

From: [Vic Amoroso](#)
To: [Drumm, Kristin](#); [Kinsey, Steven](#)
Subject: Letter(3/29)to residents in vcr zones in West Marin
Date: Friday, April 08, 2016 12:58:42 PM

The subject letter says that residential uses in commercial areas of West Marin would be allowed by permit only, with objective of converting residential to visitor-serving commercial uses. Such a proposal would exacerbate two of the most generally acknowledged problems facing the Bolinas community: Housing and weekend/holiday Parking.

As pointed out in our phone conversation, about 15 properties would be affected, including possibly my own. The loss of any of these properties for residential use would only make a critical problem worse. The residences could not be replaced elsewhere in the community because of a proven water shortage which limits or precludes new construction. Therefore, even more people will be driven from the community for lack of available housing, some of whom have lived here for many years.

In our phone conversation, you pointed out that those who wish to reside, or continue to reside, in our commercial area could get a permit to do so and that such would probably be a simple matter. If so, this negates the intent of the proposal, and one wonders if the objective is really to increase county revenues through permit fees.

In light of the current housing crises, it would be more beneficial and make more sense to limit conversions of residential properties to commercial uses. such as airbnb, vrbo etc, than the other way around.

It is my firm belief that the Bolinas community almost unanimously and vehemently is opposed to this proposal or anything remotely similar and would actively engage in preventing its implementation.

Weekend and holiday parking availability(or lack of it) is a huge problem in Bolinas, even in winter, so much so that it negatively affects the quality of life in our community. Locals often avoid coming downtown on weekends because of the parking crunch. Not only is this a disturbing inconvenience. but impairs the viability of local-serving businesses. At least three have closed in the last year. This condition makes the proposal almost nonsensical. To relieve the parking issue, I suggest that the parking plan submitted by the BCPUD for accommodation in the LCP be reconsidered and implemented.

Vic Amoroso