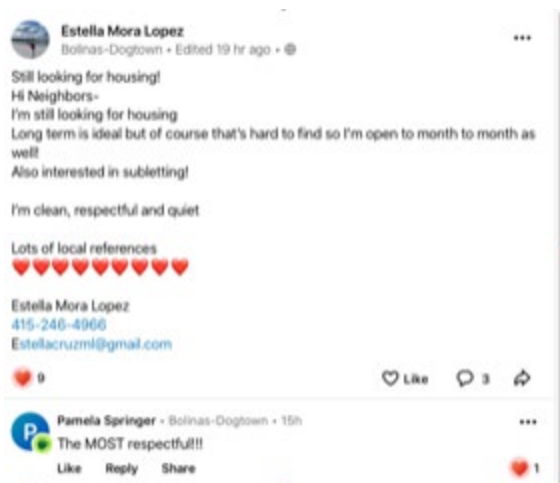
Below are two advertisements listed in Bolinas/Stinson Nextdoor within the last week, which provide realtime examples of the consequences of almost non-existent long term housing.

Both adds were placed by valued residents who collectively make a community a community.

These real life examples illustrate how a financial return on investment has taken priority over a community return on investment. 16% of our existing homes are STRs. As our West Marin villages experience the commercialization of residential neighborhoods we are losing our communities to investors who convert a substantial number of second homes to Short Term Rentals, thereby removing them from the stock of potential long term housing. If STR caps of at least a 50% reduction, achieved over a 2 to 3 year sunset are not included in an ordinance we will have failed to begin rebuilding the West Marin coastal communities. While reducing STRs does not guarantee they will become Long Term Rentals, implementing a cap at current levels *does* guarantee that they will never become available to local residents in need.

As you read these two stories please keep in mind that the majority persons in need of housing do not possess the financial means of the majority of STR operators.

This young woman was born and raised in Bolinas and attended the Bolinas/Stinson K-8 and Tamalpais High schools, and was very active in civic activities during her junior and high school years. Her mother, who moved to Bolinas at age 2, and father had to relocate to Petaluma a few years ago as they lost their long term rental. Now this young woman is struggling to live in the town in which she was born and raised.



Respectfully submitted,

David Kimball

Name: David Kimball

Address: 115 Hawthorn Rd. Bolinas, California 94924

Email: [bolinasdavid@gmail.com](mailto:bolinasdavid@gmail.com)

# BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

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



October 19, 2023

**VIA E-MAIL: [str@marincounty.org](mailto:str@marincounty.org)**

Marin County Planning Commission  
Marin County Civic Center  
3501 Civic Center Drive, Suite 328  
San Rafael, California 94903

Re: Marin County Short Term Rental Ordinance Update.

Dear Commissioners:

On behalf of the Bolinas Community Public Utility District (“BCPUD”), I am writing to convey the substance of the comments expressed at the regular monthly meeting of the BCPUD Board of Directors on October 18, 2023 concerning Marin County’s proposed update to its Short Term Rental (“STR”) Ordinance. Principal Planner Leslie Lacko attended the Board’s meeting to make a presentation on the update and she engaged with our Board and community members about their questions and concerns. We truly appreciate her outreach and the opportunity for stakeholder involvement.

The BCPUD Board of Directors and community members speaking at the October 18, 2023 meeting share a deep concern about the impact that the increasing number of STRs in Bolinas have had in our community and the available housing stock (i.e. dramatically reducing the amount of long-term rentals and contributing to the escalation of home prices, among other things). That said, we recognize that other communities have different points of view in this regard, which presents a significant challenge to the County as it seeks to update an ordinance that is applicable throughout unincorporated Marin. We therefore request that the Planning Commission revise the draft STR Ordinance in a manner specific to Bolinas by reducing the cap on the number of un-hosted STRs by half, which would reduce the number back to 2018 levels – we believe this is a critical revision to the draft ordinance and is widely supported by the Bolinas community.

In addition, the BCPUD Board of Directors respectfully urges the Planning Commission to revise the Ordinance to provide that licensees of STRs must be natural persons and not corporate entities. We believe this is a reasonable requirement to apply to all of unincorporated Marin to prevent the commercialization of our rural residential neighborhoods, which already has begun as single family homes have been purchased in recent years by corporate investors and transformed into micro-hotels. We are guided in this recommendation by the excellent work of West Marin Residents For Housing ([www.westmarinresidentsforhousing.org](http://www.westmarinresidentsforhousing.org)) and the BCPUD Board urges you to strongly consider their comments and suggestions, which are set forth in a thoughtful and detailed STR Position Paper available on their website.

Letter to the Marin County Planning Commission  
October 19, 2023  
Page Two

We appreciate this opportunity to comment on the proposed STR Ordinance Update. Please contact me if you have any questions about our comments or would like to discuss them with me. Thank you very much for your consideration of our comments and those of other stakeholders in unincorporated West Marin.

Very truly yours,

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

Jennifer Blackman  
General Manager

**From:** [Anna McDonnell](#)  
**To:** [Kilgariff, Kathleen](#)  
**Cc:** [Rodoni, Dennis](#); [BOS](#); [PlanningCommission](#)  
**Subject:** Re: STR regulations  
**Date:** Thursday, October 19, 2023 8:31:49 AM

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An addendum - I just read that an alternative that staff has proposed would cap the number of STRs for people who use their homes as their primary residence. I want to object to this as STRENUOUSLY as possible. When primary residents rent their homes they are in no way impacting the available stock of long term housing and in adding the cap you would be punishing the people who rent the least and who are often most need of additional income as many (including me and my husband) are retirees.

Please do NOT adopt this additional cap!

Thanks for hearing me out.

Anna

On Oct 18, 2023, at 12:34 PM, Kilgariff, Kathleen  
<[KKilgariff@marincounty.org](mailto:KKilgariff@marincounty.org)> wrote:

Hi Anna,

Thank you for this communication. I will include this in the project record and share it with the Planning Commission prior to their meeting next Monday, October 23<sup>rd</sup>.

Best,

Kathleen

**Kathleen Kilgariff**  
PLANNER  
she/her

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite #308  
San Rafael, CA 94903

-----Original Message-----

From: Anna McDonnell <[annamcdonnell@mac.com](mailto:annamcdonnell@mac.com)>  
Sent: Wednesday, October 18, 2023 9:27 AM  
To: PlanningCommission <[PlanningCommission@marincounty.org](mailto:PlanningCommission@marincounty.org)>  
Cc: Kilgariff, Kathleen <[KKilgariff@marincounty.org](mailto:KKilgariff@marincounty.org)>; Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>; BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
Subject: STR regulations



Hi all

I just want to say that I appreciate the effort that has been made to craft reasonable regulations that might limit the most egregious STR operators who are only in it for the money while continuing to allow full time residents to supplement their income and offer their entire homes as low cost alternative housing to the many people who want to - and deserve - access to all the gorgeous bounty that West Marin has to offer.

I do think, however, that the justification for increasing regulation should be backed up by actual data which seems, in this case, in very short supply. Regulation without data-driven justification shakes people's faith in your process and your work. In the absence of data, erring on the side of less regulation is always a good idea. Additionally, I think it is important that whatever new regulations are imposed should not involve needlessly complex paperwork (is it really 11 pages?) for homeowners to complete.

Thanks for the hard and complex work you are doing. It can't be easy knowing that the best you can hope for is that all sides are a little bit happy and a little bit unhappy!

Anna

Anna McDonnell  
125 Camino del Mar  
Inverness, CA 94937

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



October 18, 2023

Marin County Planning Commission  
Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94902

**Re: West Marin Residents for Housing Comments on Marin County Draft STR Standards**

West Marin Residents for Housing (WMRH) is a group of West Marin residents, business people and civically active community members concerned that Short Term Rentals (STRs) are not being sufficiently or fairly regulated. Our members have been deeply involved on housing issues for decades, and we have witnessed the impact of STRs on the reduction and removal of housing. In the last year, we have spent many hours participating in the County of Marin’s work to draft STR regulations, and we have the following comments on the Draft STR Standards.

The need for regulating STRs to protect the supply of long term housing is well stated, but the Draft Standards fail to meet this goal. The current Draft STR Standards will allow for STR growth and will continue to make it challenging for local workers to find affordable housing. We hope you will follow the well-established precedent set by jurisdictions through the U.S., internationally, and up and down the California coast to tightly regulate and substantially reduce the number of permitted STRs.<sup>1</sup>

In brief summary, we request the following changes to the Draft STR Standards:

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<sup>1</sup> We particularly support the STR regulations pursued by San Diego (2023) <https://www.sandiego.gov/treasurer/short-term-residential-occupancy> , but also encourage policymakers to consider the STR regulations promulgated in Dana Point (2023) <https://www.danapoint.org/department/community-development/code-enforcement/short-term-rental-permit> Half Moon Bay (2023) <https://www.half-moon-bay.ca.us/660/Short-Term-Rentals>

1. Caps on Unhosted STRs should be set at 2018 levels. Use of the total number of Current Operators to set an Initial Cap will result in an *increase* in operators. Failure to reduce Unhosted STR operators is inconsistent with the Housing Element and Marin County LCP.
2. Hosted STRs should be given more flexibility, but oversight of Hosted STRs must be robust.
3. Self-enforcement is inherently unreliable; a rigorous program of enforcement and licensing fees to cover the cost of administering and enforcing the program is necessary.
4. Only Natural Persons should be granted licenses.

We appreciate that staff of the Community Development Agency (CDA) Planning Division have worked hard to analyze existing models of STR regulations and incorporate input from stakeholders. There are aspects of the Draft STR Standards that we support, including the “good neighbor” policies, and the limitation of one license per licensee. However, we respectfully request that CDA revise the Draft Short Term Rental Standards as follows.

## **I. THE SHORT TERM RENTAL STANDARDS MUST BE MADE CONSISTENT WITH AND WORK TO ADVANCE HOUSING AND LAND USE DIRECTIVES**

As described below, the negative effects of STRs on the housing crisis in West Marin are well documented in both the Marin County Housing Element and the Local Coastal Program. Coastal West Marin communities cannot function when an average of 16% of our limited housing stock is taken out of the residential housing market and used STRs, a commercial use.<sup>2</sup> These facts must be stated clearly in the final Ordinance and its supporting documentation, and the STR Standards must be modified to be consistent with these facts and overarching housing and land use directives.

### **A. The Draft STR Standards are not consistent with the Housing Element and Statewide Housing Directives**

The Staff Report for the Draft STR Standards and its appendices acknowledge that West Marin housing and equity are negatively impacted by STRs:

As outlined in the Housing Element, West Marin is particularly feeling the effects of the growing divide between wealth and poverty in the Bay Area, increasing home prices, increased short-term rentals and second homeowners are forcing people to move further from their communities and areas of employment. These changes emphasize the need to consider STR regulations in relation to affirmatively furthering fair housing ...

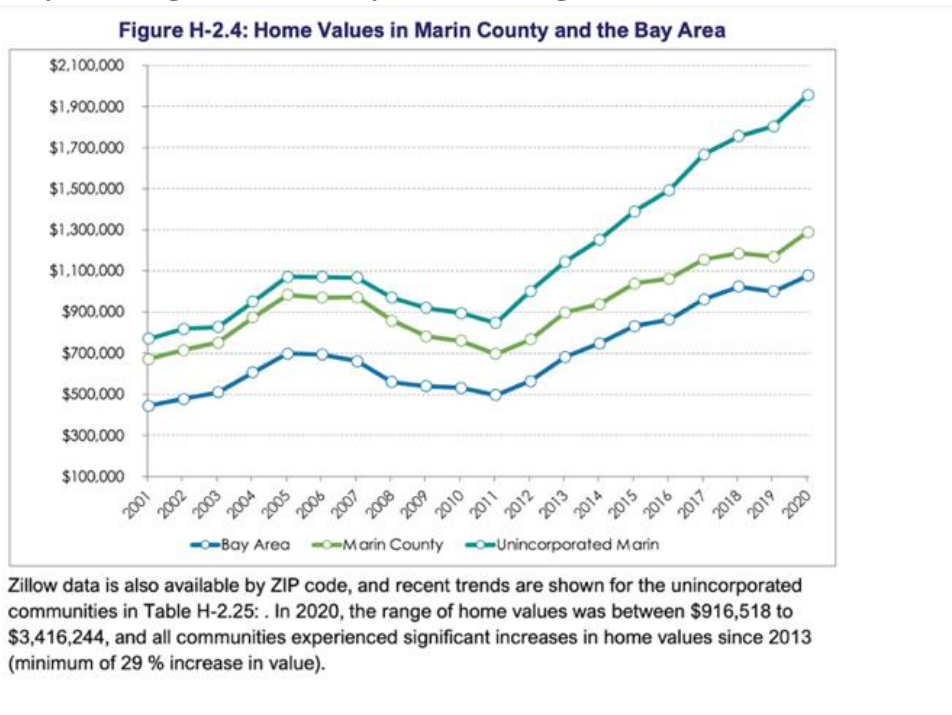
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<sup>2</sup> CDA Staff Report to The Marin County Planning Commission, Short Term Rental (STR) Ordinance Update Workshop, October, 23, 2023, at 4, (hereinafter, “Staff Report”).

The Affirmatively Furthering Fair Housing (AFFH) appendix of the Housing Element (Attachment 4) highlights that, the communities of Central Coastal West Marin and Marin City have the highest percentages of low and moderate income households (62% and 71%, respectively). In addition, both Central Coast West Marin and Marin City have the highest percent of extremely low income households (29% and 40%, respectively). This makes the likelihood of housing cost burden much greater in these areas.<sup>3</sup>

The Staff Report acknowledges that in most of eastern Marin, STRs represent between 1-3% of the housing stock, but in Coastal West Marin, STRs represent an average of 16% of the housing stock. There is a correlation between the proliferation of STRs in West Marin, and the impacts of housing shortage, stated above. Yet the policy of the Draft STR Ordinance abrogates the directives of AFFH and the Marin County Housing Element by failing to significantly reduce the allocation number of STRs or create incentives for owners to maintain short-term rentals.

**Marin County Housing Element analysis of housing market trends:**



**Figure 1.**

Note the top line in Figure 1, which shows the significantly faster increase in home values in unincorporated Marin, compared to the rest of Marin County and the Bay Area. Figure 2, below demonstrates that the change in value in Coastal Marin is much greater than other parts of Marin. These dramatic changes in the cost of homes corresponds to the doubling of number of STRs in the last five years.

<sup>3</sup> Staff Report at 7.

**Figure 2.**

**Table H-2.25: Home Values, Unincorporated Communities**

Community Name	Zip Code	Home Value - Dec. 2013	Home Value - Dec. 2020	% Change in Value
Black Point-Green Point	94945	\$670,899	\$927,428	38.2%
Northern Coastal West Marin	94929	\$757,012	\$1,049,628	38.7%
	94971	\$662,154	\$961,486	45.2%
Central Coastal West Marin	94956	\$827,089	\$1,290,055	56.0%
	94937	\$807,195	\$1,271,424	57.5%
The San Geronimo Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94963	\$860,519	\$1,234,562	43.5%
	94973	\$677,232	\$971,882	43.5%
	94938	\$705,037	\$1,025,663	45.5%
	94933	\$645,740	\$916,518	41.9%
Southern Coastal West Marin	94970	\$1,744,475	\$3,416,244	95.8%
	94924	\$1,066,412	\$1,656,332	55.3%
	94965	\$1,036,162	\$1,418,479	36.9%
Marinwood/Lucas Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94903	\$773,354	\$1,144,075	47.9%
Santa Venetia/Los Ranchitos	94903	\$773,354	\$1,144,075	47.9%
Kentfield/Greenbrae	94904	\$1,450,420	\$2,001,013	38.0%
Strawberry	94941	\$1,221,218	\$1,744,308	42.8%
Tam Valley	94941	\$1,221,218	\$1,744,308	42.8%
Marin City	94965	\$1,036,162	\$1,418,479	36.9%

Source: Zillow, Zillow Home Value Index (ZHVI).

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

Note: Please refer to Table H-2.1: and Figure H-2.1 for the census designated places included in the unincorporated communities

The Staff Report and interviews with policy makers have expressed a desire to balance between the needs for housing and the investment expectation of property owners. However, this is a false directive. There is no mandate to ensure that a property owner can maintain a second (third, or fourth) residence and maximize profit from this residence. There is, however, a clear directive to address the housing crisis that plagues California, and Marin County, and which is most acute in the very areas where there are the most STRs:

Short-Term Rentals Online platforms for rental of private homes as commercial visitor accommodations have become a popular amenity for travelers and property owners. The services have also created a multitude of challenges for communities everywhere, most notably around neighborhood disruption, service needs, and housing supply and affordability. Community discussions connected with the Housing Element effort have indicated that STR uses may be **affecting the supply and affordability of housing**, particularly in West Marin communities which have become increasingly attractive to homebuyers and where there are relatively small numbers of homes. Overall, it appears

that in the context of labor shortages, increased costs, and demand, STRs are increasingly impacting the health and safety of local communities, especially in the West Marin Area.<sup>4</sup>

The County has been clearly directed to build or rezone or otherwise find 2,864 additional units of housing in Marin<sup>5</sup>, and Program 18 of the Housing Element, Preservation of Housing requires development of STR Regulations, and the prevention of the conversion of residential housing for commercial businesses in residentially zoned areas. It is unreasonable to, on the one hand adopt a policy requiring that significant number of housing units be added in Marin, yet on the other hand fail to maximize the long term housing creation potential of the new STR regulations.

The STR Draft Ordinance contemplates a potential significant increase in the number of Unhosted STR operators (up to 108 additional units available as Unhosted STRs in Unincorporated Marin, See section II.A., below). We view this as a conflict with the Housing Element, as it will worsen the housing crisis rather than ameliorating it. An STR Ordinance that fails to meet these housing directives, or worse, allows for additional units of housing to be converted into STRs is simply not acceptable. In contrast, the reasonable, well-precedented recommendations below would enable the Final STR Ordinance to meet the Housing Element's directives.

## **B. Marin Local Coastal Program**

The Staff Report, Attachment 5, *Marin County Short Term Rental Ordinance Coastal Act Consistency Analysis*, acknowledges the Marin County Local Coastal Program (LCP) preference for Agricultural Worker Housing and the necessity of housing to maintain the character of coastal villages and to provide visitor services. The Consistency Analysis paraphrases the Marin County LCP statements that:

Housing is a vital component of Marin's coastal communities and it is important to respond to current and future housing needs in the Coastal Zone, particularly in planning for sustainable communities by supplying housing affordable to the full range of the Coastal Zone's diverse community and workforce. Provision of affordable and diverse housing opportunities in the Coastal Zone is important to provide decent housing for residents.<sup>6</sup>

While the inclusion of caps on Unhosted STRs is the right mechanism to achieve the land use planning goals of the LCP, the number of those caps is too high. As described in the following

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<sup>4</sup> 2023-2031 *Housing Element*: Marin Countywide Plan, [Appendix D: Affirmatively Furthering Affordable Housing](#) at D-147 (emphasis added).

<sup>5</sup>2023-2031 *Housing Element*: Marin Countywide Plan, at 221, available at <https://www.marincounty.org/depts/cd/divisions/housing/housing-element/2023-2031-housing-element>

<sup>6</sup> Marin County Local Coastal Program at 75.

section, given that the Coastal Zone has experienced a doubling of STR operators in the last five years, the caps must be adjusted much lower. The analysis of the “Ultimate Caps”, is also misleading as it does not account for the near-term potential significant *increase* in the number of operators, if 108 of those currently registered STRs utilize their primary home tax exemption and become certified as Hosted STRs.

*1. Alternatives Analysis: Agriculturally zone properties should not be exempted from the STR Standards.*

While the Draft STR Standards exclude agricultural housing from the STR licensing program, we noted the assessment of a possible alternative of exempting agricultural properties from the STR Chapter in the Marin County Code.<sup>7</sup> We strongly oppose this Alternative, as it would very likely result in the conversion of long term rentals on agriculturally zoned lands into STRs. The justification for this possible Alternative (the absence of noise complaints or owners likely on site) fails to acknowledge that there would be severe consequences in the loss of housing for some of our most vulnerable community members. This alternative is also entirely inconsistent with the Marin County LCP preference for agricultural worker housing.

## **II. CAPS ON UNHOSTED STRS MUST BE LOWERED**

Since 2018, the number of STRs in Unincorporated Marin has doubled, from 480 to 873.<sup>8</sup> To achieve the directives highlighted in Section I. of this comment letter, the number of Unhosted STRs in Unincorporated Marin must be reduced. The boom in STRs and the revenue that they generate correlates to an astonishing increase in housing costs in Coastal Marin. (See Figures 1 and 2, above.) While housing costs in West Marin track those in the rest of the County up until 2011- the year Airbnb began expanding - from then on, they rise much more quickly than the rest of Marin’s.

We are most concerned about the whole-house type of Unhosted STRs. These houses instead need to be lived in by members of the community. The Caps on Unhosted STRs should be based on 2018, pre-pandemic levels. Specifically, we propose that the ordinance should reduce Unhosted STRs from 460 to 230 in the Coastal Zone.

### **A. Use of a Total Number of Operators to Set Unhosted STR Caps is Inconsistent with the Housing Element**

We are very concerned that numbers used to set the Caps on Unhosted STRs will result in a near term significant increase of up to 108 additional Unhosted STRs, without any clear plan to reach the “Ultimate Caps”. The “Initial Caps”, which are presented in the Draft STR Standards, do not

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<sup>7</sup> Staff Report at 26.

<sup>8</sup> Staff Report at 4.

appear in the Coastal Act Consistency Analysis or other key parts of the background documentation, resulting in analysis that does not capture the total impacts of this approach.

Figure 3 (below), compares the number of operators presented in the June 2023 staff report, particularly the 108 operators which claim the Primary Home Tax Exemption, with the number of operators under the Initial and Ultimate Caps. While it is not certain that all of those properties with STRs and Primary Home Tax Exemptions will use that designation to then qualify as Hosted STRs, it is conceivable that they will. Thus, the number of Unhosted STRs may increase by that 108, resulting in a significant loss of housing to new Unhosted STRs.

Additionally, there is no plan, other than a vaguely understood path of attrition, for getting from the Initial Caps to the Ultimate Caps. Unless corporate entities are excluded from the program, an STR could continue to operate in perpetuity. Thus, it should be assumed that the Ultimate Caps will be difficult to reach and should not be used exclusively for analysis of this program.

**Figure 3.**

Community	Source: Staff Report to the Marin County Planning Commission, STR					Source: Draft STR Standards, 9/18/2023			
	Total Number of STRs	Parcels Developed with Living Units	Percentage of Parcels Used as STRs	HOSTED STRs, Number of Residential STRs on Properties with a Primary Home Tax Exemption	UNHOSTED STRs, Number of Residential STRs on Properties WITHOUT Primary Home Tax Exemption	9/18/23 Draft Ordinance "Initial Caps" on Unhosted STRs - these numbers are identical to the June TOTAL of un and hosted STRs, except they are only for Unhosted STRs, meaning there is a significant increase permitted.	% Change in Number of Unhosted Rentals	Ultimate Number of Unhosted STRs	Ultimate % Change in Number of Unhosted Rentals compared to Current Numbers
Coastal Zone									
Dillon Beach	125	408	31%	7	118	125	5.93%	110	-6.78%
Stinson Beach	192	704	27%	16	176	192	9.09%	174	-1.14%
Marshall	28	110	25%	3	25	28	12.00%	27	8.00%
Muir Beach	20	147	14%	12	8	20	150.00%	8	0.00%
Bolinas	63	624	10%	21	42	63	50.00%	54	28.57%
Inverness	93	939	10%	23	70	93	32.86%	86	22.86%
Point Reyes Station	32	350	9%	20	12	32	166.67%	26	116.67%
Olema	3	33	9%	2	1	3	200.00%	3	200.00%
Tomaes	12	135	9%	4	8	12	50.00%	8	0.00%
<b>Totals</b>	<b>568</b>			<b>108</b>	<b>460</b>	<b>568</b>		<b>496</b>	
<b>Averages</b>			16%				75.17%		40.91%
				Increase # Unhosted STRs		108			
				% Increase in Unhosted STRs		23.5%			
				Post - Ordinance Total of Hosted Plus Unhosted STRs		676			

We must reemphasize the inconsistency of acknowledging 1-3% of housing in east Marin as an appropriate number in STRs, yet allowing for a potential 24% increase in Unhosted STRs in the near term (Figure 3, above).



It is unreasonable and arbitrary to set the caps based on the number of operators who happened to get into the registration program prior to the institution of the Moratorium. Instead, the caps should be based on the number of STR operators to restore the balance of housing available for full-time use. 1% of housing stock in STRs was deemed to be appropriate in the majority of San Diego County. Here, we are asking for a 50% reduction, back to 2018 numbers, which allows for community-by-community variation (e.g. more operators in Dillon Beach and fewer in Bolinas). This number is also reasonable because it tracks the accelerated ascendance of property values in West Marin, depicted in Figure 1, above.

### **III. NO SELF-CERTIFICATION; ROBUST PLAN FOR ENFORCEMENT NECESSARY**

Self-certification of health and safety requirements welcomes abuse and should not be allowed under the STR Ordinance. In the Staff report, CDA staff rule out nightly limits on STRs because they are too difficult to enforce, as they “rely on self-reporting, which can be inherently unreliable”.<sup>9</sup> Based on staffs’ own assessment of self-reporting, self-certification of any aspect of the STR Ordinance would be internally inconsistent, ineffective and must not be allowed.

Compliance with the same code requirements that apply to local hotels and BnBs should be verified by a county inspector prior to eligibility for a license. Visitors staying in STRs should be guaranteed the same health and safety protections as those staying in other forms of lodging; otherwise, the County is simply abrogating its responsibilities. Adequate STR licensing fees should be levied to cover enforcement costs.

Annual inspection of Unhosted STRs should be conducted to ensure compliance with all relevant code requirements. Licensing fees should also be sufficient to cover the cost of enforcement and administration of this program.

### **IV. STR LICENSES SHOULD BE GRANTED ONLY TO “NATURAL PERSONS”**

We agree with and reference the letter submitted by Kent Khtikian, Esq. to the Planning Commission on 10/18/23, detailing the enforcement and oversight challenges if corporate entities are allowed to hold STR licenses. The STR licenses should be limited to Natural Persons, and approach that San Diego has also adopted. Commercial investment groups should not be allowed to operate STRs under this program or in residential zoning. If corporate entities are allowed to operate STRs, enforcement of health and safety provisions will be more difficult, and the entities could hold property in perpetuity, despite the sale and transfer of individuals members within the entity.

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<sup>9</sup> Staff Report at 12.

If LLC's and other corporate entity types were to be permitted to own STRs – e.g. for trust, tax and liability protection – restrictions should be placed on the sale or transfer of corporate membership or partner interests. For example, if more than 25% of the membership of an entity changes, the STR license should terminate and reapplication be required. The County can use available records to distinguish between corporate entities that are commercial enterprises vs. those that are corporate entities held for tax, estate planning and liability limitation.

However, it is likely administratively simpler, as well as more effective, to simply not allow corporate ownership of STRs. Although there are only a few corporate entities currently operating STRs in Marin, this is a burgeoning market in destination areas worldwide, so it is prudent to act now instead of waiting until it gets out of hand.

## **V. HOSTED STRS SHOULD RECEIVE LICENSING PRIORITY AND MORE FLEXIBILITY.**

Halving the number of Unhosted STRs to 230 and adding back the current 108 hosted STRs would result in an overall number of operators of 338 STRs in the Coastal Zone. This would bring the ratio of STRs to housing stock down to 10% from the current 16%. We propose that hosted STRs receive first priority in licensing, followed by the longest-term operators in good standing.

Hosted STRs should be more clearly defined as STRs having an owner or renter living full-time on the property as their primary residence. Hosted numbers should be separated out from the Initial and Ultimate STR caps when the Unhosted STR caps are set. Unhosted STR caps should be based only on the number of Unhosted STR operators, not a combined number. And, as stated above, that number of Unhosted STRs should be reduced to 2018 levels.

Proof of primary residence filings on tax returns would be one of many ways to prove primary residence. For a renter, primary residence could be established with a lease and permission to operate the STR from the landlord. Added flexibility could be provided for full-time occupants (owners or tenants) to be offsite, provided there is a local site manager available 24/7.

## **VI. INCENTIVES ARE NEEDED TO SUPPORT THE TRANSITION OF STRS TO LONG-TERM HOUSING.**

Incentives should be added to the regulatory program to support the transition of STRs back to long term housing. Opponents of the Draft STR Standards have expressed fears that if STRs are reduced and regulated, many property owners will simply leave the houses empty when they are not occasionally using them. While this may be true for a few property owners, we have heard

examples from local realtors of property owners expressing the willingness to maintain or convert to long-term housing, if there were any modest incentive to do so.

Adding incentives into the program will increase its effectiveness by utilizing “carrots” as well as regulatory “sticks” to drive the intended result for our communities. This is a great opportunity for CDA to exercise creative leadership, and incentives do not necessarily need to cost the County. There are many examples of jurisdictions in the U.S. that are using incentives to support long term housing. A brief review of options that could be incorporated into the STR program include:

- Amnesty to bring code violations into compliance;
- Cost breaks for upgrades of JADUs and ADUs, modeled on the septic retrofit program;
- Priority in licensing or permitting;
- Grants from state or federal agencies<sup>10</sup>

Other communities in the country have begun to use incentives to support conversion to long-term housing. For example, Sedona Arizona, finding that 15% of housing stock in STRs was too high, is offering stipends to homeowners who convert their homes from STRs back to long term rentals. Similar actions have been taken in: Placer County (Lake Tahoe), CA; Summit County, CO; Portland, ME; and Big Sky Montana.<sup>11</sup>

## **VII. STRS SHOULD BE DEFINED AS COMMERCIAL USE**

We were concerned to review Coastal Act Consistency Analysis and learn more about the decision the classify STRs as a Residential Use:

A rental of a residential unit, or a portion of a residential unit, for a time period of less than 30 consecutive nights. Short term rentals are a residential use of property.

Because a STR is defined as a residential use, it is not considered a commercial use or enterprise.<sup>12</sup>

It is unreasonable that a property use that serves the public, generates significant revenue, and requires a license would be deemed to be residential. STRs are clearly a commercial use of residential property, and they must be treated as such.

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<sup>10</sup> CDA should inquire with the California Department of Housing and Development for grants that Marin County could administer to support this transition, <https://www.hcd.ca.gov/grants-and-funding>

<sup>11</sup> Avalara, MyLodgeTax Blog, “Communities turn to incentives to convert short-term rentals to long-term leases,” Sept 27, 2022, at <https://www.avalara.com/mylodgetax/en/blog/2022/09/communities-turn-to-incentives-to-convert-short-term-rentals-to-long-term-leases.html>

<sup>12</sup> Staff Report, Attachment 5, Marin County Short Term Rental Ordinance Coastal Act Consistency Analysis at 3.

## **VIII. RESPONSES TO ARGUMENTS OPPOSING STRONG REGULATIONS AND REDUCTION IN STRS**

The West Marin Access Coalition and other opponents of the Draft STR Standards utilize fear and hyperbole in their effort to undermine these essential Standards. We trust that Marin County staff and leadership will look to the extensive and growing list of jurisdictions in California, the U.S. and internationally that have implemented bans or tight controls on STRs because of their deleterious effect on housing.

### **A. Response to Possible Takings Challenge with Operator Reduction**

Fear of a property-rights lawsuit does not justify letting our villages be swallowed by out-of-County investors. Local government’s right to regulate STRs has been litigated successfully at both the State and Federal levels. It is well established that jurisdictions have the right to promulgate regulation that is reasonably tied to a legitimate government interest. Federal Courts have consistently upheld regulations cutting back on permits for short term rentals in the face of claims that the regulations amounted to a “taking” in violation of the 5th and 14th Amendments to the US Constitution.

In *San Diego Alliance for Short Term Rentals v City of San Diego*, decided on June 12, 2023, the federal court upheld San Diego's ordinance capping Unhosted Short Term Rentals in the majority of the city (except Mission Beach) to 1% of the housing stock, effectively cutting back existing Unhosted STRs by 50%. The district court dismissed the complaint, on the plaintiff’s motion for summary judgment. As the Court said, “Preservation of housing stock is a proper exercise of the City’s police power in regulating land use”.. and “The ordinance... does not take away the owner’s right to rent out the property but merely imposes conditions on short term rentals.”<sup>13</sup>

In another recent case, *Nekrilov v City of Jersey City* (3rd Cir 2022 45 F4th 602), a Short Term Rental investor claimed to have purchased their property in reliance on an existing ordinance affirmatively allowing STRs in Jersey City. When the city changed the ordinance to disallow short term rentals, the owners sued. The Court of Appeals upheld the lower court’s decision that an investor’s “expectation” of using property for a Short Term Rental did not give them a right to that use.

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<sup>13</sup> <https://www.avalara.com/mylodgetax/en/blog/2022/09/communities-turn-to-incentives-to-convert-short-term-rentals-to-long-term-leases.html>

## **B. Response to Concern That Reduction in Operators will Reduce Measure W Revenue**

An argument is being made that reducing the number of STRs in West Marin would reduce the amount of Measure W revenues. While we recognize that Measure W revenue generates valuable revenue, we have heard from first responders and housing advocates, that it is not sufficient to offset the potential housing gains of reducing the Unhosted STR operators. “According to the DOF, TOT revenue collected for Fiscal Year 2021-2022 totaled \$8.48 million. This includes approximately \$1.86 million for both enhanced fire/emergency services and long-long-term community housing (\$928,738 each).”<sup>14</sup>

First, a reduction in housing will not result in a 1-1 reduction in Measure W revenue, because STRs are currently operating at relatively low occupancy rates, a point made by the West Marin Access Coalition, in opposing the Draft STR Standards. It is far more beneficial to local communities to have few STR operators with higher occupancy rates: by driving this outcome, STR policy can minimize any impact to Measure W funds. In other words, a likely scenario is that the STRs remaining after any reduction in their number would experience a higher occupancy rate, making up the revenue difference.

But even if there was a reduction in revenue, if only one paid firefighter position could be eliminated by the availability of long term housing, it would make up that loss. In Stinson Beach, for example, the Fire Department has had to double its staffing budget over the past 4 years, from \$525K in '19-'20 to \$1,087K this year, largely due to lack of volunteers being able find housing locally. Its Measure W allocation last year was only \$122K.

As for affordable housing, \$850K is only a fraction of the cost of buying or building one house in West Marin; any reduction in that amount would be relatively insignificant.

## **C. Response to Concern That Reduction of Operators will Violate Coastal Access Requirements**

If Unhosted STRs in the Coastal Zone are reduced by half to 230, that number, along with the 108 hosted ones, would leave 338 STRs in our coastal villages. Along with the 991 units of existing campgrounds, motels and BnB's in the Coastal Zone (which itself is a subset of the 2411 rooms in Marin that are within 20 miles of the coast)—this is more than an adequate number to serve overnight visitors.<sup>15</sup>

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<sup>14</sup> Staff Report at 5-6.

<sup>15</sup> <https://www.marineconomicforum.org/wp-content/uploads/2020/02/MCVB-visitors-study-120619-Final.pdf>

Analysis in the Staff Report is based on dated LCP numbers. The analysis of visitor housing must include a more comprehensive review of the infrastructure along the Highway 101 corridor, which is the main transportation artery that feeds into to the Coast. There are dozens of large, low cost hotels in Mill Valley, San Rafael, San Anselmo and other parts of Marin that are less than 20 miles to the coast. These hotels are far more affordable than the rates posted on most AirBnB's on the Coast.

Analysis of Coastal Access should also contemplate that many jurisdictions in East Marin have banned STRs outright, yet they afford sufficient access through public beaches, piers, and hotels.

If Marin County is concerned about Coastal Access, it should take a more holistic approach to visitor accessibility, especially addressing the transportation, traffic and parking challenges of the coastal villages. Bus service should be evaluated to add better connections between the Stage Coach and Marin Airporter. More transit options connecting San Francisco and the East Bay are needed.

#### **D. Local Economic Benefits of STRs are Overstated by Opponents of STR Regulation**

Opponents of strict regulation of STRs have presented minimal evidence to support their claims that STRs are highly beneficial to local economies. They have referenced house-keepers who clean STRs as an example to support this assertion. However, we have experience with and have heard testimony from many West Marin whose businesses that have suffered greatly with the doubling of STRs in the last five years. An October 19,2023 article in the Point Reyes Light (Appendix A to this comment letter), presented testimonies from most of West Marin's most prominent restaurant owners who verify that the decline in available housing has made it ever more difficult to find staff or to have steady clientele to support businesses.

Conversion of homes from full-time residences to STRs makes it very difficult to find sufficient staffing in West Marin. The boom in STRs also results in highly erratic income streams: the coastal villages are stretched to capacity on weekends and holidays, then businesses suffer dramatic downturns on weekdays and during the rainy season. Finally, visitors to STRs have a tendency to stock up on food outside of the area (i.e. at Costco), then spend the weekend partying in the house they rented, rather than patronizing local businesses. We also reference the letter submitted by one of the oldest businesses in West Marin, Smiley's Saloon & Hotel as an example of a long-running business that has felt these negative impacts.

## E. Future STR Hearings Must Take Account of Structural Inequalities in This Process

Finally, in the year that WMRFH has been actively participating in the drafting of the STR Standards, we have observed structural challenges that have made it very difficult for the individuals who are most vulnerable in the housing crisis to make their voices heard. In particular, the Planning Commission meetings held during the day at the Civic Center with no remote participation option are inherently exclusive of people with limited transportation options from West Marin and those who must work one or more jobs that do not allow them to take time off in the middle of the day. We would strongly urge that future meetings be held in the evenings with a remote participation option.

### Conclusion

The economics of the housing market are complex, a fact that opponents of regulation have exploited to create confusion and doubt that STRs have not dramatically changed the viability of full-time home occupancy in West Marin, whether by owners or renters. West Marine Residents for Housing has been tracking the vast array of secondary businesses which offer booking, management and a host of other technology solutions that tap into the profits of the STR industry. Figure 4. is an example of the main reason that existing STR operators do not want regulation:



Figure 4.

County regulations should support residents struggling to find an affordable rental or home. Those who can afford second homes do not need government help to make ends meet. The absence of STR profit potential will bring home prices down so that they become accessible to more of the families that we desperately need. To reduce the likelihood of former STRs becoming empty houses, the County must take a holistic approach to incentivizing owners to

transition back to long-term rentals, and to disincentivizing vacancy (e.g. through a vacancy tax, also suggested by the Housing Element).

Thank you for taking the time to carefully review our comments. We are hopeful that these recommendations will be adopted in-full to create an effective Final STR Ordinance that strikes the balance in favor of full-time housing in Marin.

Sincerely,

Leila Monroe, Esq., Don Smith, David Kimball, Harriet Moss, Susan Scott, Maureen Cornelia,  
Ruth Kantor Lopez  
**Representing West Marin Residents for Housing**



## **Appendix A.**

### **Point Reyes Light**

#### **Restaurants face uphill battle amid rising costs**

by David Briggs  
October 18, 2023

Workers like Naima Yoshimoto have been hard to come by, and the owner of Brickmaiden Breads—along with restaurateurs across West Marin—blame the housing shortage along with the rising costs of living, labor, food and fuel. (David Briggs / Point Reyes Light)  
Local restaurants are finding it difficult to stay afloat amid the housing shortage and rising costs of food and labor. Many establishments are cutting hours, raising prices and changing menus in an effort to mitigate the impacts.

“I struggle to keep staff all the time,” said Darcy Matteucci, owner of Brickmaiden Breads. “Some days we have to close because we’re not fully staffed. I’ve been trying to hire a barista for a year, and I can’t get anybody. People don’t know when they can get coffee, so they don’t come for it. At this point, I only do in-person interviews so people applying [from over the hill] can get a feel for the drive.”

California’s minimum wage has risen from \$10.50 in 2017 to \$15.50 in January, but most restaurants in West Marin have to offer more to account for the cost of living. The pay raise has depleted reserves.

In August, Luc Chamberland cut dinner hours for his Inverness restaurant, Saltwater, and is considering closing for November. He said there needs to be a plan for housing if West Marin wants to keep its restaurants.

“I’m not seeing a lot of bright news that’s making me feel warm and fuzzy,” he said. “I’m shortening my hours until the end of the year. The plans the county has for creating immediate and accessible housing are, to me, nonexistent. There’s a big divide.”

Mike Blakely, the C.E.O. of the Marin Economic Forum, said the challenges facing the service industry are complicated. Tax records indicate that more affluent residents have been moving into Marin since the beginning of the pandemic, making it unlikely that newcomers will significantly contribute to the workforce. At the same time, the resident workforce that is willing

to take lower-wage jobs is shrinking, and growing economies in Sonoma and eastern counties have increased competition with better job opportunities closer to home.

“A lot of this has to do with the underlying dynamics of Marin County,” Mr. Blakely said. “A large portion of our residents are not going to take a restaurant job, and that means you’re relying on the existing workforce, or you’re relying on people to come from outside of Marin to fill those jobs.”

In Bolinas, restaurants are buoyed by the town’s local farms and fishermen, which helps keep costs down for restaurateurs. But scarce housing means that workers often live over the hill to afford rent.

The new owners of Smiley’s Schooner Saloon, Blair Harris and Chelsea Maissen-Kahn, said that over the last decade, several of their employees’ rentals have been replaced by short-term rentals, posing an unprecedented threat to one of the oldest bars on the coast.

“When I started here 11 years ago, everyone who worked here lived in town,” Ms. Maissen-Kahn said. “Now we have a couple workers from Lagunitas, one from Novato and one from Petaluma. They love being out here, but the drive is tough on anyone, and they can find jobs just as easy over the hill. Sometimes the staff stays in an open hotel room—it comes with the territory.”

The new owners said they are lucky to be surrounded by organic produce and fresh fish, but they still had to raise prices up to a few dollars on some menu items.

At Eleven in Bolinas, co-owner Rebecca Sterlin has already instituted winter hours, opening for just three days a week, compared to four in the summer. She said her employees all live in West Marin but also have at least one other job.

Since she gets her produce from local farms, rising costs of produce and gas have had less of an effect on her. Nevertheless, a staffing shortage and the seasonal lull in tourism led her to decrease hours. Earlier this year, Eleven was closed from January through mid-February.

“People that come to our trails and beaches don’t even come for the restaurants anymore,” Ms. Sterlin said. “I don’t really recommend having a business in Bolinas—we can’t be a year-round restaurant like we used to.”

For Coast Café owner Roseanne LaVoy, the rising cost of food means a balancing act between discontinuing certain dishes, offering smaller portions and raising prices. She acknowledged the

need to raise the minimum wage but said rising costs throughout the supply chain contribute to inflation.

“[Raising the minimum wage] has a ripple effect so all of the people that box the produce, drive the trucks, etc., are getting paid more—the prices don’t just affect the kitchen,” she said.

“Everywhere along that chain, the wage is raised. Then you add the price of gas that’s raised. That produce is the same produce it was a year ago, but it’s now a lot more expensive than it was. I’m no economist, so I can’t say how it’ll turn out, but it does require constant attention in running a business.”

Last January, there was no Caesar salad on the Coast Café menu because romaine lettuce was too pricey. Thankfully, Ms. LaVoy said, she devised an equally tasty kale salad.

In Point Reyes Station, the owner of the Station House Café and Side Street Kitchen, Sheryl Cahill, said hiring has been more robust in recent months, but she still mostly finds staffers from over the hill.

“The cost and limited availability of housing are the main obstacles,” she said. “Very few of our employees still live locally but many would like to either return or resettle here.”

Ms. Cahill, like many other business owners in West Marin, relies heavily on tourism and holiday rushes. When weather dampens an expected high-visitor day, it can have a big impact on business. Still, she said, regular local clientele has kept her establishments going strong in the summer so she can save for the winter.

At Brickmaiden Breads, Ms. Matteucci said the rising costs of labor and food have crimped her ability to sell goods. She pays staff from \$19 to \$25 an hour and offers a gas credit for people traveling from outside town. Workers from over the hill make up about two-thirds of her staff and hiring has been difficult since she bought the business in 2022.

Even after cutting hours, she struggles to staff the bakery and has yet to find a head baker or a steady barista.

“I was trying to find a head baker for a while. It’s a prestigious job so people were willing to relocate,” she said. “I had two people lined up but they couldn’t find housing and had to go elsewhere.”

The cost of organic eggs has more than doubled, from 28 cents per egg before the pandemic to 62 cents now, Ms. Matteucci added.

“Seven dollars for a slice of quiche seems like a lot, but we weren’t making any money off that,” she said. “I had to bump it to \$9, but now, guess what? We don’t make that much quiche. People aren’t willing to pay the higher prices, so we’re trying to figure that out.”

Bread is laborious to produce and expensive to deliver. With the rising gas prices, delivery to and from businesses has been difficult. Expanding to Central Marin—one of Ms. Matteucci’s goals—seems like a long shot.

Kent Khtikian  
P.O. Box 948  
385 Yucca Road  
Bollinas, CA 94924  
(415) 868-9506  
[khtikianlaw@gmail.com](mailto:khtikianlaw@gmail.com)

October 17, 2023

Marin County Planning Commission  
Marin County Civic Center  
3501 Civic Center Drive  
San Rafael, CA 94902

Marin County Board of Supervisors  
Marin County Civic Center  
3501 Civic Center Drive  
San Rafael, CA 94902

**Re: Draft Short Term Rental Standards - September 2023**

Dear Planning Commissioners and Supervisors:

The following comments are submitted in response to the "Draft Short Term Rental Standards - September 2023" ("DSTR Standards"). Unless stated otherwise, all terms used herein that are defined in the DSTR Standards have the meaning as defined in that document.

I have owned a home and lived full time in Bolinas continuously since 1986. My children were all born here, attended the local public schools and Tamalpais High School. My wife, Nancy Torrey, and I have both been engaged members of the community from the time we first moved here to the present including, for example: founding (with 1 other family) and providing the initial funding for the Bolinas-Stinson School Foundation; serving as a Director of the Bolinas Community Center (8 years); starting and leading a local Girl Scout troupe (over 10 years); serving as a Director and Officer of the West Marin Scholarship Fund (6 years); serving as a Director of the Bolinas Fire Department; volunteering in Point Reyes National Seashore (over 10 years, NPS Volunteer of the Year - 2017); creating the docent program on Duxbury Reef with Environmental Action Committee of West Marin; providing legal services pro bono, fundraising, building design, and other assistance to the faculty and administration of the College of Marin for the rebuilding of COM's science field laboratory in Bolinas. We deeply care about our community. From the vantage of that activity, we have observed the significant negative impact that STRs have had on our small community. Consequently, the regulation of STRs is a matter of great concern to us.

There are a number of aspects of the DSTR Standards which I believe are problematic.

However, I have limited myself to three, set forth in parts I, II and III below.

## I

### **STR LICENSES SHOULD BE GRANTED ONLY TO “NATURAL PERSONS”**

The DSTR Standards contain a number of provisions which correctly and reasonably proscribe specific actions by owner's of STRs, and should be included in the final DSTR Standards. However, although those provisions would be effective in those instances where the STR's owner is a Natural Persons or a family trust, as a practical matter they will be ineffective when applied to, and easily avoided by, any owner that is not a Natural Person (or a family trust), for example, a corporation, a limited liability company (“LLC”), or a limited partnership (“LP”).

The root of this problem is that there is no public record in which the owners of those entities are required to be named. In addition, those entities can wholly own one or more other entities, often stacking them inside each other and thereby conceal even the identity of the common owning entity which is the real party in interest. For example, a corporation wholly owning at a 2<sup>nd</sup> tier several LLCs or other corporations, each of which might itself wholly own other 3<sup>rd</sup> tier entities in which title to the STR is held and recorded.

Section IA contains a brief summary of the relevant statutory and regulatory landscape. Section IB contains a discussion of some of the provisions of the DSTR Standards that are ineffective when applied to STRs owned by non-Natural Persons.

#### **A. The Statutory and Regulatory Landscape Preserving the Privacy and Anonymity of Owners of Corporations, Limited Liability Companies and Limited Partnership.**

- **Corporation.** As a general matter, there is no federal or state requirement that a corporation disclose the identity of its shareholders.<sup>1</sup> Although a corporation is required in

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<sup>1</sup> Under the Securities Exchange Act of 1934 a very limited Federal exception exists. The exception applies only to those corporations which have “registered securities”, that is, less than 0.1% of all corporations. A corporation has “registered” securities if it either: (a) has some security (shares or bonds) it has issued traded on a national securities exchange (see Section 12(a) & (b) of the Act); or (b) is required to be registered because: (1) the corporation is engaged in a business affecting interstate commerce and securities and (2) its securities are held by either (i) 2,000 persons or (ii) 500 persons who are not accredited (i.e. high income/wealthy) investors and (3) the corporation has total assets exceeding \$10,000,000 (see Section 12 (g)(1) of the Act). Corporations that have registered securities are required to identify only those shareholders who are officers, directors or owners of more than 5% of the class of voting shares. Obviously, even in the case of a corporation with registered securities, the identification of the natural persons who are the real parties in interest in the STR can be easily evaded by the creation of tiered entities in which to hold title to the STR.

California to file a biennial information statement disclosing its officers and directors, there is no requirement for disclosure of shareholder identity. Moreover, officers and directors need not be shareholders, and the addresses disclosed for even officers and directors may be - and usually are - only the business address of the corporation, not the residence address of any identified officer or director. Corp. Code § 1502(a).

- **Limited Liability Corporation** (“LLC”). The anonymity of ownership of an LLC is similar to that enjoyed by shareholders in a corporation. The existence of an LLC begins upon the filing of articles of organization with the Secretary of State. The person who executes the articles need not be an owner/member or manager/officer of the LLC. In addition, the articles need not disclose the names of the LLC’s members/owners or even of the LLC’s manager. Corp. Code §§ 17702.01, 17702.03. An LLC must also file a biennial statement of information disclosing the identity of the LLC’s manager, which may be a corporation or another entity, and of its chief executive officer if it has elected or appointed one, and provide either their residence address or their business address. Corp. Code §§ 17702.09; also see Secty of State Form LLC-12 instructions at §§ 5 & 8.

- **Limited Partnership** (“LP”). A limited partnership also provides anonymity of ownership similar to that of a corporation. The certificate of limited partnership filed with the Secretary of State in order to create the LP need not disclose the names of the limited partners, nor the amounts of their partnership interest. However, the certificate must state the name of the general partner of the LP who manages the business. Although the general partners, unlike the limited partners, has no financial interest in the profits of the LP, the assets of an LP are owned in the name of the general partner. *Everest Investors 8 v McNeil Partners* (2003) 114 Cal.App. 4<sup>th</sup> 411, 424. It is not necessary that a Natural Person serve as a general partner of an LP. A corporation or a LLC may be the general partner. Moreover, the shareholders, officers and directors of the corporate general partner (or the members and managers of the LLC general partner) may also be limited partners in the LP without losing their anonymity. Corps Code § 15903.03(b)(1). Consequently, as an example, the owners/shareholders of a closely held corporation can create a LP for which their closely held corporation is the general partner and in which the shareholders are the limited partners, thereby wholly preserve their anonymity and privacy, enjoying the financial and tax benefits of a partnership form of ownership of the asset with no personal liability for the enterprise that they are personally managing.

## **B. Although Reasonable and Enforceable When Applied to Natural**

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It is instructive to note that the issue of the inability to determine who owns and controls corporations was addressed at the meeting of the 2013 G8 Summit in the context of discussing measures to clamp down on money-laundering and tax evasion. At that Summit it was agreed that accurate and current ownership information, while not presently accessible, should be accessible to onshore law enforcement and tax authorities. Gibson Dunn Memo, June 20, 2013, <http://www.gibsondunn.com/publications/pages/Through-Looking-Glass-Disclosure-of-Ultimate-Ownership-and-G8-Action-Plan.aspx?utm>. A decade later this problem has still not been addressed by the Western democracies and it is doubtful that Marin County will solve it to control short term rentals.

**Persons (And Their Family Trusts), and Should Be Retained in the Final STR Standards - Some Restrictions in the DSTR Standards on Short Term Rental Ownership and Licenses Will Not Be Enforceable Against Corporations, Limited Liability Companies and Limited Partnerships. This Will Provide a Further Advantage to Non-Natural Persons in the West Marin STR Market; an Advantage Which Will Encourage the Formation of Corporate Entities for Ownership of STRs, Promote Anonymity in and Disengagement of Owners from Small Rural Communities and Further Erode Those Communities**

The following three provisions of the DSTR Standards are not enforceable against owners that are corporate entities, that is, corporations, LLCs or LPs. They can only be enforced against Natural Persons (and family trusts) that are owners.

1. "Short term rental licenses are not transferable." DSTR Standards ¶ 5.41.040 A.

If the owner is a corporate entity the license is easily transferred to new real parties in interest simply by their purchase of that corporate entity (or in the case of a LP, their substitution as limited partner members of the LP) while the corporate entity (or the general partner in the case of an LP) retains title to the property and as a consequence not changing the legal owner of the property.

2. "Only one license shall be issued per short term rental property owner." DSTR Standards ¶ 5.41.040 B.

There is no public record of the identity of the owner(s) of a corporation, LLC or LP (an LP has the additional feature that the general partner can be a corporation or an LLC). For reason of the anonymity and privacy afforded to the owners of corporations, LLCs, and LPs, such entities can and do easily create wholly owned entities, each such owned entity itself owning one property. Stacking of entities and the creation of multiple tiers of wholly owned subsidiaries further conceals the identity of the common true owner.

3. "The term of the license expires immediately and automatically upon any change of ownership of the property." DSTR Standards ¶ 5.41.040 C.

This is impossible to enforce against corporate entities as there is no public record of the identity of owners of corporations, LLCs or LPs. Shares in a corporation or LLC are easily transferred from one person to another with no public record of the transfer. In the case of an LP, title for the LP is in the name of the general partner, and the general partner may remain unchanged (continue in the same name) while either or both the following occur: (a) new persons become members of the LP; and/or (b) where the general partner is a corporation or an LLC, the shares in that corporation or LLC are transferred to a new owner.

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## II

### **MARIN COUNTY'S INTEREST IN (1) SATISFYING CALIFORNIA'S REGIONAL HOUSING NEEDS ALLOCATION FOR 2023-2031, (2) PROMOTING THE AVAILABILITY OF MORE "AFFORDABLE" HOMES, AND (3) SATISFYING THE COASTAL COMMISSION MANDATES FOR COASTAL ACCESS, CAN ALL BE BEST SERVED BY SUNSETTING ALL CURRENT LICENSES FOR UNHOSTED STRS TO EXPIRE EFFECTIVE ON OR BEFORE JANUARY 31, 2028.**

For each of the below reasons, the DSTR Standards should be amended to provide that the licenses of all currently unhosted STRs should be terminated no later than by January 31, 2028 and none issued to be effective after that date, if the license is not terminated sooner for reason of nonrenewal or violation of the final STR Standards.<sup>2</sup> Applications for licenses for any structure that is not currently licensed as a unhosted STR should be denied.

#### **1. Allowing Any Unhosted STRs Is Inconsistent with Efforts to Create More Housing for People to Live In.**

There are currently approximately 3,450 parcels in the 15 West Marin coastal communities listed in Table 1 of the DSTR Standards. As shown in Table 1, at some unknown time in the future, the STR Standards would eventually cap unhosted STRs at a total of 551, allowing 16% of all housing in those small rural communities to be run as micro-hotels.

Any version of the STR Standards which allows the existence of unhosted STRs will embody a policy promoting the use of homes as micro-hotels which is antithetical to the maintenance and creation of housing for residents who would otherwise be occupying those units as either owners or renters in any price range. Such a policy strips living units from the housing pool, frustrating and systematically undermining the County's efforts to satisfy Marin's Regional Housing Needs Allocation for 2023-2031.

Unlike unhosted STRs, hosted STRs would work in concert with a program that seeks to create and maintain housing as structures for their owners or for long-term renters to live in.

#### **2. Eliminating Unhosted STRs Will Reduce Inflationary Pressure on Housing Prices.**

Although capping unhosted STRs at 551 units, the DSTR Standards contemplate that

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<sup>2</sup> There must be a sunset date for termination of all unhosted STRs. The procedure currently proposed, that is that they be allowed to renew and be reduced in number as a consequence only of attrition/failure to renew (DSTR Standards at ¶ 5.41.060) is adopted, unhosted STRs that are owned by corporations, LLCs and LPs because they are not mortal, may continue in perpetuity, a result inconsistent with the efforts of any program to meet Marin's share of the regional housing allocation.

investors seeking to purchase housing units to be used as unhosted STRs would continue to be in the housing market place so long as the total number of unhosted STRs do not exceed 551 units, which is 16% of the total number of housing units that exist at this time in West Marin. That will continue to have a distorting effect on the housing market.

Operators of STRs compete in the housing market with individuals and families seeking housing to use as homes in which to live. A buyer intending to operate an unhosted STR will include the likely income from short term rentals into that buyer's calculation of the value of the housing unit being bid on. Consequently, the purchaser of an unhosted STR can justify and afford a higher purchase price, pushing the unit into a more elevated price range making it less affordable to those buyers who are only seeking a place in which to live and, for some, a place to undertake caring for their family. If the potential buyer will be operating an unhosted STR, the housing unit is a commodity, an instrumentality whose value is measured by its likely return on investment. If the potential buyer seeks a place in which to live, the housing unit is a home which, at the very least offers the certainty of not being lost because of the plans of one's landlord and, in many cases, offers a stable home in which to undertake the responsibilities of being a parent. The price that this latter buyer can pay is not determined by the likely financial return on investment generated by the structure, but by the buyer's income reduced by the expenses of living and raising a family.

In addition, unlike hosted STRs, the owner of the unhosted STR often lives outside of the community, has few if any personal relations with residents in the community, does not volunteer in the community, and absent from the STR has no knowledge of the impact of the behavior of their transient guests on the community. In a word, the negative impact of unhosted STRs and their wholly commercial enterprise is different in kind than that of hosted STRs. If there is any concern for the quality of community in West Marin, then this must be a relevant consideration.

### **3 . The Coastal Commission's Interest in Promoting Coastal Access Will Be Continue to Be Served by the County Even If Unhosted STRs Are Entirely Eliminated and the Number of Hosted STRs Are Limited to 50% of the Total Number of STRs That Existed in 2018.**

The DSTR Standards contain no limit for unhosted STRs. The number of STRs has grown rapidly since 2018, at a rate of approximately 16% per year from 480 in 2018 to 873 (approx.) now. If this commercial activity was limited to 50% of the total number of all STRs, hosted and unhosted, that existed in 2018 there would be approximately 240 STRs in West Marin. That is the equivalent of three 80 room hotels in a rural area of small communities. Together with the motels, campgrounds, and bed and breakfast facilities in West Marin, 240 hosted STRs will provide ample overnight accommodations.<sup>3</sup>

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<sup>3</sup> In addition to the overnight accommodations in West Marin, there are additional overnight accommodations in similar facilities in Petaluma, Mill Valley, San Rafael and Novato. All of these additional facilities are within a relatively easy driving distance of the coast - they

### III

**THE DSTR STANDARDS PROPOSAL THAT NOTICE OF AN STR'S LICENSE BE SENT TO PROPERTIES WITHIN A RADIUS OF 300 FEET OF THE STR IS NOT SUFFICIENT IN ITS SCOPE AND CONTENT. THERE MUST BE A EASILY AND PUBLICALLY ACCESSIBLE DATA BASE OF ALL STR LICENSES.**

The proposed procedure for notification is inadequate in both its scope and content. The draft states:

**“Public Notification.** Within five days after issuance of a short term rental license, the Community Development Agency will provide written notification to all properties within a radius of three hundred feet of the property with the short term rental. The notice shall indicate that the subject property will be the location of a short term rental and provide the name of the local contact person or host, the phone number and email address for the local contact person or host, and the street address of the short term rental.”  
DSTR Standards ¶ 5.41.040 D5.

The enforcement of the STR Standards will depend upon complaints received from members of the community in which the STR is located. In the small communities of West Marin, people who are potentially impacted by, and have an interest in reporting, improper STR activity include many people living more than 300 feet from the STR. Those people would want to know at minimum whether or not a property has been licensed at all and whether it is licensed as a hosted or unhosted STR.

In addition to the proposed notice procedure poorly serving any enforcement objective, the proposed notice does not help with any other related concern that neighbors may have for communication with the owner of the STR. Most of these neighborhood matters involve properties that are beyond 300 feet of each other and, therefore, would probably have not received notification of the existence of the STR, the name of the owner, host or local contact person nor how they might be reached. There is in West Marin a culture of “self-reliance” of a neighborhood on itself, a reliance on the joint voluntary efforts of neighbors. For all STRs, but particularly in the case of unhosted STRs, the owner’s identity and contact information is often needed by people living in the area, and usually by neighbors whose property is more than 300 feet from the STR, in order to communicate about local matters. For example, maintenance of

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are all well within a distance that I (for over 30 years) and many other Bolinas and Stinson Beach residents drove daily to get to our jobs in downtown San Francisco. Therefore all of these additional facilities in Novato, Mill Valley, Petaluma and San Rafael should be included in determining whether or not the County has satisfied the Coastal Commission’s interest in accommodations for visitors to the coast.

each of the dirt roads on the large Mesa in Bolinas is done by raising funds from owners who access their property using the particular road needing maintenance. As a further example, during a Winter storm, a tree on a STR's property could be in danger of falling onto an adjacent property or into the only access/egress road available to an entire neighborhood. This would effect the response time of emergency services for everyone in that neighborhood. At the western end of the Bolinas Mesa, owners/renters living as much as 1/2 mile from the STR could need to immediately contact the STR's owner about the danger posed by something occurring on that property or about road maintenance issues.

To insure that property owners more than 300 feet from the STR and new owners of property located anywhere in the community in which the STR is located, can readily determine if a property is a STR, how to contact the STR's owner, and to remove anonymity of those owning corporations, LLCs or LPs and place them on an equal non-anonymous footing with owners who live in the community and are not hidden behind a corporate entity, the following should be added to the DSTR Standards:

“The County shall maintain a publicly accessible data base listing, by street address, for each STR for which a license has been issued: (I) the address of the property; (ii) the name, mailing address, email address, and phone number of the owner; (iii) if the owner is a corporation, limited liability company or limited partnership, the name, home address and phone numbers of the persons who own the entity; (iv) whether the property has been registered as being lived in by a long-term renter or by the owner.”

In considering this proposal it should be noted that there is no reason why the identity of a neighboring property owner who is conducting a commercial activity in a residential area should have some special protected status that allows them to conceal their identity from the neighbors who live in that area whose identity is known or knowable to everyone.

Thank you for your consideration.

Sincerely,



Kent Khtikian