
From: Michael aol.com>
Sent: Wednesday, August 12, 2020 1:34 PM
To: Comments
Subject: Re: 28340 Balkins Drive (APN 2055-021-044)

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Date: 8/12/2020 13:30

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 Agoura Hills/Old Agoura City Council Members

Thank you for entertaining my concerns and the other surrounding neighbors' concerns about the size of the proposed project. I have personally met with 3 immediate neighbors and all agree that the proposed square footage on this small, street/hill bound lot will change the look and feel of our small Old Agoura Hills neighborhood forever.

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 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:

It has been the collective opinion of the neighborhood that this small lot which is bound by the street and the steep upslope of the hill it sits under, really only supports a single story 1000-2000 sq foot home. In fact, this was the opinion of the city council many years ago when other attempts were made to develop this lot. I am told that this can be found in old City council meeting records. Overdeveloping the available square footage of the lot immediately on the street will certainly change the Old Agoura we know.

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 apparent 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*--this view does not appear consistent with the dimensions--deceptive scaling?. 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/Landscaping Schemes

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. Perhaps mandatory full height trees could be guaranteed in the landscaping to make the house less visible noting that every other house on the block is either set much farther back from the street OR has full height landscaping give privacy from the large 2 story house right on the street look.

Thank you for listening.

Sincerely,

Michael N. Papanicolaou

Adjacent home owner