

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
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Th13a

A-2-MAR-21-0045 (BOLINAS AFFORDABLE HOUSING)

SEPTEMBER 9, 2021

CORRESPONDENCE – PART TWO

Fwd: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Jennie Pfeiffer <jenniepfeifferr@gmail.com>

Fri 9/3/2021 11:56 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

I sent this in this morning and see that I inadvertently said the 31 Wharf Project was within 100 feet of the Bolinas Lagoon. I had intended that to read 100 yards. I am making that correction here. Apologies.

Thank you,
Jennie Pfeiffer

Begin forwarded message:

From: Jennie Pfeiffer <jenniepfeifferr@gmail.com>

Subject: Fwd: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Date: September 3, 2021 at 11:44:59 PM PDT

To: Genie McNaughton <geniemcnaughton@gmail.com>, Ralph Camiccia <rjc.bolinas@sbcglobal.net>, Rudy Ferris <RuFerris@msn.com>, Janine Aroyan <beauxgardens@aol.com>, Roland <rcrotts911@comcast.net>

I sent this in this morning

Begin forwarded message:

From: Jennie Pfeiffer <jenniepfeifferr@gmail.com>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Date: September 3, 2021 at 10:41:33 AM PDT

To: NorthCentralCoast@coastal.ca.gov

Dear Commissioners;

As a 40 year resident of Bolinas and supporter of many of the affordable housing projects developed by the Bolinas Community Land Trust, an organization of which I have been a member since its inception, I am writing today to request a reconsideration of the design of the project at 31 Wharf Road due to environmental and potential health hazard concerns

Bolinas is a community with only two short streets in our downtown, both ending at the ocean. Because of our beautiful Bolinas Lagoon and ocean beaches, we have many weekend visitors driving into our tiny community. In case of fire/earthquake/floods or other disasters, we have only one road for egress from town into which both of these streets feed. We are overwhelmed with car traffic during holidays and good surf days, over-run with cars and their toxic fumes and heavy metal residue.

31 Wharf is within 100 yards of the Bolinas Lagoon. Its design incorporates an underground parking garage upon which family dwelling units rest. This plus additional proposed parking spaces would add 16-18 cars to our already over-parked town. It has a driveway on each side of the complex garage space which will mean hardscaping 31 Wharf edge to edge, butting up against the newly expanded outdoor paving of Smiley's bar and restaurant next door. This expanse of impermeable surface allows no filtration of stormwater running downhill over the car residue in the parking/driving area, into storm drains that flow directly into the Lagoon. Many of our community members depend on fishing these waters for livelihood. We eat this fish. It is sold to restaurants. This Lagoon is a designated treasure.

Putting a parking garage in the most trafficked two blocks of town (with 4 eateries, community center, two grocery stores, library, park, bar, museum— all with 18 wheeler delivers) is grossly adding to the carbon emissions in this downtown area. The 20 bedrooms planned for this complex will have families with children. This congestion of emissions is hazardous to their health. According to Eco News, there are 350,000 deaths a year attributed to long term exposures from fossil fuels and COVID-19 numbers are highest in the most congested living areas.

The community of Bolinas does indeed face a chronic and escalating need for long-term affordable housing, as do so many communities in our state, particularly small coastal towns with housing costs that are escalating at an alarming rate. Our homes are being bought at exorbitant prices for investments and Air B&B short term rentals that displace our local active community members and families. I taught at our local school for 18 years and have served on the School Board of Trustees for 15 years so I know well our need for family housing.

As the Land Trust points out, "the 31 Wharf Rd project is important because it will allow communities of all income levels and historically marginalized groups, equal opportunities to live near the coast." However, this design as it is proposed is not giving full consideration to the additional crises we are facing as global warming leads to ice-melt in the frozen southern and northernmost continents and poles. We are a designated flood zone community. With the recent rain/ice melt in Greenland, that threat is increasing with frightening haste. This new development is at risk for floodwater taking with it all these toxic materials.

We need to reduce car load on our downtown and start cutting back on fossil fuel use. I was on the Land Trust Board when we bought and converted the Gibson House and the Garage into affordable housing units. Each has 8 living spaces and 9 car spaces— some parking shared with the Community Center and a grocery store. A car park for 17 cars is more than we need at the 31 Wharf, 8-unit site.

I would suggest we eliminate the underground parking garage, cutting back on-site parking to 9 outside slots for the 8 units, giving safer access for resident's bikes, trikes, skateboards, strollers—eliminating the massive excavation of the hillside. In light of future flooding predictions, it makes sense to move duplexes and triplex units higher up this two acre site, away from car exhaust, giving

each a private outside area so as the pandemic continues to mutate, children can isolate with outdoor space as needed. Instead of a parking garage, a carbon sequestration and storm-water filtration garden site could be constructed, close to where the weekend music at Smiley's happens so residents and town guests can use that area as a place to enjoy the music This would eliminate the wall that's to be built blocking light and views for the affordable housing renters at the property next door.

In light of the precarious environmental place we now find ourselves, we need to rethink this much needed complex. I respectfully request you give us an opportunity to do that by voting to reconsider this proposal.

Thank you for you efforts to protect the long California coastline.

Sincerely,
Jennie Pfeiffer

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 9/7/2021 9:25 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

-----Original Message-----

From: Don Smith <dons@lmi.net>

Sent: Tuesday, September 7, 2021 8:14 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners,

I hope this is not too late; I have been tied up with project deadlines and house guests.

The subject project has fully met or exceeded all of the stringent requirements for multifamily affordable housing in the Coastal Zone, housing that will include workers who serve the community and visitors to the Coast. Its appeal to the CC is being made by the inheritor of a private house next door who does not live in Bolinas but who does not want a big building next to his house even though the neighborhood has long been zoned for such use. The neighbor to the other side of the project has no such objection.

Furthermore, his ability to appeal the project all the way to the Commission stems only from a quirk of geography whereby the entire 2000-person village of Bolinas lies in the Appeal Zone because it happens to lie on a peninsula that is entirely seaward of the "first public road" that has been determined to be State Route 1. And yet the subject property sits on the main road through downtown Bolinas and has a large hill behind it, so that the proposed project in no way blocks visitor's access to or view of the Coast and therefore fully satisfies the intent of the "first public road" rule in preserving the natural Coast.

Sincerely,

Don Smith, Bolinas

Letter re: Project 2835 - 31 Wharf Road, Bolinas

Genie McNaughton <geniemcnaughton@gmail.com>

Fri 9/3/2021 3:16 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>; drodoni@marincounty.org <drodoni@marincounty.org>

Dear Ms Pfeifer and Supervisor Rodoni:

Re: Project 2835, 31 Wharf Road, Bolinas

I have written or emailed my concerns about this project to the Marin County Planning Commission, the Board of Supervisors and the California Coastal Commission Local Coastal Program several times. I know that the issues I raised have been considered by the Planning Commission and the Board of Supervisors. I am listed as an "interested party" in the current appeal to the Coastal Commission. I am not writing not to repeat or add to that list of concerns.

I understand that one of the people who asked for changes to the project at the Board of Supervisors appeal hearing spoke with Supervisor Rodoni afterward. In explaining the Board's decision to deny the neighbor's appeal, it was stated, so I have heard, that the letters in favor of the project outweighed those against by a margin of two to one. This is the issue I wish to address.

The 31 Wharf Road project concept was presented to the community at Bolinas Community Land Trust meetings and to the Bolinas Community Public Utility Board as completely thought out with no room for discussion as to its general size and scope. Review of the project documents, however, showed that a number of very critical details had not been explained sufficiently. Some community members, including myself, went on record to point them out. We hoped that our information, if taken into consideration, would improve, not cancel, the project.

What began as a community's right to question the project quickly became an "us vs. them," argument, with the usual name calling by the proponents of the project. People who privately and consistently told us they agreed with the concerns we raised also said they would not write letters or give testimony at hearings for fear of being shunned, attacked, losing their livelihood or their BCLT homes. This, I believe, is why there were so few who spoke to the Commission or Board to suggest important changes to the project. Having a more accurate sense of the community's response would help to make a better project.

Sincerely,
Eugenia McNaughton

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 9/3/2021 9:59 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Susan Hewlett <shewlett42@gmail.com>

Sent: Friday, September 3, 2021 9:35 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045

Dear Commissioners,

I am writing in support of the BCLT project at 31 Wharf Road, Bolinas. I was very fortunate to move to Bolinas in 1968. There were very affordable housing opportunities available for my family. The prices of rentals now are astronomical. If I hadn't found a permanent home years ago I would never be able to afford living here.

I strongly support the affordable housing project - we need housing for the people who work day to day for a living.

Thank you - with warm regards,

Susan Hewlett

FW: "Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)."

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 9/3/2021 3:32 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Ralph Camiccia <rjc.bolinas@sbcglobal.net>

Sent: Friday, September 3, 2021 2:36 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Fw: "Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)."

September 2, 2021

Dear Commissioners,

Subject:

Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

I am writing to submit my concerns about the construction of the multiunit housing project at 31 Wharf Rd. in the coastal community of Bolinas.

Yes, there is no question that affordable housing is an essential element to maintain a healthy and diverse community. It offers housing to community workers and their families, and even offers a chance for families to live and enjoy the California coast. At the same time we should not ignore or forsake the need to maintain a healthy environment.

High density projects such as this have many critical negative effects on our local environment, such as disrupting the flow of vehicle traffic and reducing adequate visitor parking, as well as creating excessive negative hard surface water runoff that flows directly to the environmentally sensitive Bolinas Lagoon, to point out two that are obvious.

A smaller project might serve the community and visitors better than a large complex such as this.

Respectfully,
Ralph Camiccia
PO Box 747
Bolinas, Ca

From Ralph Camiccia

FW: Public Comment September 2021 Agenda Item Thursday 13a-Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 9/3/2021 3:33 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

-----Original Message-----

From: Patricia Bradford <pbradford@me.com>

Sent: Friday, September 3, 2021 3:10 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment September 2021 Agenda Item Thursday 13a-Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing Bolinas)

Dear Commissioners,

I am writing in support of the BCLT project at 31 Wharf Rd. I am on the Board of the BCLT. Affordable housing is a critical and ongoing issue in our community. Our full time resident population has dwindled. For example, when my kids were in the Bolinas School, there were over 200 students; now the census hovers around 100. There are many more second homes and short terms rentals; fewer long term rentals. We need affordable housing for all residents, elders, families, workers and teachers. This project is critically important because it will allow for our community to be for all income levels and and for historically marginalized groups, an equal opportunity to live near the coast.

Thank you, Patty Bradford
Board Director of BCLT

FW: Public Comment on September 2021 Agenda item13-a-Appeal No.2-A-March21-0045

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Wed 9/1/2021 5:09 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Joan and Bill Robbins <joanandbill5@gmail.com>

Sent: Wednesday, September 01, 2021 3:30 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda item13-a-Appeal No.2-A-March21-0045

Dear commissioners:

I am writing in support of the BCLT project at 31 Wharf Rd. My community of Bolinas faces a chronic shortage and escalating need for long term, affordable housing which is well documented. The 31 Wharf Rd project is critically important and urgent because it will allow communities of all levels and historically marginalized groups to have equal opportunities to live near the coast--and where they work! The housing plans also reflect the sentiment of the overwhelming majority of Bolinas residents.

Sincerely yours,

Joan Hamerman Robbins

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 8/31/2021 12:07 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: David Shlachter <dave@jaffa.com>

Sent: Tuesday, August 31, 2021 11:53 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners,

I am a Bolinas homeowner writing in support of the BCLT project at 31 Wharf Rd.

It breaks my heart that some folks in our community seek to prevent essential housing construction that will allow communities of all income levels and historically marginalized groups equal opportunities to live near the coast.

Coastal space is both limited and highly desirable, a combination that prices out 99% of the socioeconomic spectrum. BCLT is working tirelessly to preserve coastal housing for the 1%, which historically, currently, and in the future will comprise the lifeblood of the community.

I hope that these basic facts can be taken into consideration as the merits of the appeal are weighed by the Coastal Commission.

Thank you,

Dave Shlachter

FW: BCLT (under consideration in Appeal No. A-2-MAR-21-0045)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 8/31/2021 4:56 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez

-----Original Message-----

From: Arline Matheiu <arlinemath@aol.com>

Sent: Tuesday, August 31, 2021 4:18 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: BCLT (under consideration in Appeal No. A-2-MAR-21-0045)

1 September 2021

To: California Coastal Commission

Re : BCLT Affordable Housing, Bolinas (under consideration in Appeal No. A-2-MAR-21-0045)

Since coming to Bolinas 27 years ago, I have seen long-term residents lose their housing and children who grew up here and have wanted to stay forced to move away, all because Bolinas housing was beyond their income range. The lack of affordable housing in Bolinas has affected the size of the school population and has caused the inability of our community to attract staff to keep our local medical clinic open. The Bolinas Community Land Trust (BCLT) has stepped up and has made remarkable strides in beginning to alleviate this situation and they have done this in a positive community-oriented way. BCLT has been transparent and open about their projects, inviting the community to meetings to help in developing plans that will affect our community for years to come. I applaud their efforts and support fully the projects they have underway. I ask you to please give them your full support, including for the current plans for the 31 Wharf Road affordable housing and mixed-use project.

Thank you,
Arline Mathieu
360 Tulip Road
Bolinas, California

Sent from my iPad

FW: 31 Wharf Rd. Bolinas

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 8/31/2021 9:50 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: meg simonds <simonds.meg@gmail.com>

Sent: Monday, August 30, 2021 1:28 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Bolinas Community Land Trust <info@bolinaslandtrust.org>

Subject: 31 Wharf Rd. Bolinas

Dear commissioners,

I urge you to vote in favor of this most needed housing. Housing in Bolinas has become way over priced and this project is desperately needed for those working families that are the back bone of this community. They are our shop keepers and workers, our cashiers and water district workers, our nurses and doctors, our teachers and medical providers, they our fire fighters and their families, our farmers and they are our retired workers as well.

In these days of climate change our folks need to reside in the place they work. Please help us save our community and vote YES for 31 Wharf Rd.

In gratitude for your affirmation,
Meg Simonds

FW: Bolinas BCLT housing

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 8/31/2021 9:48 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez

-----Original Message-----

From: Renee <reneedoe@sonic.net>

Sent: Sunday, August 29, 2021 5:59 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Bolinas BCLT housing

Hello

I am a 50 year resident of Bolinas and a 45 year taxpayer. i am happy to have purchased a home when I could afford to buy one on my nurse's salary. Certainly not a possibility now. I do hope the NIMBY's lay off trying to keep their coastal homes to themselves and share a bit of this spot we are fortunate to own. As far as i can see the active people in Bolinas protesting the housing are all around my age; 60,80ish. Time for a few young people to have a share of the good life.

Some of their gripes might even be legitamite but like Afgain debacle it's time to quit.

Renee Doe

POBox 341

Bolinas 94924

FW: "Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)."

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tue 8/31/2021 9:46 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: Emmeline Craig <emmelinecraig@gmail.com>

Sent: Sunday, August 29, 2021 9:35 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: "Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)."

Dear Commissioners,

I am writing in support of the BCLT project at 31 Wharf Rd.

The community of Bolinas faces a chronic and escalating need for long-term, affordable housing that is well documented.

The 31 Wharf Rd project is critically important because it will allow communinites of all income levels and historically marginalized groups equal opportunities to live near the coast.

We need your support!

Thank you.

Sincere regards,

Emmeline Craig, Member of the BCLT board of directors and Tenant of a BCLT unit

www.emmelinecraig.com

www.artistryoflifecoaching.com

Studio: 415 868 9741

Cell: 415 342 1285

<https://www.facebook.com/emmeline.craig>

<https://www.linkedin.com/in/emmelinecraig>

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 8/27/2021 9:56 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: lisa townsend <popdogapples@gmail.com>

Sent: Thursday, August 26, 2021 6:31 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners,

I am writing in support of the BCLT project at 31 Wharf Rd. Our community of Bolinas faces a chronic and an escalating need for long-term, affordable housing. Families, employees of the businesses in town, teachers, and our elders (among others) are finding it more and more difficult to find housing here and many have had to move away from our community because of the lack of affordable housing.

The 31 Wharf Rd project is very, very important because it will allow folks of all income levels and historically marginalized groups equal opportunities to have a home here and live near the coast.

Please support the BCLT on this project.

Thank you for your consideration.

Sincerely,

Lisa Townsend

lisa townsend

she/her

dance fracas

www.lisatownsend.com

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Thu 8/26/2021 10:49 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Cc: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>

From: Alana Lowe <alana565@gmail.com>

Sent: Thursday, August 26, 2021 10:15 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners,

Home towns need homes.

I am writing to show my deep support for the BCLT project at 31 Wharf Rd. Our community in Bolinas faces a chronic and escalating need for long-term, affordable housing. The addition of these affordable homes will offer local families secure living situations.

The 31 Wharf Rd project is critically important. It will enable community growth and allow communinites of all income levels and historically marginalized groups equal opportunities to live near the coast.

Bolinas needs these homes.

Thank you.

--

Alana Lowe
415.939.4099

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Wed 8/25/2021 5:26 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: Savahna Rips <ilovemacie101@aol.com>

Sent: Wednesday, August 25, 2021 5:14 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners, I am writing in support of the BCLT project at 31 Wharf Rd. The community of Bolinas faces a chronic and escalating need for long-term, affordable housing that is well documented. The 31 Wharf Rd project is critically important because it will allow communities of all income levels and historically marginalized groups equal opportunities to live near the coast. Thank you

-Savahna Rippe

Sent from my iPhone

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Wed 8/25/2021 3:06 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: Juliette Delventhal <julietteleonore@gmail.com>

Sent: Wednesday, August 25, 2021 2:57 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners,

I am writing in support of the BCLT project at 31 Wharf Rd. Our community of Bolinas faces a chronic and escalating need for long-term, affordable housing that is well documented. The 31 Wharf Rd project is critically important because it will allow members of our community of all income levels as well as historically marginalized groups equal opportunity to live near the coast. Thank you.

With our warmest regards,
Juliette Delventhal
Bolinas Resident

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Wed 8/25/2021 4:15 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Blair Harris <blairharris@gmail.com>

Sent: Wednesday, August 25, 2021 3:22 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners, I am writing in support of the BCLT project at 31 Wharf Rd. The community of Bolinas faces a chronic and escalating need for long-term, affordable housing that is well documented. The 31 Wharf Rd project is critically important because it will allow communinites of all income levels and historically marginalized groups equal opportunities to live near the coast. Thank you.

Blair C. Harris
200 Elm Road
Bolinas, Ca 94924

FW: Downtown Bolinas Project

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Thu 8/26/2021 9:49 AM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

Maria Elena Marquez



From: Stuart Chapman <stubobo@yahoo.com>

Sent: Wednesday, August 25, 2021 7:27 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Downtown Bolinas Project

I love Bolinas and totally support the BCLT's downtown project. The building site has been an eyesore for decades, and the proposed building will contribute immensely to the vitality of downtown. Please approve the plan and help our town.

Thank you, Stuart Chapman, Bolinas

Fw: BCLT Affordable housing, Bolinas

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Mon 8/23/2021 12:47 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Angela Vernon <angelasgardens@gmail.com>

Sent: Monday, August 23, 2021 7:09 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: BCLT Affordable housing, Bolinas

I am totally against these buildings downtown Bolinas. There will not be enough parking and we do not have enough water. The buildings are too big for the scale of downtown and ridiculous that close to Smileys. Angela Vernon.

Pobox 148 **Bolinas. Ca. 94924.**

FW: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Wed 8/25/2021 2:48 PM

To: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>

From: Suraya Brendel <surayabrendel@icloud.com>

Sent: Wednesday, August 25, 2021 2:48 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on September 2021 Agenda Item Thursday 13a - Appeal No. A-2-MAR-21-0045 (BCLT Affordable Housing, Bolinas)

Dear Commissioners, I am writing in support of the BCLT project at 31 Wharf Rd. The community of Bolinas faces a chronic and escalating need for long-term, affordable housing that is well documented. The 31 Wharf Rd project is critically important because it will allow communinities of all income levels and historically marginalized groups equal opportunities to live near the coast. Thank you.

Suraya Brendel