



MEMORANDUM

TO: Marin County Deputy Zoning Administrator

FROM: Sabrina Cardoza, Senior Planner *Sabrina Cardoza*

DATE: November 15, 2023

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

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

Attachments:

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

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

Dear Sabrina:

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

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

Jennifer

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

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

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



November 9, 2023

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

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

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

Dear Ms. Cardoza:

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

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

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

Letter to Sabrina Cordoza
November 9, 2023
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For all of these reasons, we respectfully request that you approve the coastal permit application submitted by the Department of Public Works to implement a residential permit parking program and associated parking restrictions on Brighton Avenue and Wharf Road in Bolinas.

Very truly yours,

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

Jennifer Blackman
General Manager

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

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

Dear Ms. Cardoza,

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

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

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

I wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Geoff Drake
831.402.4757

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

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Dear Ms. Cardoza -

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

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

Lucy Reid

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

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Dear Ms. Cardoza,

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

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

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

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

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

Thank you for your consideration,

Jeannie & Imants Krese

68 Wharf Road, Bolinas

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

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

Dear Ms. Cardoza,

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

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

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

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

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

I strongly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Lyndon Comstock

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

November 11, 2023

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

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

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

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

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

Sent from my iPad

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

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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 (our family has owned a home at 15 Terrace, with our garage on Brighton, since 1890), consequently, we are very aware of the need to provide beach access to all, this access must be balanced with the greater public safety in mind.

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

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

We wholeheartedly support the Marin DPW Coastal Permit Submittal.

Thank you for your consideration,

Herb and Nancy Tully
15 Terrace and Brighton at Park Avenue

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

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Hi Ms. Cardoza:

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

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

Marlie

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

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

Dear Ms. Cardoza,

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

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

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

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

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

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

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