**SAMPLE LETTER #2**

Marin County Planning Commission, PlanningCommission@MarinCounty.org

Kathleen Kilgariff, Community Development Agency, KKilgariff@MarinCounty.org

Supervisor Dennis Rodoni, DRodoni@marincounty.org

RE: Draft STR Regulations

Dear Marin County Planning Commission, Ms. Kathleen Kilgariff, and Supervisor Dennis Rodoni:

I write in opposition to the County’s draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

**Define the actual problem**. Visitors are not the problem, unless the goal is to have fewer restaurants, fewer options at the hardware and grocery store, fewer local jobs, and fewer artists in the community. The County has failed to provide any data stating the problem they are trying to address. These draft regulations ensure that the outcome will be to house fewer visitors and to provide fewer job opportunities in the region.

**Marin County is proposing to exclude people from lower economic communities from staying in West Marin.** The Local Coastal Programs states that“Overnight accommodations are a key element in the provision of coastal recreational opportunities, since many coastal visitors travel long distances to reach the variety of recreation options found throughout the County. . . Lower costs for overnight facilities . . . helps to ensure that everyone, regardless of economic status, can take advantage of public recreational opportunities.”

Reducing the number of permits allowed in each community undermines the community’s ability to keep “costs low.” So does banning all short-term rentals in more modestly priced dwellings, such as guest cottages and in-law units. A direct consequence will be to exclude people from the local community. In effect, the County of Marin is telling people from lower economic communities that they can use the parks, just don’t stay overnight in our community.

**Imposing an economic barrier, rather than a physical barrier across Sir Francis Drake:** A physical barrier would be illegal, but the economic barrier will have the same result. This proposal is isolationism at its best and economic elitism at it worse. Essentially declaring that *we have our protected resource, now everyone else stay out!*

**We should be creating incentives for visitors to come and enjoy the unique services (restaurants, art galleries, and nature tours), not putting up barriers to entry.** Why is the County proposing rules that will put businesses and community at risk of losing the region’s greatest economic base and negatively impacting our economic diversification in the region?

Please vote no on the draft regulations and help stop the County’s misguided effort to limit visitor access to the region’s public lands.

Sincerely,

NAME

TOWN/CITY

cc: info@westmarinaccesscoalition.com