

OFFERING MEMORANDUM

CALABASAS PEAK DEVELOPMENT LAND

*±28.2877 Acres Zoned Residential
Vacant Land Situated Between the
hills of Malibu & Calabasas, California*

CALABASAS PEAK MOTORWAY

OLD TOPANGA RD



SUBJECT
PROPERTY

APN: 4455-005-019

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

Investment Summary
Zoning Summary

02

LOCATION OVERVIEW

*Exclusively
Listed by*

JON MITCHELL
Senior Vice President
714.337.8405
jon.mitchell@kidder.com
LIC N° 01227852

XAVIER HENDRICKS
Senior Associate
949.547.2543
xavier.hendricks@kidder.com
LIC N° 02176494

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Kidder Mathews is pleased to present a truly unique & rare development site in Calabasas, California

The proximity to the Pacific Ocean, Malibu, major employers, freeways, southern California & beyond make this a strong location which will allow unlimited creativity to a land developer. The current zoning allows for a residential development.

ADDRESS	Calabasas Peak, Calabasas, CA 91302
TYPE	Land
PARCEL NUMBER	4455-005-019
LIST PRICE	\$895,000
GROSS LAND SIZE	±28.2877 Acres
PRICE PER ACRE	\$31,639
ZONING	Residential
UTILITIES	Septic, Well, Power Available

\$895K

LIST PRICE

+28.28

ACRES

\$31,639

PRICE PER ACRE



ZONING SUMMARY

LEGAL DESCRIPTION

Sec/Twn/Rng/Mer: SEC 34 TWN 01N RNG 17W
Brief Description: 25 MORE OR LESS ACS E 825 FT OF N 1/2 OF SE 1/4 OF SEC 34 T 1N R 17W

DEVELOPMENT STEPS

Parcel 4455005019 is located in the Santa Monica Mountains North Area (SMMNA). All zoning related to this parcel can be found in Title 22 of the Los Angeles Municipal Code and specifically 22.336, the Community Standards District of SMMNA. The parcel is zoned for Agricultural One (A-1), which allows for residential uses.

Agricultural uses, please refer to The LA Muni Code, Title 22, Division 3, 22.16.030 for a list of uses and the type of permit needed. Note: Keep to the A-1 column ONLY.

→ [VIEW CODE OF ORDINANCES](#)

SETBACK REQUIREMENTS

Setback requirements are as follows:

- 20 feet setback from the front
- 15 feet in the rear
- Five (5) feet from interior sides

Normally the height is 35 feet but will be capped at 18 feet due to the significant ridgeline running through the middle of the parcel and close to the Calabasas Peak Motorway. In addition, you must build 50 feet vertically and horizontally away from the ridgeline. (22.336.070.R.1.b).

The SMMNA has four habitat categories that are applicable community-wide: S1, S2, S3, and S4 (22.336.060.A.1), and affects development standards. Parcels is S2 and a small portion of the top of the parcel is S1. New development in S2 shall allow for a maximum building site area (BSA) of 15,000 square feet, or 25 percent of the parcel size, whichever is less. That said, the presence of the S1 could reduce your BSA. (22.336.060.A.4.i). Other factors like the ridgeline could affect your BSA too; more on that.

Regional Planning defines BSA as the approved area of a project site that is or will be developed, including building pad and all graded slopes, all structures, decks, patios, impervious surfaces, and parking areas. (22.336.020). The parcel is approximately 28 acres and could likely allow a BSA of 15K. Further, and important to note, that BSA cannot contain slopes higher than 25% or greater (22.336.070.A.4.i.) and the parcel certainly contains slopes with that range and higher, including the significant ridgeline; design accordingly with an architect.

If oak trees are on the property and if development occurs within the protected zone of the oak trees (5" out from the canopy and/or 15" out from the trunk, whichever distance is greater. 22.14.150.), then an oak tree permit is needed. For further information on Oak Tree Permits, please follow this link for 22.174.

→ [OAK TREE PERMITS](#)

Other protected trees are of concern, such as sycamore, and should be noted on plans and the Owner Acknowledgment Form.

ZONING SUMMARY, CONTINUED

GRADING

Grading in the SMMNA is counted cumulatively as of 2005 and has certain requirements. The surrounding environment will also affect grading, as discussed above. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 500 cubic yards of total cut plus total fill material. For purposes of computing the 500-cubic-yard threshold amount, grading necessary to establish a turnaround required by the Fire Department, but not the grading for any access road or driveway leading to such turnaround, shall be excluded. A grading permit, when required, shall be obtained from Public Works before the commencement of any grading project. (22.336.070.I).

ROADS & ACCESSWAYS

Regarding access roads and driveways, no more than one access road or driveway with one hammerhead-type turnaround area will provide access to the one approved development area. Grading, landform alteration, and vegetation removal for access roads and driveways shall be minimized to the greatest extent feasible and must not exceed a maximum of 300 feet or one-third the parcel depth, whichever is less, unless substantial evidence shows a variance is warranted; information on variances can be found in 22.194. You will also be instructed to make findings that alternative building sites, access road, or driveway locations within the property or project have been considered and eliminated from consideration because each alternative was found to be physically

infeasible or has the potential for substantial habitat destruction, if any such alternative site or driveway location is used. (22.336.070.B). Please consult with Fire Department further on their regulations regarding road access for this parcel. As it stands, you will want to situate the development near the road but still stay 50 feet vertically and horizontally away from the ridgeline that hugs the road at some points. The road must also be paced and 20-feet wide for Fire Department access. Also, you will need to see if the road is private or public, and if it is private you will have to consult with the neighbors through civil terms for easement access.

UTILITIES

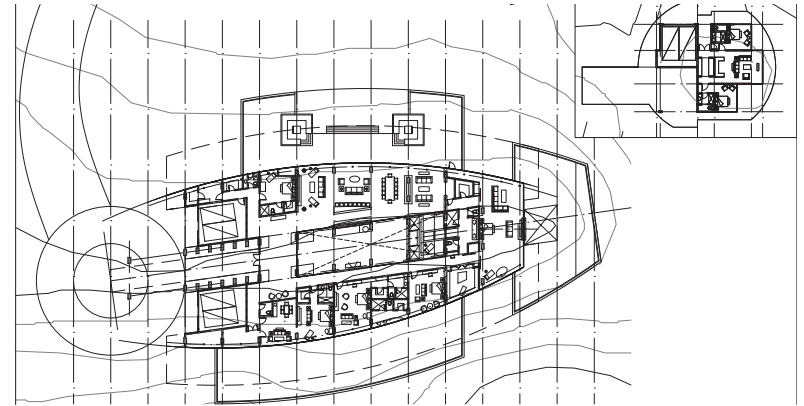
Water well access and septic/seepage pits, if needed, must be discussed with Public Health & will require a Minor Conditional Use Permit for exploratory testing. (22.336.070.G.1).

Permitting any development will be based on a combination of what was discussed above. That said development in S2 shall require, at minimum, a Conditional Use Permit (CUP) with a biological assessment and a hearing. CUP's require applicants to hire a biologist off of our list of consultants found on our website for a biological assessment. The assessment will then be reviewed by Los Angeles County biologist, followed by a hearing. CUP's take roughly a year to process. When ready, file a base application and owner acknowledgment form, upload the documents to EpicLA. A case will be created and assigned to a planner.

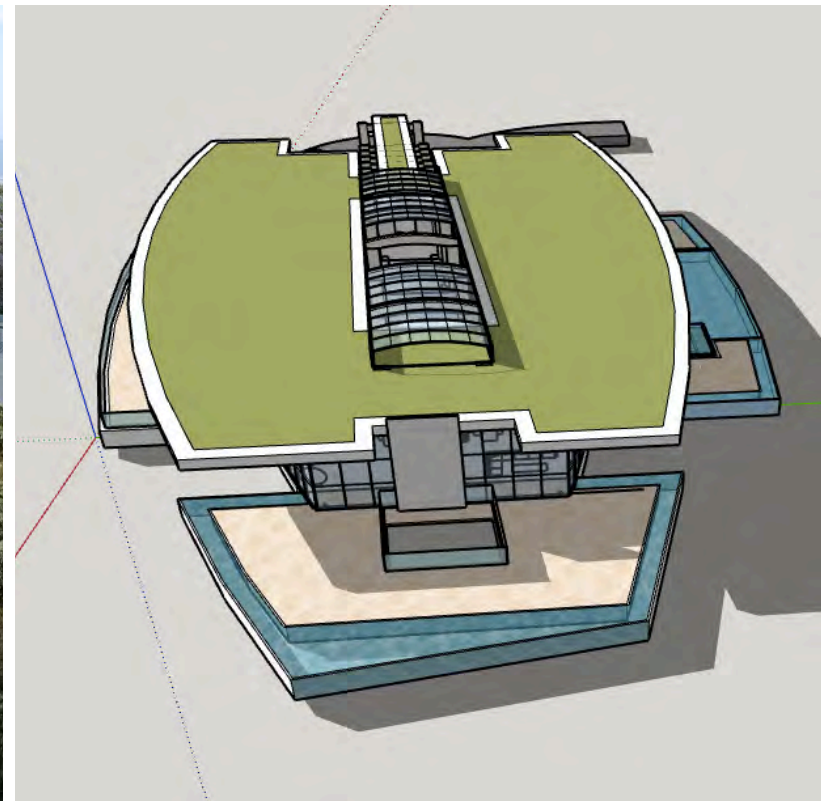


UNLOCK THE *POTENTIAL*

*Prime land with architectural plans included
to inspire your vision*



SOURCE: ROGER CHARLES DESIGN
WWW.ROGERCHARLESDESIGN.COM





LOCATION OVERVIEW

CALABASAS IS WHERE *LUXURY* MEETS LAID BACK CHARM



LUXURY

Calabasas, a picturesque city nestled in the San Fernando Valley of Los Angeles County, has long been synonymous with luxury, privacy, and the glamorous lives of the rich and famous. Famous residents like the Kardashians have helped cement Calabasas as a hotspot for high-net-worth individuals, including A-list celebrities, athletes, and tech moguls. Known for its lush landscapes, upscale neighborhoods, and proximity to Hollywood, Calabasas has earned a reputation as one of the most exclusive enclaves in Southern California.

PRIVACY

At the heart of Calabasas' appeal are its exclusive, gated communities. Neighborhoods like The Oaks, Hidden Hills, and Calabasas Highlands are renowned for offering an unparalleled level of privacy and security. These communities feature sprawling estates, often set behind high gates and lush landscaping, creating a retreat-like atmosphere. The homes themselves are nothing short of extravagant, with amenities such as private pools, home theaters, and expansive outdoor spaces, making them ideal for celebrities who crave a luxurious yet secluded lifestyle away from the spotlight.

EXCLUSIVITY

The exclusivity of Calabasas extends beyond its real estate to the overall atmosphere of the city. While still being within reach of Los Angeles, Calabasas offers a more peaceful, tight-knit community where privacy is highly valued. This sense of seclusion and safety is a major draw for those looking to live a more low-key life while still maintaining their status and wealth.

In addition to privacy, Calabasas offers a lifestyle centered around health, wellness, and leisure. With abundant hiking trails, parks, and natural beauty, residents are able to stay active and enjoy outdoor activities in a tranquil setting. The city is also home to upscale shopping centers like The Commons at Calabasas, where celebrities can shop and dine without the crowds of larger malls, reinforcing the city's image as a sanctuary for those seeking both luxury and well-being in their daily lives.

LOCATION OVERVIEW



WOODLAND HILLS

MULHOLLAND HEIGHTS

PACIFIC PALISADES

GREATER MULWOOD

SUBJECT PROPERTY

HIDDEN HILLS

BELL CANYON

VISTA POINT

CALABASAS HILLS

MALIBU CANYON

THE OAKS

Pacific Ocean

SARATOGA HILLS

MALIBU

OAK PARK

CITY OF CALABASAS

DEMOGRAPHICS

 *Population*

	1 Mile	3 Miles	5 Miles
2024 ESTIMATE POPULATION	1,999	27,893	111,571
2029 PROJECTED POPULATION	1,870	26,455	106,128
2020 CENSUS POPULATION	2,079	28,483	109,126

 *Household Income*

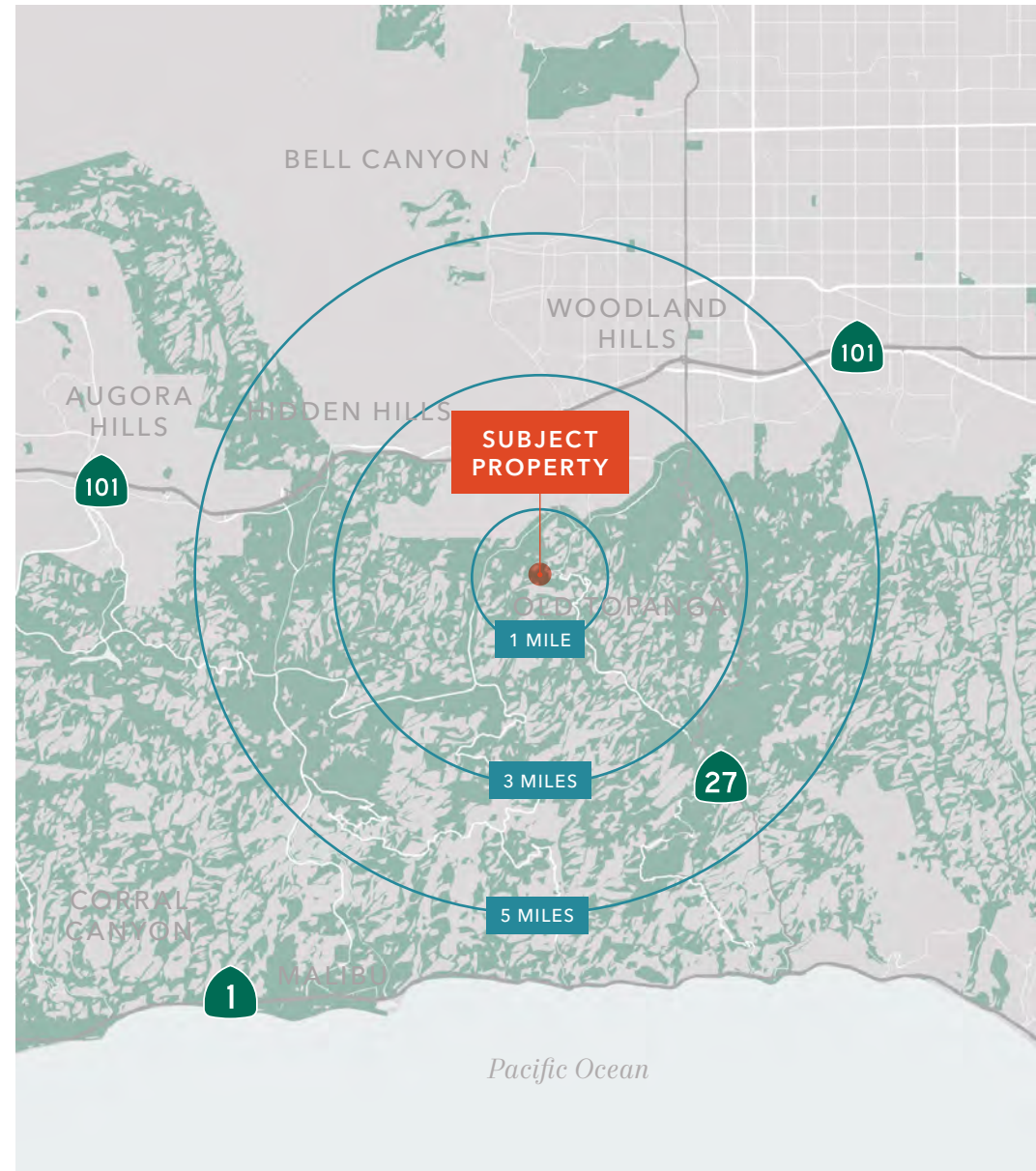
	1 Mile	3 Miles	5 Miles
2024 AVERAGE	\$395,990	\$301,301	\$213,736
2029 AVERAGE PROJECTED	\$420,983	\$319,122	\$225,645
2024 MEDIAN	\$242,769	\$188,539	\$144,786
2029 MEDIAN PROJECTED	\$250,529	\$193,815	\$149,150

1.3%

PROJECTED ANNUAL CHANGE
IN AVERAGE HH INCOME (2000-2024)

7.1%

HISTORICAL ANNUAL CHANGE
IN AVERAGE HH INCOME (2000-2024)



Exclusively listed by

JON MITCHELL
Senior Vice President
714.337.8405
jon.mitchell@kidder.com
LIC N° 01227852

XAVIER HENDRICKS
Senior Associate
949.547.2543
xavier.hendricks@kidder.com
LIC N° 02176494

KIDDER.COM

