

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD

BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924

415 868 1224



October 19, 2023

VIA E-MAIL: str@marincounty.org

Marin County Planning Commission
Marin County Civic Center
3501 Civic Center Drive, Suite 328
San Rafael, California 94903

Re: Marin County Short Term Rental Ordinance Update.

Dear Commissioners:

On behalf of the Bolinas Community Public Utility District (“BCPUD”), I am writing to convey the substance of the comments expressed at the regular monthly meeting of the BCPUD Board of Directors on October 18, 2023 concerning Marin County’s proposed update to its Short Term Rental (“STR”) Ordinance. Principal Planner Leslie Lacko attended the Board’s meeting to make a presentation on the update and she engaged with our Board and community members about their questions and concerns. We truly appreciate her outreach and the opportunity for stakeholder involvement.

The BCPUD Board of Directors and community members speaking at the October 18, 2023 meeting share a deep concern about the impact that the increasing number of STRs in Bolinas have had in our community and the available housing stock (i.e. dramatically reducing the amount of long-term rentals and contributing to the escalation of home prices, among other things). That said, we recognize that other communities have different points of view in this regard, which presents a significant challenge to the County as it seeks to update an ordinance that is applicable throughout unincorporated Marin. We therefore request that the Planning Commission revise the draft STR Ordinance in a manner specific to Bolinas by reducing the cap on the number of un-hosted STRs by half, which would reduce the number back to 2018 levels – we believe this is a critical revision to the draft ordinance and is widely supported by the Bolinas community.

In addition, the BCPUD Board of Directors respectfully urges the Planning Commission to revise the Ordinance to provide that licensees of STRs must be natural persons and not corporate entities. We believe this is a reasonable requirement to apply to all of unincorporated Marin to prevent the commercialization of our rural residential neighborhoods, which already has begun as single family homes have been purchased in recent years by corporate investors and transformed into micro-hotels. We are guided in this recommendation by the excellent work of West Marin Residents For Housing (www.westmarinresidentsforhousing.org) and the BCPUD Board urges you to strongly consider their comments and suggestions, which are set forth in a thoughtful and detailed STR Position Paper available on their website.

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We appreciate this opportunity to comment on the proposed STR Ordinance Update. Please contact me if you have any questions about our comments or would like to discuss them with me. Thank you very much for your consideration of our comments and those of other stakeholders in unincorporated West Marin.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jennifer Blackman", with a long horizontal flourish extending to the left.

Jennifer Blackman
General Manager