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March 14, 2011

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By Hand Delivery
Attention: Hearing Support
Planning and Development
Montecito Board of Architectural Review
123 East Anapamu Street
Santa Barbara, CA 93101

Re: MBAR Public Hearing March 14, 2011
Conceptual Review
Item 5: 11BAR-00000-00024
Van Vliet Addition and Remodel
1717 Fernald Point Lane

Dear Board Members:

This letter constitutes the objections, comments and concerns of our clients, the Trustees who own a property at 1711 Fernald Point Lane, just south of 1717 Fernald Point Lane, which properties share a common driveway for access off of Fernald Point Lane. Up until approximately 1965, 1711 and 1717 Fernald Point Lane were a single parcel. Our clients' property is located immediately to the south of 1717 Fernald Point Lane ("1717").

Our clients' objections, comments and concerns are as follows:

1. *Construction noise, debris and interference with access.* Because 1711 Fernald Point Lane ("1711") is located immediately to the south of 1717 and because the two properties share a common driveway, the owners of 1711 request that a specific written protocol which guarantees open and uninterrupted access at all times and controls noise and debris be a specific condition of any project that ultimately may be approved. Because, noise is a concern, hours of work should strictly be limited.
2. *Proposed location for pool equipment.* The project proposes that the pool equipment be relocated much closer to the property at 1711. Because of noise

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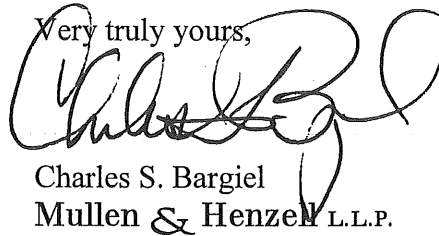
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concerns, the owners of 1711 request that the pool equipment be moved north, closer to where it is now.

3. *Lighting.* The owners of 1711 express their concern about the addition of lighting and the affect it will have on the 1711 property. Prior to any approval, a specific written lighting plan should be submitted for review and consent by the neighbors.
4. *Second story.* A second story will interfere with the existing privacy and, therefore, is objected to.

Very truly yours,



Charles S. Bargiel
Mullen & Henzen L.L.P.

CSB:lch