

**From:** [Eric](#)  
**To:** [Drumm, Kristin](#); [Liebster, Jack](#); [BOS](#)  
**Cc:** [Kinsey, Steven](#); [Jennifer Blackman](#); [Mindy Marin](#); [Claudia Cenicerros](#)  
**Subject:** URGENT: Support of BCPUD letter re: Coastal Plan Update  
**Date:** Tuesday, April 19, 2016 10:52:59 AM

---

## MEMORANDUM

SUBJECT: Support for BCPUD GM's letter re: Coastal Plan Update

DATE: April 19, 2016

TO: Kristin Drumm, Senior Planner,  
Jack Liebster, Planning Manager, Marin County  
Marin County Board of Supervisors

CC: Steve Kinsey, Marin County Supervisor  
Jennifer Blackman, GM Bolinas Community Public Utility District  
Mindy Marin, Bolinas Resident

FROM: Eric McDougall, Owner @ 45 Wharf Road, Bolinas (c. 1851 residence next door to Smiley's Bar) [eric@mcdougall.com](mailto:eric@mcdougall.com)

-----

This memorandum serves to support the position so well articulated by Jennifer Blackman, GM of BCPUD regarding the proposed modifications to the Local Coastal Plan.

### Summary:

- Insufficient time for public comment and discussion.
- Support for County staff's recommendation to omit proposed "coastal redevelopment" as proposed by CA Coastal Commission.
- "Redevelopment" per se is not a provision of the Coastal Act.
- Omit County staff's changes to language in Section 22.64.110, which changes Board approved policy.
- Support for County staff's efforts to omit language that would place burdens on local utilities like BCPUD.
- Opposition to CA Coastal Commission language creating "village commercial core areas," limiting residential uses and imposing burdensome permitting.
- Coastal Commission proposed changes are inconsistent with both historical and current usages and character of Bolinas town center.

While my own residence is not within the proposed commercial core, it seems the planners or commissioners have not actually visited Bolinas and looked at the actual structures that they are placing within the new “commercial core” zone. Most of the residences that are within this zone are historically significant pre-1900 homes that define the character of downtown Bolinas. They should remain residences and have residential usages acknowledged in the codes. Further the plan does nothing to address other important visitor impacts such as parking, safe turnarounds on narrow dead-end streets, trash, speeding, provisions for sudden influx of surfers, noise from Harley touring, holiday illegal fireworks, Sheriff resources, emergency vehicle availability and access, etc.

My reaction is not part of the old Bolinas “tear the signs down” xenophobia nor “not in my backyard” aversion to change. I live downtown and love activity and action. Bolinas is beautiful and attractive and people should be able to enjoy it’s good qualities, but more thoughtful planning, done with the involvement of the local Bolinas Community should be initiated vs. dropping unrealistic and ill-considered rules imposed from above and afar.