

## Michael Klein

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**From:** Dale Bentz <jbentz@charter.net>  
**Sent:** Wednesday, September 16, 2020 9:14 PM  
**To:** Michael Klein  
**Cc:** Dale & Judy Bentz  
**Subject:** 24226 Dry Canyon Cold Creek Rd

Mr. Klein, please include this input to the Commission for the hearing on Sept 17,2020.

As a homeowner at 24230 Dry Canyon Cold Creek Rd ( home on the common flag lot driveway as subject), I submit the following issues with the proposed development.

1) Expired driveway maintenance agreement. This agreement, now expired, must be renegotiated and agreed upon by the parties (4). Cooperation among all four parties will be necessary, and the subject lot owner should be aware of such a need before beginning to build. An issue may exist also regarding responsibility for any specific driveway improvements needed as a result of any new damage caused by the new construction.

2) The basic design of the subject home is not consistent with the immediate surrounding area in several ways. 2100 sq ft is considerably smaller than the average of 4000 sq ft in the area. In addition, the "modern" design, including the flat roofline, is highly unusual for the area, and not seen at all in the immediate area of north Dry Canyon Cold Creek Rd. which would include the other flag lot neighbors. I know this corridor of Mulholland Highway is a non conforming area but virtually all of the area designs are consistent with a rural, country feel, vs the "modern" design of the proposed. The combination of these issues could significantly affect the long term value of the nearby homes in the area.

3) It should be strongly recommended, if not required, that the driveway be concrete, not asphalt. The common driveway was asphalt originally and it did not hold up at all to the heat or the heavy traffic vehicles. We, as owners at the time, had to replace the asphalt with concrete. The intense summer heat and the heavier vehicles had completely ruined the previous driveway and its curbing (a safety issue too). The long term benefit of a concrete driveway should offset any initial cost issues. In addition, each of the other three existing driveways are concrete and it is certainly preferable that this fourth one be concrete as well.

Thank you for the opportunity to comment. Dale Bentz.