

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: April 23, 2026

HEARING DATE: May 5, 2026 AGENDA ITEM: 3

PROJECT NUMBER: PRJ2024-004297-(3)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) No.  
RPPL2024006171

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2735 Santa Maria Road, Topanga, CA 90290

OWNER: Roxbury Management Company

APPLICANT: Alicia Bartley

CASE PLANNER: Shawn Skeries, Principal Planner  
sskeries@planning.lacounty.gov

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-004297-(3), CUP Number RPPL2024006171, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT RPPL2024006171 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

The applicant is requesting a CUP to authorize the continued use and operation of a private equestrian club with three caretaker’s residences and associated facilities (“Project”) for 20 years, pursuant to County Code Section 22.16.030. The Project is located at 2735 Santa Maria Road in the unincorporated community of Topanga within the Santa Monica Mountains North Area (“Project Site”).

**B. Project**

The Project includes the continued use and operation of an existing private equestrian club with three caretaker’s residences and associated facilities (clubhouse, tack room, corral, barns, rings, etc.) on approximately 70 acres (Assessor Parcel Numbers: 4434-006-022, -035, -038, -056, -064, -065, -066, -071, -072). Use of the subject facility is limited to club members and their bonafide guests only and it is not open for use by the general public. Membership is limited to 100 members and their immediate families. A maximum of 130 people are permitted on the site at any time unless a lesser number is specified by the Fire Department. A maximum of 200 horses, including any owned by the property owner, may be maintained on site. Boarding horses is restricted to club members, management, and their employees only. Aside from daily individual and small group equestrian practices, a total of six equestrian events, such as horsemanship contests, and dressage and riding or polo exhibitions, may be held each calendar year. Parades and horseracing are prohibited.

**C. Project Background**

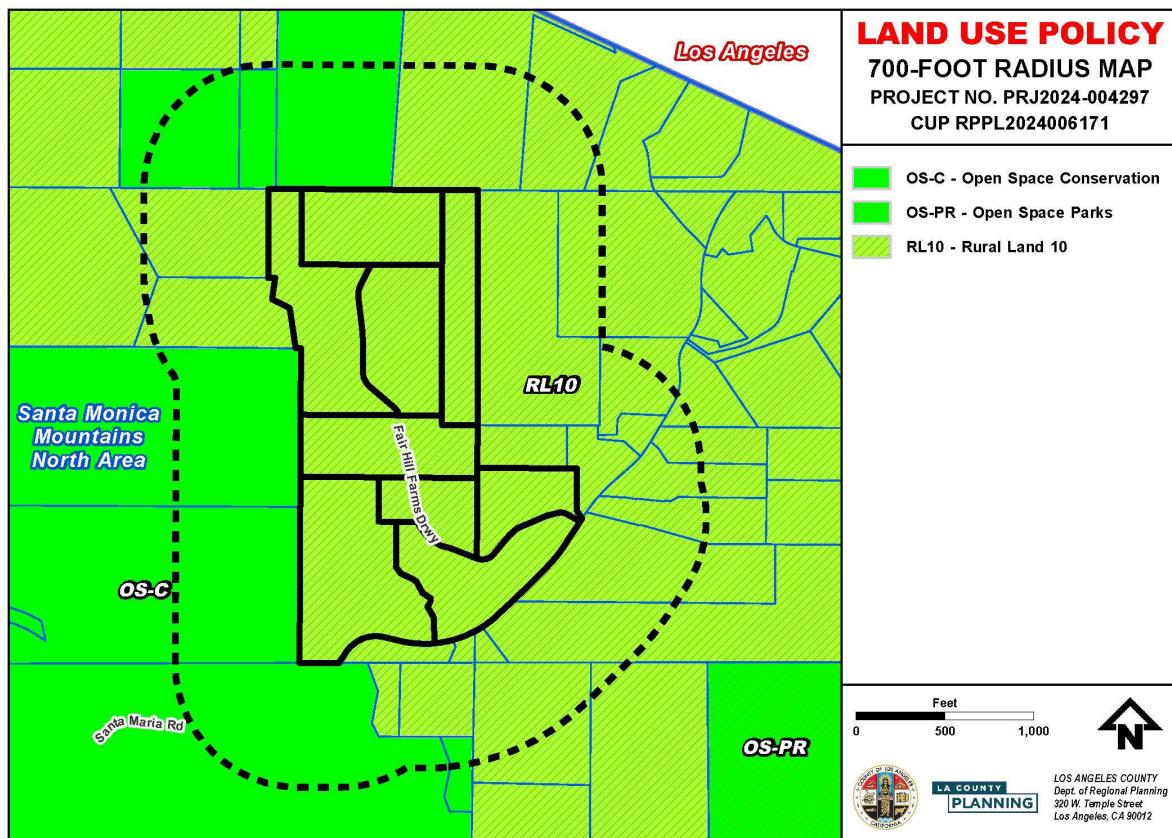
The Project Site is zoned A-1-10 (Light Agricultural – 10-Acre Minimum Required Area). Zone Exception Case No. 9046, approved in 1969, authorized a private equestrian club, three caretaker’s residences, and a clubhouse. CUP No. 2184, approved in 1996, authorized the continued operation of the private equestrian club with three caretakers’ residences and authorized the addition of a public address system for limited use during special events. CUP No. 00-162-(3), approved on November 20, 2002, authorized the continued operation of the use for 20 years.

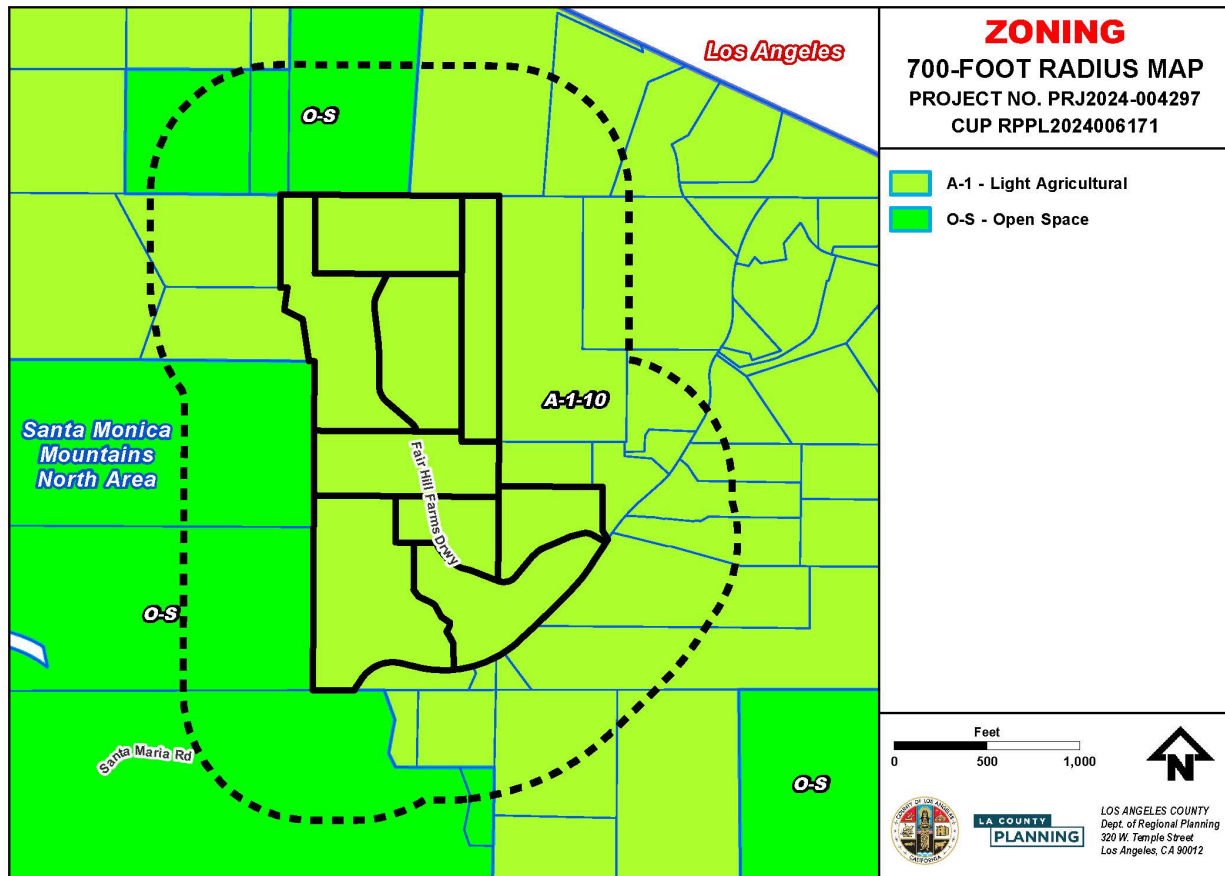
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10 (Rural Land – One Dwelling Unit Per 10 Acres Maximum Density)	A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)	Equestrian facility and three caretaker’s residences

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN	ZONING	EXISTING USES
NORTH	RL10, OS-C (Open Space Conservation)	A-1-10, O-S (Open Space)	Vacant land
EAST	RL10	A-1-10	Vacant land and Single-family residences
SOUTH	RL10, OS-C	A-1-10, O-S	Single-family residences
WEST	RL10, OS-C	A-1-10, O-S	Vacant land





**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	Unlimited	August 1929
7076	M-3 (Unclassified)	December 26, 1956
10754 (amendment of 10710)	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	June 28, 1973
2002-0062z	A-1-10 (Light Agricultural – Ten Acre Minimum Required Lot Area)	August 20, 2002

**B. Previous Cases**

<b>CASE NO.</b>	<b>REQUEST</b>	<b>DATE OF ACTION</b>
Zone Exception Case No. 9046	Private equestrian club, three caretaker's residences, and a clubhouse	Approved by Regional Planning Commission ("RPC") in 1969
Tentative Tract No. 33265	Tentative Tract Map to create 12 single-family lots	Denied by RPC in 1984 and by Board of Supervisors in 1985
CUP No. 2184	Continued operation of an equestrian club with three caretaker's residences, hillside grading for a paddock and training facility, a cover over an existing arena, and the addition of a public address system for limited usage during special events	1996
CUP No. 00-162-(3)	Continued operation of a private equestrian club with three caretaker's residences	Approved by RPC on November 20, 2002
Revised Exhibit "A" RPPL2019000622	Additions to a caretaker's residence (Expired without use)	February 27, 2019
Revised Exhibit "A" RPPL2022011511	Additions to a caretaker's residence	November 9, 2022

**C. Violations**

<b>CASE NO.</b>	<b>VIOLATION</b>	<b>CLOSED/OPEN</b>
12-0017302	Outdoor advertising sign	Closed on October 28, 2013

**ANALYSIS**

**A. Land Use Compatibility**

The Project Site is in the Santa Monica Mountains North Area Plan's Rural Land 10 (RL10) land use designation. The Project is consistent with the goals and policies of the RL10 land use designation because it is a local serving commercial use that is compatible with similar agricultural uses, residential uses, and animal keeping facilities in the area. The Project involves the continued operation of a private equestrian facility with associated accessory development (stables, corrals, rings, etc.) and three caretaker's residences. The minimum lot size for an equestrian facility is five acres, and the Project Site encompasses approximately 70 acres.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The private equestrian club was initially permitted in 1969 and since that time has served as an amenity to the Topanga community with no adverse impacts on people or properties in the surrounding area. The facility will continue to promote the equestrian culture in the Santa Monica Mountains without detriment to public health, safety, or general welfare. In addition, an evacuation plan has been requested to ensure that an organized method of evacuation is in place in case of a major fire storm, to ensure the surrounding neighborhood will not be impacted by the movement of the horses on the Project Site.

**C. Design Compatibility**

No new physical development is proposed on the Project Site. The site will utilize existing buildings, site access, and member parking. A minimum of 65 parking spaces, two of which will be improved to meet Americans with Disabilities (“ADA”) specifications, will be provided on site and maintained for use by club members and employees. All special equestrian events will end no later than 7:30 p.m., and the facility will close daily at 10:00 p.m. All lights used in this development will be properly shielded or directed away from private residences within the surrounding area.

Standard operating procedures for equestrian facilities will be in place. In accordance with the Santa Monica Mountains North Area Community Standards District (“SMMNA CSD”), all existing, legally established equestrian facilities may continue operation under the development standards in place at the time of establishment, subject to compliance with the Best Management Practices (“BMPs”) provided in the SMMNA CSD and shown on the submitted site plan.

Manure and soiled stall bedding will be spread daily in pasture areas, along trails, and no less than 200 feet from any stream or natural water source. The spread material will then be allowed to dry naturally in the sun for several days, after which it is turned into the soil to serve as fertilizer and further nourish the soil. All boarding areas, corrals, paddocks, etc. will be continuously monitored to assure that existing “berms” are intact and functional. This added precaution is to safeguard inadvertent drainage downhill of manure during the rainy season. The nearest blue-line creek is three-eighths of a mile away from any boarding area.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the Santa Monica Mountains North Area’s RL10 land use designation and the Santa Monica Mountains North Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements of the A-1-10 Zone. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Section 22.158.050 (Conditional Use Permit Findings and Decision) of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic route. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

1. The Department of Public Works, in a letter dated September 18, 2025, recommended that the Project proceed to public hearing with no comments.
2. The Fire Department, in a letter dated March 3, 2025, recommended that the Project proceed to public hearing. Any new assembly uses must be submitted to the Fire Department’s building plan check unit for review and approval.
3. The Department of Public Health, in letter dated September 23, 2025, stated conditions for this Project have been met and recommended approval.

**B. Other Agency Comments and Recommendations**

Staff has not received any comments at the time of report preparation.

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report

Reviewed By:

Rob Glaser  
Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser  
Mitch Glaser, Assistant Administrator

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<b>LIST OF ATTACHED EXHIBITS</b>	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence



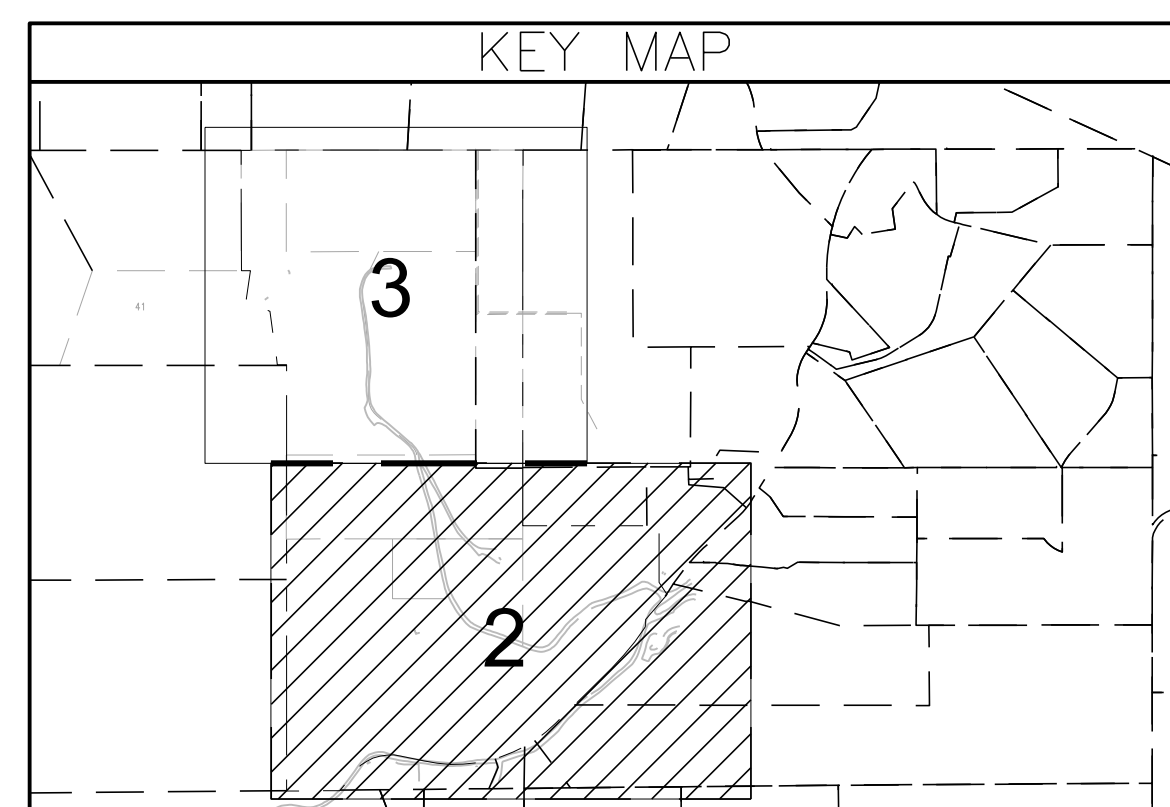
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**LEGEND:**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CONDITION NOTE
- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels
- Existing Easements
- Existing Street Centerlines
- Existing Retaining Wall
- Existing Fence
- Storm Drain (Existing)
- Sanitary Sewer (Existing)
- Water (Existing)
- Recycled Water (Existing)
- Natural Gas (Existing)
- Communications (Existing)
- Telephone (Existing)
- EX. STRUCTURE
- EX. DIRT ROAD
- EX. FENCED ENCLOSURE
- EX. PAVEMENT
- EX. TRAIL
- EXTENT OF RANCH DEVELOPMENT

**EXISTING CONDITIONS NOTES\*:**

- ① EXISTING BARN
  - ② EXISTING OFFICE/CLUBHOUSE
  - ③ EXISTING MANAGER'S RESIDENCE
  - ④ EXISTING MOBILE HOME
  - ⑤ EXISTING GARAGE W/ GROOM'S QUARTERS
  - ⑥ EXISTING TACK ROOM
  - ⑦ EXISTING ANNOUNCER'S BOOTH
  - ⑧ EXISTING COVERED CORRALS
  - ⑨ EXISTING COVERED ARENA
  - ⑩ EXISTING SHOEING RACK
  - ⑪ EXISTING WASH RACK
  - ⑫ EXISTING ARENA
  - ⑬ EXISTING CORRAL
  - ⑭ EXISTING TURNOUT
  - ⑮ EXISTING SHADE STRUCTURE
  - ⑯ EXISTING 3-WALLED SHAVING STORAGE STRUCTURE
  - ⑰ EXISTING POLO HITTING CAGE
  - ⑱ EXISTING BULL PEN
  - ⑲ EXISTING PAVED ROAD
  - ⑳ EXISTING DIRT/GRAVEL ROAD
  - ㉑ EXISTING RIDING TRAIL
  - ㉒ EXISTING EXERCISE TRACK
  - ㉓ EXISTING PAVED PARKING AREA
  - ㉔ EXISTING CRUSHED ASPHALT PARKING AREA
  - ㉕ EXISTING FENCE
  - ㉖ EXISTING POOL
  - ㉗ EXISTING ORCHARD
  - ㉘ EXISTING CONCRETE SWALE
  - ㉙ EXISTING STORAGE TRAILER (COVERED W/ IMPERVIOUS BOTTOM SURFACE)
  - ㉚ EXISTING DETACHED GARAGE
  - ㉛ EXISTING STORAGE STRUCTURE
  - ㉜ EXISTING COVERED PORCH
  - ㉝ EXISTING OPEN GRAZING/PASTURE AREA
  - ㉞ TRASH / FUEL TANKS STORAGE (COVERED W/ IMPERVIOUS BOTTOM SURFACE)
- \*NO PROTECTED TREES LOCATED WITHIN ANIMAL CONTAINMENT FACILITIES



**EXISTING CONDITION PLAN (1)**

**EQUESTRIAN CENTER CUP RENEWAL**

PREPARED BY:



**DW**  
DIAMOND WEST

civil engineering • land surveying • land planning  
23801 Calabasas Road, Suite 1034  
Calabasas, CA 91302  
Phone: (818) 591-1050  
www.diamondwest.net

DATE: 10/7/2025

SHEET 2 OF 6

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4434-006-900

4434-006-038

4434-006-024

4434-006-065

4434-006-064

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4434-006-066

4434-007-021

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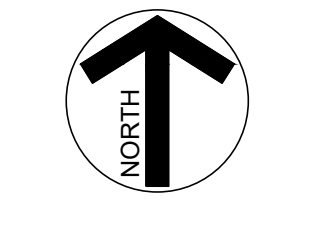
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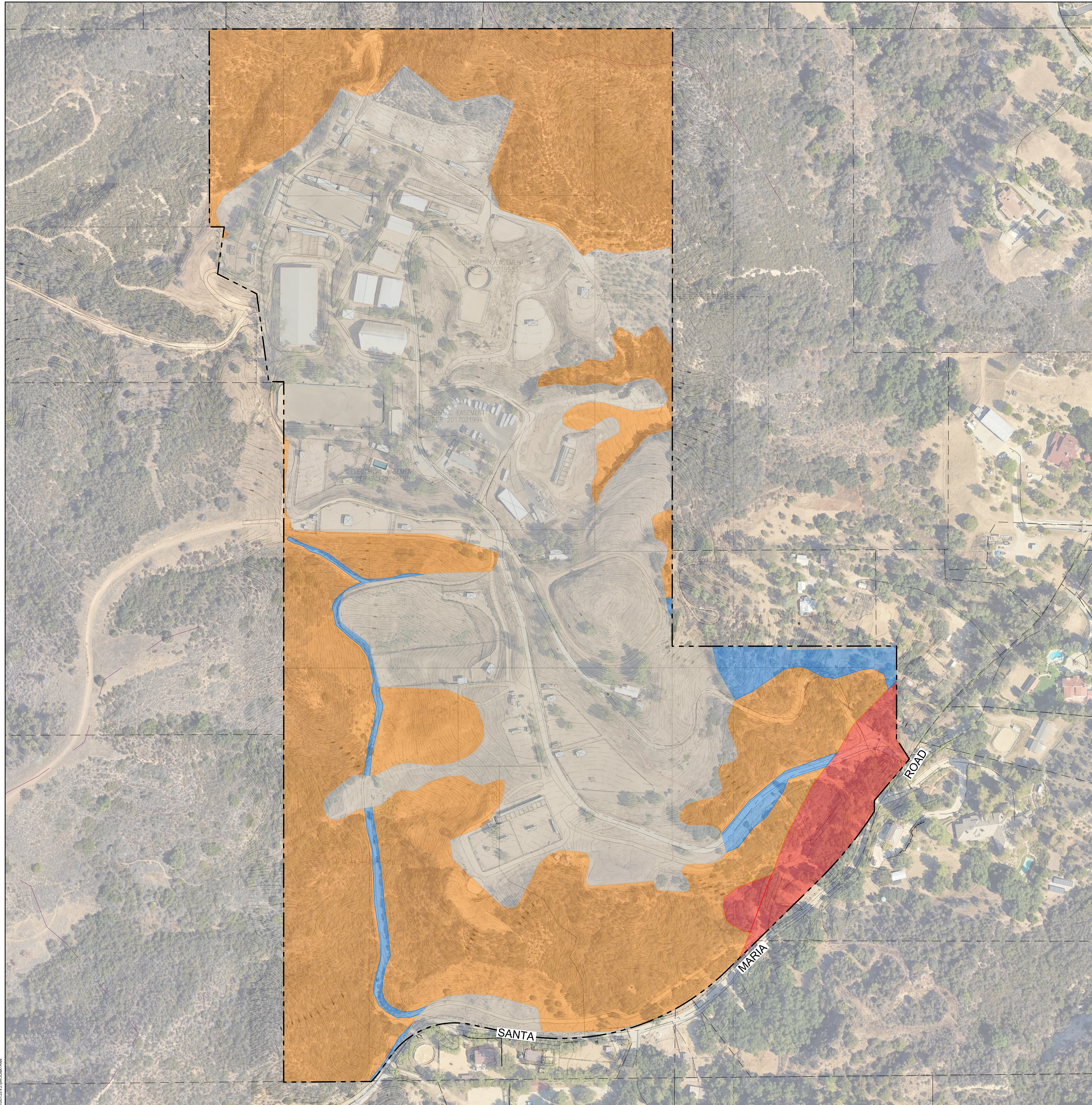


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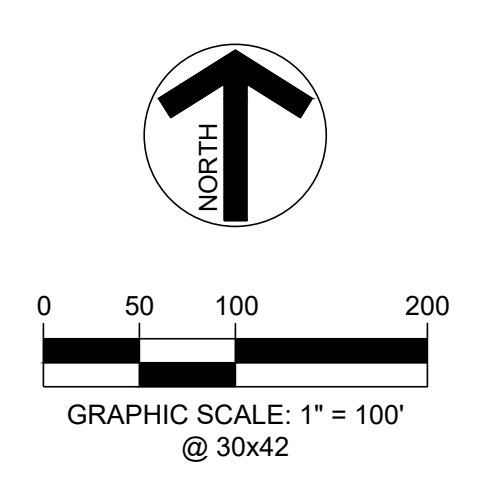


**SEA HABITAT CATEGORIES:**

- S1 HABITAT
- S2 HABITAT
- S3 HABITAT
- S4 HABITAT

**LEGEND:**

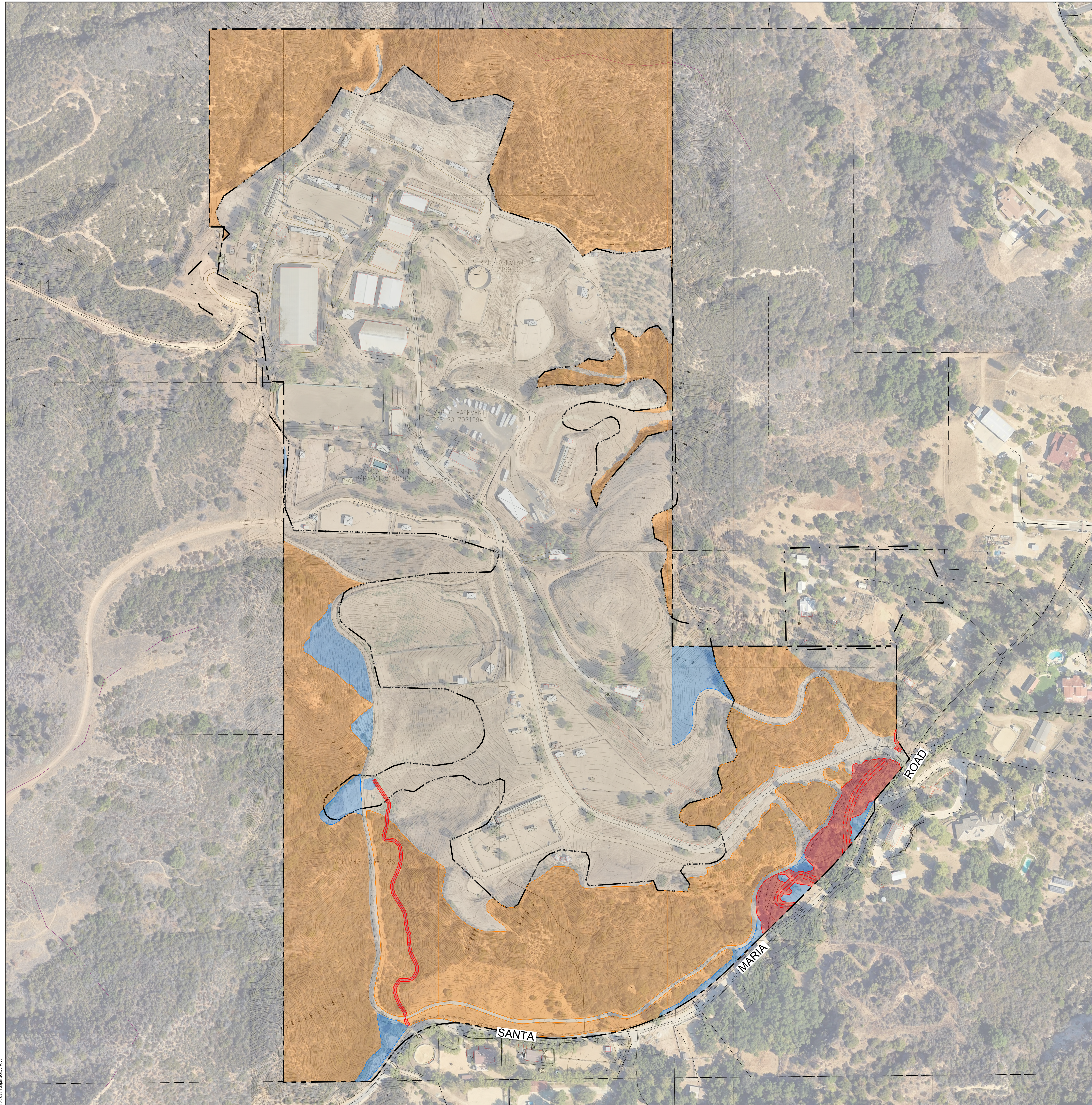
- EXISTING CONTOUR
- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels
- Existing Easements
- Existing Street Centerlines



<b>EXISTING HABITAT CATEGORIZATION</b>	
<b>EQUESTRAIN FACILITY - CUP RENEWAL</b>	
PREPARED BY:	
	civil engineering • land surveying • land planning 23801 Calabasas Road, Suite 1034 Calabasas, CA 91302 Phone: (818) 591-1050 www.diamondwest.net
DATE: 10/7/2025	SHEET 4 OF 6

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Based on documents. The documents and the data used design incorporated herein are an instrument of professional service. The property of Diamond West, Inc. (DW) and its subsidiaries, is used in all other respects without the written authorization of DW.



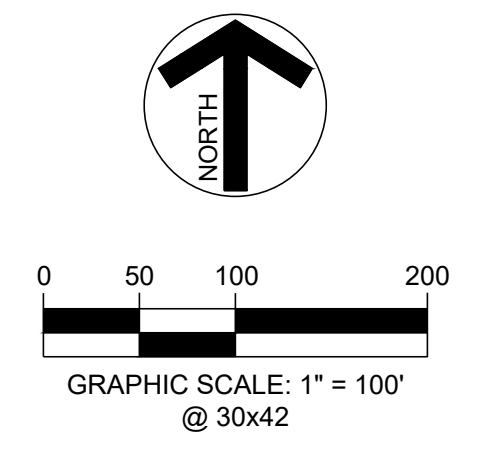
**SEA HABITAT CATEGORIES:**

- S1 HABITAT
- S2 HABITAT
- S3 HABITAT
- S4 HABITAT
- LIMIT OF EXISTING LA COUNTY S4 HABITAT

**LEGEND:**

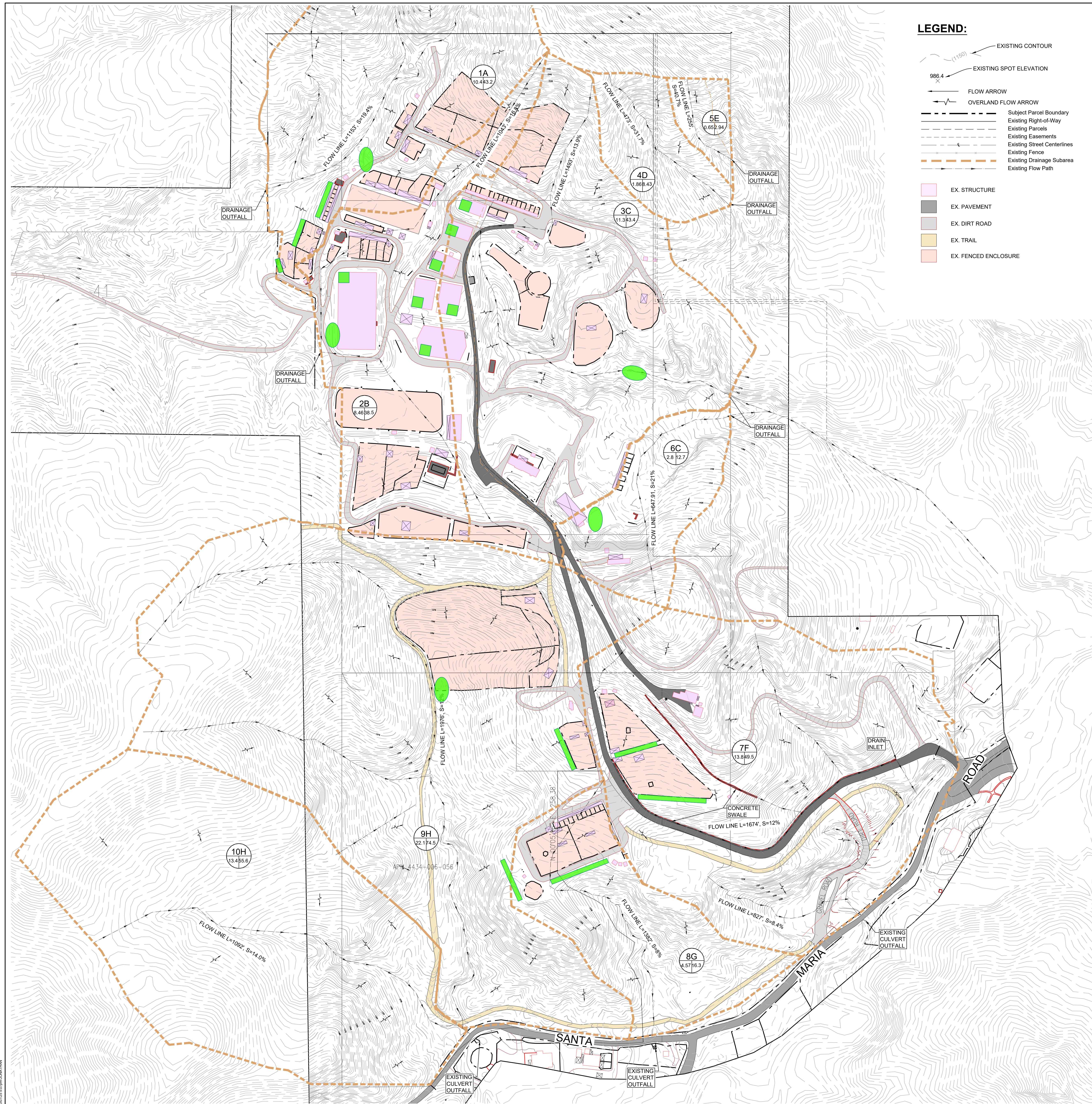
- EXISTING CONTOUR
- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels
- Existing Easements
- Existing Street Centerlines
- Existing Flowline

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<b>PROPOSED HABITAT RECATEGORIZATION</b>	
<b>EQUESTRAIN FACILITY - CUP RENEWAL</b>	
PREPARED BY:	
 <b>DW</b> DIAMOND WEST	civil engineering • land surveying • land planning 23801 Calabasas Road, Suite 1034 Calabasas, CA 91302 Phone: (818) 591-1050 www.diamondwest.net
DATE: 10/7/2025	SHEET 5 OF 6

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**LEGEND:**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FLOW ARROW
- OVERLAND FLOW ARROW
- Subject Parcel Boundary
- Existing Right-of-Way
- Existing Parcels
- Existing Easements
- Existing Street Centerlines
- Existing Fence
- Existing Drainage Subarea
- Existing Flow Path
- EX. STRUCTURE
- EX. PAVEMENT
- EX. DIRT ROAD
- EX. TRAIL
- EX. FENCED ENCLOSURE

**PHYSICAL BMP'S:**

- THE FOLLOWING BMP'S TO BE IMPLEMENTED IN ACCORDANCE WITH SANTA MONICA MOUNTAINS NORTH AREA PLAN CSD, SECTION 22.336.070 (E)(5)(g)(ii):
- RUNOFF SHALL BE DIVERTED, WITH A BERM OR OTHER SUCH MEASURE, AROUND HOLDING PENS, WASTE STORAGE, OR DISPOSAL AREAS, OR AREAS CONTAINING COMPOST, FERTILIZER, AMENDED SOIL PRODUCTS, AND ANY OTHER BYPRODUCTS OF LIVESTOCK ACTIVITIES
  - THE ROOTS AND TRUNKS OF PROTECTED TREES SITUATED WITHIN EXISTING ANIMAL CONTAINMENT FACILITIES SHALL BE PROTECTED FROM EQUINE DAMAGE WITH LOOSELY FITTED CHAIN LINK OR PLASTIC MESH FENCING, PIPE CORRAL FENCING, TREE WOOD BOXES, OR OTHER MATERIAL DEEMED SUITABLE BY THE COUNTY BIOLOGIST. NEW OR EXPANDED ANIMAL CONTAINMENT FACILITIES SHALL BE SITED OUTSIDE OF THE PROTECTED ZONE OF INDIVIDUAL OAK TREES OR OTHER PROTECTED TREES, CONSISTENT WITH THE PROVISIONS OF SECTION 22.336.060.8 (TREES)
  - MANURE, WASTE, OILS, CHEMICALS, FERTILIZERS, AND OTHER NOXIOUS MATERIALS SHALL BE STORED INSIDE A STRUCTURE OR A COVERED CONTAINER WITH AN IMPERIOUS BOTTOM SURFACE, AND SHALL BE STORED AWAY FROM ANY UNDERGROUND WATER SOURCE USED FOR HUMAN CONSUMPTION TO THE MAXIMUM EXTENT POSSIBLE. STOCKPILING ON THE GROUND IS NOT PERMITTED. WASTE SHALL BE STORED AT LEAST 100 FEET FROM ALL S1 HABITAT, STREAMS, AND NATURAL DRAINAGE COURSES
  - FILTER STRIPS, NATURAL VEGETATION, GRAVEL, SAND, OR OTHER SIMILAR MATERIALS SHALL BE USED ALONG THE PERIPHERY OF CORRALS, PENS, ANIMAL SHOWERS, AND WASTE CONTAINMENT AREAS TO ABSORB AND TREAT RUNOFF FROM ANIMAL FACILITIES\*
  - SEDIMENT-HOLDING PONDS MAY INCORPORATE PHYTOMEDIATION TECHNIQUES TO ASSIST IN FILTERING RUNOFF, SUCH AS BIOSWALES OR RAIN GARDENS\*

\*SEE TYPE AND LOCATION OF PROPOSED PHYSICAL BMP'S PER THIS EXHIBIT.

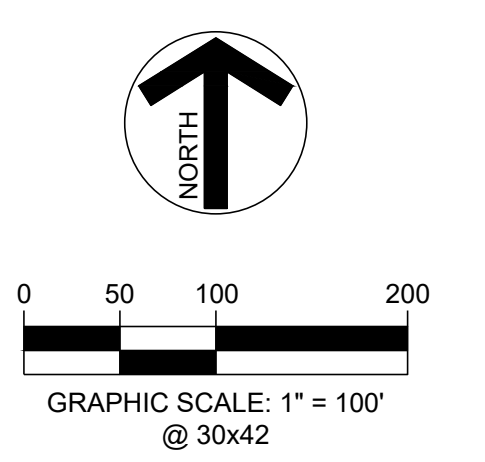
**OPERATIONAL BMP'S:**

- THE FOLLOWING OPERATIONAL BMP'S TO BE IMPLEMENTED IN ACCORDANCE WITH SANTA MONICA MOUNTAINS NORTH AREA PLAN CSD, SECTION 22.336.070 (E)(5)(g)(iii):
- RUNOFF, WASTE, AND WASTE BYPRODUCTS FROM ANIMAL CONTAINMENT FACILITIES SHALL BE REGULARLY COLLECTED, CONTAINED ON THE PARCEL, AND DISPOSED OF IN AN APPROVED MANNER
  - EQUESTRIAN FACILITIES SHALL NOT DISCHARGE SEDIMENT, ANIMAL WASTE, OR POLLUTED RUNOFF ONTO ANY PUBLIC ROAD, ADJOINING PROPERTY, OR INTO ANY S1 HABITAT, S2 HABITAT OR STREAM/DRAINAGE COURSE
  - STOCKPILED DIRT SHALL BE PROTECTED FROM WIND EROSION BY USING TARPS AND/OR JUTE NETTING TO COVER THE PILE
  - NO BURNING OF WASTE OR OTHER MATERIALS SHALL BE ALLOWED
  - ALL MANURE, SOILED BEDDING, AND SPILLED FEED SHALL BE COLLECTED A MINIMUM OF ONCE PER WEEK. WET SPOTS SHALL BE DRIED, AS MUCH AS POSSIBLE, BY RAKING AND/OR ADDING ABSORBENT MATERIAL. MANURE DEPOSITED IN WET AREAS SHOULD BE COLLECTED IMMEDIATELY. SHADY AREAS SHALL BE CLEANED DAILY
  - MAINTAIN GOOD AIR CIRCULATION AND EXPOSURE TO SUNLIGHT IN ANIMAL CONTAINMENT AREAS. THIS WILL INCLUDE WEED ABATEMENT AND REMOVAL OF ALL REFUSE AND WASTE MATERIALS, AS DESCRIBED ABOVE
  - ANY ADDITIONAL MEASURES THAT MAY BE NECESSARY TO FURTHER CONTROL FLY AND INSECT POPULATIONS
  - ALL OPERATIONS SHALL HAVE A CONTINGENCY PLAN FOR EQUIPMENT BREAKDOWN, ADVERSE WEATHER CONDITIONS, STAFFING ABSENCES, AND OTHER UNFORESEEN CIRCUMSTANCES

**PROPOSED BMP'S:**

- 1 RET-6: RAIN BARREL/CISTERN
- 2 BIO-1: BIOFILTRATION
- 3 VEG-4: VEGETATED SWALE
- 4 VEG-5: VEGETATED FILTER STRIP / GRAVEL TRENCH
- 5 T-3: EXTENDED DETENTION BASIN

NOTE: EXACT LOCATION/TYPE OF BMP MAY BE DETERMINED OR CHANGED BASED ON FIELD CONDITIONS



**PROPOSED BMP PLAN**

**EQUESTRIAN FACILITY - CUP RENEWAL**

PREPARED BY:

civil engineering • land surveying • land planning  
23801 Calabasas Road, Suite 1034  
Calabasas, CA 91302  
Phone: (818) 591-1050  
www.diamondwest.net

DATE: 10/7/2025      SHEET 6 OF 6

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**PROJECT NUMBER** PRJ2024-004297-(3)  
**HEARING DATE** May 5, 2026  
**REQUESTED ENTITLEMENT(S)**  
 Conditional Use Permit (“CUP”) No. RPPL2024006171

## PROJECT SUMMARY

<b>OWNER / APPLICANT</b> Graydon Brittan (Roxbury Management Company) / Alicia Bartley	<b>MAP/EXHIBIT DATE</b> October 7, 2025
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**PROJECT OVERVIEW**  
 The applicant is requesting a CUP to authorize the continued use and operation of a private equestrian club with three caretaker’s residences and associated facilities for 20 years pursuant to County Code Section 22.16.030.

<b>LOCATION</b> 2735 Santa Maria Road in Topanga, CA	<b>ACCESS</b> Santa Maria Road via Topanga Canyon Boulevard
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<b>ASSESSORS PARCEL NUMBER(S)</b> 4434-006-022, 035, 038, 056, 064, 065, 066, 071, and 072	<b>SITE AREA</b> Approximately 70 acres
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<b>GENERAL PLAN / LOCAL PLAN</b> Santa Monica Mountains North Area Plan	<b>ZONED DISTRICT</b> The Malibu	<b>PLANNING AREA</b> Santa Monica Mountains
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<b>LAND USE DESIGNATION</b> RL10 (Rural Land – One Dwelling Unit Per 10 Acres Maximum Density)	<b>ZONE</b> A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)
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<b>PROPOSED UNITS</b> n/a	<b>MAX DENSITY/UNITS</b> n/a	<b>APPLICABLE STANDARDS DISTRICT(S)</b> Santa Monica Mountains North Area CSD
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**ENVIRONMENTAL DETERMINATION (CEQA)**  
 Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the Los Angeles County General Plan and Santa Monica Mountains North Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Section 22.16.030 (Land Use Regulations for A-1 zone)
  - Section 22.16.050 (Development Standards for A-1 zone)
  - Section 22.336.070.E (Community-Wide Development Standards Equestrian Facilities)
  - Chapter 22.80 (Rural Outdoor Lighting District)

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LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER  
AND ORDER

PROJECT NO. PRJ2024-004297-(3)  
CONDITIONAL USE PERMIT NO. RPPL2024006171

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit No. RPPL2024006171 (“CUP”) on May 5, 2026.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Alicia Bartley (“Permittee”), requests a CUP to authorize the continued use and operation of a private equestrian club with three caretaker’s residences and associated facilities (“Project”) for 20 years on a property located at 2735 Santa Maria Road, in the unincorporated community of Topanga (“Project Site”) in the A-1-10 (Light Agricultural – 10-Acre Minimum Required Area) Zone, pursuant to County Code Section 22.16.030. No physical improvements or expansion of the current use are requested.
4. **ENTITLEMENT(S) REQUIRED.** The CUP is required to authorize the continued use and operation of a private equestrian club with three caretaker’s residences and associated facilities for 20 years on the Project Site in the A-1-10 Zone pursuant to County Code Section 22.16.030.
5. **LOCATION.** The Project is located at 2735 Santa Maria Road within the Malibu Zoned District and the Santa Monica Mountains Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** Zoning Exception Case No. 9046, approved in 1969, authorized a private equestrian club, three caretaker’s residences, and a clubhouse.
7. **PREVIOUS ENTITLEMENT (S).** CUP No. 2184, approved in 1996, authorized the continued operation of the private equestrian club with three caretaker’s units, hillside grading for the paddock and training facility, a cover for an existing arena, and the addition of a public address system for events.
8. **PREVIOUS ENTITLEMENT (S).** CUP No. 00-162-(3), approved on November 20, 2022, authorized the continued operation of the use for 20 years.
9. **PREVIOUS ENTITLEMENT(S)** Revised Exhibit “A” No. RPPL2019000622, approved on February 27, 2019, authorized additions to a caretaker’s residence and expired without use.

10. **PREVIOUS ENTITLEMENT(S)** Revised Exhibit “A” RPPL2022011511, approved on November 9, 2022, authorized additions to a caretaker’s residence.

11. **LAND USE DESIGNATION.** The Project Site is located within the RL10 (Rural Land – One Dwelling Unit Per 10 Acres Maximum Density) land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map.

12. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned A-1-10 (Light Agricultural – 10-acre Minimum Required Area). Pursuant to County Code Section 22.16.030, a CUP is required for an equestrian boarding and training facility with a required minimum lot size of five acres.

**13. SURROUNDING LAND USES AND ZONING**

<b>LOCATION</b>	<b>SANTA MONICA MOUNTAINS NORTH AREA PLAN</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	RL10 (Rural Land – One Dwelling Unit Per 10 acres Maximum Density)  O-S-C (Open Space Conservation)	A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area)  O-S (Open Space)	Vacant land
EAST	RL10	A-1-10	Vacant land and Single-family residences
SOUTH	RL10	A-1-10, O-S	Single-family residential
WEST	RL10 OS-C	A-1-10 O-S	Vacant land

**14. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project includes the continued use and operation of an existing private equestrian club with three caretaker’s residences and associated facilities (barns, arena, ring, clubhouse, etc.) on approximately 70 acres (Assessor Parcel Numbers: 4434-006-22, -035, -038, -056, -064, -065, -066, -071, -072). The existing facility, established in 1969, is a private club with a maximum of 100 members. A maximum of 200 horses are kept on site, including any owned by the property owner. Boarding horses is restricted to club members, management, and their employees only. Activities on site include polo training, show horses, breeding, riding training, trail riding, etc. Large gatherings generally are not held on site; however, the previous CUP authorized a maximum of six club member-related

events per year. Previous approvals included about six acres of a relatively flat area, which was graded as a paddock for horse training and exercising, and a cover over an existing arena.

**B. Site Access**

The Project Site is accessible via Santa Maria Road to the south. Primary access to the Project Site will be via an entrance/exit on Santa Maria Road.

**C. Site Plan**

The Site Plan depicts the Project Site with all equestrian-related facilities. Structures include a barn, an office/clubhouse, a manager's residence, a tack room, corrals, arenas, shade structures, a polo hitting, a garage, and a pool. In accordance with County Code Section 22.336.070.E.5.g, the Best Management Practices ("BMPs") listed therein are shown on the Site Plan, including rain barrels, biofiltration areas, vegetated swales, a vegetated filter strip, and extended detention basins.

**15. CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), and the County Environmental Document Reporting Procedures and Guidelines, because the Project involves the continued operation of a private equestrian facility with no expansion of the previously permitted use and structures. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations.

**16. COMMUNITY OUTREACH.** No community outreach was conducted by the Permittee regarding this request for the continued operation of the current horse boarding and training facility.

**17. PUBLIC COMMENTS.** Staff have received no comments for the continued operation of the current horse boarding and training facility.

**18. AGENCY RECOMMENDATIONS.**

A. County Department of Public Works: Recommended clearance to public hearing with no comments in a letter dated September 18, 2025.

B. County Fire Department. Recommended clearance to public hearing with no conditions in a letter dated March 3, 2025. However, any new assembly uses must be submitted to Fire Department's building plan check unit for review and approval.

C. County Department of Public Health: Recommend clearance to public hearing with conditions being met in a letter dated September 23, 2025.

19. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (*The Malibu Times*) and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On March 18, 2026, a total of 26 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

20. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Santa Monica Mountains North Area Plan because the RL10 land use designation is intended for uses that are compatible with larger agricultural parcels and promote local-serving commercial needs. The Project is the continued use and operation of an equestrian facility and is compatible with larger agricultural parcels, low-density single-family residences and accessory uses, agricultural and equestrian uses, retreats, monasteries, private campgrounds, bed-and-breakfasts, low intensity conference centers, public and private schools, and other local-serving commercial and public facilities. The proposed use with the attached conditions will be consistent with the adopted Santa Monica Mountains North Area Plan because the Project is consistent with applicable goals and policies of the RL10 land use designation and the Topanga Canyon Community Standards District.

21. **GOALS AND POLICES.** The Hearing Officer finds that the following goals and policies of the General Plan and the Santa Monica Mountains North Area Plan are applicable to the Project:

#### **GENERAL PLAN:**

**A. Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** Authorizing the continued use of the equestrian facility will contribute to and directly enhance the vibrant community by serving the needs of its members and area residents for horse training and boarding amenities.

**B. Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The equestrian facility will support members with an emphasis on the proper care and training of horses while being sited, set back, and conditioned to complement the uses in the area, which include larger-lot residential uses. The Project will continue to operate at the same level of activity, as no changes are proposed.

**C. Goal C/NR-6: Protected and usable groundwater resources.** The Project is designed to protect natural groundwater recharge areas through the implementation of BMPs regarding the proper management of animal waste.

**SANTA MONICA MOUNTAINS LAND USE PLAN:**

**D. Policy CO-45: Require confined animal facilities to utilize BMPs to manage animal waste.** The Project is conditioned to require the private equestrian facility to continue utilizing BMPs to manage animal waste. BMPs are depicted on the site plan.

**E. Policy LU-22: Provide that residential and non-residential uses are buffered from each other through siting and design techniques.** The Project is designed to meet the required setback distances from residential structures and structures associated with the equestrian facility. The public address system or other means of outdoor amplification may be used as a convenience for announcements and administration during the six special equestrian events only and cannot be used as a continuous ongoing entertainment device at any time. The level of amplification should be modulated so that amplified sounds do not disturb any neighboring residents.

**F. Policy LU-36: The lighting of facilities at night should be limited to necessary security lighting that is controlled by motion detectors, and the luminosity should be compatible with dark skies standards.** The Project is conditioned to require that all lighting fixtures be shielded and pointed downward. All special equestrian events shall end no later than 7:30 p.m., and the facility shall close daily at 10:00 p.m. If complaints are received regarding spillage of exterior lighting onto any adjacent property, the facility shall no longer be permitted to remain open until 10:00 p.m. and shall close at 7:30 p.m. until such time that the lighting is modified to alleviate any off-site spillage. Lighting modifications shall be reviewed and approved by the Director of Regional Planning.

**G. Policy LU-47: Consistent with all resource protection policies of this North Area Plan, preserve the opportunity for horse keeping in support of the equestrian-oriented tradition of the Santa Monica Mountains. Encourage the establishment of equestrian-friendly trailhead parking and staging areas to promote low-cost public access to trails.** The continued use of the legally established private equestrian facility supports the tradition of horsemanship in the Santa Monica Mountains by providing an area where such tradition can exist and be maintained.

**H. Policy LU-48: Protect the rural character of the North Area and allow for keeping of horses in support of the equestrian oriented tradition of the Santa Monica Mountains.** The continued use of the legally established private equestrian facility supports the rural character of the Santa Monica Mountains by providing an area where the keeping of horses in support of the equestrian tradition can exist and be maintained.

**I. Policy LU-52: Allow the development of new, and the retention of existing, private recreational facilities, including equestrian rental and boarding facilities, in areas where the character of such facilities dictates the need for such a setting and is compatible with surrounding land uses.** The existing equestrian facility has been at this location since 1969. The facility has been operating since that time with no

detriment to the surrounding area and uses. Equestrian uses in the Santa Monica Mountains are synonymous with the rural character of the area.

**J. SN-3: A built environment designed to avoid or minimize the potential for loss of life, physical injury, environmental disruption, property damage, economic loss, and social disruption due to wildland fires.** The Project is conditioned to require the Permittee to submit an emergency evacuation plan to the County Fire Department and receive approval prior to final approval of the CUP.

### **ZONING CODE CONSISTENCY FINDINGS**

**22. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1-10 zoning classification as an equestrian facility—including its accessory structures—is a principal permitted use in such zone with a CUP pursuant to County Code Section 22.16.030.B. The A-1 Zone allows riding academies and stables, with the boarding of horses, with a required minimum lot size of five acres and an approved CUP.

**23. REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.030, which states that all buildings and structures on the property used in conjunction with the permitted use shall be located at least 50 feet from any street or highway or any habitable structure, because the Project would meet all required setback standards related to the private equestrian facility.

**24. PARKING.** The Hearing Officer finds that the Project is designed appropriately for the use with 65 existing parking spaces, including and two parking spaces accessible to people with disabilities in compliance with the Americans with Disabilities Act.

**25. EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Chapter 22.80 (Rural Outdoor Lighting District (“ROLD”)). The Project proposes minimal outdoor lighting that would be appropriately shielded by ROLD standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Chapter 22.80.

**26. COMMUNITY-WIDE DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is consistent with the BMPs identified in County Code Section 22.336.070.E.5.f and g. A waste management plan was submitted on the site plan depicting the elements outlined for compliance in maintaining equestrian facilities.

### **CONDITIONAL USE PERMIT FINDINGS**

**27. The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project is designed in accordance with applicable Title 22 provisions. The land use designation allows for the continued use and operation of a private equestrian club with three caretaker’s residences and associated facilities with the required CUP.

- 28.** The Hearing Officer finds that the proposed use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project remains consistent with the A-1-10 zoning on the Project Site, as no expansion of the private equestrian facility or any new structure is proposed. The facility has been operating since 1969 and has properly disposed of animal waste and other hazardous materials that may be generated or stored on site. The facility has submitted annual Storm Water Pollution Prevention Plans to the County Department of Public Works to ensure that runoff from the site will be minimized and that any manure that washes off trails, arenas or open paddocks will be caught before it can leave the site.
- 29.** The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area. No change to the Project Site is proposed. All buildings and structures on the property used in conjunction with the permitted use are located at least 50 feet from any street or highway or any habitable structure, as shown on the site plan. The facility is integrated into the natural topography, and all lighting is pointed downward.
- 30.** The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. No change to access to the site is proposed.
- 31. GRANT TERM.** The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses; it is necessary to limit the CUP to 20 years.

### **ENVIRONMENTAL FINDINGS**

- 32.** The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The Project involves the continued operation of an equestrian facility with no expansion of the previously permitted use and structures.

### **ADMINISTRATIVE FINDINGS**

- 33. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities, categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024006171**, subject to the attached conditions.

**ACTION DATE: May 5, 2026**

MG:RG:SS

4/23/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-004297  
CONDITIONAL USE PERMIT NO. RPPL2024-006171-(3)

**PROJECT DESCRIPTION**

The project is the continued use and operation of a private equestrian club with three caretaker's residences and associated facilities for 20 years, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on May 5, 2046.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the private equestrian club and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum of **\$4,700.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **10** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 5, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or any LA County Planning staff member. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT**

20. The Permittee shall submit annual storm water pollution prevention plans to Public Works.
21. A minimum of 65 parking spaces, two of which shall be developed to Americans with Disability Act specifications, shall be provided on site and maintained for use by club members and employees. Parking spaces and access thereto need not be paved but should be oiled or treated to prevent the emanation of dust.
22. The Permittee shall limit membership of the equestrian club to 100 members and their immediate families. This membership ceiling shall be contained in the club bylaws.

23. All special equestrian events shall end no later than 7:30 p.m., and the facility shall close daily at 10:00 p.m. If complaints are received regarding spillage of exterior lighting onto any adjacent property, the facility shall no longer be permitted to remain open until 10:00 p.m. and shall close at 7:30 p.m. until such time that the lighting is modified to alleviate any off-site spillage. Lighting modifications shall be reviewed and approved by the Director in accordance with Condition 18, above.
24. All lights used in this development shall be properly shielded or directed away from private residences within the surrounding area.
25. The public address system or other means of outdoor amplification may be used as a convenience for announcements and administration during the six special equestrian events only and shall not be used as a continuous ongoing entertainment device at any time. The level of amplification should be modulated so that amplified sounds does not disturb any neighboring residents.
26. A maximum of 130 people is permitted on the site at any time unless a lesser number is specified by the County Fire Department pursuant to permit, they issue. The operator shall be responsible for compliance with this condition. If necessary, a system of advance reservations shall be used.
27. Three caretaker's or trainer's residences may be maintained on the subject property in the existing 1,600-square-foot structure and the two existing 10-foot-by-45-foot mobilehomes. The two mobilehomes shall not contain more than one dwelling unit each.
28. No alcoholic beverages shall be sold on site without an approved CUP for alcoholic beverage sales issued by LA County Planning.
29. Use of the subject facility shall be limited to club members and their bonafide guests only and shall not be open for use by the general public. Aside from daily individual and small group equestrian practices, a total of six equestrian events, such as horsemanship contests, and dressage and riding or polo exhibitions, may be held each calendar year. Parades and horse racing are prohibited.
30. A maximum of two 200 horses, including any owned by the property owner, may be maintained on the site. Boarding of horses is restricted to club members, management and their employees only.
31. All horses shall be maintained in a safe and healthy manner and pursuant to all applicable regulations provided in any statute or ordinance.
32. The Permittee shall post a current telephone number for the resident manager or other responsible person on a sign at the front gate to the premises so that neighbors may inform the manager or other responsible person if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the LA County Planning's Zoning Enforcement Section.

**PROJECT SITE-SPECIFIC CONDITIONS**

33. **Scope of Approval.** This grant shall authorize the continued operation of a private equestrian club subject to the grant term in Condition 8, above. No modification to the site is approved with this permit.
34. **Best Management Practices.** Equestrian raising, training, breeding, and boarding operations shall use Best Management Practices (“BMPs”) in a manner that avoids harm to other organisms and protects air, soil, and water quality.

The following BMPs shall be depicted on the approved Exhibit “A” and implemented for all equestrian facilities:

Runoff shall be diverted, with a berm or other such measure, around holding pens, waste storage areas, waste disposal areas, and areas containing compost, fertilizer, amended soil products, and any other byproducts of livestock activities;

The roots and trunks of protected trees situated within existing animal containment facilities shall be protected from equine damage with loosely-fitted chain-link or plastic mesh fencing, pipe corral fencing, treated wood boxes, or other material deemed suitable by the LA County Planning Staff Biologist. New or expanded animal containment facilities shall be sited outside of the protected zone of individual oak trees or other protected trees, consistent with the provisions of County Code Section 22.336.060.B (Trees);

Manure, waste, oils, chemicals, fertilizers, and other noxious materials shall be stored inside a structure or in a covered container with an impervious bottom surface and shall be stored away from any underground water source used for human consumption to the maximum extent possible. Stockpiling on the ground is not permitted. Waste shall be stored at least 100 feet from all S1 habitat, streams, and natural drainage courses;

Filter strips, natural vegetation, gravel, sand, or other similar materials shall be used along the periphery of corrals, pens, animal showers, and waste containment areas to absorb and treat runoff from animal facilities; and

Sediment-holding ponds may incorporate phytoremediation techniques to assist in filtering runoff, such as bioswales or rain gardens.

35. **The following operational BMPs shall be implemented by all equestrian facilities:**

Runoff, waste, and waste byproducts from animal containment facilities shall be regularly collected, contained on the parcel, and disposed of in an approved manner;

Equestrian facilities shall not discharge sediment, animal waste, or polluted runoff onto any public road, adjoining property, or into any S1 habitat, S2 habitat or stream/drainage course;

Stockpiled dirt shall be protected from wind and water erosion by using tarps and/or jute netting to cover the pile;

No burning of waste or other materials shall be allowed;

All manure, soiled bedding, and spilled feed shall be collected a minimum of once per week. Wet spots shall be dried, as much as possible, by raking and/or adding absorbent material. Manure deposited in wet areas should be collected immediately. Shady areas shall be cleaned daily;

Maintain good air circulation and exposure to sunlight in animal containment areas. This will include weed abatement and removal of all refuse and waste materials, as described above;

Any additional measures that may be necessary to further control fly and other insect populations; and

All operations shall have a contingency plan for equipment breakdown, adverse weather conditions (including red flag warnings), staffing absences, and other unforeseen circumstances. An evacuation plan shall be part of the approved Exhibit "A."



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

## CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.158.050 (Findings and Conditions), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

B.1 The proposed use will be consistent with the adopted General Plan for the area.

The subject property is designated Rural Land 10 (1 du/5 ac max) in the Santa Monica Mountains North Area Plan. This designation allows a number of low intensity uses, including equestrian uses. The project complies with all applicable plan policies, including LU-47 , LU-48, LU-49, LU-50, LU-51, LU-52 and LU-53.

B.2 The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The request is to authorize the use of the subject property for the continued operation of a private equestrian club with three caretaker's residences. The private equestrian club was initially permitted in 1969 and since that time has served as an amenity to the Topanga community with no adverse impacts to persons or properties in the surrounding area. As conditioned, the facility will continue promote the equestrian culture in the Santa Monica mountains without detriment to the public health, safety, or general welfare.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed use complies with the biological resource standards and community-wide development standards of the Santa Monica Mountains North Area Plan, as well as with the development standards of the underlying A-1 zoning.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

The subject property is adequately served by Topanga Canyon Boulevard and Santa Maria Road. The existing facility has been served for decades with no adverse impacts to the surrounding community. Likewise, all required public and private facilities required for the use have served the property without detriment to other properties in the vicinity and will continue to do so.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** April 5, 2026  
**PROJECT NUMBER:** PRJ2024-004297  
**PERMIT NUMBER(S):** Conditional Use Permit RPPL2024006171  
**SUPERVISORIAL DISTRICT:** 3  
**PROJECT LOCATION:** 2735 Santa Maria Road, Topanga  
**OWNER:** Roxbury Management Company  
**APPLICANT:** Alicia Bartley  
**CASE PLANNER:** Shawn Skeries, Principal Planner  
sskeries@planning.lacounty.gov

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Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation of a private equestrian facility with no expansion of the previously permitted use and structures. The private equestrian facility would be based out of the previously approved structures and open areas. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic route. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.

SHAPING  
TOMORROW

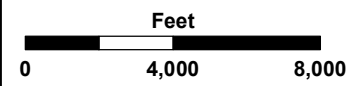
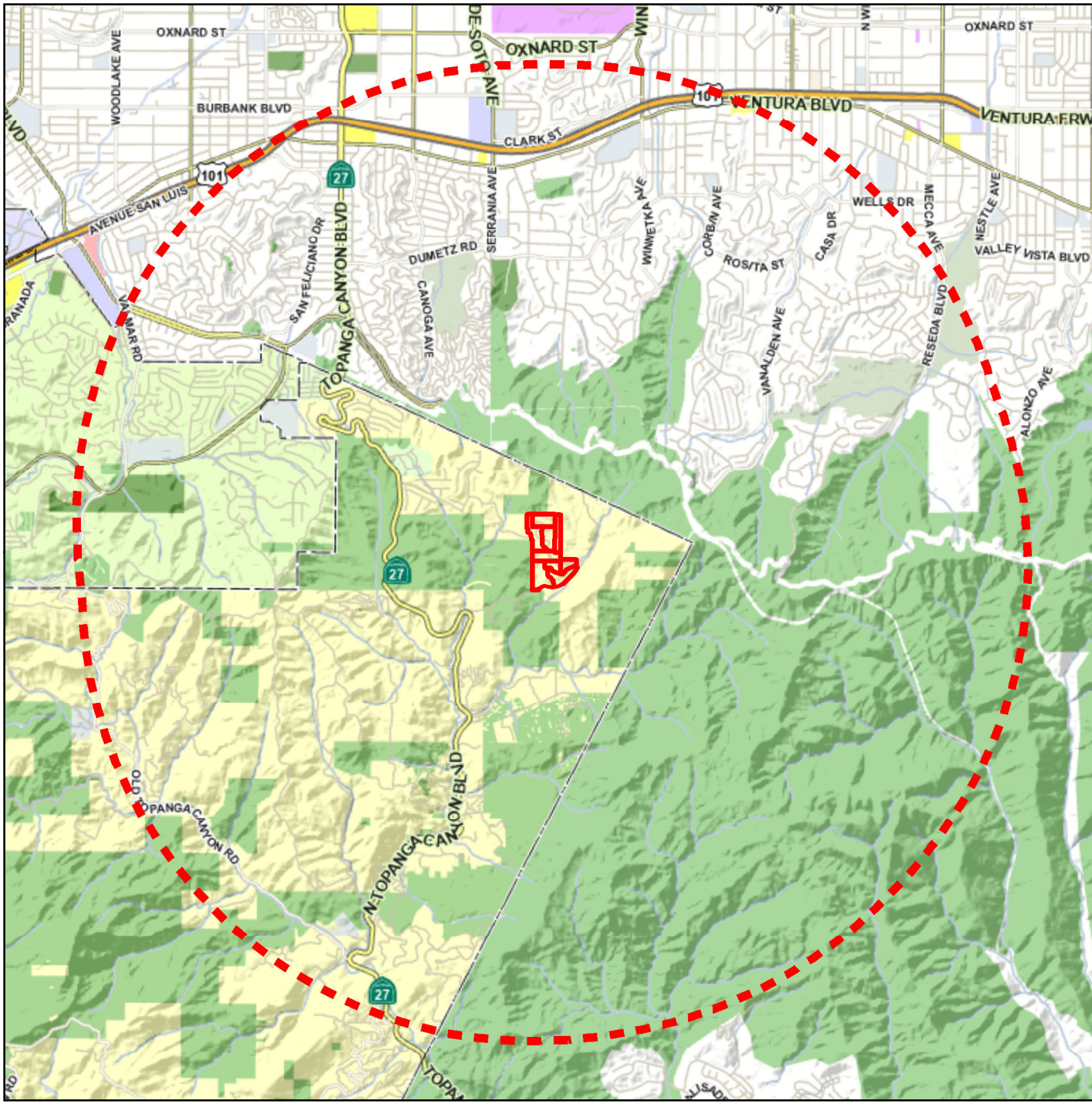


# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-004297

CUP RPPL2024006171



**LA COUNTY**  
**PLANNING**

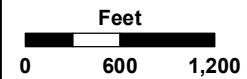
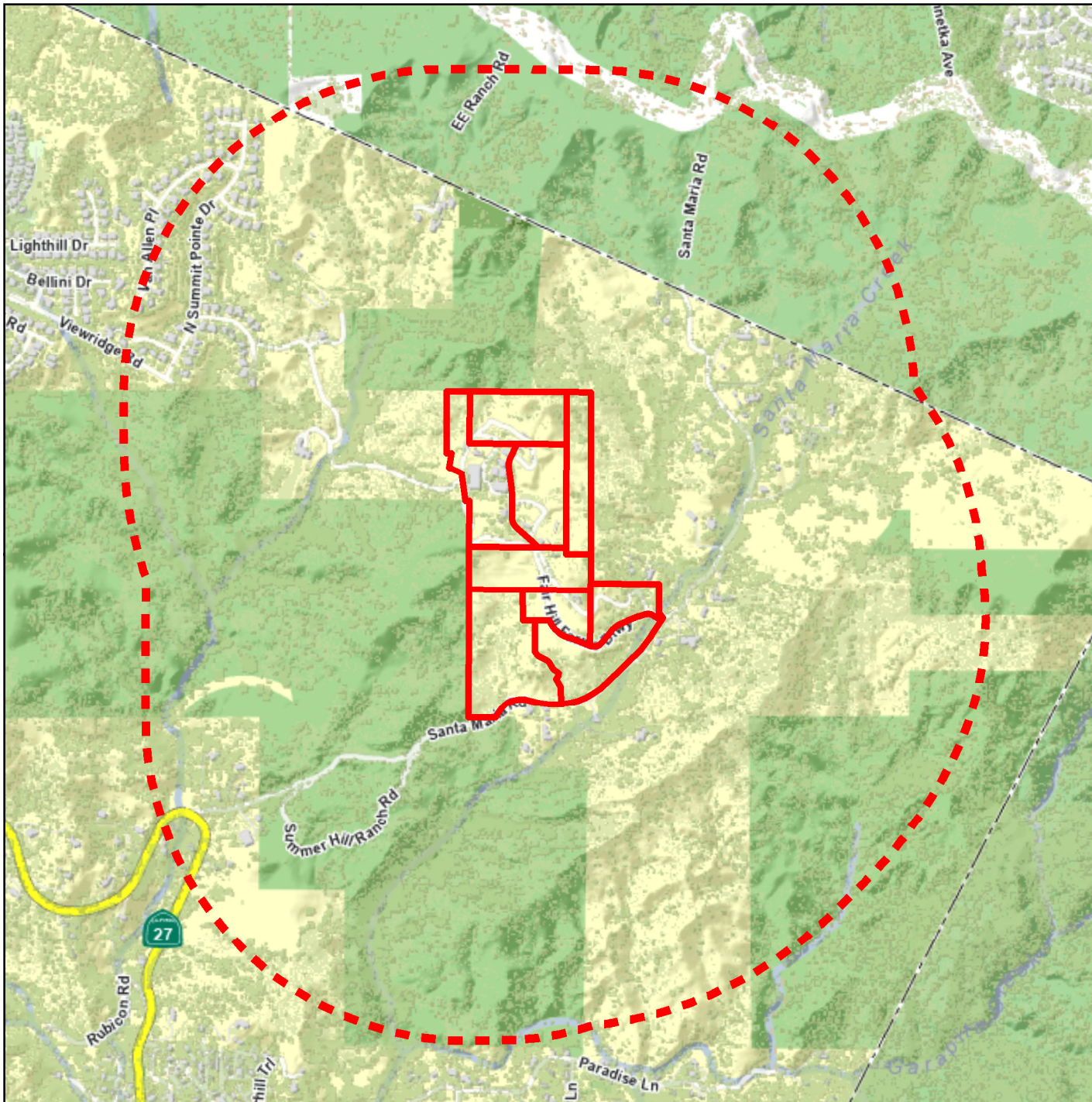
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

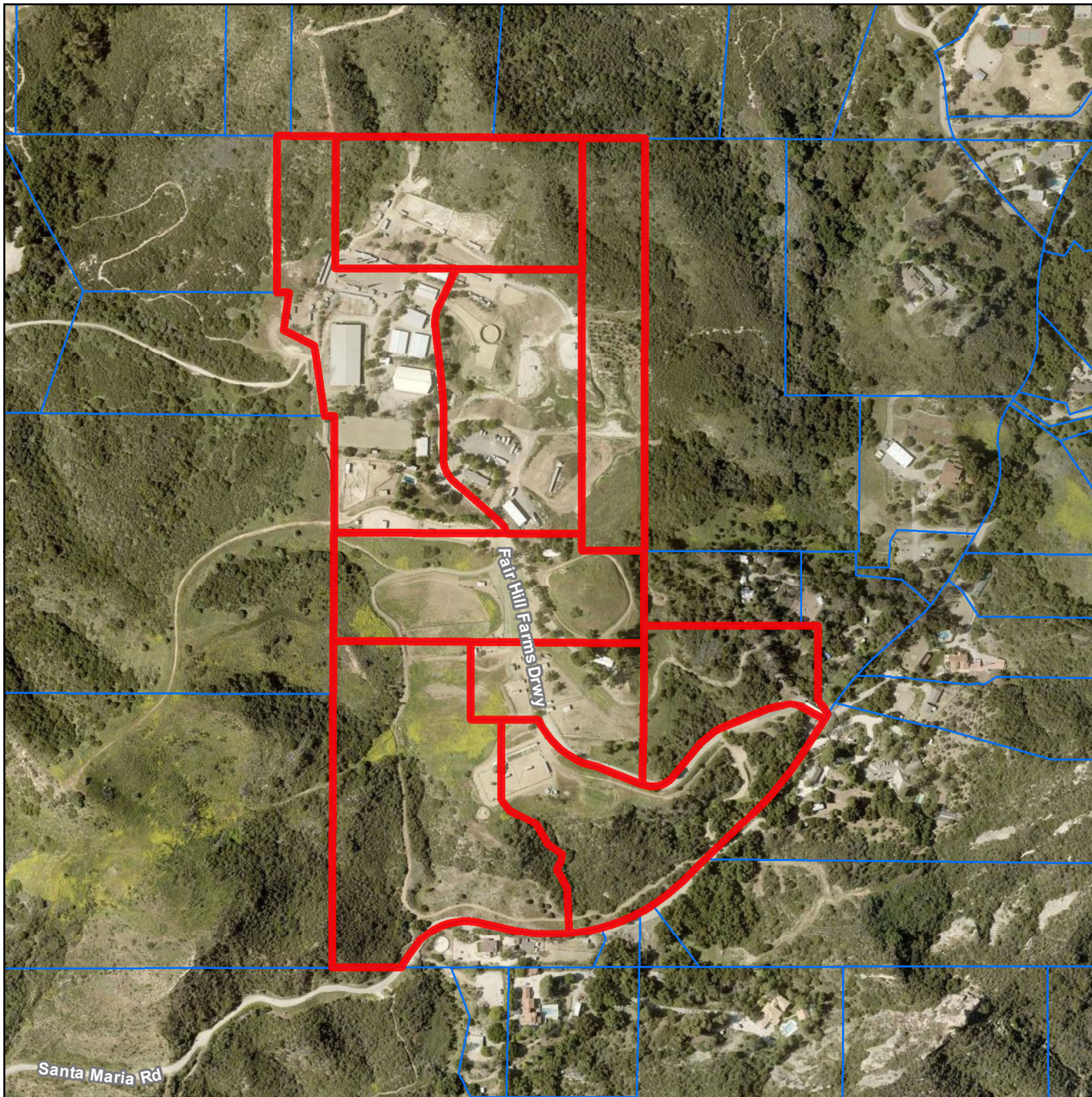
PROJECT NO. PRJ2024-004297

CUP RPPL2024006171



LA COUNTY  
PLANNING

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



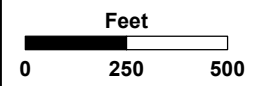
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-004297

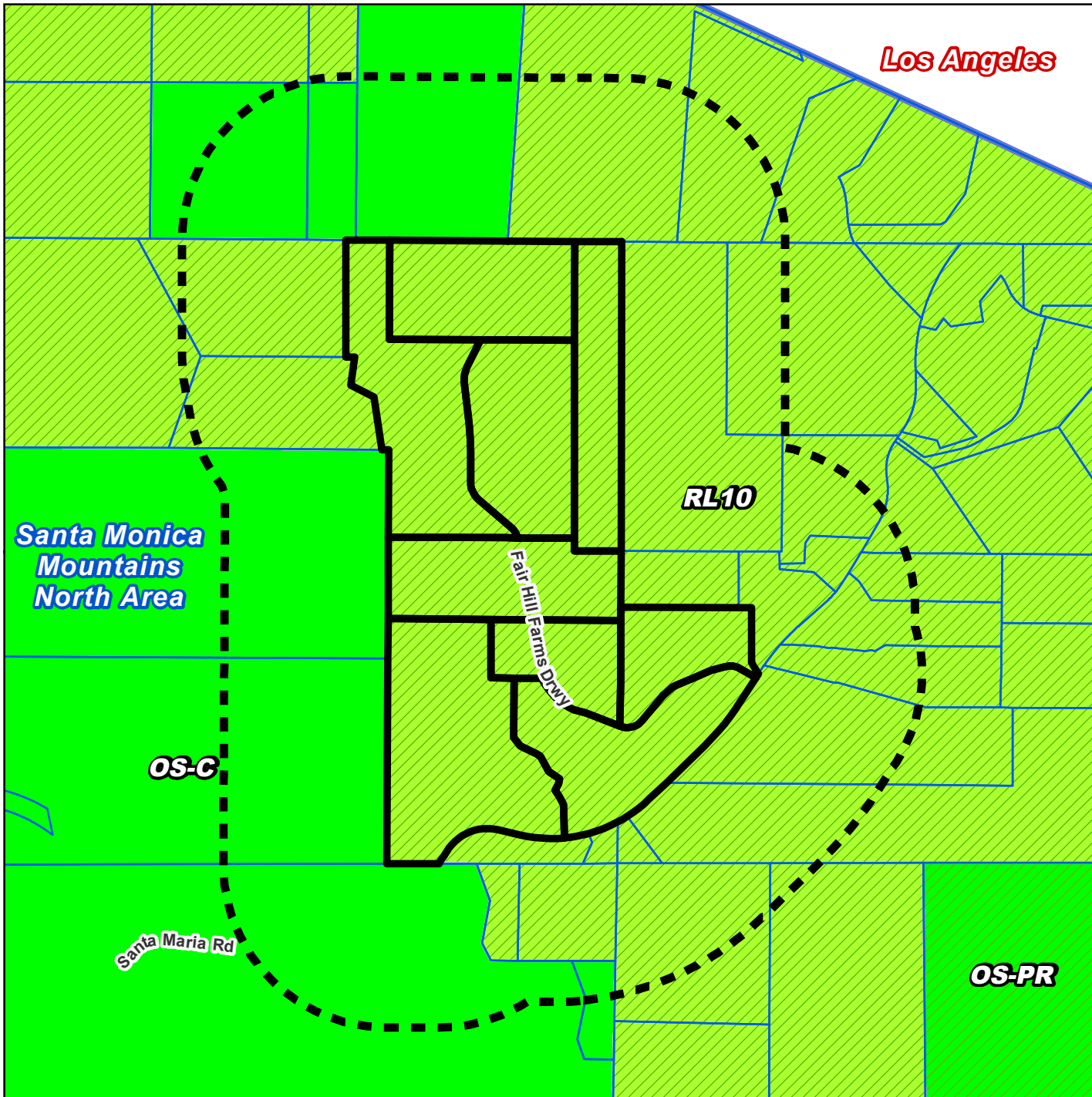
CUP RPPL2024006171

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



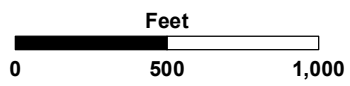
# LAND USE POLICY

700-FOOT RADIUS MAP

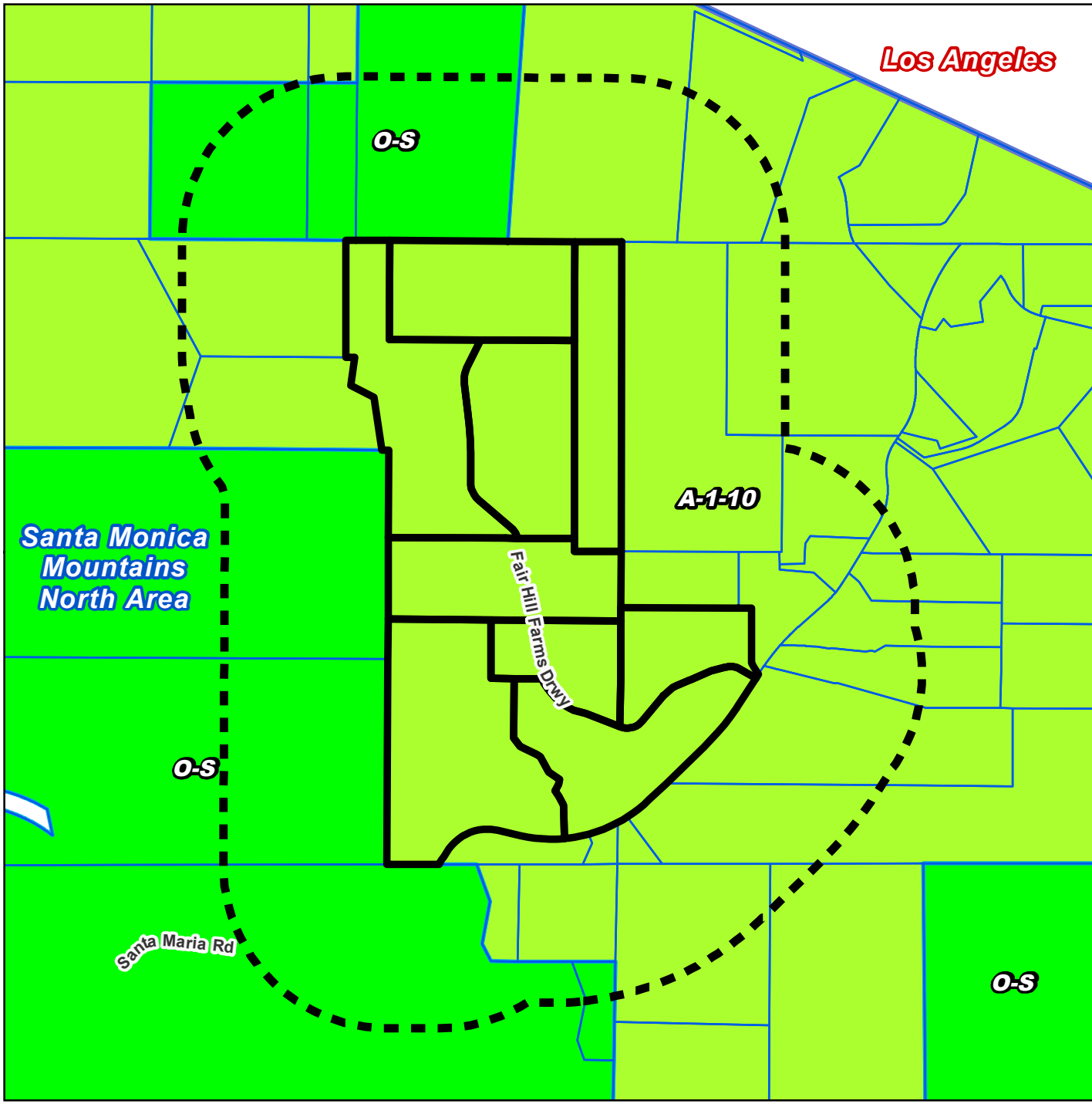
PROJECT NO. PRJ2024-004297

CUP RPPL2024006171

-  OS-C - Open Space Conservation
-  OS-PR - Open Space Parks
-  RL10 - Rural Land 10



LOS ANGELES COUNTY  
 Dept. of Regional Planning  
 320 W. Temple Street  
 Los Angeles, CA 90012



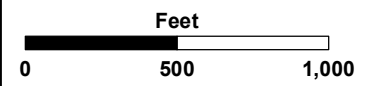
# ZONING

## 700-FOOT RADIUS MAP

PROJECT NO. PRJ2024-004297

CUP RPPL2024006171

- A-1 - Light Agricultural
- O-S - Open Space



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



2735













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# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 18, 2025

IN REPLY PLEASE

REFER TO FILE:

**LD-4**

TO: Rob Glaser  
Coastal Development Services  
Department of Regional Planning

Attention Shawn Skeries

FROM: James Chon   
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2024006171)  
2735 SANTA MARIA ROAD  
ASSESSOR'S MAP BOOK 4434, PAGE 6,  
PARCELS 22, 35, 38, 56, 64, 65, 66, 71, AND 72  
UNINCORPORATED SANTA MONICA MOUNTAINS**

As requested, Public Works reviewed the zoning permit application and site plan for the continued operation of a private Equestrian Club with three caretakers' residences. The applicant is also requesting to increase the membership total and number of horses allowed.

- Public Works has no comments, and this memo will serve as clearance for our review.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

DK:la





**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

**BOARD OF SUPERVISORS**

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Fourth District

**Kathryn Barger**  
Fifth District

September 23, 2025

**TO:** Robert Glaser  
Supervising Regional Planner  
Department of Regional Planning

Attention: Shawn Skeries

**FROM:** Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*  
Branch Director, Environmental Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
2735 SANTA MARIA ROAD TOPANGA CA 90290  
RPPL2024006171**

Thank you for the opportunity to review the application for the above project. The applicant is requesting to renew a Conditional Use Permit to continue operating a private equestrian club on the subject property. The request includes an increase in membership and an expansion of the number of horses permitted on-site to 300, along with the continued use of three caretaker residences.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

**Drinking Water Program: Potable Water**

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

**Public Water Source:**

Applicant provided the current water bill from the Los Angeles County Waterworks District (LACWD) dated 8/26/2025. The water bill shows the property address served, the account holder's name, the account number, and the current amount due date at the property listed above.

**Onsite Wastewater Treatment (OWT) Program: Wastewater**

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

Records indicate that the applicant obtained approval of an Onsite Wastewater Treatment System on 10/01/2020 from the Onsite Wastewater Treatment Program.

**Community Protection Branch: Environmental Hygiene**

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

**Recommendations**

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

***Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)***

*No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:*

<b>Exterior Noise Standards, dBA</b>						
<b>Area</b>	<b>Duration</b>	<b>Std # 1</b>	<b>Std # 2</b>	<b>Std # 3</b>	<b>Std # 4</b>	<b>Std # 5</b>
		<b>30min/hr L50</b>	<b>15min/hr L25</b>	<b>5 min/hr L8.3</b>	<b>1 min/hr L1.7</b>	<b>At no time L0</b>
<b>Residential</b>	<i>7 am – 10 pm</i>	50	55	60	65	70
	<i>10 pm – 7 am</i>	45	50	55	60	65
<b>Commercial</b>	<i>7 am – 10 pm</i>	60	65	70	75	80
	<i>10 pm – 7 am</i>	55	60	65	70	75
<b>Industrial:</b>	<i>Anytime</i>	70	75	80	85	90

*Table 1. Std = Standard dB that may not exceed the cumulative period*

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).