

AGENDA

Meeting Place: In-person: Calabasas Field Office - 27001 Agoura Rd, Suite 250, Calabasas, CA 91302

Meeting Date: July 20, 2026 - Monday

Time: 1:00 PM

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Thursday, the week previous to the meeting, will be provided to the Environmental Review Board. Written public comments submitted after 12 p.m. on Thursday, the week previous to the meeting, will not be provided to the Environmental Review Board but will be added to the public record.

PART I - PRELIMINARY BUSINESS

1. Roll Call
2. Coordinator's Report

PART II - MINUTES FOR APPROVAL

PART III - OLD BUSINESS

3. Project No.: PRJ2025-006609-(3) [26-221](#)
Permit No.: RPPL2025005347
APN: 4455-020-031
Address: 24970 Bob Batchelor Road, Calabasas, CA 91302
Location: Cold Creek watershed
USGS Quad: Malibu Beach
Project Applicant: Steven Phillips
Project Biologist: Matt Ingamells, Padre Associates, Inc.
Staff Planner: Tyler Montgomery
Staff Biologist: Michael Cady

The proposed project includes the retroactive authorization of grading and horse arena construction on the southeastern portion of a 6.6-acre property with an existing single-family residence and equestrian facilities located at 24970 Bob Batchelor Road (APN 4455-020-031) within the R-C-40 (Rural Coastal—40 Acre Minimum Required Lot Area) Zone of the Santa Monica Mountains Coastal Zone. Estimated grading volumes totaled 4,602 cubic yards of grading (2,301 cubic yards cut, 2,301 cubic yards fill, balanced on site). The 0.45-acre riding arena is surrounded by five-foot-tall wildlife-permeable fencing. Approximately 1,200 square feet of the southwestern corner of the arena is proposed to be removed and revegetated, with existing fencing being relocated outside of the mapped H1 Habitat 100-foot Buffer. The Project Site is mapped as H1, H2, and H3 Habitat, although all development is proposed within H3 Habitat. Some of the previous grading (approximately one-quarter acre) occurred within the H1 Habitat 100-foot Buffer, and some (again approximately one-quarter acre) of the arena is located within the H1 Quiet Zone (100-200 feet from H1 Habitat).

Attachments: [ERB Recommendations](#)
[Biological Assessment](#)
[Site Plans](#)
[Conditional Use Permit Findings Statements](#)
[Environmental Assessment Information Form](#)
[Site Photos](#)

4. PART V - PUBLIC COMMENT

5. PART VI - ADJOURNMENT

ADJOURNMENT TO 1:00 PM, AUGUST 17, 2026.

TIME LIMITS: The Director of Regional Planning has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Environmental Review Board members will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Coordinator may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

WRITTEN TESTIMONY: Written testimony that is received prior to the public meeting will be made a part of the record and need not be read into the record.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Environmental Review Board on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on the Department's website at <http://planning.lacounty.gov/agenda/erb/>. Any meeting-related writings or documents provided to a majority of the Environmental Review Board after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at the Department webpage for Environmental Review Board and will not be also available in the Environmental Review Board meeting room on the day of the Board's meeting there regarding that matter. Projects are reviewed under the Santa Monica Mountains Local Coastal Program LIP: http://planning.lacounty.gov/assets/upl/project/coastal_amended-LIP-maps.pdf