

October 23, 2023

To: Kathleen Kilgariff  
Planner

The Draft Short Term Rental Standards (September 2023) will interfere with the ability of the Dillon Beach coastal community to achieve the policy goals specified in the Marin County Local Coastal Plan. These specified goals are to maintain the existing character of residential and small-scale commercial and visitor-serving development, and to allow limited residential development provided it were developed as a secondary use in conjunction with visitor-serving uses. (p 69) The LCP encourages provision of visitor-serving facilities including overnight accommodations. (p 75).

In order to retain the contribute the Dillon Beach STRs are making to the achievement of the Marin County Local Coastal Plan policy goals, the current Draft STR Standards need to be revised. The STR Standards need to be made compatible with the Local Coastal Plan policy goals for the Dillon Beach coastal community. Presented below is information concerning the history of the benefits of STRs in achieving the LCP goals that should be taken into account in drafting the new STR Standards.

### **Oceana Marine Association**

The Oceana Marin Association (OMA) has developed Covenants, Conditions and Restrictions (CC&Rs). The CC&R govern all of the real property and improvements located in the Oceana Marin area of Dillon Beach. They were first prepared and recorded in the office of the Marin County Recorder in 1969 and updated in 2018. Article VII of the document addresses rentals. Two types of rentals are recognized; "vacation renters" or short-term renters of 30 days and less, and "resident renters" of 31 days or more. Rentals are regulated through the provisions the Vacation Renters and Guest Rules. These rules address the maximum number of people allowed in homes (12); prohibition of loud parties and exterior speakers/music; the use of outdoor lighting; the neighborhood speed limit; the limits on street parking; and the need to separate trash, recycling and green waste. Section 6.1 of the CC&R states that "Nothing in this Declaration shall be deemed to prevent the renting or leasing of a lot by a member."

STR are and have been an integral part of the Dillon Beach plan for supporting the LCP goals and the members of the OMA have approved the use of STR.

### **California Coastal Act**

The California Coastal Act of 1976 created a mandate for coastal counties to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program called the Local Coastal Program (LCP). The Local Coastal Program Land Use Plan for Marin County was developed in 2018 by the Marin County Community Development Agency (CCDA) and was also certified by the California Coastal Commission. In

the Coastal Zone, the LCP takes precedence over the Marin Countywide Land Use Plan. The LCP is designed to preserve the unique environment of the Coastal Zone and encourages public enjoyment of its coastal recreation opportunities. These policies were intended to "Maintain the existing character of residential and small-scale commercial and visitor-serving in Dillon Beach and Oceana Marin." (p 69) The policies also indicate that "Limited residential development would be appropriate at Dillon Beach, provided it were developed as a secondary use in conjunction with visitor-serving uses." (p 69) The plan notes that the Coastal Act "encourages provision of visitor-serving facilities including overnight accommodations." (p 75)

Th existing STRs provide the needed visitor-serving overnight accommodations.

### **Dillon Beach Community Plan**

Development in Dillon Beach and Oceana Marin has mostly been guided by The Dillon Beach Community Plan (DBCP). The DBCP was enacted in 1989 and certified by the California Coastal Commission. In concert with the Marin County Plan and the Local Coastal Plan, the DBCP governs how the Dillon Beach's unique resources are to be protected while accommodating growth. The plan notes that most of the residents rely upon income earned outside of the area and that sources of local income that maintain the area's small-scale village character are needed. The plan also noted that in Oceana Marin, in 1988, only 43% of the houses were occupied full time (p H-3). The goals of the DBCP (p 3-1) are:

1. Achieve high quality in the natural and built environment through a balanced system of transportation, land use and open space.
2. Protect the community's unique and valued environmentally sensitive features through sound conservation and development practices.
3. Provide public access to and along the shoreline and provide public recreational opportunities in the community consistent with sound resource conservation principles and rights of private property owners.
4. Assure orderly, balanced utilization and conservation of community resources taking into account the social and economic needs of the people of the community.
5. Recognize and preserve the rural/resort nature and socio-economic diversity of lifestyles in the community and to provide means for their continuance.
6. Preserve and enhance the community's' visual character for the enjoyment of the permanent population and for visitors to the area.

These community goals have been achieved in part because of the availability and use of STRs.

### **Marin County Local Coastal Program**

The Land Use Plan of the Local Coastal Program was adopted by the Board of Supervisors in 2018 and by the Coastal Commission in 2019. The Plan contains several select housing policies for the Coastal Zone (p 76). These policies address the need protect existing and expand new affordable housing for very low, low and moderate income households. One of the policies will be to regulate the use of residential housing for short term rentals (Policy C-HS-6) through the

enactment of a vacation rental ordinance (Policy C-HS-6a). The stipulation is that the Marin County Community Development Agency would work with community groups to develop the ordinance, and to research and report on the feasibility of such an ordinance, the options for enforcement, the cost of the program and the legal framework associated with rental properties.

No Dillon Beach community involvement occurred in the development of the Draft STR Standards. Nor has the Dillon Beach community received any of the promised research reports on the feasibility, enforcement, cost and legal framework for the draft ordinance. The draft STR document does not include a statement of the factual and legal basis for the new STR standards.

### **Housing Element Update of Marin Countywide Plan**

The Housing Element Update of 2023-2031 of the Marin Countywide Plan has indicated that the Marin County Local Coastal Program (LCP) Land Use Plan adopted by the Board of Supervisors in 2018 and certified by the California Coastal Commission in 2019 is the primary document governing land development in the Marin coastal Zone and may modify the Countywide Plan and Community Plans. As a result of the BDCP and LCP development plans to support coastal vacation activities, the Dillon Beach Community has achieved a larger percentage of STRs than West Marin as a whole. For Dillon Beach, 97 (25%) of the 397 residential properties in the community were STRs as of 1/24/2022. There are few long-term rentals (LTRs) in Dillon Beach as there are no schools, jobs, or other services to support a LTR population. Since there are few LTRs in Dillon Beach this means that current overall percentage of rentals is considerably less than the 35% of residential properties that were rentals in 1988.

### **Short Term Rentals in Dillon Beach**

There is no evidence of any negative impacts of the Dillon Beach STRs on the health or safety of the Dillon Beach residents. The STRs may increase the cost of homes in Dillon Beach, but this brings in more tax revenue to Marin County.

The STRs in Dillon Beach actually contribute both to the economic vitality and beach town culture of Dillon. STR income is used to pay for operational and maintenance expenses for the homes which suffer a higher level of weather abuse than communities not directly on the coast. They also contribute to the cost of improving the homes – such as a new roof, new siding, new floors, painting, new decks, new front porch, and new furniture. The STR income provides wages for many house cleaning and maintenance workers. It provides revenue to the commercial contractors and retail suppliers involved with house maintenance and improvements. STR guests pay a Transient Occupancy Tax (TOT) to the County. The TOT proceeds are split 50-50 for community housing and emergency services in rural West Marin. STR guests also patronize many stores and restaurants in the West Marin area.

The presence of the STRs in Dillon Beach do not restrict the County's ability to create new affordable long term housing units in Marin County. The STRs in Dillon Beach are single-family homes that will not accommodate multiple-family occupancy, nor does DBCP or the LCP call for future multi-family housing in Dillon Beach. The remote location of the Dillon Beach community separates residents from medical services, schools, jobs and commercial activities such as gas stations, groceries, and pharmacies. Dillon Beach has no regular mail service to the houses. Deliveries of commercial items are limited. Dillon Beach is a small resort community and has a small number of homes. As a result of the planned focusing of the development of Dillon Beach as a vacation community, the Housing Element report does not include any Dillon Beach locations in its Residential Sites Inventory. (Table C-4, p C-10)

### **Review of the Draft STR Ordinance**

The Draft Short Term Rental Standards do not address many of the important issues for the Dillon Beach community. They do not acknowledge the special status and significance of STRs for coastal zone communities that have historically provided vacation opportunities to the greater Bay Area region and State. The new standards should recognize that the Dillon Beach coastal community has historically contributed unique scenic, recreational, economic and cultural resources of significant value to the County and that, as documented above, STRs have been and will continue to be essential to the continued success of this community. Since 1969, the Oceana Marin Association in Dillon Beach has developed and successfully implemented regulations for the development and use of the OMA properties. The New STR standards should also acknowledge that the Dillon Beach coastal community is already regulating the STRs for community safety, health, economic development and cultural impacts. The standards should also include a provision that they be based upon the best available data and information for Dillon Beach.

The STR Draft Standards needs to be revised for Dillon Beach. The STRs in Dillon Beach have always supported the development of a resort/vacation community as desired by the County and State. They provide a number of economic and cultural benefits to the Dillon Beach Community, to West Marin and to the State. The Dillon Beach community is not able, because of its' location and character, to provide new affordable long-term housing units in Marin County. Limiting the STRs in Dillon Beach would have a direct, immediate and long-term adverse impact on the ability of the community to maintain the existing character of residential, small-scale commercial and visitor-serving developments in Dillon Beach and Oceana Marin.

In order to establish new STR Standards that support the continuation of the contributions STRs make to the Dillon Beach Community and Marin County, several issues need to be addressed. These issues include;

1. Using the current OMA Covenants, Conditions and Restrictions as the basis for developing new STR standards for Dillon Beach.
2. Establish effective communication and cooperation with Dillon Beach community groups in developing the new STR standards through community workshops.

3. Ensure that the new STR Draft Standards explicitly acknowledges the special status and significance of STRs for the Dillon Beach coastal zone community in achieving the Local Coastal Plan policy objectives.
4. Address specific STR issues of particular importance to the Dillon Beach communities, such as STR parking requirements, municipal services, solid waste, and caps on STR licenses.
5. Provide the research reports that were prepared to address the feasibility, enforcement, cost and legal framework for the current STR Draft Standards.

The Dillon Beach Community looks forward to being able to support the submissions of Marin County to the Coastal Commission.

Thank you for your attention.

Joseph Suhayda  
425 Oceana Drive  
Dillon Beach, CA 94929

NOV - 8 2023

COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

Dear Members of the Planning Commission for Short Term Rentals,

We are writing to express our concerns regarding the increasing prevalence of short-term rentals (STRs) in our neighborhood..

Our neighborhood was a peaceful and close-knit community, where neighbors (particularly those of us who live here at Dillon Beach full-time) have built strong relationships and cherished the tranquility of our surroundings. However, the proliferation of short-term rentals has begun to disrupt the harmony we have enjoyed over the years.

I would like to re-emphasize the following points to support the current (10/23) draft proposal as we work towards a more sustainable solution:

- **Water Scarcity:** We would like to emphasize the critical issue of water scarcity in our area. While we understand the benefits of short-term rentals for homeowners and the real estate and tourism industry, It is crucial to strike a balance between these interests and address the pressing issue of water conservation in our region. The scarcity of water resources poses a significant challenge for our community's sustainability. Our neighborhood relies on responsible water usage to ensure our daily needs are met. The increased water demand associated with short-term rentals places additional strain on our already limited water resources. This situation not only threatens our daily water supply but also jeopardizes the future of our community.

- **Noise and Disturbances:** Short-term rentals often result in increased noise levels, partying, and disturbances late into the night, affecting the quality of life for long-term residents and

posing safety concerns. Many of us currently have STRs on 3-4 sides of our homes

- **Safety Concerns:** Frequent turnover of short-term guests may lead to a lack of accountability and increased security risks. Long-term residents take pride in their properties and are more invested in community safety.
- **Affordability:** The increased demand for short-term rentals contributes to rising rents and housing costs, making it harder for local residents to afford to live in the neighborhood.

We support your efforts at implementing measures to manage short-term rentals in our neighborhood and to address the water scarcity issue. Responsible regulation is essential to maintain the character of our residential community while ensuring the sustainable use of our resources.

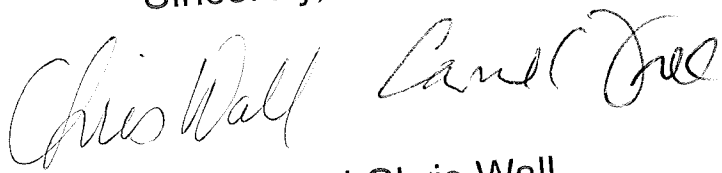
Specifically, we approve the proposed:

- **Zoning Regulations:** Implement zoning laws that restrict short-term rentals in specific residential zones to reduce water demand.
- **Water Conservation Initiatives:** Promote and enforce water conservation measures to ensure that all residents, including short-term guests, use water responsibly.
- **Permitting System:** Require short-term rental hosts to obtain permits, with water usage restrictions, which can be revoked for violations of local regulations.

Enforcement Protocols: It is primary that enforcement is a part of the County's plan. It has been apparent, particularly during covid rental restrictions, that more than a few STRs are unlicensed. And, other STRs, in the past, have not been compliant with current STR regulations.

Thank you for taking the time to consider these concerns and your ongoing efforts to promote community input.

Sincerely,

A handwritten signature in cursive script that reads "Carol and Chris Wall". The signature is written in dark ink and is positioned above the printed name.

Carol and Chris Wall

11 / 3 / 23



**From:** [ms](#)  
**To:** [PlanningCommission](#); [Kathleen Kilgariff](#); [Dennis Rodoni](#); [Rice, Katie](#); [BOS](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Oppose Draft STR Regulations  
**Date:** Monday, November 13, 2023 1:07:32 PM

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Planning Commission, Marin County Community Development

Agency 3501 Civic Center Drive, Suite 308 San Rafael, California 94903

Re: Short Term Rental Ordinance Update

Dear Planning Commission & Supervisors,

Thank you for the time to hear our concerns and feedback regarding the changes which have been proposed.

One of my first questions is, will these proposed regulations, if put into place, change currently permitted uses on properties in West Marin? If so, this is very concerning. Is this going to change already permitted use and/or change zoning of coastal agricultural residential planned properties in any way?

Allowing visitors to stay and share the space most definitely adds to the local economy and also speaks to the mission statement of an area of West Marin which is surrounded by thousands of acres of recreational, public lands, trails and beaches. If people can commute every day from West Marin to downtown San Francisco for work and or telecommute from home to businesses outside of the community, why not allow those who want to keep their efforts within the community?

These regulations could hurt younger families who could not buy property in the 80s and 90s with locked in property tax bills. Younger families are faced with current rate property taxes, increased fire insurance costs... also saving for things such as updating houses to solar etc. and maintaining larger properties. Hosting and sharing the space so a few visitors can enjoy the area is a way to supplement income and provides the ability for visitors to not drive back and forth each day and is in alignment with those intentions already set forth for Coastal areas of West Marin. Allowing short term rentals, especially in Stinson Beach, creates suitable spaces for visitor-serving recreation, enhancing public opportunities for coastal recreation. These restrictions and excessive regulations will most certainly complicate the ability for property owners to offer their spaces. There should continue to be a way for people to provide visitors with accommodation and homeowners with supplemental income – especially the many property owners who have proven over the years to be mindful and considerate and maintain a quiet, quality environment.

I think it is dangerous to have a sign posted out in front of our property saying it is a short-term rental. For those who do not rent short term full-time and live onsite, this is misleading to people passing by a property. When home with kids etc. this could attract people and invite them to enter or attract those looking to break in thinking the house might be vacant, which could create a dangerous situation.

I am concerned that if our property passes to our children, they would lose the ability to continue to host. They have grown up here actively helping, gardening etc. and should also be able to continue what they have been involved with creating. I am unclear whether or not a property is passed to children, in or out of a trust or LLC if the property address will be able to continue renting the property out short term with the same business license. I certainly hope there should be some provision to account for this type of transfer from one family member to the next without getting the license taken away.

What if a property owner wants to put their property into a trust or dissolve a trust or put it into an LLC. Are these new regulations designed to keep property owners from doing this?

Furthermore, why at a time when people need nature? Why in a place where there is virtually no lodging to access these natural Coastal areas, public trails and beaches are reasonable opportunities for property owners to share their spaces, surrounded by thousands of acres of state and federal lands and beaches; Why is it on the table to restrict even more? I am concerned these proposed regulations will be too cumbersome and restrict our ability to be able to host visitors to the coastal areas for recreation, supporting local small businesses, agricultural land and conservation efforts.

Finally, I am late voicing my many concerns about these proposed regulations and hope these points can still be considered. I am unclear why property owners, those with business licenses, who submit tot taxes monthly to the county along with contact emails, phone numbers and addresses monthly, are not being informed in some manner about these proposed regulatory updates. An important piece when asking for feedback that will be taken seriously is to let the stakeholders know so they can have a voice. This is very concerning – these updates should have been sent out to all business license holders.

Thank you for your time and I hope these points can be addressed and considered.

Sincerely,

Angela Barale

**From:** [D. Kennedy](#)  
**To:** [BOS](#); [Dennis Rodoni](#); [Kathleen Kilgariff](#); [Rice, Katie](#); [info@westmarinaccesscoalition.com](#); [PlanningCommission](#)  
**Subject:** Reject the September 2023 Draft Regulations on Short-Term Housing  
**Date:** Monday, November 13, 2023 1:20:15 PM

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

I am writing to express my strong opposition to the September 2023 Draft Regulations on Short-Term Housing. West Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. West Marin is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

Marin County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle class neighbors who depend on tourism revenue. I recommend that the Planning Commission vote to reject the September 2023 Draft Regulations as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin.

Thank you,  
Duncan Kennedy  
95 Calle del Ribera  
Stinson Beach, CA

Letter to the Editor

November 14, 2023

Dear Publishers of the Light

You sent a letter to the Board of Supervisors and the Planning Commissioners yesterday that asserted I had disclosed that I had conflict of interest in participating in the short-term rental (STR) ordinance. That is not the case. What I had disclosed at the initial Planning Commission on the subject and at every subsequent meeting is that we owned a house in Marshall (since 1996) that was – and had been before we purchased it -- a short-term rental property that we had duly licensed as such by the county.

Over the past four months after I disclosed my STR no one – not County program staff, County Counsel, opponents of the proposed ordinance nor representatives of the press ever suggested that I should recuse myself. Basic fact-checking by the Light before sending its letter would have confirmed this fact. Had someone asserted I had a conflict, I would have recused myself immediately which I did yesterday.

Absent such a request, I thought it was my duty to represent West Marin and its individual communities in the best way I could. Among suggestions that I have made during the past four months was to let individual communities – be they Bolinas or Dillon Beach -- decide how they wanted to deal with STRs in their neighborhoods; to roll back the number of allowable STRs to the 2018 pre-pandemic levels; and other clarifying and simplifying changes to the draft ordinance which would make compliance by subject properties more straightforward and also afford opportunities to correct any deficiencies. It is my understanding that several of these suggestions were incorporated into the revised staff report and action by the Commission at yesterday's hearing.

Finally, I want to be clear that I strongly believe the County must provide expanded opportunities for moderate and low-income housing. I am not convinced that existing data supports the assertion that reducing STRs will achieve that result. I believe rather, that actions such as supporting the expansion of the transient occupancy tax via Proposition W – which I did-; supporting CLAM financially which I do; completing the Coast Guard facility as soon as possible and undertaking more innovative projects such as the Bolinas Land Trust's 27 recreational vehicle project with utility connections and a new mound septic system are better and more effective ways to create needed housing for a large number of residents.

For the publishers of the Light to reflectively focus on potential conflicts of interest on the day of the hearing rather than advocate for comprehensive and meaningful policies and programs for low-income housing in West Marin, is an unfortunate choice and a missed opportunity.

Christina Desser

Planning Commissioner, District # 4

**From:** [Alice Fang](#)  
**To:** [STR](#)  
**Cc:** [cdesser@mac.com](mailto:cdesser@mac.com); [PlanningCommission](#)  
**Subject:** Clarification on agricultural exemption for STR  
**Date:** Tuesday, November 14, 2023 7:26:00 AM

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You don't often get email from [xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu). [Learn why this is important](#)

I just wanted to bump this up, as it wasn't covered in the planning commission meeting yesterday that I was unable to attend in person.

Adding Commissioner Desser as she commented on this in the October meeting and I didn't see her in attendance yesterday on the video.

Could we please consider clarifying the agricultural exemption, and removing the phrase "and where the primary use of the property is commercial agriculture"?

In the spirit of being "clear, affordable, simple, and enforceable (C.A.S.E)," zoning is the clearest, more simple, and most enforceable way of determining 'agricultural.'

Otherwise, the line gets very blurry - for example, is having a chicken coup or raising some bees enough to qualify? Or, do you need to have a certain percentage of income from agriculture? The latter would be difficult (not clear, affordable, or simple) to enforce as a lot of properties that do agricultural tourism make more on tourism than agriculture; does this then disqualify them because it's no longer 'primary'?

Furthermore, even if we don't consider the STR ordinance guiding principle of [C.A.S.E.](#), "recreational" has historically been in the definition for "commercial agriculture," as defined by Marin's Williamson Act qualification guidelines: <https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/planning-applications/williamson-act/22bosreso2000135.pdf?la=en>

On Sat, Nov 4, 2023 at 8:12 PM Alice Fang <[xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu)> wrote:

Thank you for your response, Kathleen!

In the spirit of being "clear, affordable, simple, and enforceable (C.A.S.E)," I think zoning is the clearest, more simple, and most enforceable way of determining 'agricultural.'

Otherwise, the line gets very blurry - for example, is having a chicken coup or raising some bees enough to qualify? Or, do you need to have a certain percentage of income from agriculture?

On Thu, Nov 2, 2023 at 10:14 AM STR <[str@marincounty.org](mailto:str@marincounty.org)> wrote:

Hi Alice,

As currently written it is an and. The intention is that this exemption would only be applied to properties actively engaged in agricultural production. That said, I will share this correspondence with the Planning Commission prior to their meeting on November

13<sup>th</sup> for consideration.

In areas outside of the Coastal Zone, it is defined as:

**Agriculture (land use).** The breeding, raising, pasturing, and grazing of livestock, for the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; and the planting, raising, harvesting and producing of agricultural, aquacultural, horticultural and forestry crops.

In the Coastal Zone, it is defined as:

**Agricultural use.** The breeding, raising, pasturing, and grazing livestock of every nature and description for the production of food and fiber; breeding and raising bees, fish, poultry, and other fowl; planting, raising, harvesting, and producing agricultural, aquacultural, horticultural, and forestry crops and products of every nature and description; and the processing, storage, and sale, including direct retail sale to the public, of crops and products harvested and produced principally on the farm; further provided, however, that all agricultural uses and activities are consistent with applicable laws, including those of the Local Coastal Program.

Best,

Kathleen

**Kathleen Kilgariff**  
PLANNER

she/her

County of Marin

Community Development Agency

3501 Civic Center Drive, Suite #308

San Rafael, CA 94903

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**From:** Alice Fang <[xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu)>  
**Sent:** Wednesday, November 1, 2023 8:28 PM  
**To:** STR <[str@marincounty.org](mailto:str@marincounty.org)>  
**Subject:** Marin STR comments

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Hi Kathleen,

I noticed an amendment in the STR revised standards under "Exemptions":

"This Chapter does not apply to a short term rental unit located on an agriculturally zoned property that is at least 10 acres in size and where the primary use of the property is commercial agriculture."

Should this be an OR instead of an AND?

We have an agriculturally zoned property that is 50+ acres, but the current use is not commercial agriculture. (How is primarily commercial agriculture even defined? Does it need to be under the Williamson Act?) I imagine a lot of properties that do agricultural tourism end up making more on the tourism than agriculture; does this then disqualify them because it's no longer 'primary'?

Could we consider changing it to an OR?

Thanks,

Alice

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



**From:** [Mary Wiese](#)  
**To:** [PlanningCommission](#); [Kathleen Kilgariff](#); [Dennis Rodoni](#); [Rice, Katie](#); [BOS](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the September 2023 Draft Regulations on Short-Term Housing  
**Date:** Tuesday, November 14, 2023 8:20:57 AM

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I am writing to express my strong opposition to the September 2023 Draft Regulations on Short-Term Housing.

West Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. West Marin is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

Marin County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle class neighbors who depend on tourism revenue.

I recommend that the Planning Commission vote to reject the September 2023 Draft Regulations as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin.

Thank you,

The Wiese Family, Mill Valley

**From:** [Alice Fang](#)  
**To:** [STR](#); [cdesser@mac.com](mailto:cdesser@mac.com); [PlanningCommission](#); [Dennis Rodoni](#); [Fernando Barreto](#); [Morgan Patton](#)  
**Subject:** Re: Clarification on agricultural exemption for STR  
**Date:** Tuesday, November 14, 2023 7:31:48 PM

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Our property is perched on top of a mountain with over 50 acres of land and panoramic views of Marin county. We love our home, and want to share it with others when we are away. Our nearest neighbors are a mile away and only use their house as a weekend home. Large agricultural zoned properties like ours are not what's contributing to the affordable housing shortage.

With the current language of the STR ordinance, when we are away, our house would be sitting unused just like our neighbor's, unavailable both for the long term housing market and unavailable to tourists who would bring much needed business to Marin.

Again, I urge the commission and board of supervisors to state the agricultural exemption clearly as "This Chapter does not apply to a short term rental unit located on an agriculturally zoned property that is at least 10 acres in size" **without** the unnecessary constraint "and where the primary use of the property is **commercial** agriculture."

Adding Supervisor Rodoni to this email, as we are in Lagunitas/ District 4.

We appreciate your in-depth thinking on these complex issues.

On Tue, Nov 14, 2023 at 9:57 AM STR <[str@marincounty.org](mailto:str@marincounty.org)> wrote:

Hi Alice,

The Planning Commission did not raise issue with the proposed exemption language for agricultural properties. The goal was to support agricultural properties where agriculture is the primary business, not just large properties that are zoned agricultural. The development of the administrative side of the STR program will outline how one can demonstrate that they have a commercial agricultural business as their primary use.

The Commission approved the regulations, with some conditions, and now it will be up to the Board of Supervisors. I will include this communication in the record and share it with the Board prior to their hearing (which will be scheduled and noticed in the coming weeks).

Best,

Kathleen

**Kathleen Kilgariff**  
PLANNER

she/her

County of Marin

Community Development Agency

3501 Civic Center Drive, Suite #308

San Rafael, CA 94903

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**From:** Alice Fang <[xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu)>

**Sent:** Tuesday, November 14, 2023 7:26 AM

**To:** STR <[str@marincounty.org](mailto:str@marincounty.org)>

**Cc:** [cdesser@mac.com](mailto:cdesser@mac.com); PlanningCommission <[PlanningCommission@marincounty.org](mailto:PlanningCommission@marincounty.org)>

**Subject:** Clarification on agricultural exemption for STR

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In the spirit of being "clear, affordable, simple, and enforceable (C.A.S.E)," zoning is the clearest, more simple, and most enforceable way of determining 'agricultural.'

Otherwise, the line gets very blurry - for example, is having a chicken coup or raising some bees enough to qualify? Or, do you need to have a certain percentage of income from agriculture? The latter would be difficult (not clear, affordable, or simple) to enforce as a lot of properties that do agricultural tourism make more on tourism than agriculture; does this then disqualify them because it's no longer 'primary'?

Furthermore, even if we don't consider the STR ordinance guiding principle of [C.A.S.E.](#), "recreational" has historically been in the definition for "commercial agriculture," as defined

by Marin's Williamson Act qualification guidelines: <https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/planning-applications/williamson-act/22bosreso2000135.pdf?la=en>

On Sat, Nov 4, 2023 at 8:12 PM Alice Fang <[xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu)> wrote:

Thank you for your response, Kathleen!

In the spirit of being "clear, affordable, simple, and enforceable (C.A.S.E)," I think zoning is the clearest, more simple, and most enforceable way of determining 'agricultural.'

Otherwise, the line gets very blurry - for example, is having a chicken coup or raising some bees enough to qualify? Or, do you need to have a certain percentage of income from agriculture?

On Thu, Nov 2, 2023 at 10:14 AM STR <[str@marincounty.org](mailto:str@marincounty.org)> wrote:

Hi Alice,

As currently written it is an and. The intention is that this exemption would only be applied to properties actively engaged in agricultural production. That said, I will share this correspondence with the Planning Commission prior to their meeting on November 13<sup>th</sup> for consideration.

In areas outside of the Coastal Zone, it is defined as:

**Agriculture (land use).** The breeding, raising, pasturing, and grazing of livestock, for the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; and the planting, raising, harvesting and producing of agricultural, aquacultural, horticultural and forestry crops.

In the Coastal Zone, it is defined as:

**Agricultural use.** The breeding, raising, pasturing, and grazing livestock of every nature and description for the production of food and fiber; breeding and raising bees, fish, poultry, and other fowl; planting, raising, harvesting, and producing agricultural, aquacultural, horticultural, and forestry crops and products of every nature and description; and the processing, storage, and sale, including direct retail sale to the public, of crops and products harvested and produced principally on the farm; further provided, however, that all agricultural uses and activities are consistent with applicable laws, including those of the Local Coastal Program.

Best,

Kathleen

**Kathleen Kilgariff**  
PLANNER

she/her

County of Marin

Community Development Agency

3501 Civic Center Drive, Suite #308

San Rafael, CA 94903

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**From:** Alice Fang <[xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu)>

**Sent:** Wednesday, November 1, 2023 8:28 PM

**To:** STR <[str@marincounty.org](mailto:str@marincounty.org)>

**Subject:** Marin STR comments

You don't often get email from [xalicefang@alumni.stanford.edu](mailto:xalicefang@alumni.stanford.edu). [Learn why this is important](#)

Hi Kathleen,

I noticed an amendment in the STR revised standards under "Exemptions":

"This Chapter does not apply to a short term rental unit located on an agriculturally

zoned property that is at least 10 acres in size and where the primary use of the property is commercial agriculture."

Should this be an OR instead of an AND?

We have an agriculturally zoned property that is 50+ acres, but the current use is not commercial agriculture. (How is primarily commercial agriculture even defined? Does it need to be under the Williamson Act?) I imagine a lot of properties that do agricultural tourism end up making more on the tourism than agriculture; does this then disqualify them because it's no longer 'primary'?

Could we consider changing it to an OR?

Thanks,

Alice

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**From:** [eric@ejoost.com](mailto:eric@ejoost.com)  
**To:** STR  
**Subject:** November 13th Planning Commission Meeting  
**Date:** Wednesday, November 15, 2023 11:37:39 AM

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Kathleen Kilgariff,

*Please forward this letter to the Planning Commission Board members.*

I was in attendance during the November 13th Planning Commission Meeting, and found the public comments very encouraging. The speakers overwhelmingly gave very cogent examples re: the benefits of having STR's in West Marin. One gentleman presented you with extensive data analysis which, he said, showed that by significantly limiting STR's, it will do more harm to communities than good. If even partially true, this should warrant more analysis.

I was also encouraged that our comments seemed to foster more awareness among some Board members, and that these issues were much more nuanced & complex than initially realized.

Throughout the afternoon, speaker after speaker requested that the Board to slow down the decision process and realize the weight your decisions have on people's lives, the effect on property values, how STR's stimulate local economies and County revenues, how they enable middle and lower income people to visit the natural beauty of the coast, and how the extra income from STR's can enable middle and lower income people to live and thrive in our communities.

This prompted the "hosted" vs. "non hosted" discussion. While it started out positive, the Board members soon seemed to be more interested in finalizing their decisions so they were "not there all night" and seemed more focused on "checking things off their list". It appeared as they had already made up their minds and were just placating us. Did they not hear and understand how important it was to slow down and consider the many unintended consequences of their decisions?

Additionally, when the Board asked staff members about any available STR data, one of the members present said they "did not have the numbers in front of them". Isn't having those numbers their job? When also asked how many "hosted" homes there were in Marin County, the same staff member said they did not know, but, thought there were not a lot.

This seemed to enable the Board to dismiss the topic and move on to other issues. So this very critical decision is based on a staff member's "thoughts" and "impressions" - not data?

I am one of the many speakers who told my story about STR's being part of my partners' and my retirement plan prior to moving full time to Bolinas 3 years ago. I requested that you make the distinction between "hosted" and "non hosted" again, as did many others. I was encouraged that one Board member advanced the idea that, perhaps, some parameters could be in place which will allow "hosted" STR's to exist. Again, the supporting staff member indicated that it would complicate things and be too difficult to enforce. But, if directed, they could, again, include the "hosted" vs. "non hosted" clause from the previous draft back into the regulations. The Board did not seem to show much interest in that idea. It appears that middle and lower income elders and young families are not a critical part to this discussion. This important decision will mean the difference of whether my partner, me, and others can afford to live in Bolinas. Isn't your key directive about sustaining our coastal communities and preventing them from being only affordable to the wealthy?

A final point not discussed during the meeting was that many of the anti-STR people I have talked to are older long term residents from my community who paid significantly less for their property than more recent buyers like myself. Consequently, their taxes are significantly less, and they may not need additional income to make ends meet. That certainly is not true for me or the young homeowner at the meeting who said that in order to purchase, maintain, and pay all required taxes, his family of 4 needs a \$400,000 per year income. His STR makes that much more feasible. Again, is putting home buying out of reach for all but the very wealthy your mandate? Isn't it essential that we enable young and older residents to thrive in our communities? Very few of the homes in our coastal communities will ever be long term low income rentals. That can only be solved by building government subsidized affordable housing and providing jobs in the trades and service industries.

So again, I implore you to slow down and consider how these decisions greatly affect people's lives. Please put the "hosted" clause back into the regulations. Most of us are not asking for unregulated STR's. We are also not an item to be checked off a list, and we do not have the resources to wait until it is re-evaluated a year or two in the future.

Sincerely,  
Eric Joost  
Bolinas

**From:** [ms](#)  
**To:** [Kathleen Kilgariff](#)  
**Cc:** [PlanningCommission](#); [Dennis Rodoni](#); [Rice, Katie](#); [BOS](#)  
**Subject:** Re: Oppose Draft STR Regulations  
**Date:** Wednesday, November 15, 2023 2:02:15 PM

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Thank you so much Kathleen for writing back to me yesterday and sharing my concerns in the previous email with the Board of Supervisors.

In Addition:

Dear Planning Commission & Supervisors; Dennis Rodini et al;

I was unable to attend the planning commission meeting in person Monday 11/13 but did just read an article which speaks of some conditions made by the commissioners the day after, on Tuesday 11/14, regarding the entire Seadrift area being exempt from the ordinance and granted a large allotment of rental licenses in Stinson Beach. What does an exemption to the ordinance mean? Why has there been a separation between Seadrift and the rest of Stinson Beach? It seems unfair to be dividing the community of Stinson Beach and including all of Dillon Beach in the exemption. As property owners outside the gates of Seadrift, I sincerely hope it will be taken into consideration for ALL of Stinson Beach to be treated equally and to be allowed to continue hosting and be exempt from the ordinance. We are hands-on, actively engaged and have proven for years to be respectful of hosting in an area where many visitors have come for years and years to enjoy the beach and trails. Is it possible to have a voice regarding this decision to divide Stinson Beach that was made after the last planning commission meeting on the topic? All of this is very important to our family as it allows us to be a part of the Stinson Beach community.

Thank you again for your time and consideration,  
Angela Barale

On Tue, Nov 14, 2023 at 10:15 AM Kathleen Kilgariff  
<[Kathleen.Kilgariff@marincounty.gov](mailto:Kathleen.Kilgariff@marincounty.gov)> wrote:

Hi Angela,

Thank you for this email. This was received after the Planning Commission meeting, which began at 1pm yesterday. The Planning Commission voted to send the regulations to the Board of Supervisors for consideration and approval, with conditions. As such, I will be sure to include it in the project record and share with the Board of Supervisors prior to their meeting to consider the STR regulations.

Best,



Kathleen

**Kathleen Kilgariff**

PLANNER

she/her

County of Marin

Community Development Agency

3501 Civic Center Drive, Suite #308

San Rafael, CA 94903

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**From:** ms <[taiyotrail@gmail.com](mailto:taiyotrail@gmail.com)>

**Sent:** Monday, November 13, 2023 1:07 PM

**To:** PlanningCommission <[PlanningCommission@marincounty.org](mailto:PlanningCommission@marincounty.org)>; Kathleen Kilgariff <[Kathleen.Kilgariff@MarinCounty.gov](mailto:Kathleen.Kilgariff@MarinCounty.gov)>; Dennis Rodoni <[Dennis.Rodoni@MarinCounty.gov](mailto:Dennis.Rodoni@MarinCounty.gov)>; Rice, Katie <[KRice@marincounty.org](mailto:KRice@marincounty.org)>; BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>; [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)

**Subject:** Oppose Draft STR Regulations

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

Planning Commission, Marin County Community Development

Agency 3501 Civic Center Drive, Suite 308 San Rafael, California 94903

Re: Short Term Rental Ordinance Update

Dear Planning Commission & Supervisors,

Thank you for the time to hear our concerns and feedback regarding the changes which have been proposed.

One of my first questions is, will these proposed regulations, if put into place, change currently permitted uses on properties in West Marin? If so, this is very concerning. Is this going to change already permitted use and/or change zoning of coastal agricultural residential planned properties in any way?

Allowing visitors to stay and share the space most definitely adds to the local economy and also speaks to the mission statement of an area of West Marin which is surrounded by

thousands of acres of recreational, public lands, trails and beaches. If people can commute every day from West Marin to downtown San Francisco for work and or telecommute from home to businesses outside of the community, why not allow those who want to keep their efforts within the community?

These regulations could hurt younger families who could not buy property in the 80s and 90s with locked in property tax bills. Younger families are faced with current rate property taxes, increased fire insurance costs... also saving for things such as updating houses to solar etc. and maintaining larger properties. Hosting and sharing the space so a few visitors can enjoy the area is a way to supplement income and provides the ability for visitors to not drive back and forth each day and is in alignment with those intentions already set forth for Coastal areas of West Marin. Allowing short term rentals, especially in Stinson Beach, creates suitable spaces for visitor-serving recreation, enhancing public opportunities for coastal recreation. These restrictions and excessive regulations will most certainly complicate the ability for property owners to offer their spaces. There should continue to be a way for people to provide visitors with accommodation and homeowners with supplemental income – especially the many property owners who have proven over the years to be mindful and considerate and maintain a quiet, quality environment.

I think it is dangerous to have a sign posted out in front of our property saying it is a short-term rental. For those who do not rent short term full-time and live onsite, this is misleading to people passing by a property. When home with kids etc. this could attract people and invite them to enter or attract those looking to break in thinking the house might be vacant, which could create a dangerous situation.

I am concerned that if our property passes to our children, they would lose the ability to continue to host. They have grown up here actively helping, gardening etc. and should also be able to continue what they have been involved with creating. I am unclear whether or not a property is passed to children, in or out of a trust or LLC if the property address will be able to continue renting the property out short term with the same business license. I certainly hope there should be some provision to account for this type of transfer from one family member to the next without getting the license taken away.

What if a property owner wants to put their property into a trust or dissolve a trust or put it into an LLC. Are these new regulations designed to keep property owners from doing this?

Furthermore, why at a time when people need nature? Why in a place where there is virtually no lodging to access these natural Coastal areas, public trails and beaches are reasonable opportunities for property owners to share their spaces, surrounded by thousands of acres of state and federal lands and beaches; Why is it on the table to restrict even more? I am concerned these proposed regulations will be too cumbersome and restrict our ability to be able to host visitors to the coastal areas for recreation, supporting local small businesses, agricultural land and conservation efforts.

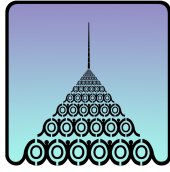
Finally, I am late voicing my many concerns about these proposed regulations and hope these points can still be considered. I am unclear why property owners, those with business licenses, who submit tax bills monthly to the county along with contact emails, phone numbers and addresses monthly, are not being informed in some manner about these proposed regulatory updates. An important piece when asking for feedback that will be taken seriously is to let the stakeholders know so they can have a voice. This is very concerning – these updates should have been sent out to all business license holders.

Thank you for your time and I hope these points can be addressed and considered.

Sincerely,

Angela Barale

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



# Civicknit

P.O. Box 81  
Forest Knolls, CA 94933  
steve@civicknit.com  
415.307.1370

November 16,2023

Jeremy Tejirian, Deputy Director of Planning Services  
Marin County Community Development Agency  
3501 Civic Center Drive  
San Rafael, CA 94903

**RE: Short Term Rental Standards**

Mr. Tejirian,

On behalf of Dillon Beach Access Group, I am writing to express appreciation for the Planning Commission's action on STR standards this week. Given the wide range of community interests and concerns, we recognize the challenge that this policy has created for you and your staff and we compliment you for the patience and flexibility you have shown while shaping a program that achieves Marin County's goals while also meeting the Coastal Commission's visitor access mission.

I have been asked to reiterate some points that the Dillon Beach Access Group considers to be clarifications rather than policy matters which should be incorporated into the draft Standards you present to the Board of Supervisors.

- Section 5.41.050 D.4.xiv. should clarify that the 250 Ga./Day Daily water averages shall be calculated based on a property's total annual consumption.
- Section 5.41.050D2 or 5.41.080 or both should identify a set period of time after an STR operator's license gets suspended or revoked after which they may re-apply. As an example, San Mateo's STR Ordinance includes the following language:

*"After revocation of a permit, the owner shall not be permitted to apply for or receive a short-term rental permit for the same short-term rental for a period of at least one (1) year from the date that revocation is made final"*

- A clarification is warranted in Section 5.41.050D2 to ensure that it is consistent with Section 5.41.080 by verifying that more than three substantial violations per license period are required prior to taking legal action to enforce license requirements.

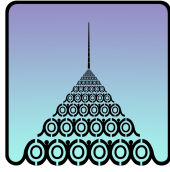
These suggestions would not expand the policy choices made by the Planning Commission, rather they add clarity to the standards that were adopted for review and action by the Board of Supervisors. If you wish to discuss any of these points, I can be reached at 415-307-1370.

Thank you again for the substantial effort that your agency has made to create a set of STR standards that balance community preservation, property rights, and visitor access to the coast.

Regards,

A handwritten signature in blue ink that reads "Steve Kinsey". The signature is written in a cursive style with a large initial "S" and a long, sweeping underline.

Steve Kinsey



# Civicknit

P.O. Box 81  
Forest Knolls, CA 94933  
steve@civicknit.com  
415.307.1370

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November 16, 2023

Margot Biehle, Chair  
Marin County Planning Commission  
3501 Civic Center Drive  
San Rafael, CA 94903

**RE: Correction of a statement made at your November 13 meeting on Short Term Rentals**

Chair Biehle and fellow Planning Commissioners,

I am writing to apologize for and correct an inaccurate statement that I made on behalf of Dillon Beach Access Group at the Planning Commission's November 13 meeting related to Short Term Rental Standards.

While explaining how the Dillon Beach community lacks community services available in other coastal villages as a distinguishing rationale for not placing caps on the number of STRs, I stated that no registered students in the Shoreline District identify their residence as Dillon Beach. Following the hearing, I was informed that, in fact, three children from Dillon Beach do currently attend Tomales Elementary School.

I regret this error, however, even as corrected, the fact remains that few families choose to live in Dillon Beach fulltime because of the distance to schools and services on rural roads that lack any transit. Accordingly, I do not believe the Planning Commission's decision to eliminate caps in Dillon Beach would have been different had I presented the correct number at the hearing.

The Dillon Beach Access Group appreciates the changes adopted in the Planning Commission's action. The organization will continue presenting its position with integrity, and in an instance like this, to make sure that misinformation is addressed as soon as possible.

Regards,

Steve Kinsey

cc: Supervisor Dennis Rodoni



**From:** [Richard James](#)  
**To:** [Sarah Jones](#)  
**Cc:** [STR](#)  
**Subject:** STR comments about one AirBnB property in particular  
**Date:** Thursday, November 16, 2023 5:21:16 PM

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Hi Sarah,

Thank you for all the work you and your team are putting in to address this challenging issue.

I want to share an update on an AirBnB property in Marshall that I have been monitoring for several years.

I hope you can get this information to the Commissioners creating policy and recommendations for the BoS (or tell me how to contact them directly).

The property at 22667 Highway 1 is owned and operated by Dana Capiello. I have previously sent you numerous images of the pullout above her place where she stores her various cans.

I have interacted with her more than once about this, asking her to better secure cans and not overload them as she often has done.

Things get better for a while, then return to what you will see in the video at the link below.

The 3 minute video at this link was recorded on 15 Nov., 2023. The stills at the end of the video go back to 2017.

<https://youtu.be/WxggEOdFFdI>

This video is unlisted, so it is only viewable by those with the above link.

Thank you for taking the time to view this.

I want to see fewer STR's in West Marin. For the reason shown in this video, as well as because I see West Marin as a community, not a financial investment.

richard



November 9, 2023

Re: Marin County – Short-Term Rental Ordinance Update

To Whom It May Concern,

I am writing to you regarding the Marin County Short Term Rental Ordinance. The ability to rent our family home through services such as AirBnB and VRBO is essential for us to maintain the home and land in good condition. These short term rental options also provide coastal access to others that are not able to live in this region. Without these services, it is impossible to afford the home maintenance, and it is restrictive for a diversity in visitors to our beautiful coastline.

I do not believe this ordinance reflects the needs of the Dillon Beach community and the area surrounding it. It puts this populace at a specific disadvantage with no greater improvements to show for the loss. The people of this community will be severely negatively impacted with for no discernable benefit of this broad sweeping ordinance.

I ask that you block this legislation to preserve your good name and relationship to your community.

Thank you, and best regards,

Amber Elliott

701 Sibley Street  
Folsom, CA 95630

**From:** [Carrie](#)  
**To:** [STR](#); [BOS](#); [Dennis Rodoni](#); [Rice, Katie](#); [Sackett, Mary](#); [smoulton-peters@marincounty.org](mailto:smoulton-peters@marincounty.org); [Eric Lucan](#)  
**Cc:** [PlanningCommission](#)  
**Subject:** Short term rental ordinance update- Please vote NO  
**Date:** Sunday, November 19, 2023 10:00:43 PM

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

To The Marin County Board of Supervisors-

I was shocked to hear the revised version of the STR ordinance that the Planning Commission pushed forward to the Board of Supervisors for your approval.

First of all, the fact that Seadrift and Dillon Beach are exempt for these rules screams in the face of the equitable County you purport to advocate for. Why in the world are the wealthiest enclaves in West Marin exempt from the rules that the rest of the community must follow? Answer- paid lawyers. Not only is it completely unjust, it simply exacerbates the growing wealth inequalities in our West Marin communities. The optics here are absolutely awful.

For many folks in West Marin, renting out a room in their house has helped make ends meet. For others, renting out their house for 2 weeks is what covers their own vacation expenses. When these neighbors eventually go to sell their respective properties, they will most likely be selling to a person purchasing the property as a second home. As you know, that has been the trend now for 2+ decades. By denying the long time owner the chance to pass their current STR license on with their property sale, their home value will go down. *But not for people that own property in the wealthier enclaves of Seadrift or Dillon Beach.* Their property values will remain high because future buyers will have the choice to rent them as they wish and as their personal finances ebb and flow. How is that equitable?

Secondly, forcing new applicants for STR licenses to submit a site plan showing all lot lines, driveway (many people don't have driveways) and parking space dimensions is ridiculously onerous, to the point of eliminating access to STR licenses for those who are most financially vulnerable in our community. Are you asking people to get property surveys done as a part of their application? As you may be aware, the going rate for property surveys is hovering around \$10,000 currently.

Thirdly, section F 1, 2 and 3 state: "An initial short term rental license issued under this Chapter shall expire immediately and automatically two years from the date of license issuance, unless revoked earlier. A complete short term rental license renewal application for an existing short term rental license must be submitted at least sixty days prior to the expiration date of the license. Failure to submit a timely application for a renewal of an existing short term rental license shall result in that

license not being renewed." Is the County planning on sending out renewal warning notices at 120 days and then again 90 days prior to the 60 day cutoff described above? If a license holder were to look at their license, how would they ever know that if they don't apply for renewal at least 60 days prior to its expiration then it will automatically expire? The 60 days in advance clause means that in reality, the license will expire 60 days prior to the actual date on the license. If the renewal must be submitted "at least 60 days prior to the expiration", then may STR license holders just go ahead and apply for the 4 year renewal right as they get their first 2-year license? How early may they apply for license renewal? Why not pay the fees and just get it all done at once for 6 years if the applicant so chooses?

Lastly, while very well intended, this STR ordinance will not increase the stock of long term rentals in West Marin. With the large majority of homes in West Marin being purchased as second homes, and median home prices in West Marin zip codes ranging from a low of \$1.5M to \$4.5M in Stinson Beach, the monthly rent charged would need to be \$11,00 to \$32,000 to cover an owner's mortgage, taxes and insurance. That just isn't realistic rent for 99.99% of the population. So, instead, these homes will sit empty.

**A much more equitable proposal would be one that limits the number of nights per home that can be rented short-term, and to have that limit be applied to ALL homes in West Marin vs. limiting the number of STR licenses. I urge you to please vote NO on the current proposal. Let's create a more equitable outcome for all home owners in West Marin.**

Sincerely,  
Carrie Crystal

**From:** [J Young](#)  
**To:** [Fernando Barreto](#); [Kathleen Kilgariff](#); [Dennis Rodoni](#)  
**Subject:** Re: Dillon Beach STR  
**Date:** Thursday, November 23, 2023 2:57:27 PM

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Kathleen:

Reading your website I noted that Dillon Beach will no longer have a cap on STRs.

Is it still appropriate to have the July 1, 2025 schedule for non-STR property owners to apply for a license?

Originally the two stage application procedure was in place to assure existing property owners would be able to get a license before others. It was based upon having caps and waitlists, both of which will not be required for Dillon Beach.

Please share the current thoughts on this issue.

Jeff Young  
707-322-3221

On Tue, Oct 31, 2023 at 9:56 AM J Young <[jffyng@gmail.com](mailto:jffyng@gmail.com)> wrote:

Kathleen:

I attended the October 25<sup>th</sup> town hall with Supervisor Rodoni and I want to share my thoughts on the STR issue.

For perspective, I really don't have a "dog in this fight", as our home is going on the market and the STR issue will be far from resolved when we sell.

In 2004 we built our house. At the time we were told that only about 20% of the residents in Dillon Beach were full time. The remaining 80% rented their houses, used them part time, or a combination of the two. This demographic has not changed.

It has been clear to us that Dillon Beach is a place where people go to "get away", or maybe better stated "get to". And not just the 80%

group, but for the residents who share their homes with relatives or friends.

While some feel the STRs are a problem, they represent what Dillon Beach is and has been. It is a destination. It's a place people go to. Why would the County want to impose restrictions on Dillon Beach? Is it important to have a Countywide policy? Do esoteric issues from outside the community need to be forced upon Dillon Beach? Generic arguments can be made as to why a community is better served by limiting the number of STRs, but they need to be contextualized.

While a relatively short time owner in Dillon Beach, it has been clear from the use of the campground, beach and rentals that the majority of people "come" here. I won't expound on the reasons... they are obvious.

As I met with local real estate agents it was made clear to me the STR issue is lowering the value of real estate. So, just the thought of STR restrictions is having an impact on the community. From recent estimates my house will likely sell for 15% less due to the uncertainty of STRs.

Does the County realize their actions may forever change the character of Dillon Beach? Why? So the County's perspective of the balance between full time residents, part time residents and renters can be prescribed. Many of the new STR requirements may resolve issues raised by a few residents, but just because something sounds like a good idea doesn't mean it is. After all these years dealing with parking issues are owners with only one designated parking place going to have to stop renting their house? Does an owner need to display their private information for anyone to see? Can a long-time owner not rent their house, just because they haven't done so before? I stop here, because you have heard these issues many times.

Another misconception is that only the renters cause problems. Some of my neighbors are part timers. When they come to Dillon Beach they act in ways I suspect they never would where their family home is. Without restating all the concerns some have with renters they apply to part timers too. In fact, renters of one property near me are much quieter than the owners. Is the County going to enforce regulations on the part timers the same way they are for the STRs? Is the County going to enforce regulations on the full-time residents who are not mindful of their neighbors? Maybe everyone should have their name and contact information posted.

My message to the County is not to change Dillon Beach by imposing

restrictions on the community just because it seems like the right thing to do. The community will evolve over time organically, it doesn't need to be driven in a direction by outsiders.

STRs should not shape the community. There are, and will always be, other issues that transform the community. A few that come to mind are parking, reduction of campsites, discontinuing of bonfires and fireworks, increasing utility and maintenance costs, tiny houses, water shortages and wildfires. STRs do not need to be singled out. Their benefits to property owners and the community are numerous. Their issues are not unique to them.

Back to my reason for this communication. Don't try to change Dillon Beach. STRs, part-time use, camping and day use are what Dillon Beach is!

Five years ago, the County asked for one organization for communicating to all of Dillon Beach. My hope is that neighbors avail themselves of this group and that the County is responsive to their input and give it the weight it should have.

Respectfully,

Jeff Young  
281 Oceana Drive  
707-322-3221

--

Sincerely,  
Jeff  
707-322-3221

**From:** [Hilary Winslow](#)  
**To:** [Dennis Rodoni](#)  
**Cc:** [Eric Lucan](#); [Katie Rice](#); [Sackett, Mary](#); [PlanningCommission](#); [Stephanie MoultonPeters](#); [STR](#)  
**Subject:** Houses Should Be Homes. (West Marin Resident)  
**Date:** Friday, November 24, 2023 9:43:42 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,  
Hilary Winslow  
Bolinas

**From:** [gbatmuirb@aol.com](mailto:gbatmuirb@aol.com)  
**To:** [STR](#)  
**Subject:** Short Term Rentals  
**Date:** Sunday, November 26, 2023 1:26:13 PM

---

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

West Marin has an affordable long term residential shortage, concern about which has focused on STRs. But it is not clear that all STRs remove properties that could otherwise be used as affordable housing for long term residents because if second homes and primary residences were to be prohibited from STR use, they are likely to remain second homes and primary residences. Similarly, if a several hundred thousand dollar investment property were to be prohibited from STR use, then that property is also unlikely to become affordable housing. Thus limitations on all STRs are unlikely to add materially to the long-term housing stock, but would materially reduce Measure W income (~\$1 Million per year) that supports West Marin long-term affordable housing.

STRs provide economic opportunity to help owners and operators earn STR income that allows them to stay in Marin, STRs also provide housing for coastal visitors and jobs for STR maintenance workers. But Unhosted STRs, which appear to be the vast majority of total STRs also cause the vast majority of neighbor complaints (noise, garbage, parking). I believe these problems could be mitigated with an experienced on-site manager who is a long-term resident familiar with his quiet neighbors, with the need to protect garbage from wildfire intrusion and the need for parking that does not obstruct. So a balance must be found that allows STRs to fund Measure W, but also addresses neighborhood complaints by capping and clearly regulating Unhosted STRs. I hope my comments are helpful in finding that balance.

But unfortunately, the distinction between Hosted and Unhosted STRs is difficult. Evidence of a permanent residence (i.e. property tax exemption for owners or utility bills for renters) is not a useful distinguishing tool because a home that houses a permanent resident becomes Unhosted when that permanent resident vacates the home to rent as a STR. However, the County can determine whether a STR property has a 2<sup>nd</sup> unit, a Junior Accessory Unit or an Accessory Unit that could temporarily house such a vacating owner or a long-term renter who could then manage the STR when the owner vacates. Absent County records of a 2<sup>nd</sup> unit JADU or ADU, the STR operation must be deemed Hosted only when renting rooms.

HOSTED SHORT TERM RENTALS are primary residences used for STRs. If there are whole home STRs with an accessory unit, then that unit must be used for an on-site permanent resident manager on record with the County if the property is to qualify as a Hosted STR. For properties without an accessory unit, only the handful of short-term room rental operations verified as such on advertising websites like Airbnb, and VRBO can be considered as Hosted STRs.

But it is not clear that the proposed distinction between Bed-and-Breakfasts as a commercial use and Hosted short-term rentals as a residential use is useful. The proposed STR regulations are essentially the same for B&Bs in the following areas: Permits, Site Requirements, Appearance, Business License, Transient Occupancy Tax, Permanent Resident, Signs, Fire Safety, Parking, Sewage and Parties. Whole home STRs provide cooking facilities while B&Bs do not, but neither STR kitchens nor B&B kitchens are subject to commercial kitchen regulations, so the need for a distinction is unclear. There are also places where the



STR language should be applied to B&Bs. For example the proposed STR language requires the host to be on site between 12 and 5 am, which is useful to protect neighbors, whereas the B&B language simply requires a “permanent resident” who could be off site between 12 and 5 am while the B&B was operating. Consolidating (or at least standardizing) Hosted STR and B&B regulations could improve both and allow the County to focus regulation and enforcement where it needs to, namely on Unhosted STRs.

UNHOSTED SHORT TERM RENTALS are second homes and investment properties where there is no permanent resident or primary residences that rent whole homes but have no 2<sup>nd</sup> unit. The neighborhood problems caused by Unhosted STRs can be reduced but not eliminated by clearer regulations. For this neighborhood reason alone, the number of Unhosted STRs should not just be capped but, in my opinion, phased out. Yet it also may be possible to encourage some/many Unhosted STRs to add ADUs or JADUs that would be used by permanent resident managers and thus convert the Unhosted to a Hosted STR. The only problem is that under current regulations, it appears that JADUs and ADUs can only be added to pre-existing primary residences, not to second homes or investment properties. Thus the County might consider amending its codes to allow a JADU or ADU to be added to a second home or investment property to become a new primary residence, rather than needing a pre-existing primary residence to allow a new unit. Adding a JADU or ADU to a currently Unhosted STR to house a permanent on-site manager would provide an affordable residence opportunity for a West Marin resident, substantially decrease neighbor complaints, provide jobs for maintenance workers, provide housing for coastal visitors, would continue to provide economic opportunity to the property owner and continue Measure W funds for affordable housing.

Given the Unhosted STRs are neighborhood problems, the “take away protection” grandfathered cap in the draft ordinance appears to go beyond what is needed to protect private property rights by being too generous in giving children not on title at the time of the moratorium rights to continue neighborhood and enforcement problems for another generation. For Unhosted STRs owned by a family, the grandfathering should be limited to the lifetime of those natural persons on the title at the time of the moratorium. For Unhosted STRs owned by a trust or partnership, the grandfathering should be limited to the lifetime of those natural persons on who were trustees or partners at the time of the moratorium. If any owner is a corporation, the grandfathering should end at the end of the depreciation schedule for the property’s capital improvements.

If the number of Unhosted STRs is capped but not phased out (as I suggest) clarification may be needed in the definition of some “townships.” For example, properties in Paradise Ranch Estates (e.g. 40 Sunnyside Dr, AP # 114-130-14) have Post Office addresses in *Inverness 94937*, but Measure W’s jurisdiction information map (<https://gis.marinpublic.com/lookup/JurisdictionLookup/>) shows 40 Sunnyside Dr in “*Point Reyes Station, 94956*.” So which township STR caps apply to Paradise Ranch Estates, Inverness or Point Reyes Station? Further, Paradise Ranch Estates has fire evacuation route (Drakes View Drive) that is a private road that does not meet county standards, while other parts of its township (Inverness or Point Reyes Station?) are served by fire evacuation routes that do meet county-standards. So if Unhosted STR licenses are to be continually authorized under a cap, licenses should be prioritized by health and safety concerns, and not as currently proposed on a first-come-first-served or lottery basis. Also because of such differing health and safety concerns within the same township, if the Unhosted STRs are to continue, then a separate allocation of Unhosted STR caps by community (e.g. Muir Woods Park and Paradise

Ranch Estates) is needed rather than lumping these communities into their currently (mis?) assigned township STR caps. For all of these administrative reasons, as well as the over-riding reason that Unhosted STRs create neighborhood problems, Unhosted STRs should be capped as tightly as possible, grandfathered as needed and phased out. The *“Ultimate Number of Unhosted Short Term Rentals”* should be ZERO.

Lastly, there appear to be places where the draft language could be improved/clarified:

1) There is a problem with the proposed definition of a long term tenant (Kilgariff Memo pg 2 and Draft pg 20) as *“A property lessee who occupies a unit as a primary residence for a period for 30 days or more.”* This definition would give a person who rents a property for only 31 days to STR sublease. Does the County (or neighbors) want 31-day tenants subleasing out weekends? I suggest no. This language should be re-written to conform to the language that defines a primary residence so that lessees who occupies a unit as a primary residence for more than 6 months may engage in STRs (with the permission of the owner).

2) *“Identification of a local contact person.... that will be available on short notice.”* The terms “local” and “short” are qualitative when they should be quantitative to avoid misunderstandings and to make enforcement easier. Is San Francisco “local”? Is available on 24 hours’ notice “short”? I suggest that the “local” contact person could be off-site but must be able to be on-site within one hour if requested at any time 24/7. Further, the contact person must respond immediately 24/7 to electronic communication.

3) The draft STR ordinance’s re-stating of entire regulatory code language is redundant, however some existing STR ordinance language suggested for insertion should more explicitly address neighbor complaints. For example, Emergency Access is summarized as *“Parking shall not obstruct roadways less than twenty feet wide.”* So is it OK to obstruct a roadway 21 feet wide? I suggest *“On-street parking (if allowed at all) must provide a minimum of 20 feet of adjacent un-obstructed road width not including shoulders.”* Also Garbage is summarized as *“Garbage placed outside shall be in a suitable covered container.”* But garbage complaints are largely caused by wildlife access to unsecured containers...a problem that the existing language does not address, so I suggest: *“Garbage placed outside shall be in a container covered and secured to prevent wildlife access.”*

4) Definitions of STRs as “less than 30 days” (e.g. Draft pg 21) should be changed to “30 days or less” to conform to state law (and allow more Measure W tax to be collected).

Thank you for considering my opinions and suggestions.

Gordon Bennett 40 Sunnyside Dr, Paradise Ranch Estates, Inverness CA 94937  
gbatmirb@aol.com

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

November 28, 2023

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

Re: STR Ordinance Update Workshop

Dear Staff and Supervisors~~Commissioners~~,

At the October 23 meeting Steve Kinsey explained the following things:

The kids on the school bus that drove by my house every morning for 15 years had no school to attend.  
The store his clients own doesn't exist.  
The Marin Transit shuttle he helped establish doesn't exist.

Thankfully, Planning Staff is basing their decisions on facts, not fiction. I thank you very, very much for that. Unfortunately, the Commissioners chose the latter.

While there are some fact-based arguments that could be made to try and justify a higher cap for part of Dillon Beach, Kinsey and the Commissioners have ~~has~~ opted instead to rely on misleading statements and ~~perceived~~-clout to ~~try and obtain~~ create a blanket exemption. ~~So far it hasn't worked.~~

Thank you Ms. Kilgariff, Ms. Jones, and Mr. Tejirian, ~~and thank you Commissioners.~~

If this thing gets approved by the CCC before the May 24 deadline as modified is, I will be disappointed ~~satisfied~~. But I still choose something over nothing and we're short on time.

Dillon Beach is closer to a High School than any other town except Tomales.

Dillon Beach has more stores than Muir Beach.

Dillon Beach has a better Post Office than Bolinas.

Sincerely,

Scott M.

Attachment 1: Some ideas worth considering, ~~but not worth missing the May deadline.~~



## Please Consider read it this time

### Two People per Legal Bedroom:

Septic systems are sized by bedroom.

Converted garages are abundant in Dillon Beach.

There is nothing in the ordinance preventing a 1 bedroom/8 person STR.

Enforcement would be of the online listing, not "knock on the door".

### 60 Day **Minimum** (or more):

Rental *minimums* are a way to provide maximum accommodations with minimum housing loss.

STR operators have reported relatively low occupancy rates.

Fewer houses renting more often would provide the same access opportunities.

*Ultra* easy enforcement. (C.A.S.E.) Less than 60 days of TOT = loss of license.

What would be the downside of doing this?

### New accommodations in Dillon Beach:

In 2018 Dillon Beach Resort had 3 cabins for short term rent.

It now has 3 cabins *plus* 25 "tiny homes" for short term rent.

These 25 new units each sleep two to six people and are very comparable to residential STR's in the village (kitchen, etc.).

The addition of 25 commercial STR's during the moratorium warrants acknowledgement ~~lowering the STR cap for Dillon Beach.~~

### Seadrift/Dillon Beach Exemption:

~~If we choose to go down this road, w~~We need to compare apples to apples.

Stinson and Dillon both are made up of different neighborhoods.

They have Seadrift. We have Oceana Marin.

They have the Calles and Patios. We have the Village and Portola Beach.

It ~~is would be~~ very difficult to justify exempting the DB village and Portola without also exempting the Calles and Patios.

Part/part or Whole/whole.

Seadrift/Oceana Marin or Stinson/Dillon Beach.

Houses in the DB Village are more affordable than the Stinson Calles or Patios.

### Retrospective Planning:

Dillon Beach has an STR named Bella Oceana.

The property is in escrow right now.

The current owner is Bella Oceana LLC.

The TOT certificate is registered to Bella Oceana LLC.

My guess is the new owners will be named Bella Oceana LLC no matter how often it changes hands, they will always benefit from prop. 13 and it will always be an STR.

Just up the hill there is a new house under construction. It is owned by "DB Bluffs".

My guess is it will always be owned by "DB Bluffs".

The *Planning* ~~Department Commission~~ should *Plan* for more of these going forward, rather than waiting and doing it through the rearview mirror as ~~Commissioner-Desser~~ seems to prefer be the case all too often.

**From:** [Julia Reinhard](#)  
**To:** [STR](#)  
**Subject:** FW: Board of Supervisors Contact Form  
**Date:** Wednesday, December 6, 2023 4:19:04 PM

---

Good afternoon, Kathleen,

FYI in case didn't receive.

Best,  
Julia

Julia Reinhard (she/her) | District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415-473-7354  
E: [Julia.Reinhard@MarinCounty.gov](mailto:Julia.Reinhard@MarinCounty.gov)  
3501 Civic Center Dr. Ste 329, San Rafael  
[Subscribe to District 1 Newsletter](#)

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**From:** BOS <BOS@marincounty.org>  
**Sent:** Wednesday, December 6, 2023 8:24 AM  
**To:** BOS - Aides <BOS-AidesNOT@marincounty.org>  
**Subject:** FW: Board of Supervisors Contact Form

Aides,

This is one of 5 messages to each Supervisor received today in the BOS mailbox. Please forward as you deem appropriate.

Thanks,



**Joyce Evans**  
DEPUTY CLERK

County of Marin  
Board of Supervisors

3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
415 473 3768 T  
415 473 3645 F  
CRS Dial 711  
[Joyce.Evans@marincounty.gov](mailto:Joyce.Evans@marincounty.gov)

---

**From:** Elizabeth Robbins <[noreply@formresponse.com](mailto:noreply@formresponse.com)>

**Sent:** Tuesday, December 5, 2023 3:35 PM

**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>

**Subject:** Re: Board of Supervisors Contact Form

### Board of Supervisors Contact Form

Your Name:	Elizabeth Robbins
Your Email Address:	<a href="mailto:eliz.robbins@gmail.com">eliz.robbins@gmail.com</a>
Subject:	Oppose short-term rental cap for Stinson and other vacation areas
Select a Routing Method:	District
What District Do You Live In?	District 3 - Stephanie Moulton-Peters
Message:	<p>Hi, Stephanie,</p> <p>I hope you'll consider exempting all of Stinson Beach, or at least the beachfront area, which could be defined as everything west of Highway 1, from the proposed cap on short-term rentals. Almost none of these beach area houses are primary residences. Limiting the ability to rent with a short-term rental cap means that only multimillionaires will be able to enjoy a beach vacation. Limiting these beach-area rentals will not help with the housing shortage - these are almost all second homes and vacation rentals. I've been enjoying vacations at Stinson Beach in rental homes for 50 years. Please don't limit access to rental homes. Thank you.</p> <p>Elizabeth Robbins, M.D., Ross Town Council</p>



**From:** [Warren Dodge](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 9:32:00 AM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you,  
Warren Dodge

Warren Dodge  
(c) 415-302-8819



**From:** [Vyvianne Kiriakis](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 9:39:47 AM

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

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Thank you,  
Vyvianne & Bill Kiriakis  
Mill Valley, CA

(415) 290-7390

**From:** [Kathleen Tilt](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 9:43:45 AM

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

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Thank you,  
Kathleen Tilt

Sent from my iPhone

**From:** [ROGER Ravenstad](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 9:46:48 AM

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

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Thank you,  
[Your Name]

Best,

***Roger Ravenstad***

c: 925-250-4798

e: [rravenstad@comcast.net](mailto:rravenstad@comcast.net)

**From:** [Jan O'Connor](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 9:57:15 AM

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Thank you,  
[Your Name]

Jan O'Connor  
415.302.1030 (c)

**From:** [Meg Cadiz](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:12:35 AM

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Thank you,  
[Your Name]

**From:** [Kornel](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:23:37 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Amiel Kornel

**From:** [peter.digrazia](mailto:peter.digrazia)  
**To:** [Dennis Rodoni](mailto:Dennis.Rodoni); [Katie Rice](mailto:Katie.Rice); [Sackett, Mary](mailto:Sackett.Mary); [Stephanie MoultonPeters](mailto:Stephanie.MoultonPeters); [Eric Lucan](mailto:Eric.Lucan); [BOS](mailto:BOS); [Kathleen Kilgariff](mailto:Kathleen.Kilgariff); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:24:13 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you,  
[Your Name]

Sent from my iPad

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:40:31 AM

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Thank you,  
Linda Wiles



**From:** [Geraldine Owens](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:40:36 AM

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Thank you,  
Geraldine GaNun

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:40:41 AM

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Thank you,  
Brad Wiles

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:40:53 AM

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Thank you,  
Steve Wiles

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:41:07 AM

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Thank you,  
Barbara Wiles

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:41:19 AM

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Thank you,  
Briana Wiles-Rudolph

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:41:31 AM

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Thank you,  
Shaun Rudolph

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:41:49 AM

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Thank you,  
Eric Wiles

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:42:00 AM

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Thank you,  
Lisa Wiles



**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:42:45 AM

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Thank you,  
Tyson Wiles

**From:** [Linda Wiles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:43:00 AM

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Thank you,  
Kathy Wiles

**From:** [julianneh240@gmail.com](mailto:julianneh240@gmail.com)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:49:44 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
[Your Name]

Sent from my iPhone

**From:** [Jacqueline Hilger-Rolfe](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:51:26 AM

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Dear Board;

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,

Jacqueline Hilger-Rolfe PhD

**From:** [Oceanfront Retreats](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 10:59:46 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Lowell Strauss

**From:** [LaRue James](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 11:06:15 AM

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Thank you,  
LaRue James  
San Francisco CA

**From:** [po kutchins](mailto:po.kutchins@gmail.com)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 11:19:32 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

West Marin should remain affordable for multi- generational owners who need to supplement their homes by doing occasional short term rentals, rather than just allowing the continuing influx of uber wealthy to purchase these houses for rarely used vacation homes. Those are the homes are the ones no one lives in. The wrongheaded blocking of permits that allow reasonable rentals by owner will put my family home in jeopardy. A family that owns a home should be able to rent their property to help pay for the costly upkeep and to keep the properties in the family. And short term guests boost the local economy in essential ways, all the data shows. Just because the county claims that it doesn't have the time or the bandwidth to oversee reasonable regulation with a maximum cap on rental vs. occupant - as all the other reasonable governing bodies across the world have put into practice - doesn't mean long time West Mariners should be unduly penalized for their inability.

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Thank you,  
Po Kutchins

**From:** [Cynthia Kula](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 11:32:55 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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Thank you,  
Cynthia Kula  
San Anselmo (frequent Stinson beach STR customer and owner of a STR in New Orleans)

Sent from my iPhone



**From:** [Bassem Yacoubé](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 11:56:56 AM

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Thank you,  
Bassem Yacoubé

**From:** [Gini Erck](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:16:14 PM

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Thank you,  
Virginia Erck

**From:** [Michelle Buckles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:18:05 PM

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Thank you,  
Michelle Buckles  
415-80609636  
Mill Valley Resident  
former Stinson Beach resident and homeowner

**From:** [Lisa Altman](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:27:11 PM

---

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Thank you,  
lisa altman

**From:** [Sandy Malaney](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:32:35 PM

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Thank you

Sandy Malaney

Sent from my Sandy's iPhone

**From:** [Bernadette Pagador](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:46:18 PM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Bernadette Pagador  
Folsom, CA

Sent from my iPhone

**From:** [Heidi Wilson](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 12:49:05 PM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

First of all, I'm a Realtor and my husband and I have been trying to sell a small home in Dillon Beach for over 3 months. Most people would consider the home quite affordable at \$849,000 for a home in Marin County, let alone a home on the coast, just steps from the beach. Despite the immense interest in the property, not one interested party wanted to buy it to live in as their primary residence. In fact, Dillon Beach is known as a vacation destination, not a place where most people must live permanently. There is little infrastructure, few amenities, and it's far from hospitals and grocery stores. Everyone who has expressed interest in our listing stated they would need to be able to rent it out when they aren't using the home. This is pretty much standard for the majority of Dillon Beach except for a handful of people who chose to live there like some retired folks and real estate agents. They don't have a necessity to live there, they simply like it there and made the choice. If the number of short-term rentals is reduced, the only people who will benefit from it are existing STR license holders who will then be able to charge more money for their rentals due to less competition, and the other big winners will be the ultra wealthy who don't care if they can rent out their homes. They will find much less competition in buying a vacation home out there, and, ultimately, benefit from the proposal. Those homes will sit unoccupied for most of the year and all the small businesses will suffer from reduced tourism that STRs create. This in no way addresses the stated reasons for the STR ordinance which is to provide more affordable housing to people who have to live there permanently. That situation just doesn't exist in Dillon Beach.

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Thank you,  
Heidi Wilson  
707-696-3529

**From:** [Daniel Kramer](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 1:00:23 PM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,

Dan & Ann Kramer



**From:** [Angela Waugh](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 1:08:01 PM

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Thank you,  
Angela Waugh  
El Dorado Hills, CA

**From:** [markrolfe@me.com](mailto:markrolfe@me.com)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Cc:** [Mark Rolfe](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 1:46:05 PM

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Thank you,  
Mark Rolfe  
Dillon Beach

Get [Outlook for iOS](#)

**From:** [Meg Blank](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 2:50:48 PM

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Government has no business restricting if person can or cannot lease their personal property short or long term.

Thank you,

Meg

**From:** [Esther Martino](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 5:39:00 PM

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Thank you,  
[Your Name]

**From:** [Xfinity](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 6:08:44 PM

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Thank you,  
Christine Pang  
San Rafael, Inverness

**From:** [J. G.](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Saturday, December 9, 2023 7:30:56 PM

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Thank you,

Jennifer Golub

**From:** [Dana Kriesel](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Sunday, December 10, 2023 6:17:30 AM

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Thank you,  
Dana Kriesel

**From:** [ROGER Ravenstad](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Sunday, December 10, 2023 7:19:17 AM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you,  
[Your Name]

Best,

***Roger Ravenstad***

c: 925-250-4798

e: [rravenstad@comcast.net](mailto:rravenstad@comcast.net)



**From:** [Brian Maggi](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Sunday, December 10, 2023 8:04:02 AM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Brian Maggi  
21 North St  
Dillon Beach, CA

**From:** [Nicolas Tucker](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Sunday, December 10, 2023 6:05:56 PM

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

Dear Supervisors,

As a visitor of the Point Reyes National Seashore, I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to all visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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Thank you,  
Nick Tucker  
Oakland, California

**From:** [Felicia Casper](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 8:28:53 AM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Felicia Casper  
Yakima, Washington

**From:** [Felicia Casper](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 8:32:34 AM

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

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Thank you,  
Darlene Casper  
Yakima, Washington

**From:** [Lulu](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 9:05:29 AM

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Dear Supervisors,

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Thank you,  
Lulu Taylor

**From:** [barbara S.](#)  
**To:** [BOS](#); [Dennis Rodoni](#); [Eric Lucan](#); [Kathleen Kilgariff](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [info@westmarinaccesscoalition.com](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 9:23:27 AM

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You don't often get email from [barbaraschwanke3@gmail.com](mailto:barbaraschwanke3@gmail.com). [Learn why this is important](#)

Hi

We own a home in MARSHALL. There are certain home in Marshall that should be exempt from some. Of the dire restrictions you are placing on STR of a home such as ours. Our home was NEVER, since it was built in 1930, used as a full time residence. Nor could it EVER be used as a FT residence, or a long term rental.

Our home does not have a constant source of water or well, and while our septic is up to recent code requirements, it cannot accommodate full time use. Our home has no closets, or additional storage areas for full time occupancy. The water and septic situation also cannot support laundry on site.

For this reason, please consider that our home, while used by my husband and myself as a vacation home, while on a fixed income, is also used as a vacation rental approximately 2x per month to cover taxes and expensive maintenance costs. We have had this home for 35 years. If we were forced to sell because of some of the proposed restrictions, it would definitely go to someone who certainly would not use it full time, nor would they rent it all. Thus no TOT tax, and less income for the local economy.

This is an example of the fault of your proposed strategy which attempts to curtail and severely limit STR use in attempt to add to the housing supply or low income housing supply. The town of Marshal, like Dillon beach, has no local school, no grocery, no real town per se, and a majority of the housing has not been full full time use, nor long term rentals.....certainly not the waterfront homes.

Currently, our vacation home rental contributes to the Marin occupancy tax and thus also contributing to benefit the local low income housing fund.

Also, adding the requirement of requiring a sign on each residence is invitation to vandalism and break ins, and theft at a home.

There are insufficient property managers in the immediate area of Marshall

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County. Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way. To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue. I recommend that the Board of Supervisors vote to reject the Draft STR

Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs. Thank you,

Barbara Schwanke  
Marshall, Ca

**From:** [Michelle Buckles](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Re: additional thoughts on Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 11:08:38 AM

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You don't often get email from mbuckles100@gmail.com. [Learn why this is important](#)

Dear local leaders,

In addition to my note below, an additional comment is on the onerous reporting and administrative requirements for the hosts. What is the point of the request for plans of the residence and all the inspections? They will have to hire a drafts person to draw the plans which is not easy or cheap to do. The list is ridiculously long and seems purposefully expensive and hard to get the permit and comply - can the list be shortened considerably? It's expensive on the County's part too and what is the point? Why does the County need to interject itself so aggressively into a common, working system of rentals? The business of renting wasn't broke but now it will be.

I never did see what problem is trying to be solved and analysis of how this regulation will fix it. It's crazy that there is no statement along the lines of "by limiting the number of rentals, we project X, Y, and Z results." the reason being is that the proposed regulators DON'T KNOW. It's a terrible experiment to find out.

I personally know two people who will need to sell their Stinson homes if they can't rent out parts to make extra money. One is a retired hairdresser who's lived there for 30+ years and the other is a couple with a seriously disabled husband and part-time locally employed caregiver. They are LOCALS and when they sell (where will they go??), the homes will be bought by rich people who leave the place empty when they aren't there. This hurts real people and the community.

It really seems like a knee jerk reaction and ill-conceived, too-complex list of requirements to regulate an easy scapegoat without doing proper projections, and hurt and burden citizens pointlessly. Please vote NO.

Michelle

PS I can NOT believe an exception was granted for Seadrift. Talk about a giant gift for the already rich who own the homes to rent and the rich that can afford to rent such big places.

Michelle Buckles  
(m) 415-806-9636  
Mill Valley, CA  
Former Stinson resident and homeowner

On Sat, Dec 9, 2023 at 12:17 PM Michelle Buckles <[mbuckles100@gmail.com](mailto:mbuckles100@gmail.com)> wrote:

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Thank you,  
Michelle Buckles  
415-80609636  
Mill Valley Resident  
former Stinson Beach resident and homeowner

**From:** [Anna McDonnell](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Please exempt primary residents from STR caps.  
**Date:** Monday, December 11, 2023 11:17:41 AM

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Hello

My husband and I are retired and have our primary residence in Inverness. We bought the house right before the moratorium was instigated and had fully expected to be able to rent it occasionally in order to make it possible for us to live here.

Needless to say, the moratorium came as a real shock.

If the concern about long term housing availability is indeed the motivation for capping the number of licenses for STRs, then there should be no reason NOT to exempt full time residents from those limitations since, whether we are allowed to rent or not, our houses will never be available for long-term rentals.

Please take into account the senior citizens in our community who need the extra income from short term rentals (and who would not be comfortable staying in the house with the renters!) while you weigh the costs and benefits of capping STRs and allow those that are primary residents be exempt from the caps.

Thank you.

Anna McDonnell  
125 Camino del Mar  
Inverness

PS Additionally (and probably more important) limiting the number of short term rentals limits the number of citizens who can affordably visit their National Seashore...

**From:** [Dino Wilson](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 12:05:14 PM

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First of all, I'm a Realtor and my wife and I have been trying to sell a small home in Dillon Beach for over 3 months. Most people would consider the home quite affordable at \$849,000 for a home in Marin County, let alone a home on the coast, just steps from the beach. Despite the immense interest in the property, not one interested party wanted to buy it to live in as their primary residence. In fact, Dillon Beach is known as a vacation destination, not a place where most people must live permanently. There is little infrastructure, few amenities, and it's far from hospitals and grocery stores. Everyone who has expressed interest in our listing stated they would need to be able to rent it out when they aren't using the home. This is pretty much standard for the majority of Dillon Beach except for a handful of people who chose to live there like some retired folks and real estate agents. They don't have a necessity to live there, they simply like it there and made the choice. If the number of short-term rentals is reduced, the only people who will benefit from it are existing STR license holders who will then be able to charge more money for their rentals due to less competition, and the other big winners will be the ultra wealthy who don't care if they can rent out their homes. They will find much less competition in buying a vacation home out there, and, ultimately, benefit from the proposal. Those homes will sit unoccupied for most of the year and all the small businesses will suffer from reduced tourism that STRs create. This in no way addresses the stated reasons for the STR ordinance which is to provide more affordable housing to people who have to live there permanently. That situation just doesn't exist in Dillon Beach.

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Thank you,  
Dino Wilson

**From:** [mark.rolfe](mailto:mark.rolfe)  
**To:** [Dennis Rodoni](mailto:Dennis.Rodoni); [Katie Rice](mailto:Katie.Rice); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](mailto:Stephanie.MoultonPeters); [Eric Lucan](mailto:Eric.Lucan); [BOS](mailto:BOS); [Kathleen Kilgariff](mailto:Kathleen.Kilgariff); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 1:41:31 PM

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Dear Board of supervisors

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Mark Rolfe

[markrolfe@me.com](mailto:markrolfe@me.com)  
415 876 8300

**From:** [Ian MacColl](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 3:31:58 PM

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

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Thank you,

Ian

**Ian Coats MacColl**  
+1 415 819 1300  
[ianmaccoll@gmail.com](mailto:ianmaccoll@gmail.com)  
[www.iancoatsmaccoll.com](http://www.iancoatsmaccoll.com)  
<https://www.linkedin.com/in/ianmaccoll/>

**From:** [L.G](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 3:53:19 PM

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I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,  
Laurie Grotstein  
Los Angeles, CA

**From:** [Isaac Pross](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Monday, December 11, 2023 8:11:24 PM

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

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Thank you,  
Isaac Pross  
310.910.5383

**From:** [Kathleen Goodwin](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Tuesday, December 12, 2023 10:18:49 AM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you,  
Kathleen Goodwin



**From:** [Cheryl Wilkin](#)  
**To:** [BOS](#); [Eric Lucan](#); [Kathleen Kilgariff](#); [Katie Rice](#); [Stephanie MoultonPeters](#); [info@westmarinaccesscoalition.com](#); [Dennis Rodoni](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Tuesday, December 12, 2023 1:14:14 PM

---

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County. Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way. To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you, Cheryl Wilkin

**From:** [Family Parman](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Tuesday, December 12, 2023 3:41:27 PM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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Thank you,  
Michael Parman  
Inverness, CA

Sent from my iPhone

**From:** [Michael Parman](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Tuesday, December 12, 2023 3:43:14 PM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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Thank you,  
Bojana Miloradovic  
Inverness, CA

Sent from my iPhone

**From:** [Lee Flynn](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Wednesday, December 13, 2023 10:02:47 AM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the County does not limit or reduce the number of STRs.

Thank you,  
Lee Flynn

**From:** [Ingrid Evans](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Supervisor Mary Sackett](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#)  
**Cc:** [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Opposition to Draft Ordinance on Short Term Rentals - West Marin  
**Date:** Wednesday, December 13, 2023 1:22:18 PM  
**Attachments:** [image001.png](#)

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Dear Supervisors,

I write to express my opposition to the Draft Ordinance on Short-Term Rentals.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

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I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin.

Thank you,

Ingrid M. Evans

Stinson Beach, CA ( I grew up in Marin County and have lived in Marin nearly 50 years)

**Ingrid M. Evans**  
**Attorney**

Evans Law Firm, Inc.  
3053 Fillmore Street #236, San Francisco, CA 94123 t (415) 441-8669; 888-50EVANS  
e (888) 891-4906 e [Ingrid@evanslaw.com](mailto:Ingrid@evanslaw.com) w [www.evanslaw.com](http://www.evanslaw.com)



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**From:** [Maira Walsh](#)  
**To:** [Kathleen Kilgariff](#)  
**Subject:** Reject Ordinance  
**Date:** Wednesday, December 13, 2023 1:39:02 PM

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[You don't often get email from moira\_walsh@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

to the Supervisors:

As a property owner in Marin, I am writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

In addition, reducing STRs will have negative impact on the local economies, resulting in loss of jobs/employment, decline in retail sales, decline in restaurant patronage and other detriments to jobs/businesses that rely on tourism and foot traffic.

Many of the properties that could be impacted by this Ordinance are second homes that would not be available for local housing regardless of the Ordinance.

The Ordinance has many negative ripple effects that were not considered when it was created. Please reject it.

Sincerely,  
Maira Walsh, Trustee

**From:** [Nicholas Yuen](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Please Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 13, 2023 3:11:26 PM

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

My name is Nicholas Yuen. I join my voice with others urging you to reject the Draft Ordinance on Short-Term Rentals.

Please read and consider each letter and consider the real goals of such new regulation. I am a strong supporter of affordable housing and preserving rental housing stock, but THIS ordinance does not serve these ends. Unfortunately, in fact, these rules hurt both homeowners and those who rely on short term rentals to access Marin County's amazing natural areas while not adding a bit to the affordable long-term rental market.

We bought our house in Stinson Beach about 6 years ago and live there almost half time. This is truly our home and we have no plans to rent this house on a permanent long-term basis. The same was true of the prior two owners of this property. So, for at least 20 or 30 years, our house has either been permanently owner-occupied or rented only on a short-term basis.

As you know, the cost of housing in Marin County is out of reach of the average middle class home buyer. I myself am a community college teacher and the only way we could afford buying our house and then paying the high property taxes was by earning some income for the odd week here and there that we were not going to be at home. Without this income flow, this property would only be available to a much wealthier family.

We take pride in the opportunity to share our home with short-term renters when we are not there. These guests have an opportunity to stay at the beach!!! There are very few hotel rooms available in Stinson Beach and none of these accommodate family gatherings where people can cook their own food and gather for family meals. And, renting multiple hotel rooms and eating all of ones meals in restaurants is very expensive. So, if as a society we want families, couples and individuals to be able to enjoy time at Stinson Beach, we have to make accommodations such as ours available.

The Draft Ordinance on Short-Term Rentals is laden with burdensome and senseless requirements that have nothing to do with providing affordable housing. In fact, it is very challenging to understand what policy goals are being served by requiring specific measurements of rooms and parking spaces, posting signage inside and outside of the property, requiring redundant water use certification, etc. Overall, it just seems as though these rules are designed simply to crush an emerging market niche that is productively serving vacationers trying to gain access to the national and state parks here.

In fact, if these rules are adopted, Stinson Beach will become an even more exclusive enclave for super-wealthy homeowners— except that the tourist industry and the jobs that this industry creates— restaurants, shops, coffee bars, etc will all be crushed as the overnight guests disappear.

If you want affordable rental stock, build it! Of purchase the remaining multi-unit apartments here and convert them to affordable housing. The land trust in Point Reyes did exactly this

with 8 units here, with much support from local homeowners who celebrated the fact that their working class neighbors would have a place to live.

But the rules your staff has drafted here will not do anything to help these and other working class people live in this community. They will do the opposite. And people like me will have a much harder time making our mortgage and paying our taxes.

Please, the Board of Supervisors should vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Respectfully,

**Nicky Gonzalez Yuen**  
**nickygy@mac.com**

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*“One of the greatest problems of history is that the concepts of love and power are usually contrasted as polar opposites. Love is identified with a resignation of power and power with a denial of love.... Power without love is reckless and abusive, and love without power is sentimental and anemic. Power at its best is love implementing the demands of justice, and justice at its best is power correcting everything that stands against love.” Martin Luther King, Jr.*



**From:** [Elise Navin](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 13, 2023 3:52:16 PM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

People will lose their access to much needed vacations in West Marin and property owners will lose out on sharing their homes. The result will be limited lodging options and increased costs to visitors of the region—a region that is comprised of public parks and over 100 miles of bay and coastline that is historically a vacation destination for millions of visitors.

In addition, limited lodging in the communities that are adjacent to the national parks will have a negative economic impact on the entire county.

Thanks for your consideration,

Elise

**From:** [lynda balzan](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Wednesday, December 13, 2023 5:09:40 PM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. On the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle-class neighbors who depend on tourism revenue.

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Thank you,  
Lynda Balzan

**From:** [lynda balzan](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject the Draft Ordinance on Short-Term Rentals  
**Date:** Wednesday, December 13, 2023 5:10:12 PM

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

I write to express my opposition to the Draft Ordinance on Short-Term Rentals and my opposition to any reduction in the number of STRs in Marin County.

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Thank you,

Robert Balzan

**From:** [gale love](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [MScakett@marincounty.org](mailto:MScakett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject the STR Draft Ordinance  
**Date:** Thursday, December 14, 2023 8:44:38 AM

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

Dear Marin County Board of Supervisors,

I'm writing to let you know that I oppose the Draft Ordinance on Short-Term Rentals and to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program. Any reduction in the number of STRs in Marin reduces coastal access, which will have a negative impact on local jobs and tax revenue for the county.

I ask that the county not limit or reduce the number of STRs.

Thank you,  
Gale Love

**From:** [ashley hathaway](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](#)  
**Subject:** APPROVE Draft Ordinance on Marin Co. STR's  
**Date:** Thursday, December 14, 2023 12:07:51 PM

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

Dear Supervisors,

I'm writing to let you know that I SUPPORT the Draft Ordinance on Short-Term Rentals and that you have my SUPPORT to any and all reductions in STR's for Marin County.

I recommend that you (the Board of Supervisors) vote to APPROVE the Draft STR Ordinance as a protection and a way to preserve community, safety, and the unmatched beauty of coastal Marin. Any reduction in the number of STRs in Marin is a step in the right direction to protect, preserve, respect, and safeguard this unique and precious area of Northern California. I ask that the county continue to limit and or reduce the number of STRs for Marin County, and to please keep the current moratorium in place.

Respectfully,

A. Hathaway  
415-823-9333

**From:** [Susan Ferro](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett@marincounty.org](mailto:Sackett@marincounty.org); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#)  
**Subject:** Reject Proposed STR Ordinance  
**Date:** Thursday, December 14, 2023 1:00:12 PM

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RESPONSE TO 11/13/23 PLANNING COMMISSION MEETING

I urge the Planning Commission and Board of Supervisors to reject the proposed STR Ordinance as currently presented.

Stating that the purpose of the ordinance is to create more affordable long term housing, I ask is there any data to support that STRs would convert to long term housing in general, and if an STR were to become a longterm rental would it be affordable? Perhaps in some areas, but certainly not in Dillon Beach.

I am amazed that the staff lacks data regarding STR's. I believe one of the justifications for this ordinance is to reduce complaints by neighbors of STRs. At this meeting one of speakers said that he found there were 29 complaints for all of Marin County. That seems insignificant and hardly worth producing this ordinance. This was data the staff did not have.

When I first became aware of the proposed ordinance, it appeared that it was intended solely for West Marin in general and unincorporated areas specifically, not the entirety of Marin County. This was discussed at the October 23rd meeting and it appeared that the staff at this time was able to make it inclusive of the entire County. The pause/moratorium for STRs as I understand it was exclusively for the West Marin TOT Area as reported by *The Marin Independent Journal* in May. And now the staff wants to rush this ordinance through before the moratorium expires and in time for the next Costal Commission Meeting.

I believe that incorporated towns and cities have the ability to legally control STRs and prohibit them entirely if they choose.

To create an arbitrary cap for each area and then should that cap not be filled, allow those slots to be taken up by another community seems totally unfair. At the very least, if there is a cap it should remain in the Dillon Beach (the individual community) and go unused if necessary.

If there is to be no cap for Dillon Beach, but a cap for the entire county, how that would work? Would Dillon Beach would loose ability to receive new licenses if the total cap was filled elsewhere?

The properties should be zoned for STR use which is not lost when ownership changes. The new owner must be licensed, but not prohibited from using the property for STR use. It goes with the property, not the owner. Much like a water hookup.

Variences will be need for Dillon Beach properties, especially in the village. Our parking pad accommodated 2 full sized SUVs front to back. However, the width of the lot is 35' which is 1' short of a legal parallel parking space with exception of 18' each. This applies to the entire village and street parking is not allowed in Oceana Marin. Grandfathered parking allowance should remain with the property in perpetuity. There is no place to expand the parking areas for properties in Dillon Beach Village.

As currently presented, there are too many unanswered questions. At the very least, this process needs to be slowed down so that the necessary data is acquired, which may prove that this ordinance is not needed, but is an onerous imposition placed on owners/taxpayers/employers. This is not a one solution fits all, especially in West Marin.

Again, I speak specifically of the Dillon Beach experience: because there are STRs it is possible for families to visit this most beautiful locale to enjoy the the coastline at a reasonable price. When I first came to Dillon Beach 30 years ago, I was taken by the easy and affordable access available to families. There are not many of those left on the California Coast.

In closing, I urge the Planning Commission and the Board of Supervisors to reject this unsatisfactory STR Draft Ordinance.

Thank you for your time and consideration,  
*Susan Ferro*

**From:** [Cecilia Herbert](#)  
**To:** [Katie Rice](#); [Stephanie MoultonPeters](#); [Sackett, Mary](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#);  
[info@wesmarinaccesscoalition.com](mailto:info@wesmarinaccesscoalition.com)  
**Date:** Friday, December 15, 2023 3:34:24 PM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Please take this seriously- it is important to me as a homeowner in Marin.  
Thank you, Cecilia Herbert.

**From:** [Harriet Moss](#)  
**To:** [STR](#)  
**Subject:** Pt Reyes Light: "Short-term Rentals Diminish Community in West Marin"  
**Date:** Sunday, December 17, 2023 12:40:47 PM  
**Attachments:** [Image.png](#)

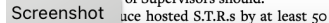
## Short-term rentals diminish community in West Marin

**PERSPECTIVE**  
BY BOB JOHNSTON

The Marin County Board of Supervisors should step back from the detailed arguments about short-term rentals and look at the big-picture impacts of coastal S.T.R.s on our vulnerable coastal communities. These villages are most easily damaged by housing shortages because they are too far for workers to commute to from population centers in other counties. Supervisors agreed with this basic point at a May meeting on the Housing Element.

The ordinance approved by the Planning Commission last month would reduce coastal S.T.R.s from 16 percent of all dwelling units to 9.6 percent. Hosted rentals are included in the caps, but that issue is contested by some interest groups. One commissioner recommended an annual limit of 90 days, to eliminate corporate investors buying up units. Many perceptive and heartfelt letters have appeared in the Light and the I.J. pleading for the board to stop the damage caused by the increase in overnight visitors. Many letters have also appeared from S.T.R. owners asserting a right to make more money.

To support the public interest, I think the Board of Supervisors should:

Screenshot: uce hosted S.T.R.s by at least 50

percent in all communities.

2) Not allow ADUs and JADUs to be S.T.R.s. Those special development rules are intended to produce affordable long-term housing.

3) Prohibit apartments and condos from conversion to S.T.R.s. These small units are clearly needed for long-term renters.

4) Not exempt agricultural properties from the ordinance, as those units also could be in the normal rental market.

5) Not allow multiple S.T.R.s by one owner, as those encourage corporate ownership.

6) Prohibit any S.T.R. where the owner does not live on the site. An unhosted S.T.R. is simply a real estate investment, and there are infinite ways to invest money.

Finally, 7) Limit S.T.R.s to 60 days per year. This has been enacted in cities worldwide to prevent corporate ownership while allowing incidental renting by second-home owners.

Most economists believe S.T.R.s reduce units in the long-term rental market and so limit opportunities for workers to rent near their jobs. Current S.T.R. owners say their property rights will be taken by any stronger limits, but the United States and California Supreme Courts have always held that substantially reducing the value of someone's property for a defined public purpose is not a taking. Comments from residents mostly ask the county to limit

S.T.R.s much more than is proposed, to preserve affordable housing and our sense of community.

Though the draft ordinance states that it "...preserves existing housing and communities...and provides visitor serving accommodations for coastal tourists," allowing 480 S.T.R.s in coastal Marin will definitely damage most of our communities. For example, Marshall was mostly first homes and second homes until S.T.R.s caught on and investors came in. It is now mostly S.T.R.s and the sense of community from Fisherman's to Cypress Grove has died out.

Marin's Housing Element includes Policy 2.5—Preserve Existing Housing—and Policy 2.6—Preserve Permanent Housing. Both are violated by the proposed S.T.R. ordinance that removes 9.6 percent of units from the long-term rental stock. Most community plans on the coast have policies favoring a sense of community.

It is not necessary for short-term visitors to stay overnight here, as there is a good supply of motel rooms along the 101 corridor and in the nearby cities. This is what most tourists do now, because of the much greater supply of services there. Marconi has just added 45 beds on the coast. If we strongly limit coastal S.T.R.s, a few tourists would be slightly inconvenienced, but the residents of our villages would be greatly benefitted by the preservation and

prioritization of community.

Short-term rentals are a huge problem in tourist-serving cities all over the world. Neighborhoods in Venice, Barcelona, London, Paris and many smaller cities have been devastated by S.T.R.s. Many cities in the U.S. have been impacted and as a result have tightly restricted S.T.R.s. People in these places realized that making more money is not a public interest goal, whereas protecting a sense of community is.

Don Smith's Oct. 12 op-ed in the Light described how the California Coastal Commission has approved low S.T.R. caps in coastal communities, in recognition of the damage they cause to affordable housing and to a sense of community. This is an important finding, since that agency is biased toward short-term visitors. Don states that the proposed ordinance conflicts with our Housing Element and Local Coastal Program. I believe that it would likely be struck down in court. In California, all land use plan elements must contain compatible objectives and policies. Mr. Smith also shows that home prices rose faster in coastal Marin than countywide from 2013 to 2020, the period of S.T.R. conversion. This is another important point that should have been included in county staff reports.

*Bob Johnston is a retired University of California, Davis, professor. He lives in Inverness.*

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



**From:** [Herbert Exec. Assistant](#)  
**To:** [Katie Rice](#); [Stephanie MoultonPeters](#); [Sackett, Mary](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Monday, December 18, 2023 11:49:46 AM

---

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Rachel Wortmann

---

Rachel Wortmann  
Assistant to Cecilia Herbert

**From:** [Tucker Norred](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Monday, December 18, 2023 1:55:41 PM

---

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**From:** [Sarah Baughn](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Monday, December 18, 2023 2:19:06 PM

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You don't often get email from [s\\_baughn@hotmail.com](mailto:s_baughn@hotmail.com). [Learn why this is important](#)

Dear Marin County Board of Supervisors -

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

I have been able to stay at Stinson Beach with my family since I was 2 years old and we are not wealthy. My children and I have come every year since they were born and it's our only vacation for the entire year. Stinson is a special place for so many families in the Bay Area. It is almost financially out of reach but there are still a few places available (many have been bought as seldom-used second homes). Please say no to the ordinance and help keep special places available for local families year after year.

Thank you!

Sarah Baughn

Sent via thumbs from my iPhone

**Cell: (510) 592-4438**

**From:** [Porter Merriman](#)  
**To:** [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com); [BOS](#); [Kathleen Kilgariff](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [Katie Rice](#); [Dennis Rodoni](#)  
**Subject:** Fwd: No on the Draft Ordinance on STRs  
**Date:** Monday, December 18, 2023 7:59:58 PM

---

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Resending due to error in email addresses.

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

**From:** **Porter Merriman** <[porter.merriman@gmail.com](mailto:porter.merriman@gmail.com)>  
**Date:** Mon, Dec 18, 2023 at 7:55 PM  
**Subject:** No on the Draft Ordinance on STRs  
**To:** <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>, <+[KRice@marincounty.org](mailto:KRice@marincounty.org)>,<+[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>, <+[SMoultonPeters@marincounty.org](mailto:SMoultonPeters@marincounty.org)>,<+[ELucan@marincounty.org](mailto:ELucan@marincounty.org)>, <+[BoS@marincounty.org](mailto:BoS@marincounty.org)>,<+[KKilgariff@marincounty.org](mailto:KKilgariff@marincounty.org)>, <+[info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)>

To the Board of Supervisors,

I'm writing to voice my opposition to the Draft Ordinance on Short-Term Rentals ("STRs"), and my opposition to reduction in STRs in Marin County.

I support the goal of ensuring adequate housing supply, but this is not the way. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. A reduction in the number of STRs in Marin results in a reduction in coastal access.

Further, limiting visitors to the region will result in a loss of jobs, quality services and the only reliable tax revenue (Measure W) for affordable housing and firefighting services.

Please reject the Draft Ordinance.

Emily Porter Merriman  
11 Meadow Drive, Mill Valley, CA

--

Porter Merriman  
+1-415-233-3356

**From:** [artklein99@gmail.com](mailto:artklein99@gmail.com)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); "[Supervisor Mary Sackett](#)"; [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#)  
**Cc:** [Kathleen Kilgariff](#); "[West Marin Access Coalition](#)."  
**Subject:** Opposition to Draft Ordinance on Short Term Rentals - West Marin  
**Date:** Tuesday, December 19, 2023 5:42:48 AM

---

You don't often get email from [artklein99@gmail.com](mailto:artklein99@gmail.com). [Learn why this is important](#)

Dear Supervisors,

I write to express my opposition to the Draft Ordinance on Short-Term Rentals.

Marin should remain accessible and open to visitors who want to enjoy the scenic nature and beauty that the county has to offer. The County is home to some of the most beautiful parks, beaches, and forests in the country and three national parks, all of which attract millions of visitors every year. West Marin has always been a destination for families across the region and the broader county, and I believe it should stay that way.

To date, the County has not shown any data or rationale that justifies such a drastic change in policy. To the contrary, the damage the caps place on short-term rentals, as well as the onerous restrictions on hosts, will most certainly harm local businesses and further drive out already struggling middle class neighbors who depend on tourism revenue.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, and inconsistent with the mandates under the Coastal Act and Local Coastal Program that the County provide visitor access to coastal Marin.

Thank you,

**Art Klein**

2800 Green Street  
San Francisco, CA 94123

✉: [ArtKlein99@gmail.com](mailto:ArtKlein99@gmail.com) ☎: (415) 595-4629

**From:** [Leigh Judson](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:31:15 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Sent from my iPhone

**From:** [Kathleen Tilt](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:37:11 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Sent from my iPhone

**From:** [Roger Krakow](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:39:30 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**Roger Krakow**  
8 A Dock  
Sausalito, CA 94965  
[rkrakow@roughhouse.com](mailto:rkrakow@roughhouse.com)  
415 259-9632



**From:** [Teresa Colwell](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:40:19 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Teresa Colwell

**From:** [Patti McEwen](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:41:40 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Patti McEwen  
415-760-0321  
Sent from my iPhone

**From:** [Jill Deitch](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:44:43 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Jill Deitch  
Marketing Consultant  
(415) 272-2608

**From:** [Joan MacDonald](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:49:04 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

J. MacDonald

**From:** [Sackett, Mary](#)  
**To:** [Kathleen Kilgariff](#)  
**Subject:** FW:  
**Date:** Tuesday, December 19, 2023 8:51:56 AM

---

FYI. Thanks Kathleen.

---

**From:** no-reply@marincounty.org <no-reply@marincounty.org>  
**Sent:** Tuesday, December 19, 2023 8:48 AM  
**To:** Sackett, Mary <Mary.Sackett@MarinCounty.gov>  
**Subject:**

Kristi Chambers with email address [kristihaneyc@yahoo.com](mailto:kristihaneyc@yahoo.com) would like information about:  
Dear Ms. Sackett I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs. We have enjoyed renting a house at Stinson for years, and it is a time for our family to come together to build the bonds that make a family close. We cannot afford to rent a house for a month.....it seems this Ordinance will make Stinson Beach available to only the very wealthy. This is the kind of thing that gives Marin County a bad reputation as a place for the elite, even though there is more economic diversity than most people imagine.

**From:** [Loren Quaglieri](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 8:56:11 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Loren Quaglieri  
415-720-0093

**From:** [Marin Brown](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:01:46 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**From:** [Katherine Kennedy](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:01:51 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Katherine Kennedy  
415-377-6301



**From:** [Jane Mason](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:04:54 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thank you!

Jane Mason

Sent from my iPhone

**From:** [Joshua Kriesel](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs - Marin county should not just be for Rich home owners!  
**Date:** Tuesday, December 19, 2023 9:09:41 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County. **Marin county should not just be a place for rich home owners – we should be increasing access to short term renters, not decreasing it!**

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**Josh Kriesel, Ph.D.**  
**+1-415-316-3305**

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**From:** [Lizz Wheeler](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:20:03 AM

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As a Marin County native, current resident and frequent short term vacation renter, I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thank you,  
L. Wheeler Welch

**From:** [Julie Munro](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:29:35 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thank you,  
Julie Munro  
161 Seadrift  
Stinson Beach

**From:** [S L](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:29:36 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

SINCERELY  
SANDY LEE

**From:** [sylvia thornton](mailto:sylvia.thornton)  
**To:** [Dennis Rodoni](mailto:Dennis.Rodoni); [Katie Rice](mailto:Katie.Rice); [Sackett, Mary](mailto:Sackett.Mary); [Stephanie MoultonPeters](mailto:Stephanie.MoultonPeters); [Eric Lucan](mailto:Eric.Lucan); [BOS](mailto:BOS); [Kathleen Kilgariff](mailto:Kathleen.Kilgariff); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:29:50 AM

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[You don't often get email from sylvia.thornton25@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**Mary Anne O'Keeffe**

---

**To:** DRodoni@marincounty.org, KRice@marincounty.org, MSackett@marincounty.org,  
SMoultonPeters@marincounty.org, ELucan@marincounty.org, BoS@marincounty.org,  
KKilgariff@MarinCounty.org, info@westmarinaccesscoalition.com

**Subject:** Reject Draft Ordinance on STRs

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Mary Anne O'Keeffe  
5 June Court  
Fairfax, CA 94930

**From:** [Simon Jeffery](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info](#)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:44:49 AM

---

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals



**From:** [Daria Halprin](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 9:46:32 AM

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[You don't often get email from [dariahalprin1@gmail.com](mailto:dariahalprin1@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.<BR><BR>I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Sent from my iPad

**From:** [jolucont jolucont](mailto:jolucont@ucsc.edu)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:23:56 AM

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You don't often get email from [jolucont@ucsc.edu](mailto:jolucont@ucsc.edu). [Learn why this is important](#)

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

I've been employed in Stinson Beach since I was 15 years old and know that STR ordinance has affected the local economy in Stinson Beach, from restaurants to the small little retail shops in town.

Thank you,  
Jose Contreras

**From:** [Samantha Walravens](#)  
**To:** [BOS](#); [Dennis Rodoni](#); [Eric Lucan](#); [Kathleen Kilgariff](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:27:06 AM

---

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Samantha walravens  
342 Blackfield Dr, Belvedere Tiburon, CA 94920

**From:** [Mark Rennie, Lawclerk](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:37:03 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Sent from [Mail](#) for Windows

**From:** [Nicholas Yuen](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Please reject the Off-Street Parking Provisions in the Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:43:01 AM

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

Dear Members of the Board of Supervisors,

After many years of saving up from our jobs as a community college instructor and county public health worker, about 6 years ago my wife and I were finally able to purchase a vacation home in Stinson Beach where we stay about 1/2-time. This house has historically been either a short-term rental or owner-occupied. Because WE use this house as a regular vacation home, we do not ever intend to rent this property as a long-term rental. We bought the house counting on the occasional short-term renter to help us pay the mortgage and properly taxes. But if this were not permitted, it would simply sit empty when we were not using it.

I have previously written in opposition to the Draft Ordinance on Short-Term Rentals addressing other concerns, but neglected to include one additional point.

**I strongly object to the provisions in the ordinance mandating off-street parking spaces.** These provisions do nothing at all to address the principal issue of affordable housing. But, if the county is trying to address parking issues, then these should be narrowly tailored to meet an identified need that has been validated with actual data. But, the rules proposed here are not accompanied by any data of any kind to support their inclusion and I can attest that they are not applicable to our hillside portion of Stinson Beach.

Sure, in some portions of Marin County and in Stinson Beach itself, there are times when off-street parking can be extremely tight, especially on weekend. Almost all of our neighbors have their own off-street parking. But, our house is on a modest plot without off-street parking and so we park on the street. I can attest, however, that in the 6 years we have owned this house, there has literally NEVER been a time we were not able to park our vehicle on our particular block, even on the most crowded weekend. This is a pretty incredible record, especially at Stinson Beach.

So, why include a provision requiring all STRs to have two off-street parking spaces? How many STRs would this affect? My guess is that most STRs actually already have off-street parking that would be included with the rental as a selling point. But for those of who do not own big properties that include off-street parking, there is nothing we could do to add parking. Our cars are simply on the street. But, whether it is our car or the car of a short-term renter, this ordinance is not going to magically create more parking!

And what is the rationale? If it is to preserve parking for long-term residents, you should first do a study to determine the need. On our block, there is in fact no need to preserve street parking for permanent residents. If it is to preserve the parking for tourists/visitors, then why discriminate against visitors who are spending the night? And really, at Stinson Beach there is a massive parking lot at the national park with thousands of spaces. How much difference one way or another will this rule make for the overall volume of parking given that most STRs in fact already have off-street parking? Not much, really. It would only apply to the very occasional STR such as ours that do not have a driveway. But, if this rule is in effect, those

owners like myself will be prohibited from enjoying a customary right of having our guests park on the street— a practice that hurts no one.

Again, on our street at Stinson Beach, we have literally just one other neighbor who does not have off-street parking. The fact that we have occasional renters who park on the street in place of where we would normally park has not been a problem. I have literally NEVER had a complaint from a neighbor, and we talk to our neighbors all the time. So, why include this provision in the Draft Ordinance????

There are so many things wrong with this draft ordinance. It seems designed to penalize a sector of the economy that provides great benefit to the public and to home-owners like myself who are making our homes available to the public to enjoy the incredible natural beauty of this area.

What exactly is the point of all of this? Creating arbitrary barriers to STRs in Marin makes a very exclusive area of Marin county even more exclusive. I ask that the county not limit or reduce the number of STRs.

**Nicky Gonzalez Yuen**  
**nickygy@mac.com**

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*“One of the greatest problems of history is that the concepts of love and power are usually contrasted as polar opposites. Love is identified with a resignation of power and power with a denial of love.... Power without love is reckless and abusive, and love without power is sentimental and anemic. Power at its best is love implementing the demands of justice, and justice at its best is power correcting everything that stands against love.” Martin Luther King, Jr.*

**From:** [Jean Loo](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:47:46 AM

---

You don't often get email from jeanloo@earthlink.net. [Learn why this is important](#)

Hi Marin County Board of Supervisors,

**I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.**

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. **I ask that the county not limit or reduce the number of STRs.**

Thank you,  
Jean Loo  
8 Jose Patio  
Stinson Beach

**From:** [JaZelle Perry](#)  
**To:** [BOS](#); [Dennis Rodoni](#); [Eric Lucan](#); [Kathleen Kilgariff](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 10:53:44 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.



**From:** [Linda Rudolph](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Cc:** [Jim Bellows](#)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 11:21:02 AM

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

I'm writing to request that you reject the Draft Ordinance on Short-Term Rentals as written and amend to ensure that long-term fixed-income homeowners are provided with at least limited opportunities for rental income. This would both serve the county interest in maintaining access for visitors, and support homeowners who wish to stay in their homes through short-term rental income. We should be allowed, for example, to rent out our house for 1 - 2 months a year during those times when we are visiting our grandchildren.

Thank you,  
Linda Rudolph

**From:** [srpear@gmail.com](mailto:srpear@gmail.com)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 12:20:42 PM

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Hello and thank you for your service.

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thank you!  
Sarah Pearson

**From:** [Jennifer](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs and encourage 2-3 night STR stays  
**Date:** Tuesday, December 19, 2023 12:21:47 PM

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

Dear Marin County Representatives,

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

My family has resided in Marin for over 20 years now and we occasionally utilize short-term rentals to spend a long weekend at Stinson Beach. For us, and many others, this is a great option to immerse with the natural beauty of West Marin; better than just spending a few hours. Without this option, we will not be able to spend quality time in West Marin. For our use, I would like to see language enacted that encourages 2-3 night STR's throughout the year. I would not support rentals that encourage longer stays of weeks or months as this is not feasible for most people's schedules or budgets.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thank you for your consideration,

Jennifer Klopfer

**From:** [Nate Bosshard](#)  
**To:** [BOS](#); [Dennis Rodoni](#); [Eric Lucan](#); [Kathleen Kilgariff](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Tuesday, December 19, 2023 1:07:20 PM

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

Hello,

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County. I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Sincerely,

Nate Bosshard

**From:** [Terry Donohue](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 12:47:56 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals.

In particular I am opposed to the lack of caps on the number of STRs in Dillon Beach and Stinson Beach. These villages were once communities that have been hollowed out by STR's. There are still vestiges of community which should be preserved and nurtured as all the communities in West Marin. Additionally, not capping STRs in these two communities shows a massive inequity.

I do support an equitable and balanced policy, which this draft policy is not.

Thank you,  
Terry Donohue

--

Theresa E. Donohue DRE License 01276710  
Bolinas Real Estate DRE License 00345235  
3 Wharf Road/ PO Box 479  
Bolinas, CA 94924  
Cell: 415-509-1740  
[www.bolinasrealty.com](http://www.bolinasrealty.com)

**From:** [George Von Liphart](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 1:03:21 AM

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I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

George von Liphart  
+1 415 350 5160

**From:** [Lyle Hayden](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 1:13:57 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

**Lyle Hayden**  
+ 1 415 350 3877  
+ 351 912 006 724

**From:** [Sarah McCarthy](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 6:25:02 AM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Thanks,  
Sarah McCarthy



**From:** [Emily Wilson](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [info@westmarinaccesscoalition.com](mailto:info@westmarinaccesscoalition.com)  
**Subject:** Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 10:36:41 AM

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[You don't often get email from emilyhwilson415@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I'm writing to let you know that I am totally in favor of the Draft Ordinance on Short-Term Rentals in Marin County.

AirBnB has done so much harm to many communities, not just Marin. People no longer rent out their homes, but rather do short term rentals so they can make WAY more money. What really bothers me is how they portray themselves as a public good, adding to the community, but instead they are taking advantage and have fought paying any sort of taxes or contributing in any way.

I grew up in Marin, and it makes me sad the way Stinson particularly has become a place for people to vacation for a few days and not a place for people to live. Again, opponents of this ordinance like to present themselves or STRs as though they add to the community, when they are helping to destroy it.

I hope this ordinance passes. It's really time.

Thank you.

**From:** [Sarah Butler](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 3:42:10 PM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Stinson Beach has been a Vacation stay destination since the early 1900s.

Only 9 of the last 57 homes sold in Stinson over the last five years decided to do STRs. Less than 16%. More and more the second homes do not do Short term rentals. The demographic of the Buyer for Stinson Beach does not need to rent their home to hold it. They would rather it sit empty so that they can spontaneously access their retreat.

As you must have heard 94970 is the 6th most expensive place to live in the nation. The average home price in Stinson Beach is \$3,400,000. It takes a \$11k mortgage, plus taxes, and insurance (if you can get it) to hold a home of that value. I do not see how someone could then rent their home long term (if they wanted to rent long term) for an affordable amount. The people of Stinson are kind, but that seems like a real long shot. It is my experience that with most people it is the bottom line that matters.

I strongly suggest that you look at a tax incentive to encourage home owners to rent long term. Again, it usually about the bottom line.

I just wanted to touch on my story. In 1996 I was 26 years old and doing every service job in Stinson. Baker, waitress, nanny, and housekeeper. In 1997 Chris Harrington hired me to manage the short term rental cleaning crews for Oceanic Realty. I worked my way up from there to manager of the Short Term Rental program. Later I would get my real estate license and then my Brokers license. In 2005 I was able to become the Broker of Record and Owner of Oceanic Realty. Wow, right? The actual American dream. None of this would have happened without the micro economy of the Short Term Rental program of Stinson Beach.

Oceanic Realty has less short term rentals than we have ever had before. I think we are down about 20% since 1997.

I do my best to protect the hill here in town from STRs and I do my best to protect about 8 affordable units that I manage.

The thing that makes me most upset about this situation is my small business, my 3 employees, and all the other vendors we hire to help make the STR side of our business run. If the rentals continue to diminish that side of the business will become more trouble then it is

worth and I will have to shut it down let go of three people whom I have employed for almost two decades. How will they pay their rent then?

The restaurants and small shops depend on the flow of renters. There was a time that Sand Dollar would staff according the the amount of rentals we had arriving.

There are no corporations buying up property to do STRs in Stinson Beach or Bolinas. There is one corporation in Bolinas that has several properties but strive to provide affordable housing. They had me call he fire department and the school to find a tenant before we advertised openly. We ended up renting to a Bolinas School teacher.

I have offered to be available to discuss this issue with the county on several occasions and I am disappointed to report I was never called upon.

I am president of the SBVA but I am not commenting on there behalf. This jus just from me, a small business owner.



**Sarah Butler**

Broker/Owner

DRE #01258888

[sarah@oceanicrealty.com](mailto:sarah@oceanicrealty.com)

M: (415) 265-5070 | O: (415) 868-0717

[OceanicRealty.com](http://OceanicRealty.com) Follow us on social media!

**From:** [Alecia Cotton](#)  
**To:** [Dennis Rodoni](#); [Katie Rice](#); [Sackett, Mary](#); [Stephanie MoultonPeters](#); [Eric Lucan](#); [BOS](#); [Kathleen Kilgariff](#); [West Marin Access Coalition](#)  
**Subject:** Reject Draft Ordinance on STRs  
**Date:** Wednesday, December 20, 2023 9:59:47 PM

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

I'm writing to let you know my opposition to the Draft Ordinance on Short-Term Rentals & my opposition to any reduction in STRs in Marin County.

I recommend that the Board of Supervisors vote to reject the Draft STR Ordinance as unworkable, impractical, & inconsistent with the mandates under the Coastal Act & Local Coastal Program that the County provide visitor access to coastal Marin. Any reduction in the number of STRs in Marin is a reduction in coastal access. I ask that the county not limit or reduce the number of STRs.

Best regards,

Alecia Cotton  
Novato, CA