

Kimberly Rodrigues

From: Laurie Turner <lturner11@gmail.com>
Sent: Monday, June 1, 2020 11:33 AM
To: Comments
Subject: 28340 Balkins Dr.
Attachments: balkins house.docx

Laurie Turner
6001 Lapworth Dr.
Agoura Hills

Dear Planning Commissioners:

I am writing this letter to address my concerns regarding the proposed Aurora project. I live around the corner from this lot on Lapworth Dr. and have been at this residence for over 30 years.

There is no possible way that a large house belongs on this very steep lot covered with oak trees. West Balkins is a narrow country road. It is my understanding that the lot will be extensively graded and the pad will be raised. The two story house which will be located close to the road will tower above the area and change the character of this neighborhood.

I urge all planning commissioners to visit this lot and try to imagine a structure of nearly 5000 square feet fitting on this parcel on this road. To make a judgment about this project without visiting this area would be negligent on your part. No photo or fancy rendition will give you a correct picture of what is at stake here. Time after time, I have seen renditions of homes presented at Planning Commission meetings which distort and mislead what the project will look like. The one presented here makes it look like the house is nestled into the hillside within a grove of trees. This is not an accurate representation. Come to Old Agoura. Come and look at this parcel. It is imperative that you do so. This house is simply too massive. It will look like an apartment building sitting on a country road. Vote NO on this project!

I find it unfortunate that this undertaking is being considered without actual attendance at City Hall. I have attended many such meetings and feel confident that the Old Agoura

neighborhood would come out in force to express their dissatisfaction with this proposed project. Everything is now reopening . This meeting should be rescheduled so that the public can attend.

Kimberly Rodrigues

From: Laurie Turner <lturner11@gmail.com>
Sent: Monday, June 1, 2020 11:37 AM
To: Comments
Subject: Fwd: 28340 Balkins Dr.

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Begin forwarded message:

From: Brant Turner <brantturner@roadrunner.com>
Date: May 31, 2020 at 10:14:30 AM PDT
To: lturner11@gmail.com

My name is Brant Turner and I live at 6001 Lapworth Dr.

I am not going to reiterate all the things that are wrong with this project as my neighbors are far more capable than I in expressing them. Rather I would like to pose this question: how can the planning commission okay a project which the overwhelming majority of people on west side of Old Agoura object to. My belief was that you represented the home owners in Old Agoura and believed in our vision as a rural, horse loving area. If you believe that a 5,000 square foot house sitting on the edge of cliff and overhanging a country road is what we all envisioned then I suggest either the planning commission or the current residents are out of touch with reality.

Sent from my iPad

From: Russ Diamond <russ@snyderdiamond.com>
Sent: Tuesday, June 2, 2020 3:27 PM
To: Comments
Subject: FW: CUP-01533-2018 OAK-01534-2018 Proposed Home 28340 Balkins
Attachments: 28340 Balkins Dr Letter.docx; IMG_2120.jpg; IMG_2137.jpg

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Dear Agoura Hills Planning Commission and City Council,

For the record; Russ and Andrea Diamond, 5833 Lapworth Dr, SW corner of W. Balkins Dr and Lapworth Dr., second home east of new proposed single family home. We are registering our opposition to this project as presently presented.

Facts:

Current home proposed is 4180 sq ft + 730 sq ft garage attached. That seems to be right under the magic 5,000. Although the lot size is over one acre, lot is deceiving regarding supporting proposed home square footage due to buildable topography.

After analyzing the grading plan and speaking with a grading contractor on the site who is a potential sub-contractor (name and contact info available upon inquiry) there are many issues with this site regarding size of home, height of home, setback off street, coverage of lot and the amount of grading for retaining walls, which call for two walls 10 foot apart with the back wall being cut within 8 foot of one of the large oaks.

The grading contractor suggested it best to support the proposed retaining walls with "Soil Nails" as that allows for less disruption and easier access for equipment. Two retaining walls proposed (back wall 10' deep which is closest to existing oaks and second wall 5' deep, closer to building structure) with a 10' space in between. This is in place of a single wall that would have to be dug deeper with a greater potential to affect Oak root structure with a much higher cost that might prove prohibitive for site. The useable backyard space between home structure and the back 5' retaining wall is only around 15' to 17'.

All the excavated dirt from the retaining walls and foundations are to be compacted on site. This raises the pad even more off the street than it currently sits. Home structure is 28' high, which could make the actual height almost 40' off the street with an extremely steep driveway. Because this home spans almost the entire width of the lot this will create a foreboding and towering structure, especially because this is a juncture of Balkins which has the smallest width with little opportunity to make it much wider.

The contractor related all electrical cabling (electrical vault and vent, is on west side of property protected by yellow steel/concrete bollards) will have to be relocated forward towards street, to allow for the septic tank which is located to east side of property in the front. We are also under the understanding that all new Old Agoura home developments are required to provide a designated space for equestrian use and access. Although there is one shown on the plan, it is not plausible given the topography and presence of the many oak trees.

Bottom line, the surrounding neighborhood, road structure and buildable lot size, just does support a home of this size. Ingress and egress in this back area of Old Agoura is extremely limited with roads crumbling and limited space to accommodate construction equipment and an influx of vehicles. At some point a dwelling is constructed we implore

everyone that a conditional use permit be issued, limiting the size, quantity and weight of vehicles and the routing away from Fairview Pl off of Driver but only by way of Colodny. This has been requested many times with past new construction projects only to be ignored by the developer/homeowner or general contractor. We suggest that whoever is taking responsibility for the construction, position a person at the 4-Way Stop sign at Cheseboro, to help direct construction vehicle traffic.

Before rubber stamping this project, we invite any or all planning commission members to please visit this actual location to validate many of the concerns of the neighborhood. We are still very upset that we will not have the opportunity to express our opinions and concerns in front of the commission in person but hope we have adequately communicated and conveyed our opposition to the scope of this project.

Thank you for this forum and our desire to maintain the nature and character of Old Agoura.

Russ Diamond & Andrea Diamond
5833 Lapworth Dr
Old Agoura, CA

June 2, 2020

Dear Agoura Hills Planning Commission and City Council,

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Russ Diamond & Andrea Diamond
5833 Lapworth Dr
Old Agoura, CA



