

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 23-111

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

SECTION I: FINDINGS

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

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

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

The vehicle length restriction entails the following criteria:

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

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

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

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

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

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

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

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

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

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

SECTION II: ACTION

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

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

SECTION III: CONDITIONS OF PROJECT APPROVAL

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

CDA-Planning Division

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

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

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

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

The vehicle length restriction entails the following criteria:

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

SECTION IV: APPEAL RIGHTS

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

SECTION V: ADOPTION

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



Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Michelle Reed
DZA Recording Secretary