Dear Sebastopol City Planning Commission,

In preparation of the Use Permit hearing scheduled this evening for The Barlow's application for the Head West Marketplace, we hoped to clarify a few things and respectfully request modifications made to the Barlow's Exhibit B: Recommended Conditions of Approval for the Head West Marketplace. By emailing you in advance of the hearing, we hope this allows additional time to consider the modifications being made:

Clarification:
- Come November due to PST, the event is proposed from 10am-4pm

Requested modifications:
- Item 3. "A professional security firm shall be present and provide a minimum of one parking guard to ensure that Head West customers do not park in private parking spaces at the Rialto during the event hours".

We'd like the above changed to ensure that public city parking is not being withheld as private parking and that it's truly open for use by the public. Additionally, we would prefer to be solely responsible for monitoring the parking lot for Head West/ Barlow customers and not monitor on behalf of the Rialto for other visitors who may be utilizing the parking for other Downtown businesses.

We'd also like to respectfully request that public parking spaces be properly striped to read "Private" and "Public" vs. having one sign at the entrance that does not clearly delineate what is private vs. public parking at both the CVS parking lot and the Rialto parking lot for the benefit of the Sebastopol community and visitors.

- Item 9. We'd like to remove the Planning Director's authority to modify the hours of operation. Being an outdoor vendor marketplace, these are the only reasonable hours this marketplace can occur. We hope that it can be trusted that since this event has been

established for years now, and lays out similarly with other events over the last decade, that it works within the hours applied for.
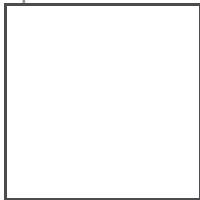
- Item 12. We'd like to remove the requirement for targeted marketing being geographically limited to Sonoma and Marin Counties. We are not certain the intention of this being adopted into the conditions of approval. Our customer base spans locally, regionally and nationally and we feel amongst other things, that it's very exclusive to limit visitors geographically and also creates a lack of diversity and unwelcoming environment.

- Item 14. Please see comments above for Item 3. If the movie theater parking lot/ public parking lot is not striped appropriately, we are concerned about being "responsible" for who parks in private vs. public. Again, we reasonably request that the lots get striped to help all City businesses and visitors.

- Item 19. Similarly with Item 9 above, this marketplace works because of the footprint and orientation of the event. The street is privately owned and we've hosted events in this footprint for 10 years without issue. We'd like to request this condition be removed since vehicular traffic running through an outdoor walking market would be problematic for flow and enjoyment, and could create unsafe situations.

Thank you for your consideration.

Kindly,
YOLANDA MATHEW
Operations Director

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