

From: [Michael N. Papanicolaou](#)
To: [Comments](#)
Cc: [lmstyling@aol.com](#); [russ@snyderdiamond.com](#); [lturner11@gmail.com](#); [antoniaakhavan@gmail.com](#); [waltchandr@aol.com](#); [sackassociates@yahoo.com](#); [sheila2mayfield@gmail.com](#); [maayaan@gmail.com](#); [dmaltese@mac.com](#); [howardstutz@roadrunner.com](#); [kmarriottla@gmail.com](#); [dan.blatt@gmail.com](#); [curt3006@gmail.com](#); [mclemons44@yahoo.com](#); [George Colman](#); [Jon Levin](#); [pap333@aol.com](#)
Subject: New Home Proposal 28340 Balkins Drive (APN 2055-021-044)
Date: Friday, June 12, 2020 9:28:32 PM
Attachments: [28340 Balkins Drive Project Impact Concerns.docx](#)

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Dear City of Old Agoura Council,

I had extenuating circumstances and missed the virtual meeting. Please add my concerns to those of my neighbors regarding the "oversized home-to-lot ratio/on-street/backed-into-hill issue. They are outlined, in part, in the attached letter. Thank you for your consideration. —Michael Papanicolaou, next door neighbor to the proposed project.

To : Agoura Hills, City Council

From: Michael N. Papanicolaou, MD, residing at
28346 Balkins Drive, property immediately adjacent to the proposed
House development at **28340 Balkins Drive** –Arvind Aurora project

Re: 28340 Balkins Drive (APN 2055-021-044)

Dear City Council Members, I originally failed to send you this letter because I wanted to be welcoming and not adverse to our new neighbor Arvind who will take residence at the Site above. Welcome Arvind. However, I definitely intended to go to the city council meeting, then it was changed, then made virtual and on the night in question I had extenuating circumstances and was unable to share my concerns. For that, I apologize to my other neighbors, who have dutifully drawn out their concerns in detail. Now, I am told that the city has turned down their objections (which I thought were quite thorough enough). Worse yet, the city made known that they assumed that the neighbors directly adjacent did not object, and used this for some grounds for their decision. Firstly, this is incorrect, and secondly: stating such, impugning me to my neighbors who spent their time, and who I agreed with, and who now feel betrayed, is immoral at best.

For the Record: I OBJECT TO THE SIZE OF THE INTENDED PROJECT.

Background :

After living here for 25 years, the recent developments of the last 10 years, have left the residents of Old Agoura skeptical.

1: Several years ago. The city approved the oversized home which cut *deeply* into the hill below me on the opposite side, causing homeshaking construction and the breakage of my foundation on that side directly above the hill. My backside garage door is still off height because of the rapid drop in that hill due to undermining –even though retaining walls are used and possibly even to code, the integrity of the hill above is impacted (photos available on request).

2: The street is destroyed by the construction trucks and I and other neighbors have to pay cash to repair the road as the city has washed

their hands of our road, even though we pay taxes. I get it --“private road”, not your problem. This is likely to happen again.

3. The next large oversized home becomes a Drug Rehab business further impacting our small rural area.

4. The next large oversized “home” --Another attempt at a massive compound probably was headed for the same as 3 above, and thanks to the hard work of my neighbors, this was averted.

Current Proposed Project:

1> Hill shock. Fragile drainage ways and shock to hill from percussive digging. Specifically, This Site cuts Deep into the hill, and will be sending shock waves through the soil which will directly effect the aging concrete drainage way (hundreds of feet originating from the top of the hill and goes all the way down the property lines dividing 28340 property an 28346 property—more or less. Please refer to the letter from Russ and Andrea Diamond detailing the retaining wall, the oak trees, the plausibility of the equestrian zone, the true buildable lot size, etc, which was well stated. The city should procure guarantees of repair to the above drainage way, as well as to the existing neighbor’s (me) driveway retaining wall and gate from construction and percussive digging.

2> Deceptive scaling on Artists Rendering?: Please refer to the Project renderings, Attachment 3, in the June 4, 2020 Planning Division document. Please see the rendering #2 which is the side view of the house from my driveway showing the lateral imprint of the house, the setback from the road, and the long distance from my driveway and the skyline height affected. Given the size and height of the home on the actual schematics several pages before this showing the actual distances and height of the house---this artist rendering seems like a *dollhouse only in this view*--deceptive scaling?. If the completed project is not this small or this far away as is suggested in the rendering number 2, Attachment 3, from the side as in this drawing--can we then tear down the home to make it look like the perspective offered in the rendering?? I think not. Perhaps, the city could show us true physical rendering with stick and string on-site mock up, and the city could appreciate the true perspective. Could this be done?

3> Over-Visibility. The other houses in the area are set back and/or heavily camouflaged by trees. They are not easily seen from the street. Admittedly, this property does not have that opportunity based on its lot size, street location, and backed up to the hill. At least, the city could attempt to preserve the Old Agoura theme by compensating for the unfortunate “lot on street -immediately backed into a hill position” by not allowing the Oversized home/usable lot space trend to continue.

Thank you for listening. Thank you for correcting the unfortunate misunderstanding that the immediately adjacent neighbors do not have concerns.

Sincerely,

Michael N. Papanicolaou

From: [Nina Akhavan](#)
To: [Comments](#)
Subject: New Home Proposal 28340 Balkins Drive (APN 2055-021-044)
Date: Saturday, June 13, 2020 6:54:32 AM

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Dear City of Agoura --

I am the direct neighbor to the proposed building at 28340 Balkins Dr. Reviewing the plans for the lot, I am very concerned about the size of the home being planned. A two-story home so close to the street will greatly change the landscape of our quiet rural street and the amount of construction traffic will damage our section of private road. A large part of the reason I purchased a home in Old Agoura was for the lovely old oak trees that line most of our properties and I am concerned about the environmental impacts of the proposed retaining walls on the gorgeous oaks on that property. While I welcome the addition of a new neighbor to the community, I hope that the proposed home can be revised to fit the scale of the parcel and to minimize the effect of the construction phase on the road.

Thank you,
Antonia Akhavan

From: [Michael N. Papanicolaou](#)
To: [Comments](#)
Cc: [lmstyling@aol.com](#); [russ@snyderdiamond.com](#); [lturner11@gmail.com](#); [antoniaakhavan@gmail.com](#); [waltchandr@aol.com](#); [sackassociates@yahoo.com](#); [sheila2mayfield@gmail.com](#); [maayaan@gmail.com](#); [dmaltese@mac.com](#); [howardstutz@roadrunner.com](#); [kmarriottla@gmail.com](#); [dan.blatt@gmail.com](#); [curt3006@gmail.com](#); [mclems44@yahoo.com](#); [George Colman](#); [Jon Levin](#)
Subject: Re: New Home Proposal 28340 Balkins Drive (APN 2055-021-044)
Date: Saturday, June 13, 2020 4:46:24 PM
Attachments: [28340 Balkins Drive Project Impact Concerns.docx](#)

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On Jun 12, 2020, at 9:28 PM, Michael N. Papanicolaou <pap333@aol.com> wrote:

Dear PLANNING COMMISSION AGOURA HILLS/OLD AGOURA, Please read the attached letter. Thank you.

,
<28340 Balkins Drive Project Impact Concerns.docx>

I had extenuating circumstances and missed the virtual meeting. Please add my concerns to those of my neighbors regarding the "oversized home-to-lot ratio/on-street/backed-into-hill issue. They are outlined, in part, in the attached letter. Thank you for your consideration. — Michael Papanicolaou, next door neighbor to the proposed project.

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