



Hi Anonymous,

Thank you for joining fellow Marin County hosts earlier this week to discuss the proposed changes to the Short-Term Rental ordinance.

To learn more and read the proposed changes, you can visit the county's website [here](#).

This **Tuesday, July 31st**, the Marin County Board of Supervisors will conduct a first reading of the ordinance as a formality. You can submit written testimony to the Board of Supervisors via [bos@marincounty.org](mailto:bos@marincounty.org). You're also welcome to attend in person.

Please save the date for **Tuesday, August 7th, 2018**, when the Board will accept public comment and conduct discussion on the ordinance at their regular meeting. We hope you will join fellow hosts in speaking in support of short-term rentals. We'll be sure to keep you informed as things develop.

Thanks,  
The Airbnb team

RECEIVED

JUL 31 2018

COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

## Tejirian, Jeremy

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**From:** BOS  
**Sent:** Wednesday, August 01, 2018 6:36 AM  
**To:** BOS - Aides  
**Cc:** Tejirian, Jeremy  
**Subject:** FW: STR ORDINANCE-

The message below was received through the email addressed to all Supervisors. Please forward as you deem appropriate.

**From:** Michele Luna <lunamichele@hotmail.com>  
**Sent:** Tuesday, July 31, 2018 4:28 PM  
**To:** BOS <BOS@marincounty.org>  
**Subject:** STR ORDINANCE-

Board,

I've never written to the Board but hearing about the STR ordinance and efforts by AirBnB to overwhelm the meeting on 8/7 I had to write something since i cannot attend.

I am a 49 year resident of southern Marin. I've seen rental costs go up exorbitantly in the Bay Area and especially here. We cherish our small community, the benefits of the weather and our good customer services and while we want to share these wonderful things with everyone whom wishes to visit we do so at the expense of our lifestyle, and at a cost to those less fortunate. So many of those in our local service industries struggle to pay the high rents here. Turning in-law units, rentable rooms and homes into AirBnB will likely result in a worsening situation. This issue is similar to those in The City where rentals are also at a premium and harder and harder to find. Owners often make more money on part-time rentals vs full time and that resulted in an increased deficit in housing. It is a shame. Where will our waiters, bussers, grocery checkers, dry cleaning service people, etc. go and how much harder will it be for local businesses to attract talent and consistent employees if they cannot afford to live here? We rely on these services for quality of life. We also have a duty to ensure access to "affordable" rental living space for those less fortunate but hard-working individuals in our community.

Please do not allow short term rentals like AirBnB impact our community. West Marin, in particular is the last bastion of affordable housing for our working service industry. Lets protect them, and in the process, ourselves.

Sincerely,

Michele Luna

Mill Valley Resident

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## Tejirian, Jeremy

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**From:** Marj Bundschuh <mbundschuh@cymatix.com>  
**Sent:** Tuesday, July 31, 2018 8:05 AM  
**To:** BOS  
**Cc:** Marj Bundschuh  
**Subject:** Airbnb meeting tomorrow

The Airbnb unit we rent out became a legal rental unit in 1989 with the provided off street parking and increase in prop taxes for garbage, sewer and services that I've paid for ever since. When we built onto the house, and the architect suggested there was room for it, we put in a separate kitchen in case our parents ever needed to live with us and couldn't do stairs. That required a second unit use permit. I believe the cost then was over \$20K with the engineered driveway to accommodate the extra parking space, application and permits etc. I'm sure the many illegal units in the county is for that reason. The recent offer of permit cost breaks for legalizing mini-units (or whatever you call them) should still address the off-street parking issue. We've been in the house for 32 years and only started using Airbnb in 2016 because it has been one of our children's bedrooms prior to that. It is not rented all year if family visits, our daughter comes home for summer and school breaks, so we can't really do full time rental. I lived there for many months after breaking my ankle.

Let me be clear that I'm not a fan of everyone renting out a bedroom if they take up street parking where it's tight already. I'm certainly not a fan of corporate ownership using the homes exclusively for short term rental purposes. Increasing taxes is no strategy to stop that because the people visiting pay that. Limiting the rentable days per year is no help when business is seasonal. Hosts should live in the home, that's what Airbnb was about to begin with. My main concern is about having cooking units in rooms that are not supplied with the proper electrical service. This potential fire hazard, which could hurt us all, should be a requirement monitored by the county in order to obtain licensing/use permits to do short (or long) term rentals like they do when a second unit use permit is issued. I think Airbnb (or other entity) should work with each county to make sure that only valid licensees/permit holders are allowed to advertise on their website. It's convenient that Airbnb collects the tax and remits it to the county directly.

I don't consider myself greedy, I've yet to recoup the cost of this unit. Only some months are popular so only helps with my mortgage during that time. Many of the folks come from Europe who take a month summer vacation and travel around to other attractive sights like Yosemite or Carmel and Monterrey. They come to my place for 4+ nights to hike the GGNR area and see Muir Woods (which now they can't unless they made a reservation). Occasionally it's to visit SF but many come for a birthday or wedding anniversary or friends' wedding in the area. I've also had a number of Mill Valley residents who are doing construction on their homes and want to stay in the area. One couple stayed with me who ended up buying a home in Homestead Valley. Again, I don't think that corporations should be allowed to use homes for short term rental purposes. They have no skin in the game and the cost is the degradation of the community like we have in Stinson Beach.

Sincerely,  
Marjorie Bundschuh

## Tejirian, Jeremy

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**From:** Kutter, Rhonda  
**Sent:** Monday, July 30, 2018 9:34 PM  
**To:** BOS  
**Cc:** Cordova, Lorenzo  
**Subject:** Fwd: Draft Ordinance for Short Term Rentals

Sent from my iPhone

Begin forwarded message:

**From:** Donna Clavaud <[donna.clavaud@gmail.com](mailto:donna.clavaud@gmail.com)>  
**Date:** July 30, 2018 at 5:21:18 PM PDT  
**To:** Dennis Rodoni <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Cc:** "Kutter, Rhonda" <[rkutter@marincounty.org](mailto:rkutter@marincounty.org)>  
**Subject:** Draft Ordinance for Short Term Rentals

Supervisor Dennis Rodoni,

I will not be able to attend the BOS Hearing tomorrow on July 31 as I have a pre-scheduled TERN Disaster Meeting scheduled at the same time here in Tomales.

I want to convey that I approve of the proposed and revised STR Ordinance.

As a long-term resident (almost 30 years) and property owner here in Tomales, and operator of a short-term rental cottage on my property, I think the proposed STR Ordinance offers responsible rules and stipulations that will protect all stakeholders: community residents, STR operators, guests/visitors, local businesses, County Code officials, and public safety officials. It should provide a sensible structure for the short term lodging in West Marin.

There are a few small suggestions I might make for edits: "31 days or less"; hotline needs more specifics to be truly effective; and perhaps a 12-18 month evaluation of ordinance instead of 2 years. Otherwise, I think it will work!

In Tomales, our housing stock includes approximately 14% long-term rentals, and only 4% of the total housing stock are short-term rentals. We have an additional 8 rooms at the local hotel and there are 5-6 STR's on surrounding farms that offer a range of specialized lodging experiences. Everyone is very busy! All our lodgings have on-site hosts.

I believe that residents living in coastal villages, the coastal zone and in this rural, scenic and vibrant agricultural area can find sustainable ways to balance healthy community lives, and yet be gracious hosts to visitors who deserve to visit the coast for a day or a night or even a few nights. As a Tomales resident, I do my best to volunteer in the local community; and as a host to visitors, I try to help guests learn, respect and experience the beauty, fragility and history of this beautiful West Marin area.

Thank you for listening and I hope to attend the August 7 meeting when a final Draft Ordinance is voted upon.

I hope this missive finds you well! Keep up the good works! You are a great representative!

Respectfully,  
Donna Clavaud  
Tomaes