


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

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

Application No(s):	P4237	Owner(s):	County of Marin
Agenda Item:	1	Assessor's Parcel No(s):	000-000-00
Last Date for Action:	November 19, 2023	Property Address:	Right-of-way of Brighton Ave, Wharf Rd, and Park Ave in Bolinas
		Project Planner:	Sabrina Cardoza
		Signature:	
Countywide Plan Designation:	N/A		
Community Plan Area:	Bolinas Community Plan		
Zoning District:	N/A		
Environmental Determination:	Exempt per CEQA Guidelines section 15321, Class 21		

PROJECT SUMMARY

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

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

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

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

The vehicle length restriction entails the following criteria:

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

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

BACKGROUND

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

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

DISCUSSION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECOMMENDATION

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

Attachments:

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

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO.

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

SECTION I: FINDINGS

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

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

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

The vehicle length restriction entails the following criteria:

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

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

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

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

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

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

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

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

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

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

SECTION II: ACTION

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

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

SECTION III: CONDITIONS OF PROJECT APPROVAL

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

CDA-Planning Division

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

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

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

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

The vehicle length restriction entails the following criteria:

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

SECTION IV: APPEAL RIGHTS

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

SECTION V: ADOPTION

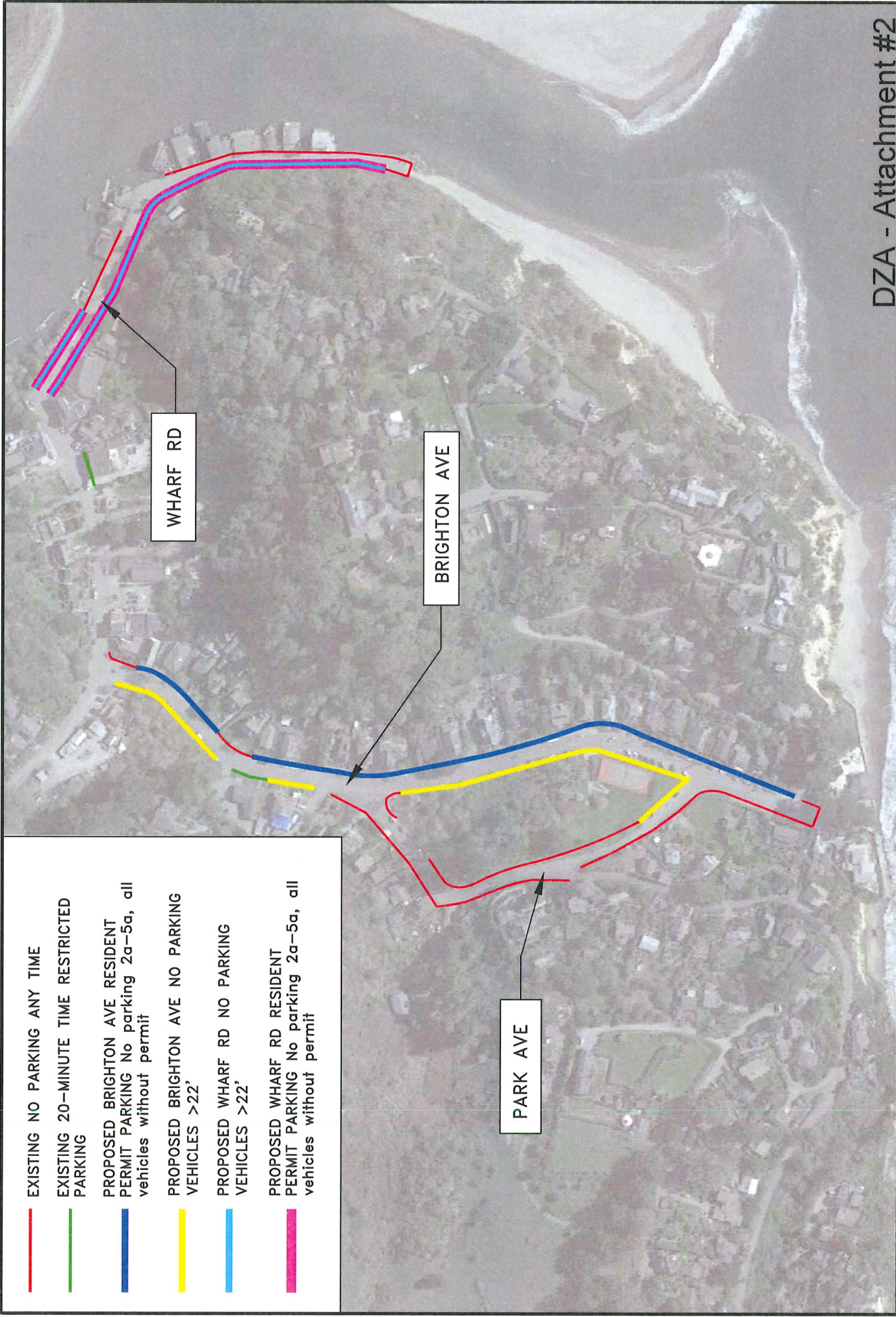
ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 16th day of November 2023.

Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed
DZA Recording Secretary

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



WHARF RD

BRIGHTON AVE

PARK AVE

DZA - Attachment #2

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

NO PARKING VEHICLES OVER 22'
 DOWNTOWN AREA, BOLINAS CALIFORNIA

NOT TO SCALE

0 1 2

10/30/23 DATE

LH DD

DRAWN CHECKED

EXHIBIT A

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

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

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

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

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

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

2. Vehicle length restriction

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

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

WHEN FILED MAIL TO:

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

Attn: Don Allee

NOTICE OF CEQA EXEMPTION

November 9, 2023

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

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

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

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

Project Planner:

Sabrina Cardoza

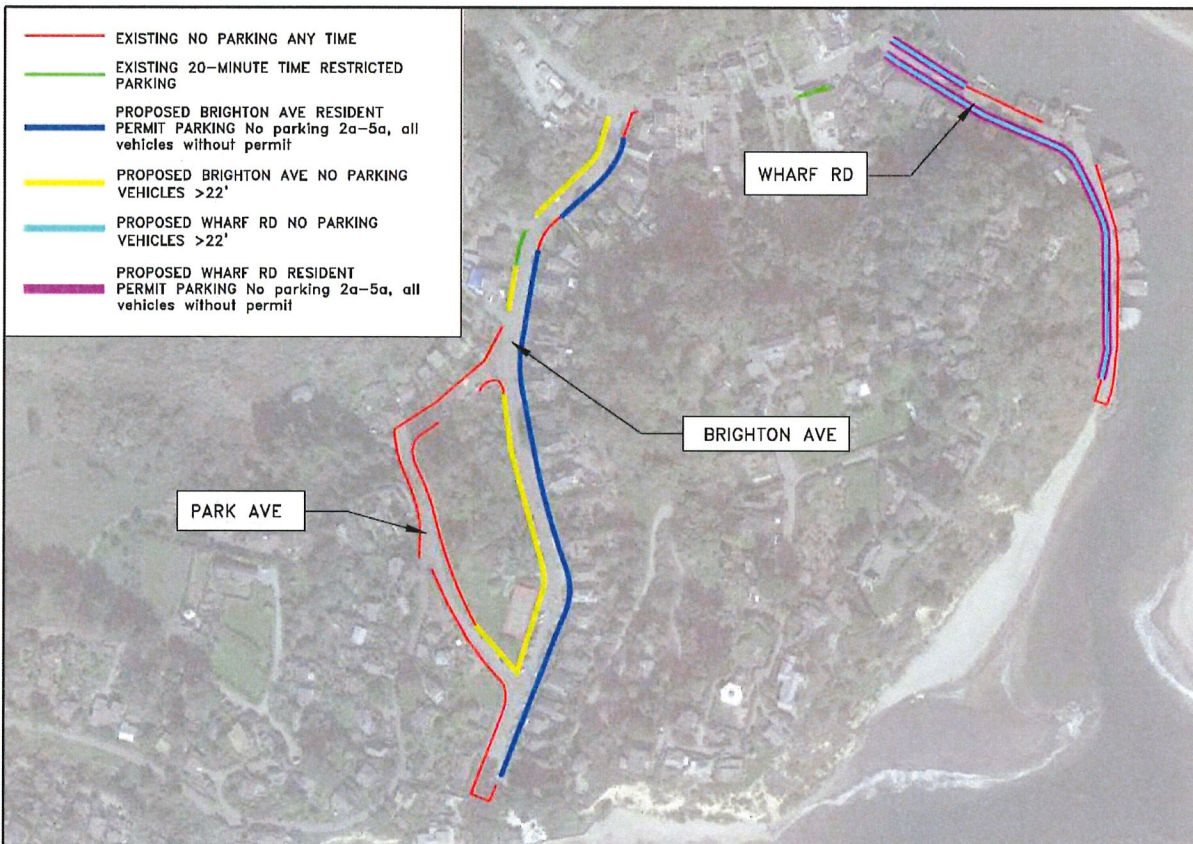
Sabrina Cardoza
Senior Planner

Reviewed by:

J. Reid

Rachel Reid
Environmental Planning Manager

VICINITY MAP



MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 19-119

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

SECTION I: FINDINGS

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

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

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

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

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

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

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

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

A. Coastal Access.

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

B. Visual Resources and Community Character.

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

SECTION II: ACTION

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

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

SECTION III: CONDITIONS OF PROJECT APPROVAL

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

CDA-Planning Division

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

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

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

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

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

SECTION IV: VESTING

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

SECTION V: APPEAL RIGHTS

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

SECTION VI: ADOPTION

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



Jeremy Tejirian
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:


Michelle Reed
DZA Recording Secretary

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 21-125

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

SECTION I: FINDINGS

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

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

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

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

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

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

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

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

SECTION II: ACTION

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

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

SECTION III: CONDITIONS OF PROJECT APPROVAL

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

CDA-Planning Division

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

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

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

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

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

SECTION IV: APPEAL RIGHTS

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

SECTION V: ADOPTION

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



Immanuel Bereket
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Michelle Reed
DZA Recording Secretary

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

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

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

>

> Name: Al Minvielle

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

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

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11/8/2023

To: Sabrina Cardoza, Planner

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

Subject: Project ID P4237

Dear Ms. Cardoza,

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

Thank you,

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

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

Dear Ms. Cardoza,

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

Thank you Joyce Clements 386 Ocean Pkwy Bolinas

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Joyce Clements

Coastal Art Works

www.JoyceClements.com

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

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

Marilyn Burns
mburns1941@gmail.com

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

Dear Planners,

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

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

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

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

Don Smith, Bolinas

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

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Dear Sabrina Cardoza,

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

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

Sincerely,

Elia Haworth

(50 year resident)

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

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Dear Ms. Cardoza,

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

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

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

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Alan Sullivan, 46 Crescente Avenue

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

Dear Ms. Cardoza,

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

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

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

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Michelle Sullivan, 46 Crescente Avenue

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