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May 17, 2018

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Marin County Civic Center

3501 Civic Center Drive

Suite 329

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415 473 7331 T

415 473 3645 F

415 473 6172 TTY

www.marincounty.org/bos

Jennifer Blackman, General Manager
BCPUD Vehicle Habitation Committee
Bolinás Public Utilities District
PO BOX 390
Bolinás, CA 94924

Dear Jennifer,

As the representative for the community of Bolinas on the Board of Supervisors, I am invested in working with you to solve some of our community's most pressing issues. Most recently, your Board submitted your vehicle habitation committee's recommendations to my office for review and response. I want to begin by thanking you for the time and effort it took to formulate these recommendations.

The past couple weeks, I was able to convene a group of county departments and California Highway Patrol who could be involved in delivering and do follow-up with any regulations, planning or permitting efforts related to these recommendations. Included with my office was County Counsel, the Department of Public Works, Community Development Agency, Sheriff, and CHP. Below you will find the responses to your recommendations.

In addition, as you know we have been working with County Counsel to develop an ordinance to address non-county maintained roads in Bolinas so we can have enforcement by our officers. It is important to formalize this ordinance prior to developing other actions.

1) Action: Request Regular Enforcement of Parking and Traffic laws in Downtown Bolinas (Brighton, Wharf Park, and Terrace), particularly during the Summer Months, on Weekends, and on Holidays.

2) Action: Remove Vehicles (or Other Objects) Used as Storage Containers and Parked on Downtown Streets in Bolinas.

Response to both 1 & 2:

During our meeting earlier this year with BCPUD, Fire Chief Anita Tyrrell-Brown, and the Sheriff's staff, our Sheriff's office agreed to devote extra time to increase the enforcement using current vehicle codes. By increasing our focus on illegal parked vehicles and non-registered vehicles parked in Bolinas we marked 40 vehicles for abatement. Of those 40, 34 came into compliance with the law. The six that did not, were towed.

While we continue to do this enhanced enforcement, we realize the greatest impact would be to supplement our Sheriff's budget to include a new full-time parking officer who would be available for the communities of Bolinas and Stinson Beach. I have made this budget request and hope to have this available in the new budget year starting July, but no later than the fall.

We are also determining how often a \$ 99 ticket can be written. As you know state law sets the \$99 limit, but we are investigating whether a violator can be given a second or third ticket in the same day/or some time frame other than next day.

This will likely increase both ticketing and enforcement of the vehicle codes, but we recognize we have challenges with towing companies servicing Bolinas. When a vehicle is towed it needs to be safely stored and ultimately subjected to a lien sale if the owner doesn't show up to claim it.

For larger vehicles like an RV, it requires a special type of towing service contract. The towing contractor needs to be a specialist in removing and disposing toxic waste, dismantling the RV etc. To date we haven't been able to attract a contractor for large vehicle removals.

Expected Timeframe: 0-6 months.

3) Action: Implement an Emergency Long-Term Overnight Parking Program.

Response:

The creation of this type of program presents a set of challenges. An overnight parking program is extremely expensive and would require tremendous amount of staff time. Sonoma County partnered with Catholic Charities to develop an overnight parking program and recently dissolved their partnership as a result of the funding challenges, related issues with staffing and results.

If Bolinas were to pursue this opportunity, it would need to: 1) find a nonprofit or community partner to run this program; 2) find a property that is properly zoned to allow storage of vehicles; 3) get community buy in as a program like this could be controversial; and 4) raise the funds for the preliminary and ongoing costs. Needless to say, there will zoning and permitting constraints, as well as the needed approval from the California Coastal Commission.

The county has been actively working on solutions to house our homeless, and as you may know, we have adopted a whole-person care and housing first model. As we open our new HHS facility in Pt. Reyes Station our whole person care/housing first program will be available to Bolinas homeless. This new program is a huge resource commitment and limits our funding available for any other local programs.

Recently, I sent our county Veterans Affairs officer to Bolinas to talk to the homeless. He was unable to identify any homeless veterans but should a veteran in your community need assistance there is housing for veterans.

As this program would compete with county funding of the Housing First homeless program, my recommendation would be to evaluate the effectiveness of that program first, before pursuing additional funding for the overnight program.

Expected Timeframe: Unknown.

4) Action: Implement the Downtown Parking and Traffic Plan.

Response:

While all county, state and coastal act regulations would apply this process would also involve the Sheriff, DPW, County Counsel and CDA. They would need the support of BCPUD and the community. Each of those departments have a stake in this parking and traffic plan (i.e. enforcement, zoning, and signage).

Our community residents would also need to be involved as this will have to be a public process and a coastal permit would follow the community process. I believe this is a valuable tool and your community has put years into the plan, however I recommend waiting a year or two to see how the other options benefit the community.

Expected Timeframe: 2-4 years.

5) Action: Amend the Marin County Traffic Code re: the 72-Hour Parking Rule.

Response:

Enforcement of the 72-hour parking rule is a problematic. Officer's often do not have the time to enforce the rule. Currently, there is no parking attendant except for summer months, and she splits her time with Stinson Beach. It is very costly for the county to follow up due to staffing. Changing the restriction from a 100 ft to a 1000 ft doesn't address the problem only moves it.

We recommend installing a no overnight parking zone from 11pm to 5am on Brighton Ave, and Park Ave on one side of the street (probably the tennis court side on Brighton and to be determined on Park Ave). This provides our officers with an enforceable law.

At the same time, develop a resident permit only parking zone on the other side of Brighton and Park from 11pm to 5am administered by BCPUD or some other nonprofit. And, include a cost recovery for this service.

This requires coordination with DPW, Community Development, County Counsel, Sheriff and BCPUD and requires community meetings and a Coastal Commission permit.

Expected Timeframe: 1 year.

6) Action: Amend Applicable Marin County Traffic Code provisions to include "Tow Away" zones in Bolinas

Response:

Officials believe that adding "tow-away" zones added to parking restriction zones may be useful, but because of limited enforcement and the lack of viable towing contracts it could prove to be ineffective. Please see comments related to towing vehicle contracts. We also believe other measures could be affective before considering this. Please see the recommended adoption of a no overnight parking restriction above.

Timeframe: Not recommended at this time.

7) Action: Request that the County and Coastal Commission Revise Applicable Zoning, Land Use, and Other Laws/Regulations to Allow a Permanent Space for Homes on Wheels.

Response:

Like the response to #3, this would require a tremendous amount of community support and buy in from all the residents in Bolinas. Changes to zoning and land use require a lot of collaboration with the agencies involved, including approval from the California Coastal Commission. Defining a "Home on Wheels" will require Bolinas community input. It must also address the constraints due to the availability of funding, land, and zoning.

Expected Timeframe: 2-4 years.

I look forward to working with you on the solution to this complex community issue.

Warmly,



Dennis Rodoni, 4th District