



July 11, 2025

Leila Monroe & Blair Harris
Co-Owners
Smiley's Saloon & Hotel, LLC
41 Wharf, Bolinas, CA 94924

Executive Staff & Board of Directors
Bolinas Community Public Utility District
270 Elm Rd, Bolinas, CA 94924

Re: Proposal to Rent Area for Parking at Resource Recovery, 25 Olema Bolinas Road

Thank you to the BCPUD Staff and Board of Directors for considering our proposal to rent a small area of space on the BCPUD property, located at 25 Olema Bolinas, Road, for the purpose of overflow staff and potentially limited hotel guest parking during busy weekends, while construction is underway at 31 Wharf Road, adjacent to our business, Smiley's Saloon, 41 Wharf Road, Bolinas, CA 94924.

Background

For many years, Smiley's and the Coast Cafe have relied upon the vacant land at 31 Wharf Road for staff and patron parking. When Rosanne Lavoy, owner of the Coast Cafe, sold 31 Wharf Road to the Bolinas Community Land Trust (BCLT) for the development of affordable housing, she did so on the condition that space be retained for parking and trash / recycling storage for the Coast and Smiley's. After many years of planning and negotiations, Habitat for Humanity took a ground lease on the property from the BCLT to develop eight units of affordable housing. The development project is on track to begin in September, 2025 and last for approximately 18-24 months. When the project is completed, there will be parking spots at 31 and 41 Wharf, although the number is not sufficient for all of our staff and patrons. During construction, there will not be any offsite parking available, and many of the on-street spots will also be impacted by the work.

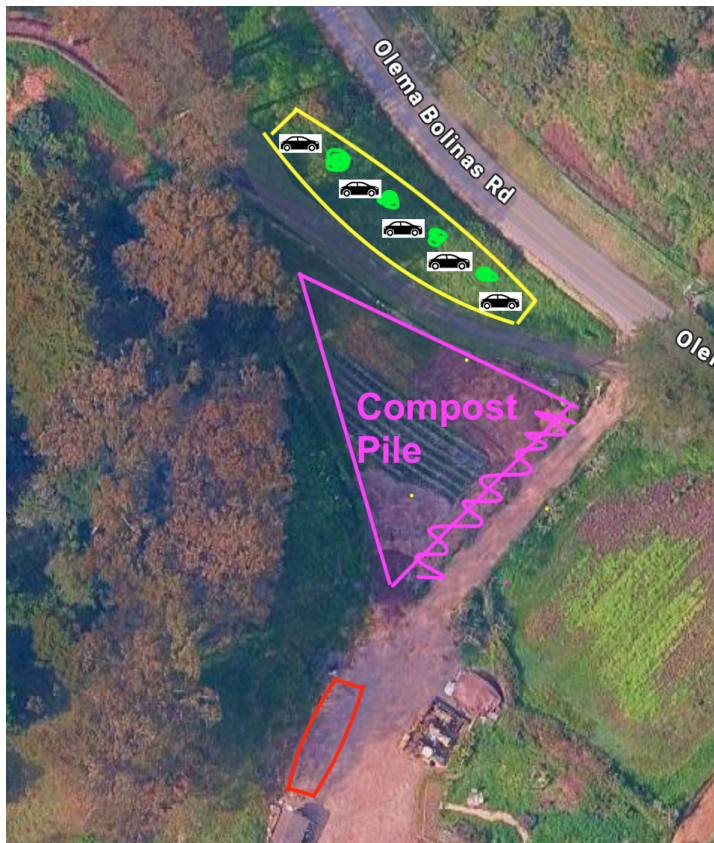
Proposal

On busy weekends in the summer and when the weather is good, it can be very difficult for staff arriving for afternoon / evening shifts to find parking. As such, we are seeking alternative reserved parking spots for staff and occasionally for hotel patrons. Leila met with Belle Woods to discuss the possibility of renting space on the 25 Olema Bolinas / Resource Recovery Property for this intermittent parking use, primarily by staff. Occasionally, on especially busy weekends, we may also offer such spots to hotel patrons, although the distance to the 25 Olema Bolinas lot and the unpaved nature of the ground may make it unsuitable for these patrons.

Leila met with Belle Woods to discuss an area at 25 Olema Bolinas Rd that might be suitable for this use, and the zone depicted on the below map in red was Smiley's initial area of interest.

However, it was considered that use of this would be disruptive to Resource Recovery Staff. Leila then discussed the suggestion of Mickey Murch shifting his compost pile (the google map image shows row crops which are no longer there) to utilize the area depicted by a purple squiggle, but Mickey was concerned about the challenge of avoiding the parked cars when he's working with his tractor, and there would be significant cost associated with shifting the pile, placing gravel, and adding fencing to make that area usable.

Mickey suggested that the area in yellow would be suitable during the dry months, with cars parked between the young apple trees (green dots). The area becomes sodden during wet weather months and would not be suitable for parking, but during those months, business is slow and there is usually sufficient street parking. As such, this proposal is for the seasonal and occasional use of those spots. We suggest a monthly fee of \$100 per month for the rental of this area. We would issue parking hang-tangs to our staff, and the occasional guest, to ensure that authorized individuals are using the spaces. If necessary, we would add some fencing to ensure that the spaces are not utilized by unauthorized cars.



Thank you for your consideration of this proposal.

Sincerely,

Leila Monroe & Blair Harris