



PROJECT NUMBER
2020-000267-(3)

HEARING DATE
August 25, 2026

REQUESTED ENTITLEMENT(S)
Minor Coastal Development Permit No.
RPPL2020000457
Variance No. RPPL20200000459

PROJECT SUMMARY

OWNER / APPLICANT

Gemma Marshall / Larry Goodwin

MAP/EXHIBIT DATE

April 16, 2026

PROJECT OVERVIEW

Minor CDP for proposed construction of a 3,827-square-foot single-family residence and a 1,067-square-foot attached garage with a maximum height of 18 feet above natural grade. Other proposed improvements include a 576-square-foot pool house, new onsite wastewater treatment system ("OWTS"), swimming pool, and patios. A variance is requested for the single-family residence and related improvements that are located within 50 feet of a mapped significant ridgeline. Grading associated with these improvements includes a total of 4,900 cubic yards (2,500 cubic yards of cut; 500 cubic yards fill; 1,900 cubic yards overexcavation and recompaction, and 2,000 cubic yards export) within a building site area of 9,890 square feet.

LOCATION

1034 Henry Ridge Motorway, Topanga

ACCESS

Henry Ridge Motorway, a private road that connects to Greenleaf Canyon Road, a 20-foot-wide public road one mile to the south and to Adamsville Avenue, 60-foot-wide public road two miles to the north

ASSESSORS PARCEL NUMBER(S)

4438-017-021

SITE AREA

5.2 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

RL20 (Rural Land 20 – One dwelling unit per 20 acres maximum density)

ZONE

R-C-20 (Rural Coastal – 20 Acre Minimum Required Lot Area)

PROPOSED UNITS

1

MAX DENSITY/UNITS

ONE UNIT/20 ACRES

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Chapter 22.44.810 (Permit Required – Minor CDP)
 - Chapter 22.44.1150.D (Variances)
 - Chapter 22.44.2040.B (Development Standards – Significant Ridgelines and Other Ridgelines)
 - Chapter 22.44.1910.I (Land Planning and Development Standards)

CASE PLANNER:

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