

## Alexander, Jacquelyne

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**From:** Ken O'Keefe <2kokeefe@gmail.com>  
**Sent:** Monday, April 01, 2013 4:20 PM  
**To:** sbcob  
**Subject:** Fwd: Temporary Uses (Special Events) Ordinance Amendments  
**Attachments:** Wedding Photos.pdf

Hi, please include this email and attached photos (Wedding Photos.pdf) in the record for tomorrow's hearing.

Regards,  
Ken O'Keefe

----- Forwarded message -----

**From:** **Ken O'Keefe** <2kokeefe@gmail.com>  
**Date:** Sun, Mar 31, 2013 at 8:19 PM  
**Subject:** Temporary Uses (Special Events) Ordinance Amendments  
**To:** Doreen Farr <dfarr@countyofsb.org>, [SupervisorCarbajal@sbcbos1.org](mailto:SupervisorCarbajal@sbcbos1.org), [jwolf@sbcbos2.org](mailto:jwolf@sbcbos2.org),  
[peter.adam@countyofsb.org](mailto:peter.adam@countyofsb.org), [steve.lavagnino@countyofsb.org](mailto:steve.lavagnino@countyofsb.org)  
**Cc:** Dianne Black <[dianne@co.santa-barbara.ca.us](mailto:dianne@co.santa-barbara.ca.us)>

### Santa Barbara County Board of Supervisors

Chairperson Carbajal and Honorable Supervisors,

We and neighboring residents on Figueroa Mountain Road have endured 5+ years of commercial wedding and events activity at the neighboring business widely advertised as "Figueroa Mountain Farmhouse".

The activity clearly violates the intent of existing rules and the short-term rental loophole puts this activity in an unregulated "no-mans" land. The profit incentive and inability to enforce our existing rules will certainly increase this activity if not corrected.

The minor corrections before you are the result of months of work by your planning commission and P&D. It's the product of numerous hearings, industry and citizen focus group meetings, and widespread, well publicized citizen participation.

We urge you to pass these proposals without further delay or modification.

We can only provide evidence of the activity occurring next door to us but have heard repeated stories of this loophole gaining traction and use in other areas. Unfortunately, this issue doesn't get the wide spread outrage and uproar that it deserves—because nobody expects this behavior from a neighbor. When you see where we live, in the middle of large parcels within the national forest, you understand that we once shared that attitude.

**Please take 1 minute to look at the attached photo's (Wedding Photos.pdf) to get a picture of how our remote Santa Barbara paradise has been destroyed at the expense and safety of our neighborhood. Consider that the Marre, Zaca and Sedgwick fires all burned through our neighborhood and we're rightly concerned about irresponsible activity.**

Two recent editorials in the media by separate writers argue against the need for these amendments. At the same time they both concede two notorious properties causing most of the problems. We agree that it's a small minority with the audacity to challenge the system and these amendments are aimed specifically at this small minority. One of the properties adjoins ours.

Others that share our plight have simply given up or don't want to publicly battle the pro-tourism and events industry crowd. This is a well organized group and they repeatedly shout their message of entitlement to commercial use of residential and agricultural property to be regulated in a manner that suits their objectives, not the property owners.

This issue is about zoning, pure and simple. Our zoning needs to be enforced and property uses need to be predictable, otherwise values will decay and Santa Barbara will lose its appeal.

Sincerely,

Ken & Christine O'Keefe

7401 Figueroa Mountain Road

Los Olivos, CA 93441o

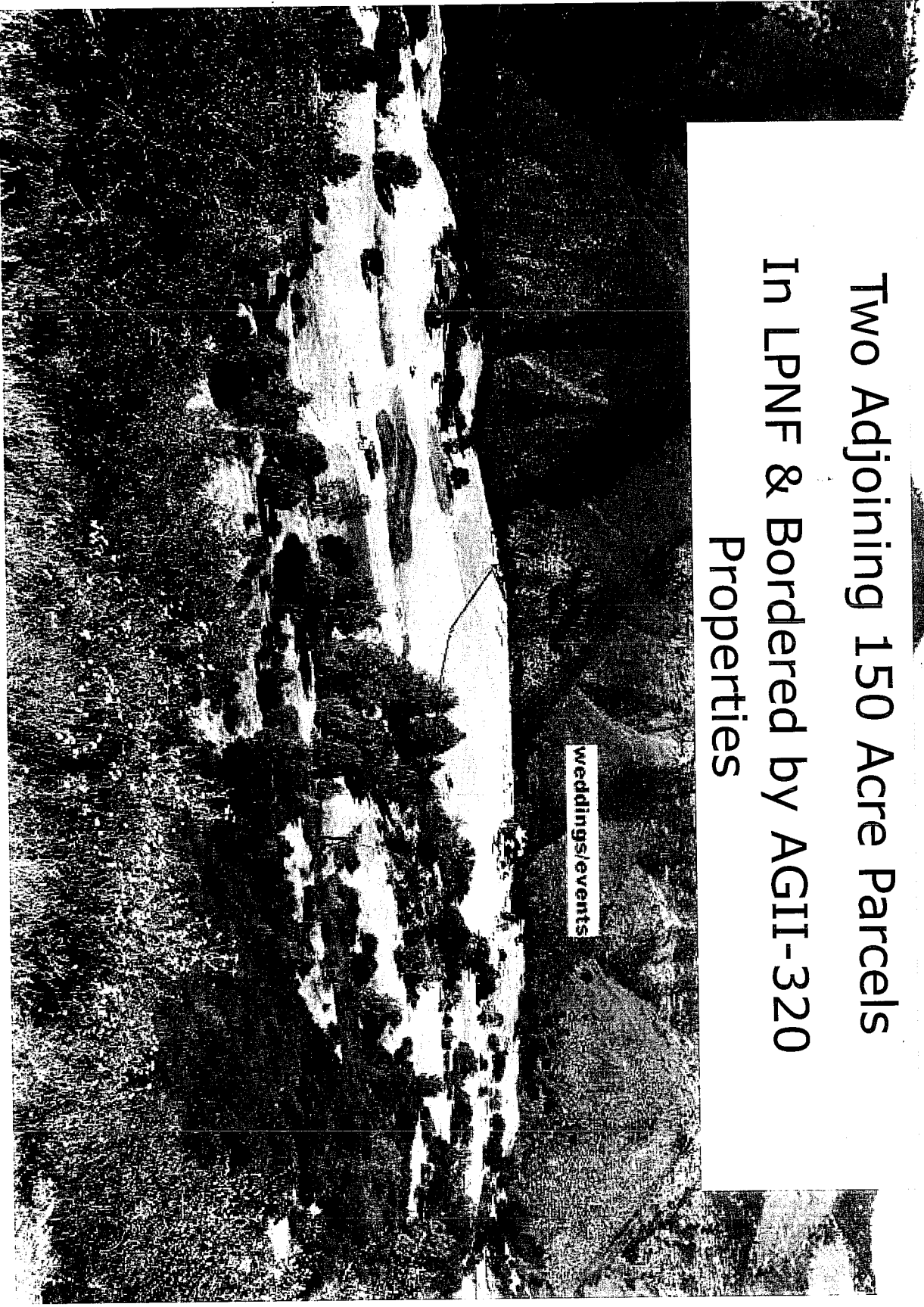
# Figueroa Mountain Farmhouse

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- Wedding and Events Facility
    - 2009 Complaint Driven Investigation
    - NOV's and NOD's- "Unpermitted Commerical Events"
    - Owner Utilizes LUDC "Loophole"
    - Fines Reversed on Appeal
    - Wedding & Events Continue
  - APAC Hearings Result in Finding of NO AG
  - LUP granted for Employee Residence and Guest House Despite Finding of NO AG
-

Two Adjoining 150 Acre Parcels  
In LPNF & Bordered by AGII-320  
Properties

weddings/events



# Figueromountainfarmhouse.com

Location - 7445 Figueroa Mountain Road

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□ Zoning - AGII-100 - **NO AG**

□ Restrictions - Williamson Act Contract

- Violations-County initiated non-renewal

□ Unique Factors-

- Within Los Padres Forest Boundary
  - Identified as "very high fire hazard area"
  - Approx 20 miles from fire/safety services
  - Served by narrow, single lane road
-

Figueroa Mountain Road



# NARROW/DANGEROUS- Figueroa Mtn Road

2

Figueroa Mountain Road

© 2012 Google  
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Google earth

34°44'32.00" N 120°03'15.57" W elev 1857 ft

Eye alt

1520 ft

# Wedding/Event Activity

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- ☐ ~25 Summer Events (May-Oct)
  - ☐ 50-250+ Participants
  - ☐ Noise, Traffic, Public Safety
    - Noise any/all hours, 7 days/wk
      - ☐ Taxpayers pay for regular Sheriff visits
    - Narrow/dirt roads unsafe for event traffic
    - Inadequate Fire Prevention/Protection
    - Too Remote for Public Safety Response
-



## WEDDING/EVENT Traffic

### Not Appropriate for this Road

(consider late night, post party, hazard to visitors & residents)

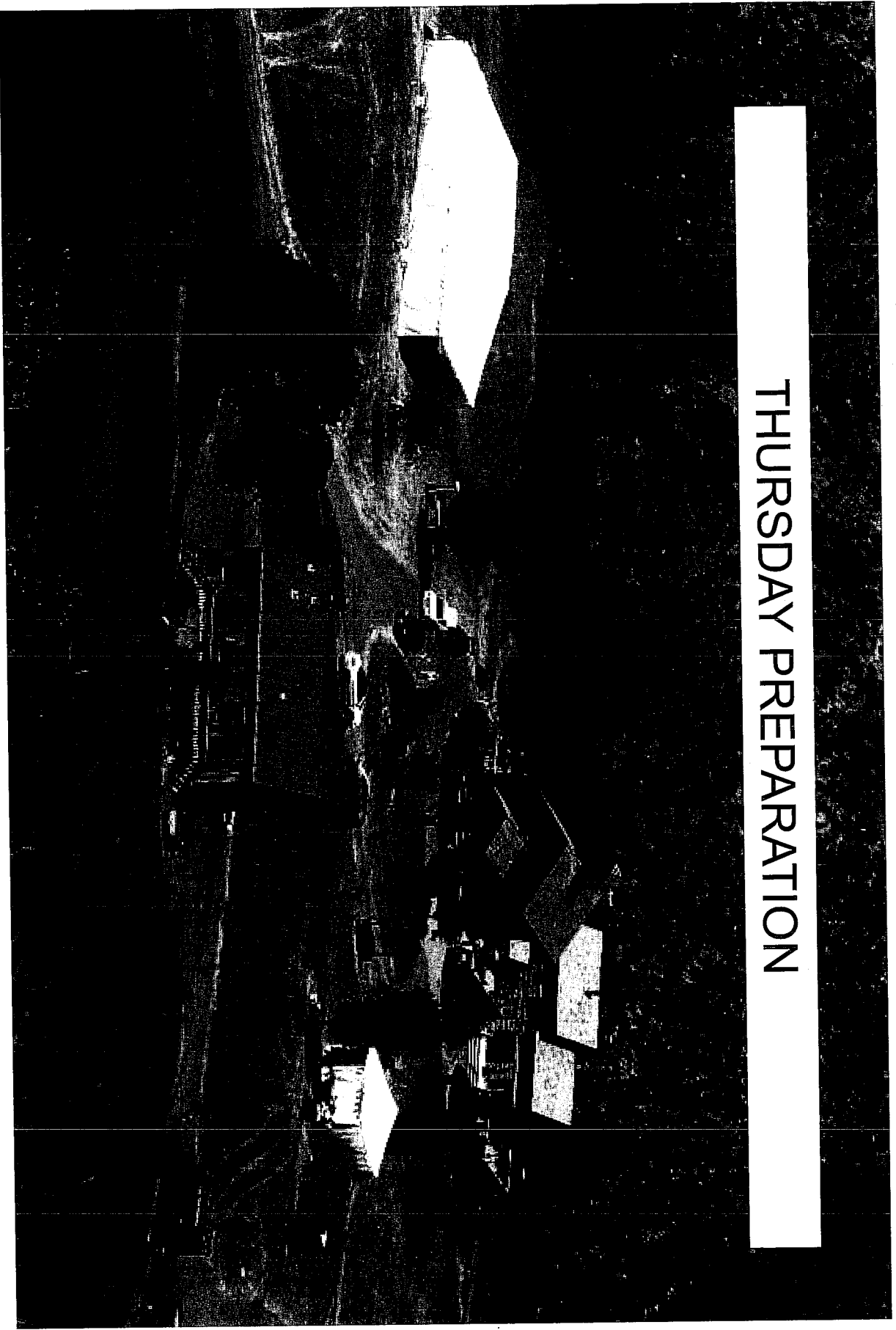


# Typical Week

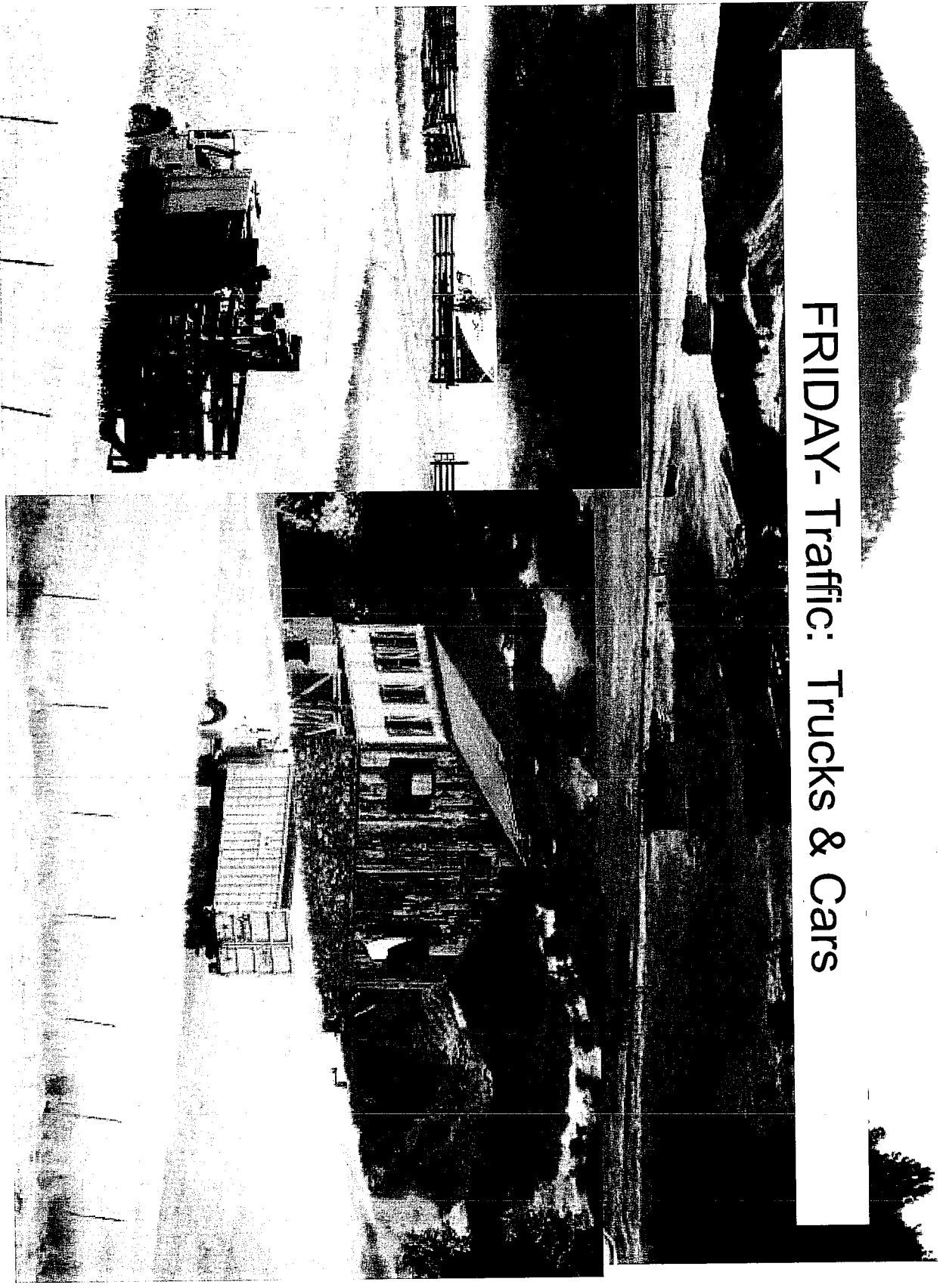
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- **Thursday** - Large Trucks Arriving, Dumpster, Toilets, Party Rentals, Generators, Guests
  - **Friday** - More Trucks, Caterer, Lighting Contractor, Band/DJ. Rehearsal Dinner, Loud Music, traffic
  - **Saturday** - Traffic, Guests in/out, Busses. Main event, Amplified Music, Yelling, Screaming (until/unless Sheriff responds- often won't, due to remoteness).
  - **Sunday** - (before 9 am) Traffic, Large Trucks, vehicles in/out. Contractors breaking down, removing tents, etc
  - **Monday** - Traffic, Large Trucks, vehicles in/out. Final break down, removal of equipment
-

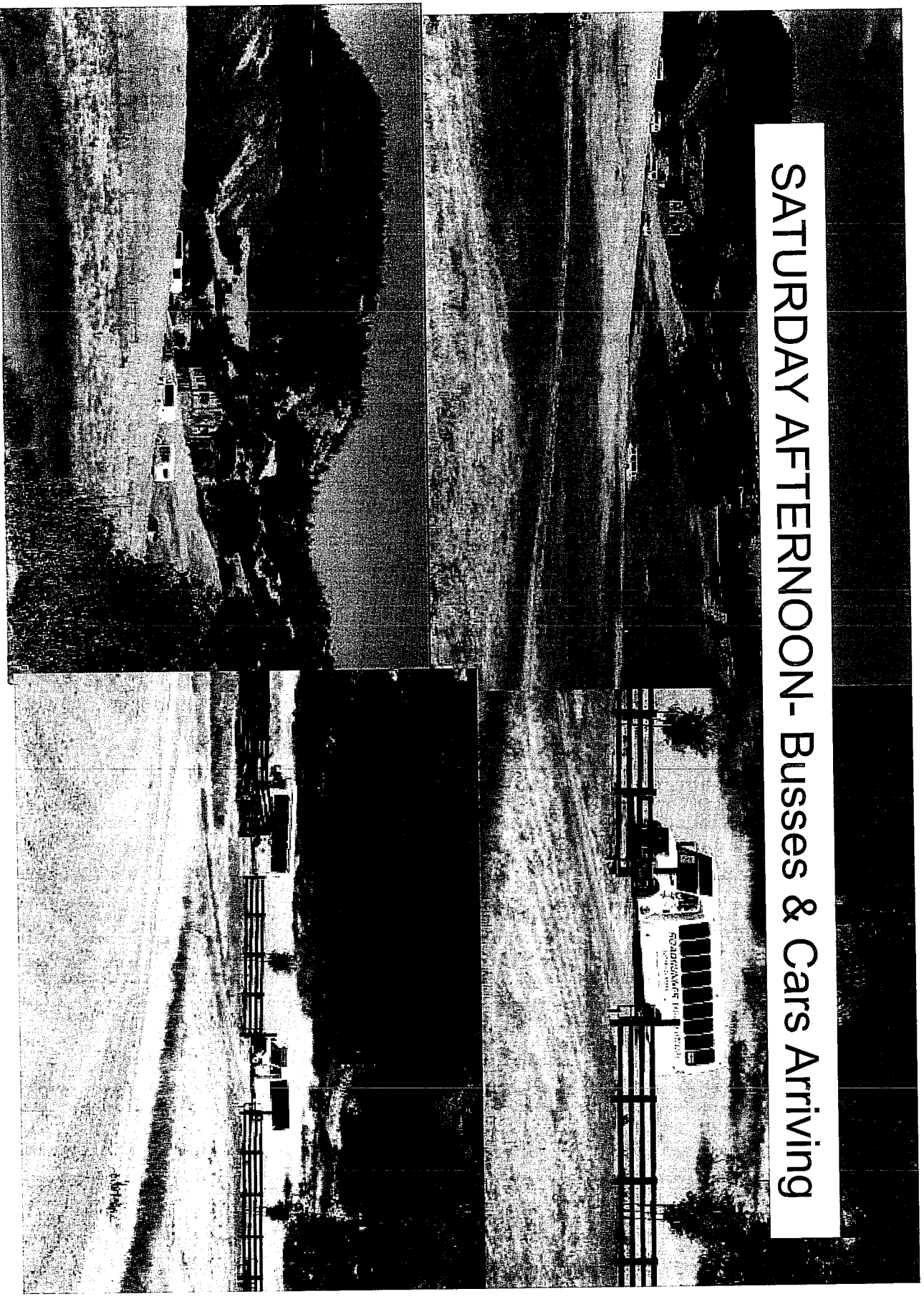
# THURSDAY PREPARATION



# FRIDAY- Traffic: Trucks & Cars

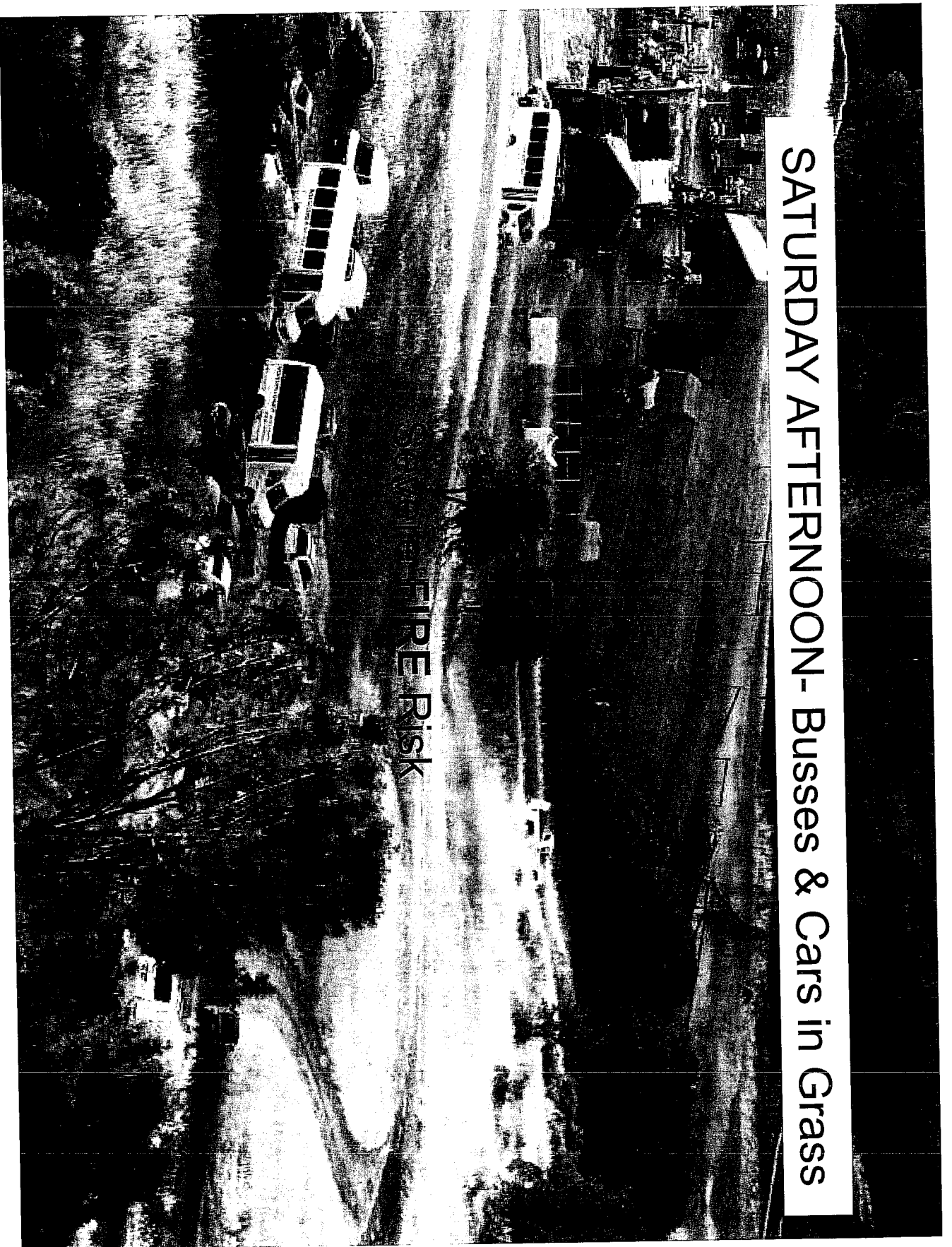


# SATURDAY AFTERNOON- Busses & Cars Arriving

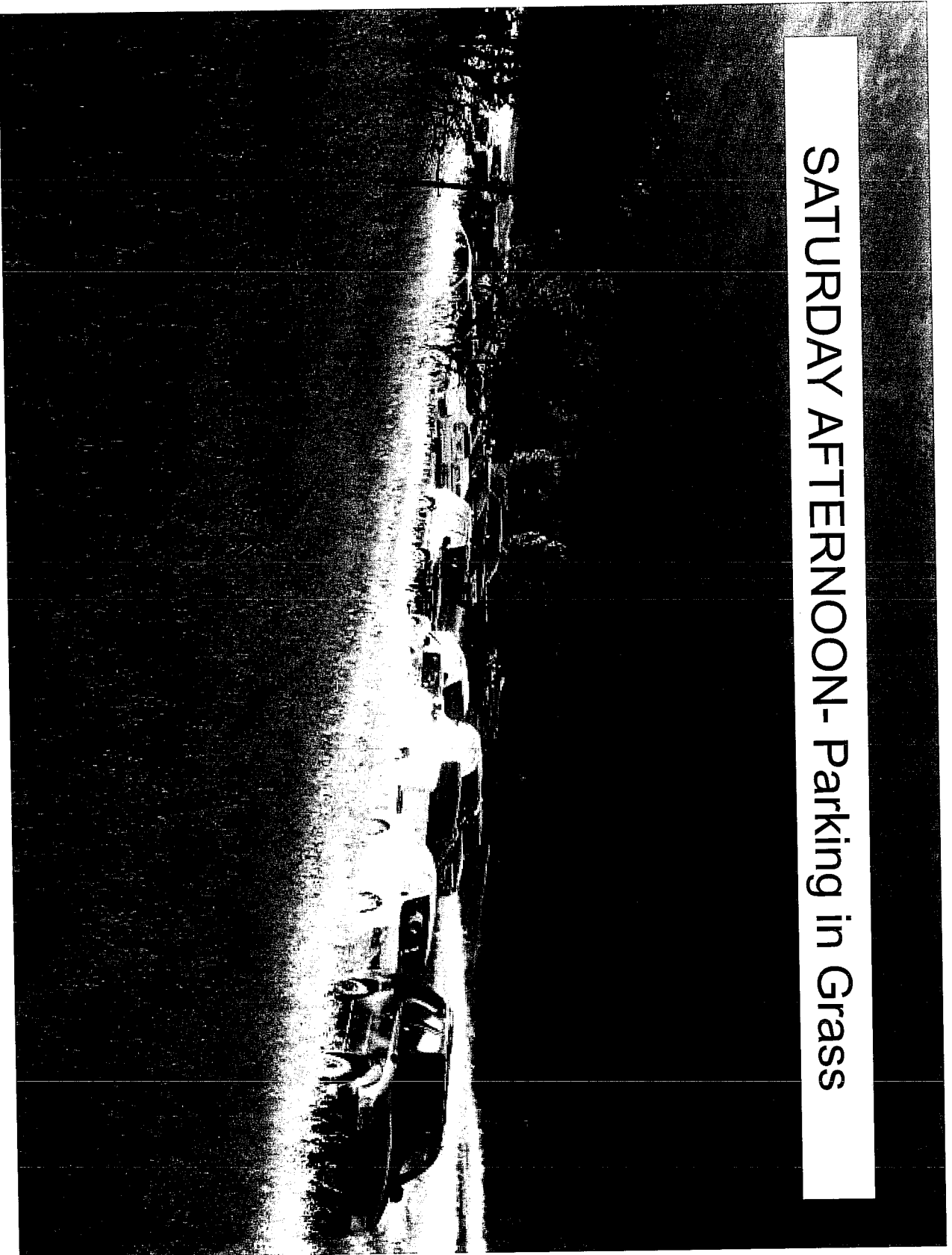


# SATURDAY AFTERNOON - Busses & Cars in Grass

WILDFIRE RISK

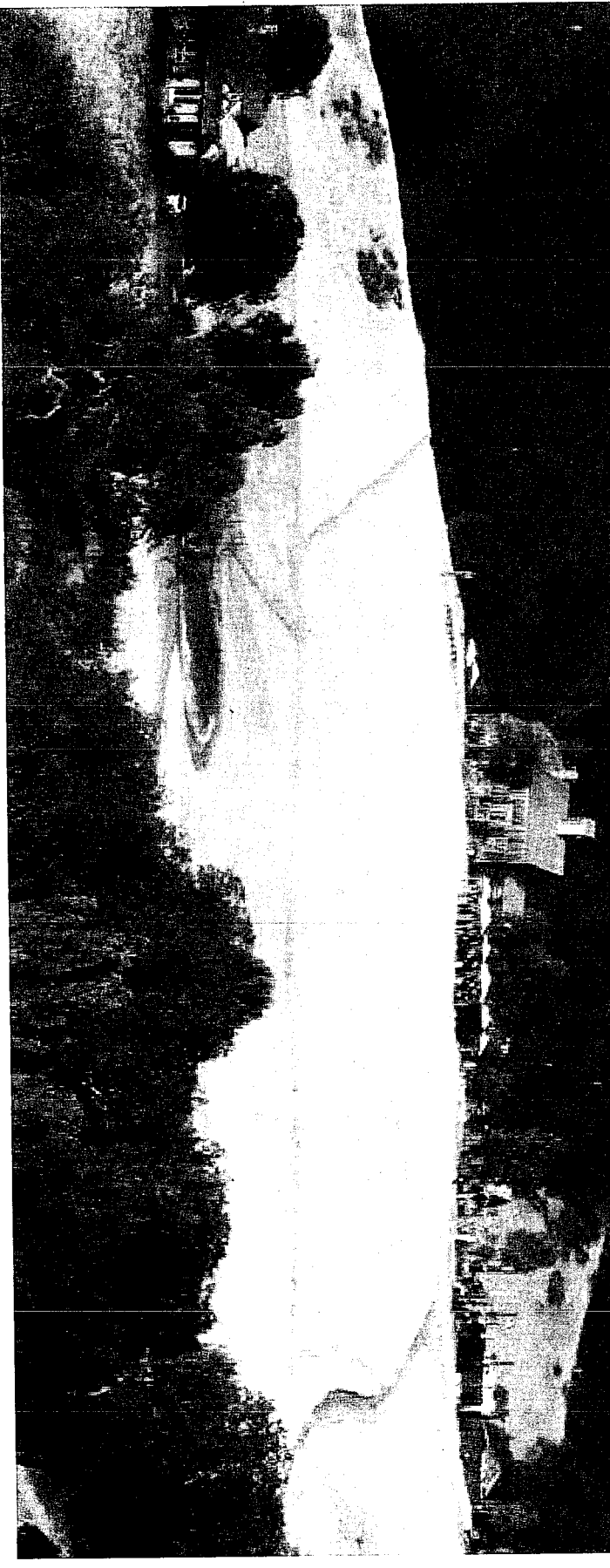


# SATURDAY AFTERNOON- Parking in Grass



## SATURDAY EVENING

Wedding, Cocktails, Dinner, Band, Lights, Screaming



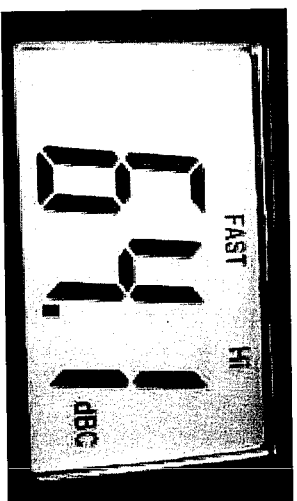
## SATURDAY EVENING

Cocktails, Wedding, Dinner, Band, Lights, Music





# Country Living Adjacent to a "Wedding Rental"

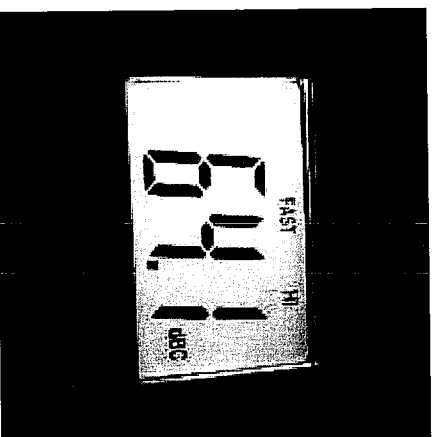


## Loud & Unreasonable Defined- 60 Decibels *at the Property Line*

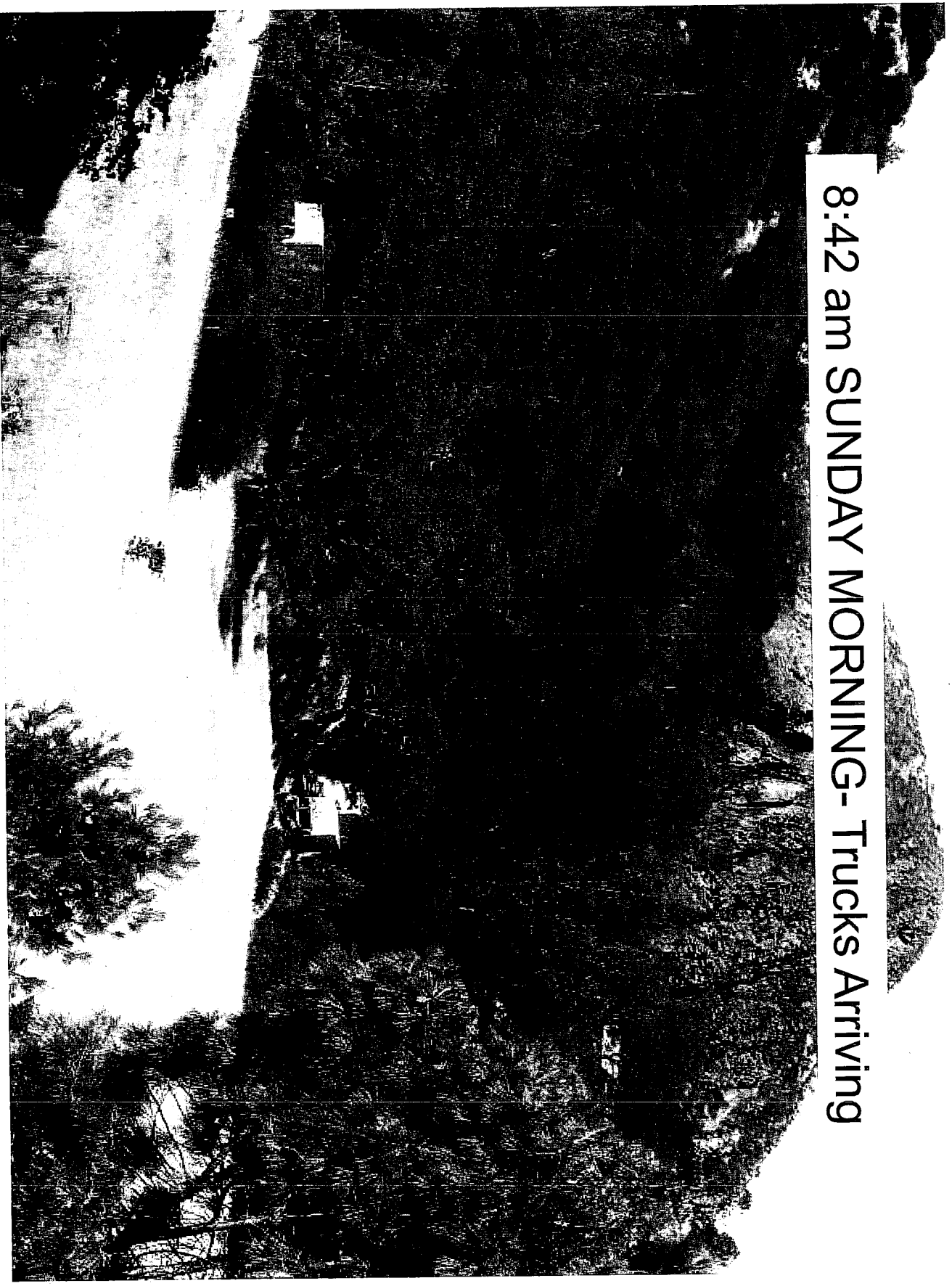
### **Santa Barbara County Code Sec 40-2- Loud and Unreasonable Defined**

....a loud and unreasonable sound shall include any sound created by means prohibited above which is clearly discernable at a distance of one hundred feet from the property line of the property upon which it is broadcast or which is at any level of sound in excess of sixty decibels at the edge of the property line of the property upon which the sound is broadcast, as such sound would be measured on a sound measuring instrument meeting American National Standard Institute's Standard SI.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which provide equivalent data.

## Sample Taken Inside My Home- LOUD WEDDING



8:42 am SUNDAY MORNING- Trucks Arriving



MONDAY- Traffic

