

June 29, 2009

VIA EMAIL TO JOHNK@CO.SANTA-BARBARA.CA.US

Mr. John Karamitsos
Supervising Planner
County of Santa Barbara
Planning & Development
624 W. Foster Road
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RE: 07RZN-00000-00004, 07CUP-00000-00026, 4875 Foxen Canyon Road, APN 133-190-014

Dear Mr. Karamitsos:

Brownstein Hyatt Farber Schreck, LLP submits this letter on behalf of the owner of the "Crossroads" property located at 4875 Foxen Canyon Road ("Crossroads"). The purpose of this letter is to advise you of certain changes to the project description, proposed by the new owner, to reflect changes approved by the Santa Barbara County Planning Commission and to modify the proposed number and size of events.

We would appreciate having this project presented to the County Board of Supervisors at your earliest opportunity. We invite your questions and stand ready to provide any information that you may require to complete your staff report for the revised project. The applicant-proposed project description changes are as follows:

Number of Events – although the Planning Commission approved up to thirty-two (32) events per year, the new owner proposes twenty (20) commercial events per year, plus up to five (5) charitable events per year with no more than two (2) charitable events occurring in any one calendar month. The charitable events are solely for the community's benefit so if County staff believes that a total of five is excessive, please so advise us. Local non-profits have submitted a number of requests for the use of Crossroads because this is such a special venue for the Valley's residents. They have been turned away because the permit approval process is still pending.

Size of Events –the Planning Commission approved thirty (30) events for no more than 250 guests and two (2) events of no more than 1500 guests (these two larger events to be on the weekend only). The project description should be revised to reflect only events of 250 guests, except that the sponsors of an event may apply for a Zoning Clearance for more than 250 guests, with a maximum of 1500, should they consider that number necessary for their event. We believe that using this process will allow the County to better analyze the merits and potential restrictions of individual proposals for larger events. Any event for which the County issues a Zoning Clearance would be included in the annual total number of events. In short, the project description contemplates that all of the events will be for a maximum number of 250 guests, except in the special case when the event sponsor submits an application to the County for a Zoning Clearance that would allow them to exceed that maximum. No large events would be by right; they would have to receive a Zoning Clearance.

Event Hours – the project description should be revised to include the Planning Commission's approved hours of 8:00 a.m. to 10:00 p.m. Sundays through Thursdays and 8:00 to 11:00 p.m. on Fridays and Saturdays, with amplified music and sound sources being located solely within the existing pole barn

(Structure No. 3) and terminated no later than 9:00 p.m. on weeknights and 10:00 p.m. on weekend nights.

The remaining conditions imposed by the Planning Commission are acceptable, including Planning Commission review of the conditions of approval for possible modification approximately 24 months after issuance of the Zoning Clearance for this project.

Sincerely,



Susan F. Petrovich