



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

PROJECT SUMMARY

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| OWNER / APPLICANT Graydon Brittan (Roxbury Management Company) / Alicia Bartley | MAP/EXHIBIT DATE 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, (“Project”) for 20 years, pursuant to County code Section 22.16.030.

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| LOCATION 2735 Santa Maria Road in Topanga, CA | ACCESS Santa Maria Road via Topanga Canyon Boulevard |
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| ASSESSORS PARCEL NUMBER(S) 4434-006-022, 035, 038, 056, 064, 065, 066, 071, and 072 | SITE AREA Approximately 70 acres |
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| GENERAL PLAN / LOCAL PLAN Santa Monica Mountains North Area Plan | ZONED DISTRICT THE MALIBU | PLANNING AREA Santa Monica Mountains |
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| LAND USE DESIGNATION RL10 (Rural Land – One Dwelling Unit Per 10 acres Maximum Density) | ZONE A-1-10 (Light Agricultural – 10 Acre Minimum Required Lot Area) |
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| PROPOSED UNITS n/a | MAX DENSITY/UNITS n/a | APPLICABLE STANDARDS DISTRICT(S) 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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| CASE PLANNER: Shawn Skeries | PHONE NUMBER: (213) 974 - 0051 | E-MAIL ADDRESS: sskeries@planning.lacounty.gov |
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