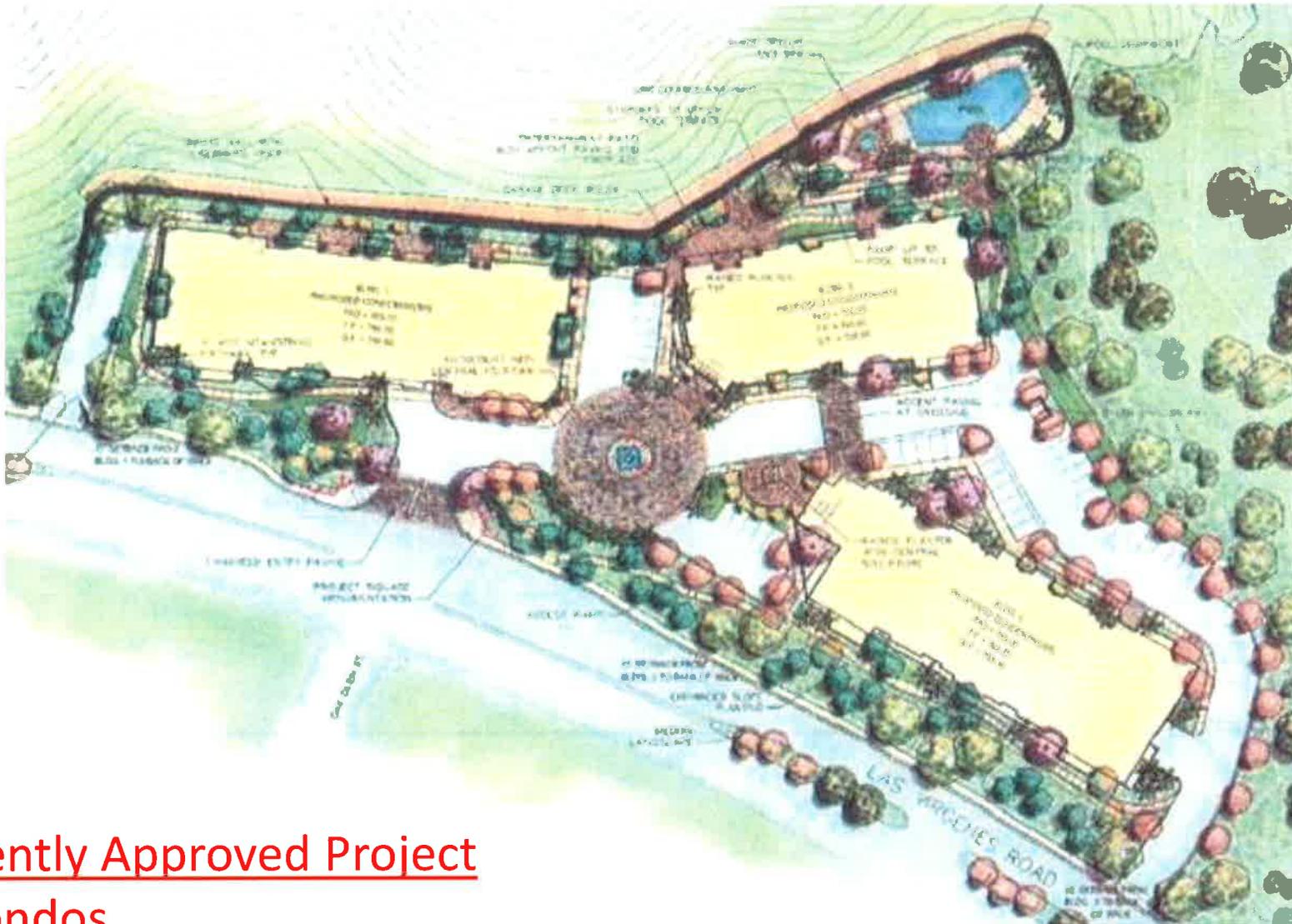


Calabasas Blue

Planning Commission Meeting
September 20, 2012
Deirdre Waitt 818-225-8395

Entrada at Malibu Canyon



Currently Approved Project

86 condos

3 large buildings that are 3 stories tall

240,197 square feet, including garage



Modified Project
 78 townhomes and flats
 12 small buildings
 179,047 square feet, including garages

IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Less Homes (10% less density)	78	86
Less View Impact	12 small buildings	3 large buildings
Better Visibility Through Smaller Buildings to the Hills	building size: 126 feet by 36 feet	building size: 260 feet by 90 feet
Less Square Footage incl. garages (25% less)	179,047 square feet	240,197 square feet

Modified Project



Current Project



IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Less Massing on Las Virgenes Road	2-story elevation on LV	3-story elevation on LV

Although the townhomes would be 3 stories high in the back, they would appear to be only 2 stories from the front, due to the grading. So as you drive along Las Virgenes, it would appear to be a 2-story project. This makes the whole development seem less massive and less imposing.

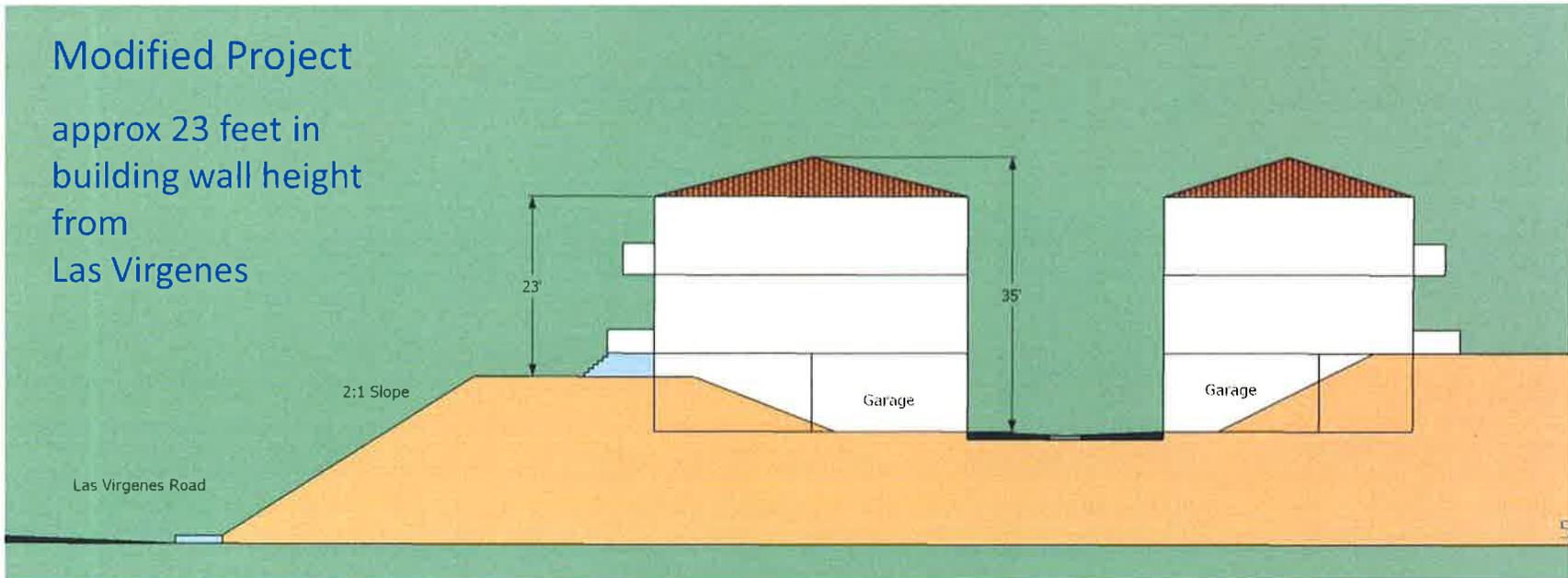
Current Project

Modified Project

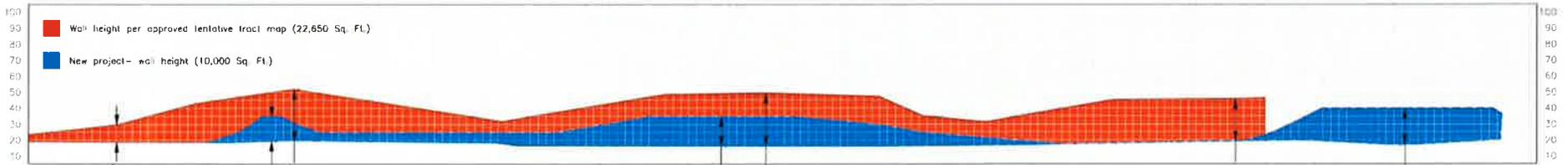


Modified Project

approx 23 feet in building wall height from Las Virgenes



IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Shorter, Smaller Rear Retaining Wall (55% less)	10,000 square feet	22,600 square feet



Modified Project in Blue Ink:

10,000 square feet

Current Project in Red Ink:

22,600 square feet

IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
More Compatible with Surrounding Neighborhoods	townhomes and flats with attached personal garages	3 stories of condos over a large underground parking garage
More Parking	19 more spaces than code requires	6 more spaces than code requires

Modified Project

Drive into personal garage and walk directly into home



Current Project

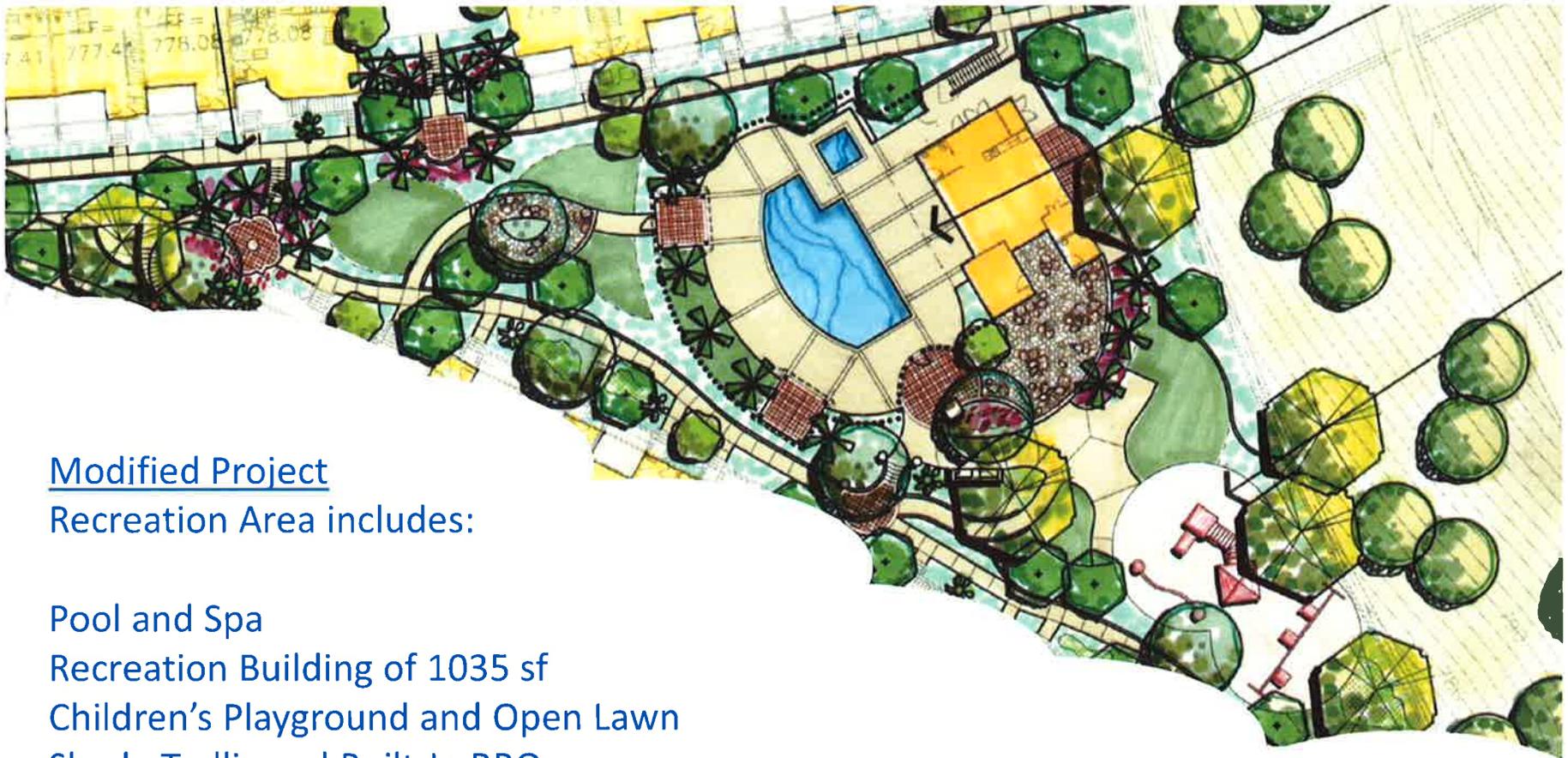
Drive into underground parking garage, take elevator, walk down hallway to front door of condo



IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Less Environmental Impact	less dirt export, grading, excavation, earthwork, and retaining walls	requires approx. 20,000 cubic yards of dirt export more than modified project
Better Scenic Corridor	half the amount of retaining walls; less massing; less square footage; 2-story elevations on LV	high retaining walls; heavy massing; high square footage; 3-story elevations on LV



IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Larger, Better Amenities Area	17,000 sf area	9,500 sf area



Modified Project

Recreation Area includes:

- Pool and Spa
- Recreation Building of 1035 sf
- Children's Playground and Open Lawn
- Shade Trellis and Built-In BBQ
- Social Gathering Terrace
- Sunning Deck and Rose Garden

80% Larger Amenities Area
than Current Project

IMPROVEMENTS OF MODIFIED PROJECT	Modification Request Calabasas Blue	City-Approved Project Entrada at Malibu Canyon
Less Homes (10% less density)	78	86
Less View Impact	12 small buildings	3 large buildings
Better Visibility Through Smaller Buildings to the Hills	building size: 126 feet by 36 feet	building size: 260 feet by 90 feet
Less Square Footage incl. garages (25% less)	179,047 square feet	240,197 square feet
Less Massing on Las Virgenes Road	2-story elevation on LV	3-story elevation on LV
Shorter, Smaller Rear Retaining Wall (55% less)	10,000 square feet	22,600 square feet
More Compatible with Surrounding Neighborhoods	townhomes and flats with attached personal garages	3 stories of condos over a large underground parking garage
More Parking	19 more spaces than code requires	6 more spaces than code requires
Less Environmental Impact	less dirt export, grading, excavation, earthwork, and retaining walls	requires approx. 20,000 cubic yards of dirt export more than modified project
Better Scenic Corridor	half the amount of retaining walls; less massing; less square footage; 2-story elevations on LV	high retaining walls; heavy massing; high square footage; 3-story elevations on LV
Larger, Better Amenities Area	17,000 sf area	9,500 sf area



Modified Project

COMMUNITY OUTREACH

Stone Creek

Frank Joseph, HOA President

Lynne Tracy, HOA Vice President

Justin Slaten, HOA Secretary/Treasurer

Colony

Mickey Levy, HOA President

Rody Castroll, HOA Board

Yasha Bronshteyn, HOA Board

Malibu Canyon Villas

Ellie Bracken, HOA President

Marlin Lyzun, HOA Vice President

David Walker, HOA Treasurer

Water District

John Mundy, Carlos Reyes, David Lippman

LVUSD & Middle School

Karen Kimmel, Kathy Petrash



Homeowner Feedback Form

To Whom It May Concern:

This letter relates to the New Project of 63 townhomes and 18 flats proposed by Calabasas Blue for their property located at 4240 Las Virgenes Road, Calabasas (APN 2069-011-005 & 2069-011-006) to replace the currently approved Entrada at Malibu Canyon project of 86 condominiums over a subterranean parking garage.

Please mark one:

- After comparing the plans for the New Project and the currently approved Entrada at Malibu Canyon project, I feel the new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project when it is presented to you for approval. Thank you for your consideration.
- I do not object to the plans presented by Calabasas Blue for the new townhome and flat residential project.
- I do not have a comment at this time.
- I prefer the Entrada at Malibu Canyon project instead of the proposed New Project.

Signed by:

Printed Name _____

Signature _____

Date _____

Street Address, City, State, Zip Code _____

Name of Neighborhood, if applicable _____

Position on HOA Board/Agency/Committee, if applicable _____

Phone Number _____

Email Address (please print) _____

Comments:

If you would like to share additional comments/questions about these plans, please email me at dwaitt@bluemarbledev.com. Thank you, Deirdre Waitt, Calabasas Blue

“After comparing the plans for the New Project and the currently-approved Entrada at Malibu Canyon project, I feel the **new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project** when it is presented to you for approval. Thank you for your consideration.”

Every letter we received was a letter of **support** for the Modified Project. We received letters of support from all 3 HOAs surrounding our site.

To Whom It May Concern:

This letter relates to the New Project of 63 townhomes and 18 flats proposed by Calabasas Blue for their property located at 4240 Las Virgenes Road, Calabasas (APN 2069-011-005 & 2069-011-006) to replace the currently-approved Entrada at Malibu Canyon project of 86 condominiums over a subterranean parking garage.

Please mark one:

After comparing the plans for the New Project and the currently-approved Entrada at Malibu Canyon project, I feel the new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project when it is presented to you for approval. Thank you for your consideration.

I do not object to the plans presented by Calabasas Blue for the new townhome and flat residential project.

I do not have a comment at this time.

I prefer the Entrada at Malibu Canyon project instead of the proposed New Project.

Signed by:

ELLIE BRACKEN
Printed Name

Ellie Bracken
Signature

Nov. 8 2011
Date

4243-6 Las Virgenes Rd
Street Address, City, State, Zip Code

Malibu Canyon Villas
Name of Neighborhood, if applicable

President
Position on HOA Board/Agency/Committee, if applicable

818 880 0648
Phone Number

ELLIE.bracken@Sbcglobal.net
Email Address (please print)

Comments:

I'm excited with the new plan. It is more to the life style of Calabasas family

To Whom It May Concern:

This letter relates to the New Project of 63 townhomes and 18 flats proposed by Calabasas Blue for their property located at 4240 Las Virgenes Road, Calabasas (APN 2069-011-005 & 2069-011-006) to replace the currently-approved Entrada at Malibu Canyon project of 86 condominiums over a subterranean parking garage.

Please mark one:



After comparing the plans for the New Project and the currently-approved Entrada at Malibu Canyon project, I feel the new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project when it is presented to you for approval. Thank you for your consideration.



I do not object to the plans presented by Calabasas Blue for the new townhome and flat residential project.



I do not have a comment at this time.



I prefer the Entrada at Malibu Canyon project instead of the proposed New Project.

Signed by:

Martin Lyzon
Printed Name

[Signature]
Signature

Nov 9, 2011
Date

4271 Las Virgenes Rd, Unit 6, Calabasas CA 91302
Street Address, City, State, Zip Code

Malibu Canyon Villas
Name of Neighborhood, if applicable

Vice President
Position on HOA Board/Agency/Committee, if applicable

818-878-0984
Phone Number

Martin@martindesign.us
Email Address (please print)

Comments: Very thoughtful design and community integration.
The new plans are much more pleasing to see and I especially like that the new plans do not disturb the hills and that the

If you would like to share additional comments/questions about these plans, please email me at dwaitt@bluemarbledev.com. Thank you, Deirdre Waitt, Calabasas Blue

"bowl" section of the land is used.

To Whom It May Concern:

This letter relates to the New Project of 63 townhomes and 18 flats proposed by Calabasas Blue for their property located at 4240 Las Virgenes Road, Calabasas (APN 2069-011-005 & 2069-011-006) to replace the currently-approved Entrada at Malibu Canyon project of 86 condominiums over a subterranean parking garage.

Please mark one:

After comparing the plans for the New Project and the currently-approved Entrada at Malibu Canyon project, I feel the new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project when it is presented to you for approval. Thank you for your consideration.

I do not object to the plans presented by Calabasas Blue for the new townhome and flat residential project.

I do not have a comment at this time.

I prefer the Entrada at Malibu Canyon project instead of the proposed New Project.

Signed by:

David Walker
Printed Name

[Signature]
Signature

11/2/11
Date

4259-1 LAS VIRGENES
Street Address, City, State, Zip Code

Malibu Canyon Villas
Name of Neighborhood, if applicable

Treasurer
Position on HOA Board/Agency/Committee, if applicable

818 635-9912
Phone Number

David@7944@aol.com
Email Address (please print)

Comments: Landscaping. Hidden utilities. Clean roof line
Low profile. Obscured from Street
No Gates, Power Drives. Do not Build the Entrada Project.

To Whom It May Concern:

This letter relates to the New Project of 63 townhomes and 18 flats proposed by Calabasas Blue for their property located at 4240 Las Virgenes Road, Calabasas (APN 2069-011-005 & 2069-011-006) to replace the currently-approved Entrada at Malibu Canyon project of 86 condominiums over a subterranean parking garage.

PLEASE MARK ONE:

After comparing the plans for the New Project and the currently-approved Entrada at Malibu Canyon project, I feel the new townhome and flat project is better for the community than the currently approved project of 86 condominiums over a subterranean parking garage. I respectfully encourage the City of Calabasas City Council and Planning Commission to support the New Project when it is presented to you for approval. Thank you for your consideration.

I do not object to the plans presented by Calabasas Blue for the new townhome and flat residential project.

I do not have a comment at this time.

I prefer the Entrada at Malibu Canyon project instead of the proposed New Project.

Signed by:

Printed Name

Signature

Date

Street Address, City, State, Zip Code

Name of Neighborhood, if applicable

Position on HOA Board/Agency/Committee, if applicable

Phone Number

Email Address (please print)

Lynne Tracy



11/29/11

4335 Oak Glen Street, Calabasas 91302

Stone Creek

VP, BOB

(818) 8806460

lynnetracy@sbcglobal.net

Aerial View of Modified Project

