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**From:** Walt & Pam Chandler [redacted]@aol.com>  
**Sent:** Thursday, August 6, 2020 11:42 AM  
**To:** Comments  
**Subject:** 28340 Balkins Drive

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Dear Ladies and gentlemen of the City Council and Agoura Hills Planning Commission:

We would like to submit the comments below on the project proposed for 28340 Balkins, which was rejected by the Agoura Hills Planning Commission.

1. Quite simply the house is too big for the lot. While we sympathize with the owner wishing to build a certain size home, this lot is not suited for the home. That is the problem. If we read the plans from the city correctly the roof peak will be nearly 40 feet above the street and only set back 26 feet. The driveway will also be quite steep. The house will feel like a central city building towering over the street. This would give a Hollywood Hills feel, not rural horse property feel. During the planning commission meeting Mr. Aurora stated that we should not be concerned with the feel of the neighborhood since we would not necessarily pass this lot driving in and out of the neighborhood. We walk! We enjoy the surrounding neighborhood and value the country ambiance. People also come from other parts of Agoura to walk our neighborhood; let's not spoil it. Neighbors should definitely have a say in the development.
2. Because the house is very wide and the lot is so steep any access is a problem. How will the owner access the upper part of the lot? There is a graded dirt road now, but I can't tell by the plans if that road will remain or be paved. It doesn't seem that there are plans to grade for the corral, but practical all-weather access to the upper lot area seems problematic. Note that Balkins is narrow and street parking would be a problem during and after construction.
3. The impact on the oak trees seems severe. The plan doesn't take into account that trees grow and occasionally shed limbs. Too close is too close, and this will eventually lead to removal or death of the trees.
4. It is great that the builder will pave a short stretch of Balkins Drive in front the property, but the trucks hauling materials equipment, yards and yards of excavated dirt and workers will travel over other Old Agoura roads. The squiggly part of Fairview at the end of the county maintained road is not safe for big trucks, and it is breaking up badly, as is Balkins. It appears that the plan is to use Colodny, but Google maps and other map programs send suppliers and workers up Fairview. I understand that the applicant has stated that the road repairs, if needed would be done, however details are missing.
5. Have the property owners along Colodny been notified of the planned building materials route? It is wrong to placate the neighbors in one area by driving the heavy trucks through a different area. What about their road?

Donald Walt Chandler  
Pamela Knuth Chandler  
[redacted] Lapworth Drive  
Agoura Hills, CA 91301

Phone 818- [REDACTED]

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**From:** Jon Levin [REDACTED]@aol.com>  
**Sent:** Thursday, August 6, 2020 1:10 PM  
**To:** Comments  
**Subject:** Fwd: 28340 Balkins Drive construction denied by Planning Commission

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-----Original Message-----

From: Jon Levin [REDACTED]@aol.com>  
To: comments@agourahillscity.org <comments@agourahillscity.org>  
Sent: Thu, Aug 6, 2020 12:58 pm  
Subject: 28340 Balkins Drive construction denied by Planning Commission

Dear members of the Agoura Hills City Council

My name is Jon Levin and I live at 5947 Lapworth Drive..A large part of my property is directly across from this proposed building site on Balkins..The road is the narrowest part of Balkins in this area of Old Agoura and the building site is literally 12 feet from the mid line of the street where my property begins..

I do have several issues with the proposed new construction, some specific and some more broad..To begin with I would like to state again that I feel my neighbors and I are being deprived of due process since we are not allowed to express our concerns together in front of you in person..Given the state of society and specifically past instances in Old Agoura many residents are reluctant to get involved even though they want to because they don't want to get involved in long, drawn out expensive litigation..I know for a fact that is true in regards to many residents in our unique neighborhood.

I'm confident that you have all read the letters that we sent to the Planning Commission expressing our concerns about this plan to build a house that we don't think is appropriate for this specific small and narrow building site on this steeply sloping lot..I'm equally confident that you all have been able to come out and visit the property.

Three of my biggest concerns about this two story build are the size, almost 5000 square feet including the garage, the height which will be over 40 feet, and the proximity to the street..This house would be quite close to the street and loom over it..The temporary fence that has been put up gives one the beginning of a constrictive feeling of what it would be like to have a large building so close to the street..Combined with the three car garage, the driveway, the three long retaining walls, there would be a solid mass taking up almost the entire width of the building site..Also , there is a proposed horse area but it seems very impractical.


There is a common driveway on the east side of the lot..A new road must be dug into the steep hillside to gain access to the lots above this one, further weakening the hillside and creating more possible future problems..All of this crammed into a small area near the narrow road will negatively affect this end of the street and the neighborhood in general.

Although the project might meet the basic specs to build here, it is just too large and inappropriate for this uniquely specific space and it does not fit in....What might have been okay before, generally speaking, does not necessarily mean it is okay now..That is why we have a Planning Commission and a City Council..

As I mentioned in my previous letter, these are very difficult and dangerous times for all and any building, especially in a narrow confined area with many workers, vehicles and traffic can create problems..I am hoping that the City Council will consider all our concerns, all the research provided by the Planning Commission and come to the same conclusion as the Planning Commission..Please reject these plans.

Sincerely

Jon Levin

 Lapworth Drive

Agoura Hills

Ca.