SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	June 9, 2026		
MEETING DATE:	June 10, 2026	AGENDA ITEM:	11
PROJECT NUMBER:	PRJ2022-001924		
PERMIT NUMBER:	Conditional Use Permit ("CUP") RPPL2022005826 Parking Permit ("PP") RPPL2025000906		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	1105 North Topanga Canyon Boulevard, Topanga, CA		
OWNER:	Lance Roberts		
APPLICANT:	Ribbit Ribbit,LLC		
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov		

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 PRJ2022-001924, CUP RPPL2022005826 and PP RPPL2025000906, 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 motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

CONDITIONAL USE PERMIT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2022005826 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PARKING PERMIT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE PARKING PERMIT NUMBER RPPL2025000906 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT BACKGROUND

This agenda item is a request to authorize the on-site consumption of a full line of alcoholic beverages and a parking permit to operate a valet service to park vehicles on-site for persons with disabilities and provide access to the entrance of the restaurant using a shuttle service to be in conformance with Americans with Disability Act ("Project") pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales) and County Code Chapter 22.178 (Parking Permit):

After the distribution of the Supplemental Report to the Regional Planning Commission dated June 4, 2026, Staff received additional public comments expressing concerns over the Project's request of serving a full line of alcoholic beverages for on-site consumption and traffic concerns. Staff received approximately 55 letters of support for the Project citing how the restaurant has become a symbol for the surrounding community and two letters opposing the project.

Report Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report Approved By: David J. DeGrazia
David DeGrazia, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Correspondence from the public

Department of Alcoholic Beverage Control

State of California

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

RIBBIT RIBBIT LLC

(Name(s) of Applicant(s))

For premises at:

1105 N. TOPANGA CANYON BLVD. TOPANGA, CA 90290

(Exact address of proposed premises)

on the grounds that:

Sales of distilled spirits at this location will unreasonably interfere with the quiet enjoyment of our (my husband's and my) residence, which is less than 100 ft away (ABC Rule 61.4.). Distilled spirits sales would lead to noisy and disruptive behavior both inside the eating place and outside in the parking lot. In our experience as long-time Topanga Canyon residents, disruptive noise always occurs at local eating places where distilled spirits are sold. Distilled spirits sales also is incompatible with the surrounding family-oriented neighborhood. We have two teenage boys in our home who we do not want exposed to the noisy disruptions. We have no objection to licensing beer and wine sales at this location. We request that the conditions that were part of the former business' ABC license (attached here) also be part of any new license issued for this location. Attachments: (1) Copy of ABC Notice mailed 06/02/2021; (2) ABC permit issued 04/11/1995.

☑ Check here if additional sheets attached

I, Rebekah Pauly, declare under penalty of perjury:

PRINT (Name of Protestant)

(1) That I am the Protestant herein;
(2) That I have read the above protest and know the contents thereof; and
(3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE	TELEPHONE NUMBER (Optional & non-public) (310) 266-6581
SIGNED AT (City and State) Topanga, CA	DATE SIGNED 06/09/2021
PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code) 21070 Summit Rd. Topanga, CA 90290	

Andy B. Sheldon

From: rebekah pauly <bekahpauly@yahoo.com>
Sent: Friday, June 11, 2021 7:53 AM
To: VanNuys@abc.ca.gov
Cc: Rebekah Pauly; Andrew at Home
Subject: Application Protest: Attn. Angelica Rivera - 1105 N. Topanga Cyn Blvd, Topanga (RIBBIT RIBBIT, LLC)
Attachments: 210609 Protest of App 1104 N. Topanga Cyn Bl (by R Pauly).pdf

Attn: Angelica Rivera

June 11, 2021

Find attached here Form 510-A which I completed to protest the license application for 1105 N. Topanga Cyn Blvd, Topanga (RIBBIT RIBBIT, LLC). Please confirm receipt of this protest.

Thank you,
Rebekah Pauly
21070 Summit Rd.
Topanga, CA 90290
(310) 266-6581

Andrew Sheldon
21070 Summit Road
Topanga, California 90290
310-455-1460

May 31, 2011

Tyler Montgomery
Planner, Zoning Permits West
Los Angeles Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Sent via email:
TMontgomery@planning.lacounty.gov

SUBJECT: 1105 N. Topanga Canyon Boulevard (Froggy's Restaurant); Case # R2005-02263, RCUP 200500149

Dear Mr. Montgomery:

I am writing to strongly oppose Lance Roberts' request for expanded operating hours at Froggy's Restaurant. As neighbor/homeowners (21070 Summit Road), my wife and I live with our two young children less than 200 feet of the restaurant and less than 100 feet of the rear (creek-side) parking lot. For reasons detailed in this letter, I believe the necessary findings for burden of proof in this case cannot justifiably be made. I request that you change the staff recommendation as to the applicant's request for expanded hours of operation from "approve" to "do not approve". I also request that you include all of the conditions contained in the 1995 Alcoholic Beverage License into the CUP (a copy of that Alcoholic Beverage License is attached hereto).

My reasons for opposing any increase of their operating hours under the proposed new CUP are not only related to noise from music. I regularly hear cars and motorcycles closing doors, starting engines, and car stereo playing at closing time. I also have strong concerns about the societal elements that would be brought into our neighborhood with longer hours for the beer and wine sales (which currently are done in connection with food service). Longer hours of alcohol sales would transition the restaurant into what must be considered an outright bar. Loud and disorderly conduct inevitably comes with later night patrons. For the ending time of parking lot noise to be extended to midnight (or later) on Fridays and Saturdays and 11 p.m. (or later) the rest of the week, would cause a major disruption to our lives and to the lives of our neighbors. We believe the expansion of business hours would adversely affect our peace, comfort, and welfare; be materially detrimental to the enjoyment and valuation of our property; and potentially menace the neighborhood by creating conditions for disorderly conduct.

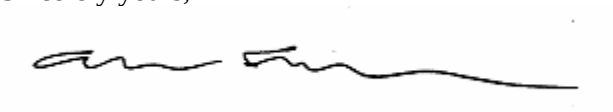
Our neighborhood is very quiet during the late evening hours with Froggy' being the only exception. I would have no opposition to Froggy's continuing to operate during the hours allowed by the 1994 Conditional Use Permit and 1995 Alcoholic Beverage License for restaurant, entertainment, and selling beer and wine. Members of our neighborhood compromised with Mr. Roberts and Regional Planning during his procurement of entitlements in 1994 and 1995. We see no reason why the terms of the original entitlements should be relaxed at this time, especially since there are many more families with young children living in the neighborhood near to the restaurant now then there were then.

The people who signed Froggys' petition are not the people who will be adversely affected by extended hours, more noise, and increased alcohol sales late at night. Most do not even live in Topanga. On the other hand, both new and longtime residents of the surrounding neighborhood are justifiably very concerned about impacts on their lives, homes, and families.

Finally, I would like to point out that the proposed extension of operating hours was not shown in the project description provided on the Notice of Public Hearing and Factual documents posted on the website at the time I received the postcard notification in the mail. Extension to the operating hours was introduced in a staff report posted last week. That staff report indicated there were no letters of opposition received in relation to the current version of the project. Yet, at the time the staff report was written the public had not been notified of the proposed expansion of operating hours.

I appreciate the opportunity to provide comments. Please call me at (310) 455-1460 if you have any questions.

Sincerely yours,



Andrew Sheldon

Attachment: 1995 Alcoholic Beverage License

Attachment A

BEFORE THE DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL OF THE STATE OF CALIFORNIA

RECEIVED
APR 19 1995
Hearing and Legal Unit
Dept. of Alcoholic Beverage Control
SACRAMENTO

IN THE MATTER OF THE APPLICATION OF

Rowboat Fish Market Restaurant, Inc.
Froggy's Topanga Fish Market
1105 N. Topanga Canyon Blvd.
Topanga, CA 90290

FILE 41-295753

REG.

DEPT. OF ABC
APR 19 1995
SACRAMENTO DIVISION

PETITION FOR CONDITIONAL LICENSE

For Issuance of an On Sale Beer and Wine Eating Place License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, area residents have protested the issuance of the applied-for license; and,

WHEREAS, the protest(s) deal(s) with the proposed operation of the applied-for premises; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residence(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

1. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.

2. The sale of beer and/or wine for consumption off the premises is strictly prohibited.

3. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 11:00AM and 9:30PM Monday through Thursday, 11:00AM and 10:00PM Friday, 10:00AM and 10:00PM Saturday, and 10:00AM and 9:30PM Sunday. Notwithstanding the aforementioned limitation, sales, service and consumption of alcoholic beverages shall be permitted from 10:00AM on December 31 of any year until 1:00AM of the next calendar day.

4. The doors leading from the interior of the premises to the exterior, including doors which lead to the patio from the interior, shall be kept closed at all times during the operation of the premises, except in cases of emergency and to permit deliveries, and patron & employee entry or exit.

5. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make discernible the appearance and conduct of all persons on or about the parking lot. Lighting in the parking lot shall be directed, positioned and shielded in such a manner so as not to illuminate the windows of adjacent residences nor to disturb the normal privacy and use of any neighboring residences, taking into account the rustic character of the neighborhood. Parking lot lighting shall be shut off within one hour after closing time.

6. The subject alcoholic beverage license shall not be exchanged for a public premises type license.

7. Entertainment and other premises noise shall not be audible beyond the area under control of the licensee.

8. Live entertainment and dancing shall be limited to the hours of 10:00AM to 7:00PM daily. However, live entertainment and dancing is permitted from 10:00AM on December 31 of any year until 1:00AM of the next calendar day. Also, on any two added days per calendar year, to be selected by the licensee, live entertainment and dancing is permitted to the extent of the time permitted for the sales, service and consumption of alcoholic beverages as stated in Condition #3 above so long as the licensee gives the Department of Alcoholic Beverage Control's Van Nuys District Office written notice of such election at least 10 days prior to each of the two occasions.

9. The promotion of alcoholic beverages using happy hours, price discounts, signage or advertising is prohibited.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 11TH DAY OF April, 1995.

Joyce Robertson
Applicant/Petitioner

APR 12 1995
SOUTH COAST DISTRICT

CONDITIONS OF APPROVAL #10

10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure than 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 $1,000.00**. This deposit shall be placed in a performance fund which, shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **five (5) biennial** (one every other year) inspections. Inspections shall

CA CODE OF REGULATIONS TITLE 4, § 61.4 – PROXIMITY TO RESIDENCES

No original issuance of a retail license or premises-to-premises transfer of a retail license shall be approved for premises at which either of the following conditions exist:

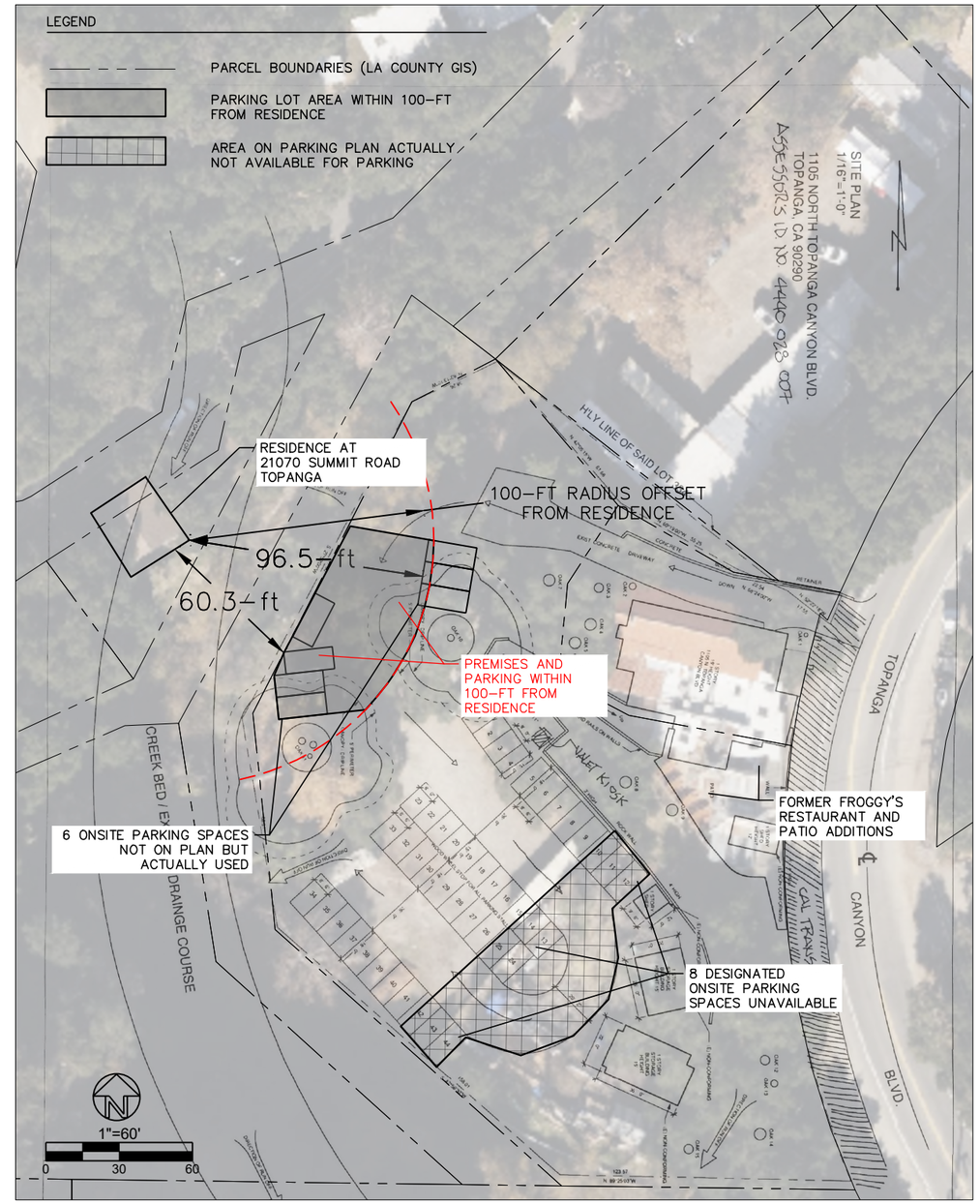
(a) The premises are located within 100 feet of a residence.

(b) The parking lot or parking area which is maintained for the benefit of patrons of the premises, or operated in conjunction with the premises, is located within 100 feet of a residence. Where the parking lot is maintained for the benefit of patrons of multiple businesses in the vicinity of the premises, the parking area considered for the purpose of this rule shall be determined by the area necessary to comply with the off-street parking requirements as mandated by the local ordinance, or if there are no local requirements for off-street parking, then the area which would reasonably be necessary to accommodate the anticipated parking needs of the premises, taking into consideration the type business and operation contemplated.
Distances provided for in this rule shall be measured by airline from the closest edge of any residential structure to the closest edge of the premises or the closest edge of the parking lot or parking area, as defined herein above, whichever distance is

shorter.

This rule does not apply where the premises have been licensed and operated with the same type license within 90 days of the application.

Notwithstanding the provisions of this rule, the department may issue an original retail license or transfer a retail license premises-to-premises where the applicant establishes that the operation of the business would not interfere with the quiet enjoyment of the property by residents.



AERIAL IMAGE WITH PARCELS, PARKING PLAN OVERLAY, AND ANNOTATIONS

EXHIBIT: ALCOHOL LICENSING REGULATIONS AND SITE PLAN WITH PARKING AREA

From: Monica McCarthy
To: Shawn Skeries
Subject: No change to Froggies CUP
Date: Sunday, June 7, 2026 8:17:34 PM

CAUTION: External Email. Proceed Responsibly.

Hello Sean,
If you knew the history, you would be suspect.

Tried to sell it to a big corporation but they wanted hard alcohol and extended hours to make their profit.

This is a neighborhood with kids and echoing canyon walls. This must be considered.

This is the last chance to change the CUP to get hard alcohol…so, a different and very emotional appeal—not being upfront about the history, as well as future plans.

We all want Froggies to reopen, but "Froggies" won't likely open with this new plan because I have never heard that Lance wants to run it, and it needs him to run it to make it "Froggies".

It was very popular and successful as it was, but Lance got tired of running it.

This is my understanding. I hope this site can be something everyone is happy about. It has been in the past. It was a reasonable compromise. It could be a school again! Hard alcohol is NOT necessary.

What he's asking for will ruin a local neighborhood, and it will make our roads more hazardous than they have already become since at least COVID.

What will likely open is some corporate monstrous place with questionable soul.

The whole story is NOT being told, and this is not cool to just try to appeal to people's emotions and sentimentality—and slip in the hard alcohol thing like it's no big deal. It's already been voted down at least twice. It is a big deal. Extended hours are a big deal too, even if it isn't every weekend.

I believe this is all just to be able to sell the place for a greater profit.

I wish we all could have saved this trouble and just had Froggies opened all these years as it was: a successful and beloved local business. Why did it ever need to be more?

Sent from my iPhone

From:	Lance Roberts
To:	DRP Public Comment; Shawn Skeries
Cc:	Robert Glaser
Subject:	REGARDING Froggy"s CUP
Date:	Tuesday, June 9, 2026 12:02:17 PM
Attachments:	TOPANGA__Despite Fire, Proprietor Has Fun With PunsMATTHEW HELLER and SUSAN BYRNESTimesJune1993.pdf TOPANGA__Fire-Hit Restaurant to Reopen at New Site Los AngelesTimesarchive_ALICIA.DOYLE_Aug1994.pdf Froggies June 2011 CUP Approval.pdf

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CAUTION: External Email. Proceed Responsibly.

Commissioners,

I also want to provide limited context about the public process surrounding this application, and to supplement the record with the 2011 CUP approval.

I am providing documents and context that are relevant because it reflects more than ordinary public disagreement. Lance has faced a recurring pattern of hostility around Froggy's alcohol-permit issues dating back to the prior CUP period, resurfacing again around 2019, and escalating in the weeks immediately before this hearing. That pattern has included in-person confrontations and public social media comments containing personal attacks, threats of escalation, and statements about pursuing appeals regardless of who is harmed in the process.

I am not asking the Commission to referee social media or decide a personal dispute.

I am raising it for one reason: the final decision should be based on the County record, the applicable CUP and Parking Permit findings, and clear enforceable conditions — not public intimidation, speculation, or pressure.

Concerns about parking, access, alcohol service, noise, and canyon roads are valid planning topics. Those concerns should be handled through conditions.

But Lance should not be bullied out of a lawful application, and the County's own approval framework should not be replaced by fear or personal pressure.

I am also attaching the 2011 CUP approval because it is important to the full record of what Lance is asking for now. The 2011 approval recognized Froggy's as an existing restaurant with alcohol service and indoor live entertainment. It also included important findings regarding occupancy and parking, including the Building and Safety certified maximum occupancy load and the parking calculation tied to that occupancy.

I will also attach the Los Angeles Times articles so the Commission can understand the full history and context of this site, this restaurant, and what Froggy's has meant in Topanga over time.

Part of what has made this process difficult is that the history of this site is long, layered, and spread across prior approvals, reports, conditions, and community history. As we have prepared for the hearing, we have tried to help make sure the full record is before the Commission in a clear and useful way. That is why we are asking the Commission to approve

the project, while also making sure the final findings and conditions accurately reflect the full County record.

Please evaluate the project on the record and approve the CUP and Parking Permit with corrected, internally consistent findings and conditions.

Respectfully,

Sabrina Petrescu

Los Angeles Times archive references:
https://www.latimes.com/archives/la-xpm-1993-06-29-me-8255-story.html
https://www.latimes.com/archives/la-xpm-1994-08-09-me-25125-story.html
https://www.latimes.com/california/story/2024-04-19/topanga-canyon-landslide-wontbe-cleared-until-fall

From: Katherine Montgomery
To: Shawn Skeries; 1105N.Topanga@gmail.com
Subject: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924
Date: Monday, June 8, 2026 5:23:13 PM

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

June 8, 2026

Dear Honorable Commissioners,

I am writing in support of the above-referenced applications by Ribbit Ribbit, LLC for the existing restaurant (FKA Froggy's) at 1105 North Topanga Canyon Boulevard.

This restaurant is beloved by Topangans, and has been for a long time. Lance Roberts is a deeply thoughtful business owner with high standards for this operation. I am confident that--under his discerning leadership--this restaurant will once again become a second home for residents, and draw a new wave of visitors who are eager to spend locally on a new option in a limited market.

I sincerely believe in this project and hope the Commission will approve the Conditional Use Permit and the Parking Permit upon consideration. Thank you for the important work the Commission does for our community.

All the best,
Katherine Montgomery
1243 Old Topanga Canyon Rd
Topanga CA 90290

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Katherine Montgomery
Coordinator, Michel Architects
Office (213) 222-6720
Cell (973) 303-0426
www.michelarchitects.com

From:	Leigh Platte
To:	Shawn Skeries
Cc:	Leigh at work
Subject:	Conditional permit for Froggy"s
Date:	Monday, June 8, 2026 9:43:19 AM

CAUTION: External Email. Proceed Responsibly.

I would very much like to see a restaurant open at the Froggy's location in Topanga. Please grant them the conditional use permit.

Sincerely,

Leigh Platte
1776 Deerhill Trail
Topanga, California 90290

June 9, 2026

To: LACO Regional Planning Commission
Attn: Planner: Shawn Skeries
comment@planning.lacounty.gov

Regarding: Project No. PRJ2022-001924-(3); Conditional Use Permit No. RPPL2022005826; Parking Permit No. RPPL2025000906

Subject: Support Renewal of the Conditional Use Permit(s) for Froggy's Restaurant located at 1105 N. Topanga Canyon Blvd, Topanga, CA 90290

Dear Commissioners:

My name is Susan Nissman and I am a 50-year resident of Topanga. I am writing today in support of the renewal of the CUP for Froggy's Restaurant, a decades-old establishment that serves our community and visitors, alike. My family grew up with Froggy's — dining together at the "fish place" as our kids called it; dining with friends and neighbors, attending Community events and special programs like the annual Topanga Chamber of Commerce Citizen of the Year Dinner, a bar mitzvah, a celebration of life — all with great food, in a beautiful setting, in a 100-year old building rich with Topanga history, (it was the first public Elementary School built back in the mid-1920's.) Then, when a larger school was built down the road in the 1950's, it became the Veterans' Legionnaire building with full bar and food and quite the gathering place for locals. Eventually, becoming the perfect place for Froggy's the Fish Market to relocate after its original restaurant burned down in the early 1980's. It's a very "Topanga" kind of place, and it's sure been missed by all of us.

I would also like to thank everyone who helped get the county wheels turning again, in order to finally reach this point today, where after 5 years of struggling to stay afloat – through COVID shutdowns, having to evict a derelict tenant, remote working conditions, missing records, a CUP renewal application lost and restarted, road failures and multiple closures, fires and landslides, SCE undergrounding utilities, Caltrans repaving the entire Blvd through the canyon to the PCH — where many of our small businesses continue to struggle against conditions and circumstances that sometimes seem insurmountable. Finally bringing Froggy's back serves so many: locals, families, neighbors and visitors, all helping Topanga's fragile and battered economy recover. Before COVID, followed by several years of road washouts and fires when access was closed to the beaches, over 1million visitors come to Topanga Beach and State Park annually to recreate and enjoy the wild and beautiful natural environment. Not all those millions stop in Topanga, but many do, and they are the lifeblood of our small community-serving businesses, enabling them to operate and be successful.

In conformance with the County requirements, I would also like to suggest some modest changes to this CUP which would better support Froggy's success and ability to continue to serve its patrons and the community at large:

Suggested Modifications:

1. Extend the renewal period from every 10 years to every 20 years. There are 2 other restaurants with CUP's in Topanga proper that serve alcohol that I am aware of: The Canyon Bistro and The Inn of the 7th Ray. Both have 20-year renewal permits. Additionally, the neighboring facilities just north of Froggy's, the Topanga Community Center and the Will Geer Theatricum Botanicum, also have 20-year grants for renewal, with the Canyon View Dog Boarding and Training facility up on the Mesa above Froggy's also recently approved with a 20-year extension from a 10-year grant for renewal. As we've seen, there are many unforeseen conditions that can add to the time and effort it takes to meet all the necessary requirements for Renewal, which is basically treated as a new CUP each time. Additionally, the application fee has more than doubled over the past 10 years and sits at $17K now. Not to mention the increased costs to meet upgraded state requirements for testing and compliance for things like wells, and OWTS systems, regardless of their functioning safely. This is quite a burden every 10 years in cost and time, and, in fact Regional Planners recommend applicants start the renewal process at least 2 years before the actual date for renewal. Extending Froggy's renewal grant to 20 years would bring it comparatively to the same time allowed for other community and visitor serving business in Topanga.

2. Allow 2 more parking spaces to be designated, bringing the total to 46 from 44. These two added spaces would be adjacent to existing parking spaces, and would not change the configuration of the currently required 44, and would not require any physical changes to the existing parking lot. The 44 spaces required in this CUP are actually more than the 40 usually required, and the addition of 2 more would more than sufficiently meet the requirements of 1 space for 3 patrons, and thus allow the capacity to be changed from 119 to 138, which seems much more reasonable and business supporting when considering the very large size of the dining room and the outdoor dining areas afforded as well. There is, in fact, no other restaurant facility in Topanga with this much convenience for dining and parking.

I am aware of objections to some aspects of this CUP as relates to "noise" and the fear of "overserved" drivers taking to the road at night. I would like to point out that all businesses and residences along Topanga Canyon Blvd. access the Boulevard by driveways or small roads from their homes or businesses. Stop signs like the one Froggy's has at the top of its driveway are common on all small access roads as well to support safe egress onto this curvy road. I would also like to point out that in this 4-5 mile stretch of residentially zoned and commercially zoned businesses, there is a consistent pattern of mixed use throughout the canyon. All of us who live off of the Boulevard (SR27) experience the traffic noise, the construction noise, and the noise of events taking place at the various venues that offer live music and public gatherings. To

speculate that Froggy's will bring additional noise or dangerous driving to our community is a misnomer. Yes, it has been more or less closed since COVID, and this may have provided some Escape for a short time from the sound of live music, it is not representative of the overall environment we all experience living here. I am confident that Froggy's management will continue to operate responsibly and respect the regulations within this CUP. There are worse things than the return of a "little night music" while dining. (Late night car and motorcycle racing, the high speed revving of engines, and the really dangerous driving, now a regular occurrence again since the Boulevard has recently reopened, might be the better place to address dangerous driving and loud noises.)

Thank you for your consideration of my comments. I am very happy to go on record supporting the approval of this CUP. It will be a blessing for our community to see Froggy's back in operation. And, a welcome return of both a visitor serving and community serving business, in full recognition of the SMMLCP's mission to encourage and provide compatible visitor serving experiences and access in the mountains and at the beaches.

Sincerely,

Susan Petrulas Nissman, Topanga Resident

P.O. Box 1510
Topanga, CA 90290
nissman@aol.com

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 9, 2011

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Lance Roberts
1105 N. Topanga Canyon Blvd.
Topanga, CA 90290

REGARDING: PROJECT NUMBER R2005-02263-(3)
CONDITIONAL USE PERMIT NUMBER 200500149
1105 NORTH TOPANGA CANYON BOULEVARD, TOPANGA

Dear Applicant:

The Regional Planning Commission, by its action of June 8, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on June 22, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Tyler Montgomery of the Zoning Permits West Section at (213) 974-6462 or e-mail at TMontgomery @planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
Richard J. Bruckner
Director

Mi Kim, Acting Section Head
Zoning Permits West Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; DPW (Building and Safety); Zoning Enforcement; ABC, Testifiers

MK:TM

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

PROJECT NUMBER R2005-02263-(3)
CONDITIONAL USE PERMIT NUMBER 200500149

REGIONAL PLANNING COMMISSION HEARING DATE: JUNE 8, 2011

SYNOPSIS:
Pursuant to Section 22.56.195 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit ("CUP") to authorize the continued sale of beer and wine for on-site consumption and indoor live entertainment at an existing restaurant: Froggy's Topanga Fish Market.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

June, 8 2011 Public Hearing
A duly noticed public hearing was held before the Regional Planning Commission on June 8, 2011. All commissioners were present. The applicant, Mr. Lance Roberts, and his representative, Mr. Anthony Allen, were sworn in and testified in favor of the project. They also requested extended hours of operation to what was permitted under the original CUP, the ability to host live entertainment six times per month, to stay open until 1:00 a.m. four times per year, and the extension of the grant term from ten to fifteen years. Four area residents with concerns regarding the project were also sworn in. They testified to past problems with sound originating from the facility at night and disturbing residents of the neighborhood. Because of this, they requested that the restaurant's operating hours not be extended. The Commission subsequently closed the public hearing and, after some discussion, approved the permit with the attached conditions, which they indicated were a compromise between the requests of the applicant and the legitimate concerns of the community.

Findings
1. Pursuant to Section 22.56.195 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit to authorize the continued sale of beer and wine for on-site consumption at an existing restaurant.

2. The restaurant, Froggy's Topanga Fish Market, is located at 1105 North Topanga Canyon Boulevard, Topanga, in The Malibu Zoned District of Los Angeles County.

3. The restaurant and dining patio occupy 5,530 square feet and are situated on a sloping, 1.3-acre parcel, which is located within a designated Oak Woodland Sensitive Ecological Resource Area (SERA) and bounded on the west by the Topanga Creek Ecologically Sensitive Habitat Area (ESHA), as designated in the Malibu Coastal Plan. A gravel parking lot of 46 spaces is located to the rear of the restaurant structure, accessed by a driveway north of the structure to Topanga

Canyon Boulevard. Several oak trees are located on the project site, although none are proposed for removal or encroachment. No increases in occupancy or structural additions are proposed.

4. The subject property is zoned M-1 (Light Manufacturing) and C-3 (Unlimited Commercial), which both allow for restaurants as permitted uses and live entertainment in conjunction with a restaurant use, as well as allow for the sale of alcoholic beverages in conjunction with a restaurant use with a CUP.

5. Surrounding properties within the 500-foot radius of the project are zoned as follows:
   North: M-1 (Light Manufacturing), C-3 (Unlimited Commercial), R-1-10,000 (Single Family Residence—10,000 square-foot minimum lot size)
   South: A-1-1 (Light Agricultural—1-acre minimum lot size)
   East: R-1-10,000 (Single Family Residence—10,000 square-foot min. lot size)
   West: R-1-10,000 (Single Family Residence—10,000 square-foot min. lot size)

6. Land uses within 500 feet of the subject property consist of the following:
   North: Hair salon, single-family residences
   South: Single-family residences, vacant land
   East: Single-family residences, vacant land
   West: Topanga Cree, single-family residences, vacant land

7. Plot Plan No. 32791 approved the utilization of the structure as a restaurant and the construction and/or legalization of the outdoor dining patio with an occupancy of 119 persons. This permit was approved on August 25, 1985, and was consistent with all applicable development standards at the time of its approval.

8. CUP No. 94056 approved the sale of beer and wine for on-site consumption at a new restaurant with an occupancy of 70 persons and operating hours of 5:00 p.m. to 9:00 p.m. Sunday through Thursday, and 5:00 p.m. to 10:00 p.m. Fridays and Saturdays. This permit was approved on June 28, 1994, and expired on June 28, 2004.

9. Thep roject is consistent with the Countywide General Plan and the Malibu Coastal Plan. All structures on the subject property are located within the area designated as "6" (Residential I—6 dwelling units/acre) in the Malibu Coastal Plan. Compatible uses are defined in the Plan as primarily residential in nature, although compatible locally serving commercial uses are allowed as well. The sale of beer and wine for on-site consumption in a restaurant would be consistent with this designation. The rear portion of the subject property, in which the parking lot is located, is designated as "5" (Rural Land II—1 dwelling unit/2 acres) in the Malibu Coastal Plan. No development is proposed for this portion of the property, and no new construction or intensification of use is proposed for the project site.

10. The restaurant is located within a 5,530-square-foot building and patio on the eastern portion of a 1.3-acre property, and as previously approved in 1985, it has a

current occupancy of 119 persons. A gravel parking lot of 46 spaces is located to the rear of the structure, which is accessed by a concrete driveway north of the structure to Topanga Canyon Boulevard. Topanga Creek is located immediately to the west of the property. Four storage sheds are located on the southeastern portion of the property, with areas of 264 square feet, 150 square feet, 500 square feet, and 700 square feet, respectively. The height of structures on the site ranges from 15 feet to 19 feet above grade. In order to better preserve three heritage oak trees in the rear parking lot area, the applicant will extend the radii of two existing protective fences by five feet and a third protective fence by ten feet. No development is proposed within the protected zone of any oak tree. Approximately 5,500 square feet of landscaping currently exists on the project site. The restaurant would operate between 6:00 a.m. and 9:30 p.m. Monday through Thursday, and between 6:00 a.m. and 10:00 p.m. Fridays and Saturdays. The restaurant would continue to host indoor live entertainment, which was previously approved as an allowable use in conjunction with a restaurant with an occupancy load of less than 200 persons. This entertainment would be limited to no more than two nights per month. No other businesses within 500 feet of the restaurant sell alcoholic beverages for either on-site or off-site consumption. There are also no sensitive uses (schools, churches, etc.) within 600 feet of the facility.

11. Pursuant to Sections 22.32.070 and 22.28.210 of the Los Angeles County Planning and Zoning Code (Title 22), premises in Zone M-1 and Zone C-3 may be used for the sale of alcoholic beverages, for either on-site or off-site consumption, provided a conditional use permit has first been obtained.

12. The existing main restaurant structure was built in 1925 as Topanga Elementary School, and the ancillary storage sheds were added during the period of operation of the school on the site between 1925 and 1967. These structures, then, as part of a public school, were not subject to County zoning standards and were legally established pursuant to applicable standards at that time. However, these structures are not affected by the current project, which does not propose any new construction or alteration of existing structures at the project site.

13. The use of the site as a restaurant was approved in 1985 (PP 32791), at which time the construction and/or legalization of the outdoor dining patio was also approved. The sale of beer and wine for on-site consumption was approved in 1994 (CUP 94056). The existing structures on the project site are not proposed to be altered and no new construction is proposed for the site, therefore, current M-1 or C-3 zone standards. Nevertheless, the existing restaurant and project site comply with current Code requirements for such uses.

14. The restaurant was approved in 1994 (CUP 94056) with approximately 5,500 square feet of landscaping, which is approximately 10 percent of the project site, which is consistent with the standards of the time, as well as current standards. The lack of distance between several of the structures and the public right-of-way is also consistent with the requirements of the M-1 and C-3 zones, which do not require

setbacks. Maximum height and lot coverage requirements are also met.

15. The Building and Safety Division of the Department of Public Works has certified a maximum occupancy load for the structure of 138 persons. Section 22.52.1110 of the County Code requires that restaurants provide one off-street parking space for every three persons, based on the maximum occupancy load determined by the County Engineer. Therefore, the restaurant would require 46 parking spaces. The gravel parking area to the rear of the structure would provide 46 parking spaces and therefore achieve consistency with this requirement. This meets current requirements for parking. However, the applicant proposes to maintain the restaurant's current occupancy of 119 persons at this time, which was what was approved by the original plot plan in 1985. While CUP 94056 limited the restaurant's occupancy to 70 persons, this permit has since expired, and the applicant now requests to make use of the occupancy of 119 originally authorized by Plot Plan 32791. The restaurant will provide more than one parking space for every three persons based on its proposed occupancy load, and therefore, with the 46 parking space, sufficient parking will be provided on-site.

16. Section 22.52.880 of the County Code regulates wall business signs. Each business in a C-3 or M-1 zone is allowed three square feet of sign area for each foot of street, arcade, or parking lot frontage, with a minimum allowance of 20 square feet. Because the restaurant has a parking lot frontage of 240 feet, the Code would allow a wall business sign of 720 square feet. The applicant has already installed signs at the site, although elevations depicting them have not been submitted. As a condition of any approval, the applicant would be required to submit elevation drawings depicting the exact dimensions of all signs to ensure that the sign complies with applicable regulations and standards.

17. This project has been determined to be categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The restaurant, which will sell beer and wine for on-site consumption, is located in an existing facility and does not propose to expand or intensify the existing facility. Therefore, the project qualifies for a Class 1, Existing Facilities, Categorical Exemption.

18. There is not an undue concentration of alcohol sales in the vicinity of the project site. Statistical data from the California Department of Alcoholic Beverage Control (ABC) report that the site of the subject request is not located within a high crime reporting district. The subject property is in Reporting District 1033. The average number of offenses reported for all districts is 164.56 and the actual number of crimes reported for District 1033 is 28.

    ABC data show that the site is not within an area experiencing over-concentration of alcohol sales. The subject request is in Census Tract 8001.02, containing a population of 6,422 people. Six on-sale ABC licenses are allowed within this census tract. Currently, five on-sale ABC licenses exist. Additionally, there are no other

facilities selling alcoholic beverages for on-site or off-site consumption within 500 feet of the existing restaurant.

19. The Malibu/Lost Hills Station of the Los Angeles County Sheriff's Department was consulted regarding the project. Crime statistics were provided for the location for the years 2005-2009. This indicated four (4) written crime reports during this period, including theft of business checks, one assault, one incident of public intoxication, and one incident of domestic violence. There were also 14 calls for service during this period, 8 of which involved complaints about loud music.

20. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. A total of 77 public hearing notices regarding the proposal were mailed to property owners within the 500-foot radius of the subject property and other interested parties on April 27, 2011. The hearing notice was also published in the *Malibu Times* and in *La Opinion* on May 5, 2011. Case-related materials were also sent to the Malibu Library and posted on the Regional Planning web page. The hearing notice was posted on the property on May 8, 2011. An earlier version of this project, which proposed the sale of a full line of alcohol and to expand the occupancy of the restaurant to 138 persons, generated 15 letters of opposition, who complained about past issues with noise and expressed concerns that increasing capacity would worsen the problem. During this time, the applicant also submitted a petition signed by approximately 1,400 individuals in favor of increasing the restaurant's hours of operation and continuing the sale of alcoholic beverages. However, staff has received no public comments regarding the current version of the project.

21. The restaurant has been selling beer and wine for on-site consumption at the site for more than 15 years. There are no sensitive uses within 600 feet of the restaurant, and therefore, the proposed use will not have an adverse affect on any such sensitive uses. The proposed use will also enhance the economic welfare of the surrounding community as it will provide a full service restaurant in an area that is traditionally underserved by such uses.

22. The proposed restaurant has access to adequate off-street parking and complies with all applicable development standards of the Los Angeles County Zoning Ordinance and General Plan would also be well served by Topanga Canyon Boulevard (State Highway 27), a two-lane highway without major level-of-service issues.

23. While more than 200 feet from the nearest residence, the facility is located at the bottom of a canyon, which has the tendency to amplify sound, especially from the rear parking lot, for area residents to the west. However, the closing of the restaurant at 10:00 p.m. ensures that the use will be sufficiently buffered from residential areas, as any noise before this time is less likely to disturb sleep or violate the County Noise Ordinance (Title 12). Also, the fact that the restaurant will

only serve beer and wine for on-site consumption and does not propose any new construction makes it unlikely to adversely affect the health, comfort, or economic welfare of the surrounding community. While there have been some complaints in the past from area residents regarding loud music emanating from the facility, the Sheriff's log indicates that these were quickly resolved by the restaurant's operators. In addition, to ameliorate these concerns, the applicant has proposed to allow indoor live entertainment only, limit these performances to no more than four nights per month, and maintain the current occupancy of the restaurant at 119 persons, as well as to maintain sound insulation facilities in the restaurant. In order to prevent disturbance of neighbors, a condition will require that the restaurant close by 9:30 p.m. Monday through Thursday, and by 10:00 p.m. Fridays and Saturdays, which roughly corresponds to the time at which more restrictive sound regulations begin under Title 12.

24. The proposed restaurant would have access to adequate off-street parking and would comply with all applicable development standards of the Los Angeles County Zoning Ordinance and General Plan.

25. The restaurant has had some past zoning violations regarding portable signs, inoperable vehicles, and outdoor storage on the project site. However, since 2008 the facility has been maintained in a neat and aesthetically attractive state. Therefore, it is likely that the facility will continue to blend well into the surrounding community, and the exterior appearance of the restaurant will be consistent with the exterior appearance of other commercial structures in the area and will not cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISION CONCLUDES:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses would generate and by other public or private facilities as are required;

E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600' radius;

F. The requested use at the proposed location would not be located a high crime area, as designated by ABC, and is not located within a 500' radius of any other facility selling alcoholic beverages for either on-site or off-site consumption;

G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community; and

H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Sections 22.56.090 and 22.56.195 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission finds that Conditional Use Permit No. 2005-00149 is categorically exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200500149 is **APPROVED** subject to the attached conditions.

VOTE: 5-0

Concurring: Modugno, Valadez, Louie, Helsley, Pedersen

Dissenting: None

Abstaining: None

Absent: None

Action Date: 06/08/11

1. c: Commission Services, Building and Safety.

MK:TM
06/09/11

This grant authorizes the continued sale of beer and wine for on-site consumption at an existing restaurant, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

1. 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. This grant shall not be effective for any purpose and cannot be used 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 ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. 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. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully 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 fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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 Regional Planning in the amount of $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 the Regional 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 in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.

7. 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.

8. 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. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the property owner 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.

9. **This grant shall terminate on June 8, 2021**. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the sale of beer and wine 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 Regional Planning prior to the expiration of this permit, or shall otherwise comply with the the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date fot his grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the sue, notice is herby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations. The expiration of this grant shall not apply to the continued use of the restaurant without alcohol sales.

10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure than 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 $1,000.00**. This deposit shall be placed in a performance fund which, shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **five (5) biennial** (one every other year) inspections. Inspections shall

be unannounced.

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 condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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, 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 otherwise determined by County Code Section 22.60.350.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

13. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.

14. All structures, walls, and fences open to public view shall remain free of grafitti or other extraneous markings, drawings, or signage that was not approved by Regional 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 occuring, the permittee hsall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, 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.

15. Any new or additional signage shall be in compliance with Part 10 of Chapter 22.52, Title 22 of the Los Angeles County Code.

16. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit “A”. If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of the CUP. In the event that subsequent plans are submitted, the written authorization of the property owner is necessary.

17. This grant allows for the continued sale of beer and wine for on-site consumption at an existing restaurant, located at 1105 North Topanga Boulevard in Topanga, subject to the following conditions:

    a. The restaurant shall operate only between the hours of 6:00 am to 9:30 pm Sunday through Thursday and 6:00 am to 10:00 pm Friday and Saturday, with the exception of four (4) nights per year, during which the restaurant may operate until 1:00 am;

    b. Maximum occupancy of the site shall not exceed 119 persons;

    c. A minimum of 46 on-site parking spaces shall be continuously maintained;

    d. Live entertainment shall occur no more than four dates per month and shall be located inside the restaurant between the hours of 9:00 am and 10:00 pm only. Theatre-grade noise reduction curtains shall be installed and maintained along the north wall of the performance space, and a noise reduction screen or barrier shall be erected and maintained around the perimeter of the outdoor dining patio;

    e. Trash bins shall be screened and located in an area that is not visible from Topanga Canyon Boulevard;

    f. Food service shall be continuously provided during restaurant operating hours;

    g. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary;

    h. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Regional Planning for approval prior this grant being considered used. A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;

    i. All servers of alcoholic beverages shall be at least 18 years old;

    j. Temporary signs or banners advertising alcoholic beverage "specials" shall not be displayed on the exterior walls or fascia of the building;

    k. The permittee shall not advertise alcoholic beverages on the exterior walls or

windows of the subject restaurant or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;

l. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English and Spanish;

m. The permittee shall instruct all employees in the regulations regarding no loitering and no consumption of alcoholic beverages outside the subject restaurant. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary;

n. The permittee shall provide adequate lighting above the entrance of the premises. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises;

o. Telephone numbers of local law enforcement shall be posted adjacent to the cashier's area or otherwise prominently displayed for the public to view;

p. No live entertainment, dancing or dance floor is authorized for any outdoor portion of the premises;

q. There shall be no music or other noise audible beyond the subject property boundary. The intent of this condition is to comply with the requirements of the Los Angeles County Noise Ordinance (Title 12);

r. Outside storage is expressly prohibited;

s. No lights shall be visible from the exterior of the building after closing time;

t. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;

u. The licensee, all managers and present and future servers of the establishment 18 years of age or older shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the California Department of Alcoholic Beverage Control, or an equivalent program as approved by the Director of Regional Planning. This training shall be on-going and all new employees shall be required to attend. The licensee shall display a certificate or plaque in the lobby of the establishment indicating they have participated in this program;

v. The conditions of this grant shall be retained on the premises at all times and

be immediately produced upon request of any County Sheriff, Zoning Enforcement Inspector, or ABC investigator. The restaurant manager and all employees of the restaurant shall be knowledgeable of the conditions herein, and;

w. All customers shall vacate the facility and its parking lot no later than 30 minutes after closing time. An employee of the facility shall conduct a walkthrough of the parking lot at this time, asking any remaining customers to leave the premises.

MK:TM
06/09/11

From: Barbara Metzenbaum
To: Shawn Skeries
Subject: Froggy's CUP in Topanga
Date: Saturday, June 6, 2026 12:52:16 PM

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

Hello people at the Planning Commission,

Please grant this CUP for Froggy's. It has been a long time since we've had it in Topanga and we miss it. We used to go a lot and we loved it.

Thank you,

Barbara Metzenbaum
633 Greenleaf Canyon Road
Topanga, CA 90290

Paul D. Steinberg
1767 Sylvania Lane, Topanga CA 90290

June 7, 2026

City of Los Angeles
Regional Planning Commission
RE: Froggy's Restaurant – Conditional Use Permit (CUP)
PRJ2022-001924
RPPL2022005826
RPPL2025000906

To the Commissioners:

I am writing in support of Froggy's Restaurant and its application for a Conditional Use Permit.

My family has lived in Topanga Canyon for more than twenty years. Our son was a toddler when we moved here, and our daughter was born in our home. Both grew up in this community, attended Children's Corner Kindergarten, Topanga Elementary, and benefited from the close-knit neighborhood that makes Topanga such a special place to live.

For decades, Froggy's has been an important part of that community fabric. It was more than a restaurant. It was a gathering place where families met after soccer games, school events, and community activities. It provided a safe, welcoming environment where neighbors connected with one another and where friendships were built and maintained.

One significant example stands out: Some years ago, when several parents and I revived the local Boy Scout Troop 24, our annual Pinewood Derby became one of the highlights of the year. Lance generously opened Froggy's to us on weekends, rearranging the restaurant and making both the facility and staff available so that dozens of Scouts, parents, grandparents, and community members could participate. The event created lasting memories for many Topanga families and would not have been possible without his support. Those 7, 8-year-old scouts are now in their mid-20's.

In recent years, our community has endured extraordinary challenges, including fires, floods, and the disruptions of the pandemic. Local gathering places have become fewer and farther between. The loss of a long-standing neighborhood institution such as Froggy's has been felt by many residents.

While I am not addressing the legal or technical aspects of the permit process, I can speak directly about Froggy's contribution to this community. Over many years it has demonstrated that it can serve as a responsible, family-friendly, and valued local business. Its presence strengthens the social fabric of Topanga and provides an important place for residents to gather, connect, and support one another.

My argument is not a legal one. I am not familiar with those details. But we are a community in need as are so many others. Froggy's and its management over all these years have provided a safe place for families, their children and guests to enjoy what we need to sustain this community.

My focus, in this letter, has been on what Froggy's, under Lance's ownership and management, has provided.

I respectfully urge the Commission to approve the requested permits and allow Froggy's to once again serve the community that has supported it for so many years.

Thank you for your consideration.

Sincerely,

Paul Steinberg
Topanga Canyon Resident

Suggested Modifications:

1. Extend the renewal period from every 10 years to every 20 years. There are 2 other restaurants with CUP's in Topanga proper that serve alcohol that I am aware of: The Canyon Bistro and The Inn of the 7th Ray. Both have 20-year renewal permits. Additionally, the neighboring facilities just north of Froggy's, the Topanga Community Center and the Will Geer Theatricum Botanicum, also have 20-year grants for renewal, with the Canyon View Dog Boarding and Training facility up on the Mesa above Froggy's also recently approved with a 20-year extension from a 10-year grant for renewal. As we've seen, there are many unforeseen conditions that can add to the time and effort it takes to meet all the necessary requirements for Renewal, which is basically treated as a new CUP each time. Additionally, the application fee has more than doubled over the past 10 years and sits at $17K now. Not to mention the increased costs to meet upgraded state requirements for testing and compliance for things like wells, and OWTS systems, regardless of their functioning safely. This is quite a burden every 10 years in cost and time, and, in fact Regional Planners recommend applicants start the renewal process at least 2 years before the actual date for renewal. Extending Froggy's renewal grant to 20 years would bring it comparatively to the same time allowed for other community and visitor serving business in Topanga.

2. Allow 2 more parking spaces to be designated, bringing the total to 46 from 44. These two added spaces would be adjacent to existing parking spaces, and would not change the configuration of the currently required 44, and would not require any physical changes to the existing parking lot. The 44 spaces required in this CUP are actually more than the 40 usually required, and the addition of 2 more would more than sufficiently meet the requirements of 1 space for 3 patrons, and thus allow the capacity to be changed from 119 to 138, which seems much more reasonable and business supporting when considering the very large size of the dining room and the outdoor dining areas afforded as well. There is, in fact, no other restaurant facility in Topanga with this much convenience for dining and parking.

I am aware of objections to some aspects of this CUP as relates to "noise" and the fear of "overserved" drivers taking to the road at night. I would like to point out that all businesses and residences along Topanga Canyon Blvd. access the Boulevard by driveways or small roads from their homes or businesses. Stop signs like the one Froggy's has at the top of its driveway are common on all small access roads as well to support safe egress onto this curvy road. I would also like to point out that in this 4-5 mile stretch of residentially zoned and commercially zoned businesses, there is a consistent pattern of mixed use throughout the canyon. All of us who live off of the Boulevard (SR27) experience the traffic noise, the construction noise, and the noise of events taking place at the various venues that offer live music and public gatherings. To

speculate that Froggy's will bring additional noise or dangerous driving to our community is a misnomer. Yes, it has been more or less closed since COVID, and this may have provided some Escape for a short time from the sound of live music, it is not representative of the overall environment we all experience living here. I am confident that Froggy's management will continue to operate responsibly and respect the regulations within this CUP. There are worse things than the return of a "little night music" while dining. (Late night car and motorcycle racing, the high speed revving of engines, and the really dangerous driving, now a regular occurrence again since the Boulevard has recently reopened, might be the better place to address dangerous driving and loud noises.)

Thank you for your consideration of my comments. I am very happy to go on record supporting the approval of this CUP. It will be a blessing for our community to see Froggy's back in operation. And, a welcome return of both a visitor serving and community serving business, in full recognition of the SMMLCP's mission to encourage and provide compatible visitor serving experiences and access in the mountains and at the beaches.

Sincerely,

Susan Petrulas Nissman, Topanga Resident

P.O. Box 1510
Topanga, CA 90290
nissman@aol.com

From: foxwoodc@aol.com
To: Shawn Skeries
Subject: Froggy"s in Topanga
Date: Saturday, June 6, 2026 11:50:11 AM

CAUTION: External Email. Proceed Responsibly.

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

Hello,

Please pass the Conditional Use Permit for Froggy's,

Froggy's has been a meeting place for several generations in Topanga. It is always clean, safe and YUMMY. Lance has always welcomed us with kindness, warmth and great food.

We do not have many meeting restaurant places in Topanga and the loss of Froggy's has been deeply felt. Please give Froggy's a permit.

Many thanks,
Dr. Candace De Puy
638 Trophy Trail
Topanga

From: Patricia Nolan
To: Shawn Skeries
Cc: 1101N.Topanga@gmail.com
Subject: Froggy"s Restaurant (Topanga Canyon) CUP PRJ2022-001924
Date: Sunday, June 7, 2026 3:53:42 PM

CAUTION: External Email. Proceed Responsibly.

RE: Conditional Use Permit RPPL2022005826
Parking Permit RPPL2025000906

Dear Regional Planning Commission:
I am writing in support of the above CUP & PP for Froggy's Restaurant in Topanga Canyon. As a person way over 65 (75, to be exact) and a more-than-35 year resident of Topanga, I have patronized Froggy's since its inception, and TRULY appreciate the importance of having dining establishments in the Canyon which elderly can access without more driving than is necessary.
Fish is a well-acknowledged 'Mediterranean diet/health food', and also 'brain food', which is something we elders can always use!
I also enjoy a good cocktail, in great moderation, of course.
The loss of further-away but cherished institutions like The Reel Inn (& Cholada & Rosenthal) on Palisade fire-ravaged PCH has been a blow which Froggy's resurrection can help mitigate to great effect.
Please issue these permits; you will make many Topangans, young & old, very happy, and better fed.
Sincerely,
Patricia A Nolan

From: Randi Johnson
To: Shawn Skeries
Cc: 1105ntopanga@gmail.com
Subject: Froggy"s
Date: Saturday, June 6, 2026 6:05:21 PM

CAUTION: External Email. Proceed Responsibly.

TO: Regional Planning Commissioners
320 West Temple St.
Los Angeles, CA. 90012

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon

PRJ2022-001924

Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

As a 32-year Topanga resident, I I urge you to approve the CUP for Froggy's restaurant. Froggy's, located in the historic Topanga schoolhouse (built in 1925), has been a valuable community destination for residents and tourists alike.

Lance Roberts is a resourceful, responsible business owner. He has addressed the parking issues by purchasing a shuttle – an English taxi – which will transport ADA customers from the lower parking area to the front entrance.

I realize there are neighbors who are worried about granting permission to Froggy's to sell distilled spirits. These are not ungrounded concerns however, I have known Lance Roberts for 26 years and can attest to his

commitment to the safety and comfort of his clientele and the neighborhood. He is an on-site owner and very involved in the daily management of his restaurant. In addition, he hires local residents who are accountable to the greater Topanga community and are personally invested in the safety for all. Froggy's, like all restaurants, walks a difficult line between being in the red or in the black. Granting the CUP for distilled spirits will help Froggy's become a solidly viable business.

Sincerely,

Randi Johnson
1075 Henry Ridge Mtwy.
Topanga, CA. 90290

RUGGED RANCH

1406 N Topanga Canyon Boulevard, Topanga CA 90290 | (310) 435-1034

June 8, 2026

Dear Commissioners,

There are very few places left in the world as uniquely characterful, as community-driven, and as historically rich as Topanga Canyon. **It is a place where the gathering spaces, the history and the people are so deeply intertwined that you cannot separate one from the other. It is the extraordinary combination of all of it, held together by the individuals at its heart.** I have met people who have travelled all over the world trying to find what Topanga has: that rare blend of community, character, history and personality. They always come back saying the same thing. It is nowhere else to be found.

I am writing in absolutely staunch support of Froggy's Conditional Use Permit application. As Brits who became Americans, Topanga's reputation and world-famous qualities were a huge part of what drew us here and made us stay. **This canyon has an extraordinarily strong and fiercely proud community, a rich and layered history, and landmarks so singular and full of character that you might almost call them magical.** Froggy's is one of the finest examples of all of that. **You only have to sit on the outdoor deck with the frogs singing in the background, kids playing, long-time canyon elders sharing a drink, and all generations mixing around you, to understand this.** Froggy's is a vital heartbeat for Topanga, one which needs to be allowed to operate in the way it does so best.

We first moved to Topanga almost 17 years ago and lived on the hillside drive right behind Froggy's. It was one of the very few places my husband and I could take our young babies as newborns. It was there we met Topangans from all eras: **people who had lived in the canyon for decades sitting alongside young families just finding their way.** Inclusive, relaxed, friendly and run without snobbery. The food was easy and affordable, and the whole place had a warmth that you simply cannot manufacture. Froggy's had it in abundance.

Froggy's has always served everyone: the older Topangans who have made this canyon what it is, families with children, and everyone in between. **Research increasingly shows that intergenerational gathering spaces are not just nice to have but vital to the social cohesion and mental wellbeing of a community. There is nowhere else where a true cross section of Topanga, from eight year olds to eighty year olds, can sit side by side and understand what it means to belong to the same community.** Topanga Days reminds us of that once a year. Froggy's can do it every single day.

In an age where the world is consumed by screens and artificial intelligence, where the epidemic of loneliness continues to worsen, **the need for a space where anyone, young or old, can walk in alone or with family and be greeted by someone who knows their name and is genuinely glad to see them has never been greater.** That still exists in Topanga. While we have the ability to preserve the environment, the presence and the atmosphere of what makes community so real and so beautifully imperfect, **we have a responsibility to guard it.**

For anybody to consider losing the legacy Froggy's has built over so many decades would be heartbreaking. Watching it sit mostly empty for the last eight or nine years has already been a quiet loss the whole community has felt. **A place like that should be alive and full of people.**

Lance is an incredible anchor to all of that history. **But Froggy's can only survive if it is allowed to operate in a way that is commercially viable.** To serve the full community, from the older Topangans who want to sit at the bar with a proper drink and catch up with friends, to the young families sharing a meal, Froggy's needs the right conditions. **The Type 47 license Lance has applied for is precisely the right tool for that.** A Type 47 needs to keep Froggy's operating exactly what it has always been: a cross generational central heartbeat of Topanga Canyon. **Without these conditions, the doors simply cannot be open in any meaningful way.**

We still live in Topanga, further up the canyon now, and we give our full and wholehearted support to Lance and to this application. Please give Froggy's the conditions it needs to be the gathering place this community deserves.

With great warmth and sincerity,

Sarah Samson
Topanga Resident
(310) 435-1034

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW:
Date: Monday, June 8, 2026 6:58:50 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Beth Davis <brd.topanga@gmail.com>
Sent: Saturday, June 6, 2026 11:46 AM
To: DRP Public Comment <comment@planning.lacounty.gov>; sabrina.petrescu@gmail.com
Subject:

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

I have lived in Topanga for 28 years but before that I lived in Santa Monica for 18 years. I often drove up into Topanga to get in touch with nature. I also stopped and had lunch at the original Froggies. I was so sad to see it burn down but then elated a while later when I became able to move into Topanga

and realize that the new Froggies was within walking distance from my house. I would love to see this "walking distance from my house" Froggies be able to get everything and anything it needs to reopen. Topanga needs its Froggies.
Beth Renee Davis

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Agenda Item #11. Project No. PRJ2022-001924-(3)
Date:	Monday, June 8, 2026 10:45:30 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Ronald Fomalont <law@fomalont.com>
Sent: Monday, June 8, 2026 10:40 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Agenda Item #11. Project No. PRJ2022-001924-(3)

CAUTION: External Email. Proceed Responsibly.

The Board of the Topanga Chamber of Commerce, an organization that has supported local businesses since 1945, supports the conditional use permit and parking permit requests by Ribbit Ribbit, LLC (Froggy's).Froggy's has been a key part of our Community for many years. It has supported our local organizations, provides local employment, and has been run in a responsible and positive manner.

Ronald Fomalont
President, Topanga Chamber of Commerce
P.O. Box 185
Topanga, CA 90290
310-560-4649
TopangaChamber.org

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Agenda Item#11. Project No. PRJ2022-001924-(3)
Date: Monday, June 8, 2026 1:52:29 PM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Robyn Bensinger <robyn@home.tv.br>
Sent: Monday, June 8, 2026 1:50 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Agenda Item#11. Project No. PRJ2022-001924-(3)

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern at the Los Angeles County Regional Planning Commission:

I am and have been a resident of Topanga Canyon since 1986. Over the last 33 years since Froggy's opened in its current location, I have frequented the Restaurant with longtime friends and family on so many occasions. Froggy's has always been our local co-mingling, networking comfort zone, where us locals developed deep, inspired relationships with the independent and creative spirit characteristic of its visionaries so precious to life in Topanga.

Following the pandemic, fires, mud slides and road closures, Froggy's loss was felt by all of us. I echo the voices of many when I respectfully request that the Planning Commission grant Froggy's Conditional Use Permit to authorize the sale of liquor, wine & beer to be served on site with food; their parking permit authorizing an ADA valet service as required for on-site parking; and that this project is categorically exempt (Class 1- Existing Facilities) compatible with CEQA reporting requirements.

Please hear our voices and help restore the essence of our treasured community and gathering place where we get to share both our personal and Canyon challenges to create new opportunities to better assist and help our other struggling local and

independent working-at-home businesses thrive. Froggy's is a vital employment source as well as an Historic landmark we all want to preserve for future generations to come.

Thank you,

Robyn Bensinger

Membership Chair Topanga Chamber of Commerce
ww.TopangaChamber.org

Executive Producer
HOME Productions US
310.713.5550
www.home.tv.br

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: Fw: C.U.P. for Froggy Restaurant Topanga Canyon PRJ2022-001924
Date: Saturday, June 6, 2026 10:53:29 AM

FYI

From: Linda Ballou <lballou6@gmail.com>
Sent: Saturday, June 6, 2026 10:48:00 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Sabrina.Petrescu@gmail.com <Sabrina.Petrescu@gmail.com>
Subject: C.U.P. for Froggy Restaurant Topanga Canyon PRJ2022-001924

CAUTION: External Email. Proceed Responsibly.

I used to come to Frroggy's before I moved here to Topanga a decade ago. It is a well-loved landmark in the community, and we want it back. Please approve the conditional use permit so we can sit on the deck and enjoy the frog songs again.
Parking is scarce in the canyon. Please approve the parking permit RPPL2025000906
Sincerely,
Linda Ballou

Linda Ballou
818378-4417
https://rebrand.ly/t71slcq
LostAngelAdventures
www.LindaBallouAuthor.com
Amazon Profile - Books 4 Sale

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924 Conditional Use Permit ("CUP") RPPL2022005826
Date:	Monday, June 8, 2026 7:00:25 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: STEPHEN SIDEROFF <sideroff@ucla.edu>
Sent: Sunday, June 7, 2026 10:13 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: sabrina.petrescu@gmail.com; Dr. Stephen Sideroff <drstephensideroff@gmail.com>
Subject: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924 Conditional Use Permit ("CUP") RPPL2022005826

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

I have loved Froggy's for years and years. It is the one real community restaurant where you meet your neighbors. Please grant Froggy's Restaurant a conditional use permit.

I miss it and all my Topanga friends miss it as well.

Dr. Stephen & Freda Sideroff
20555 Cheney Dr.
Topanga CA 90290

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: c.u.p. for Froggy"s Restaurant Topanga Canyon
Date:	Monday, June 8, 2026 6:59:12 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Sabrina Petrescu <sabrina.petrescu@gmail.com>
Sent: Saturday, June 6, 2026 4:39 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Shawn Skeries <sskeries@planning.lacounty.gov>
Subject: Fwd: c.u.p. for Froggy's Restaurant Topanga Canyon

CAUTION: External Email. Proceed Responsibly.

Begin forwarded message:

From: Tauni Brustin <taunistjarlath@verizon.net>
Date: June 6, 2026 at 4:15:19 PM PDT
To: sabrina.petrescu@gmail.com
Subject: Re: c.u.p. for Froggy's Restaurant Topanga Canyon

On Saturday, June 6, 2026 at 04:13:55 PM PDT, Tauni Brustin <taunistjarlath@verizon.net> wrote:

> Dear L. A. County Planning
> I am writing to you in regards to a conditional use permit PRJ

2022-001924 and a parking permit RRPL 2025000906
Both for Froggy's Restaurant in Topanga Canyon.
I wish to encourage you to issue these permits, so Froggy's can return to serving great food, at a reasonable cost with a lovely rustic atmosphere. I am a 50 year resident of Topanga and have spent many wonderful evenings in the past at this restaurant.
Sincerely
Tauni Brustin

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: C.U.P.for Froggy"s restaurant, Topanga Canyon PRJ2022-001924 Conditional USE permit ("CUP")RPPL2022005826 Parking Permit (PP")RPPL2025000906
Date:	Monday, June 8, 2026 7:02:47 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Tom Merchant <tgmcon.crftsmn@gmail.com>
Sent: Sunday, June 7, 2026 6:56 PM
To: DRP Public Comment <comment@planning.lacounty.gov>; sabrinapetrescu@gmail.com
Subject: Fwd: C.U.P.for Froggy's restaurant, Topanga Canyon PRJ2022-001924 Conditional USE permit ('CUP")RPPL2022005826 Parking Permit (PP")RPPL2025000906

CAUTION: External Email. Proceed Responsibly.

---------- Forwarded message ---------
From: **Tom Merchant** <tgmcon.crftsmn@gmail.com>
Date: Sun, Jun 7, 2026 at 6:45 PM
Subject: C.U.P.for Froggy's restaurant, Topanga Canyon PRJ2022-001924 Conditional USE permit ('CUP")RPPL2022005826 Parking Permit (PP")RPPL2025000906
To: <comment@planning.la>, <sabrinapetrescu@gmail.com>

Commissioner's, The small but tight knit Topanga community is very hopeful for Froggy's to re-open.
Our community is very underserved by restaurant's and businesses in general.
I've known the owner Lance, since we were both at Palisades High School concurrently.

And I've enjoyed eating at Froggy's since when it was at it''s previous location.
When we walked in with my then preschool daughter, the staff already knew what she wanted and immediately put it on the grill'
The Topanga Community is like that and needs Froggy's open.
Thomas G. Merchant 20395 Callon Dr. Topanga Canyon, Ca. 90290

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: Fw: CUP Froggies in Topanga Canyon
Date: Monday, June 8, 2026 7:06:38 PM

FYI

From: Gerlinde Gautrey <gerlinde.gautrey@gmail.com>
Sent: Monday, June 8, 2026 6:59:24 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: CUP Froggies in Topanga Canyon

CAUTION: External Email. Proceed Responsibly.

To whom it may concern:
I fully support the CUP to let Froggies operate as restaurant with alcoholic beverages served. For so many years Froggies was the gathering place to celebrate, reconnect or mourn. We had kids' birthday parties, engagement celebrations, end of season baseball league parties, quiet dinners for two and reunions for friends from all over the States. It would please me endlessly to be able to continue these traditions!
Gerlinde Gautrey

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	Fw: CUP permit--Froggy"s
Date:	Monday, June 8, 2026 5:47:43 PM

FYI

From: Engel Freimuth <circusfolk@earthlink.net>
Sent: Monday, June 8, 2026 4:30:44 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: 1105NTopanga@gmail.com <1105NTopanga@gmail.com>
Subject: CUP permit--Froggy's

CAUTION: External Email. Proceed Responsibly.

Dear Planning Committee,

I'm writing in support of a Type 47 On-Sale General Eating Place license for Froggy's in Topanga Canyon, 90290. As a resident with long time family roots in canyon it was a real loss when Froggy's was forced to close. Please license the proprietors with a CUP permit as it will be in support of a community that is in much need of eating establishments that are accessible within the canyon.

Thank you for your support,

Christi Engel

19814 Horseshoe Dr.
Topanga, CA 90290

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	Fw: Floggys permit
Date:	Tuesday, June 9, 2026 6:48:54 AM

From: Steve Spohn <spoonful2@gmail.com>
Sent: Monday, June 8, 2026 8:12:22 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Floggys permit

CAUTION: External Email. Proceed Responsibly.

"I enthusiastically support Froggy's CUP, with the understanding that the applicant has requested minor corrections and clarifications to support the full restaurant dining experience. Froggy's matters to me because its about community. Its the first place I ate at when moving to la 30 yrsrs ago and miss it dearly.

Steve Spohn

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: froggies reopening in Topanga
Date:	Tuesday, June 9, 2026 11:53:44 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Mitchell Sonners <mitchell.a.sonners@gmail.com>
Sent: Tuesday, June 9, 2026 11:49 AM
To: DRP Public Comment <comment@planning.lacounty.gov>; info@froggysintopanga.com
Subject: froggies reopening in Topanga

CAUTION: External Email. Proceed Responsibly.

hi,
"I enthusiastically support Froggy's CUP, with the understanding that the applicant has requested minor corrections and clarifications to support the full restaurant dining experience. Froggy's matters to me because..." I have lived in upper Topanga since 1993 and in the canyon since 1976 and The Topanga Fish Market/Froggies has always been our local institution that you walked in and it was a local's hangout. It was our community go to place and it also had really good food. Our canyon needs our gathering place to reopen to help bring the community together again.
Thank you,
Mitchell A . Sonners

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Froggy's Conditional Use Permit hearing Wednesday, June 10, 9:00 am - Agenda item number #11
Date:	Monday, June 8, 2026 7:02:24 AM
Attachments:	Bruce Royer Social Entrepreneur Sig.png

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

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From: Bruce Royer <broyer@royerstudios.com>
Sent: Sunday, June 7, 2026 2:06 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Froggy's Conditional Use Permit hearing Wednesday, June 10, 9:00 am - Agenda item number #11

CAUTION: External Email. Proceed Responsibly.

Bruce Royer

br@royerstudios.com

310.738.9704

I am a non-applicant

To Whom It May Concern,

I moved 100 yards from Froggy's in Topanga the year it opened, 1993. For many years, my family and many guests continually enjoyed all that Froggy's offered as a restaurant and, equally important, as a place for the community to gather, meet, and celebrate all

that our unique village has to offer. We made many new friends, both from Topanga and people stopping by as they drove through the Canyon.

Froggy's closure since the Pandemic has left a significant hole in the community. Allowing it to reopen would absolutely support the community on many levels.

I advocate for granting Froggy's the necessary permits to reopen.

Thank you for your consideration.

Bruce

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Froggy's CUP support
Date: Tuesday, June 9, 2026 10:06:19 AM

FYI

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-----Original Message-----
From: Steve Owen <s.owen@mac.com>
Sent: Tuesday, June 9, 2026 10:03 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@FroggysInTopanga.com
Subject: Froggy's CUP support

CAUTION: External Email. Proceed Responsibly.

Hello Mr Skeries, and Los Angeles Co regional planning,

I am writing in support of Froggy's application for a conditional use permit, and their requested amendments to the language of the CUP.

My history with Froggy's, starts with the original Topanga Fish Market, and through every iteration to present. It was my go to place for a casual dinner, and always treat to bring visitors to.

Froggy's is a great example of the Topanga experience. Whether you are a well known Topangan, or a just passing through, Froggy's had a welcoming vibe to all.

I hope to be there again with friends soon as options are limited in the canyon.

Sadly, I cannot attend the hearing in person. Please consider this letter in support of their application and amendments.

Thank you,

Steve Owen
Topanga Resident

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Froggy's Restaraunt
Date: Tuesday, June 9, 2026 10:56:47 AM

FYI

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From: Rex Michel <rxmichel1@gmail.com>
Sent: Tuesday, June 9, 2026 10:56 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@FroggysinTopanga.com
Subject: Froggy's Restaraunt

CAUTION: External Email. Proceed Responsibly.

I enthusiastically support Froggy's CUP, with the understanding that the applicant has requested minor corrections and clarifications to support the full restaurant dining experience.

Froggy's matters to our family because, for us it was an important part of what we love about life in the canyon and something we have greatly missed since its closure.

For many years we found Froggy's to be a place with a rustic and comfortable vibe where we would see neighbors and familiar faces on a weekly basis. A place we have yet to find a replacement for.

Rex and Tina Michel
Topanga residents

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Froggy"s
Date:	Tuesday, June 9, 2026 6:46:29 AM

FYI

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From: Jill Bayor <jillbayor@gmail.com>
Sent: Tuesday, June 9, 2026 6:35 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com
Subject: Froggy's

CAUTION: External Email. Proceed Responsibly.

I would like to take this opportunity to write on Froggy's and Lance's behalf. I am a longtime resident of Topanga Canyon, having lived in the Canyon for over 30 years.

Before it closed, froggy's was always a centerpoint for the community. Any night of the week, Wen could go down there for dinner, music,, or just camaraderie.

It was without doubt the hub of the community, and since it has been closed its presence has been sorely missed, making the community feel more isolating and detached.

Given to Topanga Canyon's history as a centerpoint for music, the fact that you could see live performances there on any given night also added to the romance and lore of the canyon.

I wholeheartedly support Froggy's receiving the CuP permissions and opportunity to make necessary adjustments in order to successfully operate the business and restore part of Topanga's history and community in a big way.

Sincerely,
Jilll Bayor

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Froggy"s conditional use permit.
Date:	Tuesday, June 9, 2026 11:33:24 AM

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From: Jim Foster <jim.foster1@icloud.com>
Sent: Tuesday, June 9, 2026 11:24 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com
Subject: Froggy's conditional use permit.

CAUTION: External Email. Proceed Responsibly.

I have been a patron of Froggy's in Topanga canyon.

I am a neighbor and live within walking distance of Froggy's establishment. I have lived here for 40 years.

I am writing to support their application for a conditional use permit.

Jim Foster
1104 Rosario Dr.
Topanga, CA 90290

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Froggys CUP
Date:	Tuesday, June 9, 2026 8:51:00 AM

FYI

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-----Original Message-----
From: Ben LaBrot <ben@floatingdoctors.com>
Sent: Tuesday, June 9, 2026 8:50 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@FroggysInTopanga.com
Subject: Froggys CUP

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I very enthusiastically support froggy's CUP application.

I understand they have some minor corrections or changes to request, and I hope that you will look favorably upon their requests and approved their CUP.

I have lived here in the Canyon for over 40 years. We had extremely limited options of anywhere to go and eat, but froggy is much more than that.

It has been a Key pillar of our community for decades. Almost all of us have childhood memories and memories is growing up going to frogs; you could always count on seeing and meeting other people from the community there and it was a Key social hub for many years. You could go there and have fun as adults or you could bring your family and your young kids there, everyone felt and was welcome, the food was great, and literally every single time any of us drive past it we are heartbroken to know that it is not an option for us. It is much more than a restaurant. It is an anchor for our community and to lose that was devastating.

I therefore reiterate my unwavering support for their application and hopefully reopening. Please feel free to reach out with any questions and thank you in advance for helping return this wonderfulv part of our childhood back to us, so that we can now bring our children there and continue this tradition.

Fair Winds

Ben

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Froggys Topanga
Date: Tuesday, June 9, 2026 7:47:42 AM

FYI

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From: Adriana Lemus <tacoslachingona2019@gmail.com>
Sent: Tuesday, June 9, 2026 7:44 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Froggys Topanga

CAUTION: External Email. Proceed Responsibly.

Make this your own:

June 2026

Regional Planning Commission

RE: Support for Froggy's and Requested CUP Modifications

Dear Commissioners,

My name is Adriana Lemus, owner of La Chingona Tacos in Topanga Canyon.

I am writing in support of Froggy's and the requested Conditional Use Permit.

My perspective comes from firsthand experience. Following the severe storms and road

impacts that affected Topanga, I operated my business from the Froggy's property for several months. During that time, I worked closely with Lance and experienced the property's day-to-day operations firsthand.

As a fellow small business owner, I understand the challenges of operating a food business in Topanga Canyon. Independent businesses survive through hard work, community support, and the ability to adapt to changing conditions. I observed Lance's commitment to serving customers, maintaining the property, and operating responsibly within the community.

Based on my experience, Froggy's functions as what it has long been: a neighborhood restaurant and gathering place. The requested Type 47 license would provide the same type of restaurant license commonly used by restaurants throughout Los Angeles County. In my view, it supports the long-term viability of the business while remaining consistent with its role as a restaurant.

Topanga's character is shaped by its locally owned businesses. Places like Froggy's contribute to the identity, culture, and resilience of the canyon. Supporting responsible local businesses helps preserve the unique community that residents and visitors value.

For these reasons, I respectfully encourage the Commission to approve Froggy's requested CUP modifications.

Thank you for your consideration.

Sincerely,

Adriana Lemus
Owner, La Chingona Tacos

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Froggy"s Topanga
Date: Tuesday, June 9, 2026 8:43:12 AM

FYI

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From: Kerrie <wildrootdesign@gmail.com>
Sent: Tuesday, June 9, 2026 8:42 AM
To: DRP Public Comment <comment@planning.lacounty.gov>; info@froggysintopanga.com
Subject: Froggy's Topanga

CAUTION: External Email. Proceed Responsibly.

Since Froggy's has been closed, it feels like the heart of the community has been missing. It is an important and welcoming social gathering place for all Topangans. It is an historical venue that can not be duplicated. I fully support Froggy's CUP, (allowing for the minor adjustments requested by the applicant).

Sincerely,

Kerrie Peterson | 424-744-1500 | wildrootdesign@gmail.com

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Froggys
Date: Tuesday, June 9, 2026 12:00:17 PM

FYI

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From: Melanie Kareem <melanie@getstartedplayingukulele.com>
Sent: Tuesday, June 9, 2026 11:59 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com
Subject: Froggys

CAUTION: External Email. Proceed Responsibly.

Hello Honored Commissioners,

Re: Froggy's Conditional Use Permit Hearing on June 10, 2026 at 9:00 AM

My husband and I have lived in Topanga Canyon for 33 years. (Melanie Lawson Kareem and Jamie Papish). We enthusiastically support Froggy's CP. We have been very active in the community since 1998 as artists, offering community music and dance lessons and performance to our Topanga neighbors. Many of these events and classes happened at Froggy's and then we would stay and have dinner. Lance Roberts also allowed the community of Topanga to have many memorial services and birthday celebrations.

We asked for the Type 47 because guests have asked for more options for decades, and Froggy's needs operating conditions that support more choices giving a better guest experience. Especially after these last 5 years.

Respectfully thank you,

Melanie Lawson Kareem (310) 403-3159
Jamie Papish

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: Froggy"s
Date:	Monday, June 8, 2026 3:20:45 PM

FYI

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From: Donna Kingsley <donnakingsley@gmail.com>
Sent: Monday, June 8, 2026 3:19 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Froggy's

CAUTION: External Email. Proceed Responsibly.

Although I am not a Topanga resident, I loved to hang out at Froggies. My husband and I live in Ventura now but come to the plays and other events in Topanga and sorely miss Froggies. It had such a wonderful happy atmosphere and great food also.

I will keep this short as I'm sure you are getting bombarded with messages. Please help us get a conditional use permit.

Thank you for listening

Donna and Ki

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	FW: June 10th hearing Agenda Item #11 Froggy"s CUP comments
Date:	Tuesday, June 9, 2026 6:46:11 AM

FYI

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From: Hyla Douglas <hyladouglas@gmail.com>
Sent: Monday, June 8, 2026 11:02 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com
Subject: June 10th hearing Agenda Item #11 Froggy's CUP comments

CAUTION: External Email. Proceed Responsibly.

Letter to the Regional Planning Commission

Hello!

My name is Hyla Douglas, my email is hyladouglas@gmail.com and my phone number is (310) 403-8328 and I am not the applicant.

I enthusiastically support Froggy's CUP, with the understanding that the applicant has requested minor corrections and clarifications to support the full restaurant dining experience.

Froggy's matters to me because, as a 20 plus year community member of Topanga Canyon, a very special and unique place with a rich history and a community that is like family, those of us who have lived in the canyon (Topanga) for a while, we all have fond memories of Froggy's, as a community gathering space. For us it's not just about the food and beverages, which were always top-notch too, it is about

having a place where we can come together in both small and larger groups or just having a place that feels like home to drop by and meet up with others, planned or unplanned. There is just not another place like Froggy's. Again, I wholeheartedly support the granting of the CUP and the re-opening of Froggy's our special place for the community both local and for the wider community as well. Thank you!!

Hyla Douglas
Topanga Canyon
June 8, 2026

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: June 10th RPC Hearing - CUP for Froggy"s in Topanga
Date: Tuesday, June 9, 2026 6:45:18 AM

FYI

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From: Hallie Black <hallie.black@me.com>
Sent: Monday, June 8, 2026 9:35 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com <info@FroggysInTopanga.com>; coopermayne@gmail.com
Subject: June 10th RPC Hearing - CUP for Froggy's in Topanga

CAUTION: External Email. Proceed Responsibly.

Hello Commission,

I enthusiastically support Froggy's CUP. My husband, Cooper, and I are new residents on Hillside Drive, just above Froggy's. Unfortunately, I can't be there in person on June 10, so I'd like to share a short note instead:

We haven't been here long, and we don't have decades of memories. We're still new to the canyon. But that's exactly why I wanted to write. As someone who recently arrived, Froggy's was one of the first places that gave our corner of Topanga a sense of community, rather than feeling like just another street. It's the spot you can walk to, where neighbors actually know each other, and where being new doesn't make you a stranger for long.

A place like that is rare, and it's a big part of what drew us to settle here. I'd hate for

operating conditions to make it harder for Froggy's to keep doing what it does. I hope the Commission will approve the CUP with the practical, workable conditions the restaurant is asking for.

Thank you for considering our comment.

Hallie Black and Cooper Mayne

Hallie Black

hallie.black@me.com
617.449.8518

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Let's get Froggy's hopping again!
Date: Tuesday, June 9, 2026 11:36:19 AM

FYI

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From: Mary Crescenzo <marylala.mc@gmail.com>
Sent: Tuesday, June 9, 2026 11:35 AM
To: DRP Public Comment <comment@planning.lacounty.gov>; info@froggysintopanga.com; Paul Mesches <paulphotomail@gmail.com>
Subject: Let's get Froggy's hopping again!

CAUTION: External Email. Proceed Responsibly.

To whom this may concern:
Froggy's is not just a historic gathering place for many years on Route 27 (Topanga Canyon Boulevard), the spine of Topanga and our Main Street, but a place all Topangans, tourists and others long for its revitalization. Its interest to expand its customer base and better serve the community. We urge you to grant this C.U.P. Type 47 license to this beloved establishment.
Mary Crescenzo
Paul Mesches
Topanga Residents

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: PRJ2022-001924 for Froggy"s Restaurant
Date: Monday, June 8, 2026 7:01:52 AM

FYI

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From: Nonie Shore <nonieshore@gmail.com>
Sent: Sunday, June 7, 2026 11:44 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: Sabrina Petrescu <sabrina.petrescu@gmail.com>
Subject: PRJ2022-001924 for Froggy's Restaurant

CAUTION: External Email. Proceed Responsibly.

To: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

To whom it may concern,

I have lived in the Canyon for 25 years and one of my favorite places has always been Froggy's Restaurant. We used to go once a week with our kids when they were younger and attended many a special night there with friends over the years. And while their menu occasionally changed, there were special dishes and sides, that only Froggy's had, and I miss them so.

Please grant Froggy's Restaurant a conditional use permit so that they can reopen. Topanga needs another restaurant, that can serve wine and beer and hopefully hard alcohol as well. They already have plenty of parking and a c.u.p. would only benefit the community.

Thank you,

Nancy (Nonie) Shore
20621 Cheney Drive
Topanga, CA 90290

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: REGIONAL PLANNING COMMISSION
Date: Monday, June 8, 2026 1:52:46 PM

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From: Lance Roberts <1105ntopanga@gmail.com>
Sent: Monday, June 8, 2026 1:15 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Fwd: REGIONAL PLANNING COMMISSION

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Kathleen Hernandez <hernandezkathleen@hotmail.com>
Date: June 8, 2026 at 1:00:37 PM PDT
To: sskeries@planning.lacounty.gov
Cc: 1105N.Topanga@gmail.com
Subject: REGIONAL PLANNING COMMISSION

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga

Canyon
PRJ2022-001924
Conditional Use Permit (“CUP”) RPPL2022005826
Parking Permit (“PP”) RPPL2025000906

My name is Kathleen Hernandez and I am a longtime community member of Topanga since childhood. My mother went to school in what is now Froggy’s (formerly the Veteran Legion Hall as well). I absolutely love Froggy’s and it has been a real loss not having it for quite a while. It is where I get to see my friends, listen to a local band. It is where Lance has so graciously opened up Froggy’s for many memorials of my dear belated friends and also for baby showers and birthday parties. Froggy’s is within walking distance for me. It has always been reasonably priced and welcoming to us locals and those from afar that come to see the homey and welcoming comfort of Froggy’s and some even decide to relocate up here. Froggy’s is stalwart in its foot print in Topanga. Please approve the CPU for our community which Froggy’s is 100% part of.

Thank You.
Sincerely,
Kathleen Hernandez

Kathleen Hernandez
About Face: Veterans Against the War Past Board Member
Veterans For Peace, Los Angeles - Associate Member
Dignity Power Now
National Lawyer's Guild - Legal Observer
MLK Coalition of Greater Los Angeles
Co-Founder
UTLA-Retired Steering Committee
SO CA Border Hub - Solidarity Now

1.310.339.1770

Deliberately starve a child to death and they call it abuse.
Deliberately starve a nation of children to death and they call it diplomacy.
- Caitlin Johnstone

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Reopening of Froggy's in Topanga
Date: Tuesday, June 9, 2026 6:47:03 AM

FYI

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From: Gretta Paseo <grettapaseo@gmail.com>
Sent: Monday, June 8, 2026 4:49 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Reopening of Froggy's in Topanga

CAUTION: External Email. Proceed Responsibly.

Hi
I am a 30 yr resident of Topanga. My husband and I moved our young family to Topanga to enjoy the beautiful natural setting of Topanga. We quickly became frequent customers of Froggy's. One of the features that we loved most about Froggy's restaurant is the beautiful setting. It is the perfect indoor/outdoor restaurant for families to enjoy an evening out. We would often meet up with other families as the tables were mostly communal. Froggy's has been a part of the community for decades and we need it back! My family fully supports the reopening of Froggy's and hope the needed permits and approvals are granted.
Thank you,
Shannon McGiffert
20762 Medley Lane
Business owner @wonkytops

From:	DRP Public Comment
To:	Shawn Skeries; Robert Glaser
Cc:	DRP Public Comment
Subject:	Fw: Support for Froggy's!
Date:	Monday, June 8, 2026 8:06:19 PM

FYI

From: Melissa Spano <mspano502@gmail.com>
Sent: Monday, June 8, 2026 7:51:18 PM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: info@froggysintopanga.com <info@froggysintopanga.com>
Subject: Support for Froggy's!

CAUTION: External Email. Proceed Responsibly.

I'm writing today to make my support of Froggy's reopening official! I'm a Topanga Canyon resident in the Woodland Crest neighborhood, so Froggy's is only 10 minutes down the road from us. I'd love for this reopening to become a reality for all of us Topanguins, and Angelenos in general, home.

This is a beautiful community, a truly special place that transcends time. People support each other and want to have places to gather and share human connection. It's sounds cliche, but that's more important than ever. And Froggy's is a place for us to do just that. I understand that their CUP involves minor corrections and clarifications to support the full restaurant experience.

It would mean a great deal for Froggy's to reopen! Thank you for your consideration.

My best,
Melissa Spano

From: DRP Public Comment
To: Shawn Skeries; Robert Glaser
Cc: DRP Public Comment
Subject: FW: Support for Froggy"s Restaurant Conditional Use Permit
Date: Monday, June 8, 2026 7:00:02 AM

FYI

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

All official correspondence is issued solely from *[Name]@planning.lacounty.gov* and *donotreply@lacounty.gov* email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: orris long <orrislong@gmail.com>
Sent: Sunday, June 7, 2026 7:34 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Cc: sabrina.petrescu@gmail.com
Subject: Support for Froggy's Restaurant Conditional Use Permit

CAUTION: External Email. Proceed Responsibly.

TO: Regional Planning Commission

RE: C.U.P. for Froggy's Restaurant, Topanga Canyon

PRJ2022-001924

Conditional Use Permit (“CUP”) RPPL2022005826

Parking Permit (“PP”) RPPL2025000906

Dear Commissioners,

I am writing in support of granting Froggy's Restaurant a Conditional Use Permit so that it can reopen and continue serving the Topanga community.

My wife and I have many fond memories of Froggy's. We spent time there with our

children, shared meals with friends, and enjoyed evenings listening to live music. It was more than just a restaurant. It was a gathering place that helped bring our community together.

Topanga has lost several local gathering spaces over the years, and we need places like Froggy's where neighbors can connect, celebrate, and support local businesses. Reopening Froggy's would be a meaningful benefit to the community.

Please approve the Conditional Use Permit and allow Froggy's Restaurant to reopen.

Thank you for your consideration.

Sincerely,

Orris Long
20666 Cheney Drive
Topanga, CA

From: Sabrina Petrescu
To: Shawn Skeries
Subject: Fwd:
Date: Saturday, June 6, 2026 12:26:30 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Beth Davis <brd.topanga@gmail.com>
Date: June 6, 2026 at 11:46:22 AM PDT
To: comment@planning.lacounty.gov, sabrina.petrescu@gmail.com

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

I have lived in Topanga for 28 years but before that I lived in Santa Monica for 18 years. I often drove up into Topanga to get in touch with nature. I also stopped and had lunch at the original Froggies. I was so sad to see it burn down but then elated a while later when I became able to move into Topanga and realize that the new Froggies was within walking distance from my house. I would love to see this "walking distance from my house" Froggies be able to get everything and anything it needs to reopen. Topanga

needs its Froggies.

Beth Renee Davis

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: C.U.P For Froggy's Restaurant Topanga PRJ2022-001924 Conditional Use Permit RPPL2022005826 Parking Permit RPPL2025000906
Date: Monday, June 8, 2026 2:19:05 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Janice Harman <janiceharman@icloud.com>
Date: June 7, 2026 at 11:33:25 PM PDT
To: comment@planning.lacounty.gov
Subject: Re: C.U.P For Froggy's Restaurant Topanga PRJ2022-001924 Conditional Use Permit RPPL2022005826 Parking Permit RPPL2025000906

To: REGIONAL PLANNING COMMISSION :

CLAMOROUS , COLORFUL CANYON CHARACTERS, MUSIC AND LIBATIONS (ie "The Destroyer")!!

Dear All,

This was my first (a wee bit intimidated) impression as a young UCLA grad student of this historic Topanga building in an earlier reincarnation as the Shemrun Bar. Although I must admit to a few fun times there, I and the community were happy when the ionic location transformed later to the more family and healthy food -oriented restaurant, Froggy's.

Froggy's has continued over the years as not only one of the affordably priced canyon restaurants offering fresh, excellently cooked seafood , delicious handmade tacos and healthy cuisine in a charming environment, but also as one of the few gathering places for both canyon residents and those residing on the coast and valley sides of .Topanga Canyon Blvd.

At Froggy's over the years I have (just to name a few)
-Listened to free music venues
-rendezvoused with friends living all over the canyon , Santa Monica, Malibu, Calabasas and the valley
-celebrated birthdays, wakes and baby showers
-in a 'pinch' been offered to hold my book club in the 'musicians' lounge'
- watched a film festival

-attended an Oscar party
-even watched a kids' impromptu fashion show

Please grant Froggy's Restaurant a conditional use permit so they can reopen for Topanga residents and those in neighboring communities. This place is sorely missed!

Thank you!
Janice Harman
20200 Paradise Lane
Cabin 3
Topanga, CA 0290
Long time Resident and Community Volunteer
30 yrs at TCEP
12 Yrs at Canyon Sages
7 earlier yrs Topanga Red Cross

From:	Lance Roberts
To:	Shawn Skeries
Subject:	Fwd: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924 Conditional Use Permit ("CUP") RPPL2022005826
Date:	Sunday, June 7, 2026 10:51:00 AM

CAUTION: External Email. Proceed Responsibly.

Begin forwarded message:

From: STEPHEN SIDEROFF <sideroff@ucla.edu>
Date: June 7, 2026 at 10:13:06 AM PDT
To: comment@planning.lacounty.gov
Cc: "Dr. Stephen Sideroff" <drstephensideroff@gmail.com>
Subject: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924 Conditional Use Permit ("CUP") RPPL2022005826

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

I have loved Froggy's for years and years. It is the one real community restaurant where you meet your neighbors.
Please grant Froggy's Restaurant a conditional use permit.
I miss it and all my Topanga friends miss it as well.
Dr. Stephen & Freda Sideroff
20555 Cheney Dr.
Topanga CA 90290

From: Sabrina Petrescu
To: DRP Public Comment
Cc: Shawn Skeries
Subject: Fwd: c.u.p. for Froggy"s Restaurant Topanga Canyon
Date: Saturday, June 6, 2026 4:39:28 PM

CAUTION: External Email. Proceed Responsibly.

Begin forwarded message:

From: Tauni Brustin <taunistjarlath@verizon.net>
Date: June 6, 2026 at 4:15:19 PM PDT
To: sabrina.petrescu@gmail.com
Subject: Re: c.u.p. for Froggy's Restaurant Topanga Canyon

On Saturday, June 6, 2026 at 04:13:55 PM PDT, Tauni Brustin <taunistjarlath@verizon.net> wrote:

> Dear L. A. County Planning
> I am writing to you in regards to a conditional use permit PRJ 2022-001924 and a parking permit RRPL 2025000906
> Both for Froggy's Restaurant in Topanga Canyon.
> I wish to encourage you to issue these permits, so Froggy's can return to serving great food, at a reasonable cost with a lovely rustic atmosphere. I am a 50 year resident of Topanga and have spent many wonderful evenings in the past at this restaurant.
> Sincerely
> Tauni Brustin

From: Sabrina Petrescu
To: Shawn Skeries
Subject: Fwd: CUP for Froggy"s restaurant Topanga Canyon
Date: Saturday, June 6, 2026 11:21:23 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Lola Babalon <lola4babalon@yahoo.com>
Date: June 6, 2026 at 8:39:03 AM PDT
To: comment@planning.lacounty.gov
Cc: sabrina.petrescu@gmail.com
Subject: CUP for Froggy's restaurant Topanga Canyon

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

Greetings -
I'm a long time local resident, and board member of the Topanga Sages senior group. Froggy's is needed to provide a nearby local dining option as not everyone is able to drive to the coast or valley. I have many fond memories of community events there over the years, and would love for you to make this happen again.

Much gratitude & appreciation

Lola Babalon

From: Sabrina Petrescu
To: Shawn Skeries
Subject: Fwd: CUP for Froggy"s restaurant Topanga Canyon
Date: Saturday, June 6, 2026 9:10:48 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Lola Babalon <lola4babalon@yahoo.com>
Date: June 6, 2026 at 8:39:03 AM PDT
To: comment@planning.lacounty.gov
Cc: sabrina.petrescu@gmail.com
Subject: CUP for Froggy's restaurant Topanga Canyon

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

Greetings -
I'm a long time local resident, and board member of the Topanga Sages senior group. Froggy's is needed to provide a nearby local dining option as not everyone is able to drive to the coast or valley. I have many fond memories of community events there over the years, and would love for you to make this happen again.

Much gratitude & appreciation

Lola Babalon

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: CUP for FROGGY"S TOPANGA CANYON
Date: Sunday, June 7, 2026 7:05:30 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Lisa Churgin <cczeno@mac.com>
Date: June 7, 2026 at 1:50:38 AM PDT
To: comment@planning.lacounty.gov
Cc: sabrina.petrescu@gmail.com
Subject: CUP for FROGGY'S TOPANGA CANYON

Restaurant Topanga Canyon

PRJ2022-01924

Conditional Use Permit RPPL2022005826

PARKING PERMIT RPPLl2025000906

To Whom It May Concern:

Please grant Froggy's Restaurant a conditional use permit so they can reopen.

I have lived in Topanga for 32 years. We sorely miss Froggy's as a place for the community to gather, eat, commune. Most recently we were able to enjoy tacos, see neighbors young and old and feel like we had a place for everyone!

Inn of the Seventh Ray is right near the creek (and is more for out of towners), as was Abuelito's, a former restaurant. Froggy's should be given the same treatment.

Lisa Churgin
20911 Ozark Walk
Topanga 90290

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: Froggy"s
Date: Tuesday, June 9, 2026 9:19:38 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Jill Bayor <jillbayor@gmail.com>
Date: June 9, 2026 at 6:35:01 AM PDT
To: comment@planning.lacounty.gov
Cc: info@froggysintopanga.com
Subject: Froggy's

I would like to take this opportunity to write on Froggy's and Lance's behalf. I am a longtime resident of Topanga Canyon, having lived in the Canyon for over 30 years.

Before it closed, froggy's was always a centerpoint for the community. Any night of the week, Wen could go down there for dinner, music,, or just camaraderie.

It was without doubt the hub of the community, and since it has been closed its presence has been sorely missed, making the community feel more isolating and detached.

Given to Topanga Canyon's history as a centerpoint for music, the fact that you could see live performances there on any given night also added to the romance and lore of the canyon.

I wholeheartedly support Froggy's receiving the CuP permissions and opportunity to make necessary adjustments in order to successfully operate the business and restore part of Topanga's history and community in a big way.

Sincerely,
Jilll Bayor

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: June 10th hearing Agenda Item #11 Froggy"s CUP comments
Date: Tuesday, June 9, 2026 12:06:13 AM

CAUTION: External Email. Proceed Responsibly.

Begin forwarded message:

From: Hyla Douglas <hyladouglas@gmail.com>
Date: June 8, 2026 at 11:01:58 PM PDT
To: comment@planning.lacounty.gov
Cc: info@froggysintopanga.com
Subject: June 10th hearing Agenda Item #11 Froggy's CUP comments

Letter to the Regional Planning Commission

Hello!

My name is Hyla Douglas, my email is hyladouglas@gmail.com and my phone number is (310) 403-8328 and I am not the applicant.

I enthusiastically support Froggy's CUP, with the understanding that the applicant has requested minor corrections and clarifications to support the full restaurant dining experience.

Froggy's matters to me because, as a 20 plus year community member of Topanga Canyon, a very special and unique place with a rich history and a community that is like family, those of us who have lived in the canyon (Topanga) for a while, we all have fond memories of Froggy's, as a community gathering space. For us it's not just about the food and beverages, which were always top-notch too, it is about having a place where we can come together in both small and larger groups or just having a place that feels like home to drop by and meet up with others, planned or unplanned. There is just not another place like Froggy's. Again, I wholeheartedly support the granting of the CUP and the re-opening of Froggy's our special place for the community both local and for the wider community as well. Thank you!!

Hyla Douglas
Topanga Canyon
June 8, 2026

From: Sabrina Petrescu
To: Shawn Skeries
Subject: Fwd: Regional Planning Commissioln - C.U.P for Frotty;s Restaurant
Date: Saturday, June 6, 2026 4:02:32 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Deena Metzger <deenametzger@pm.me>
Date: June 6, 2026 at 4:00:30 PM PDT
To: comment@planning.lacounty.gov, sabrina.petrescu@gmail.com
Subject: Regional Planning Commissioln - C.U.P for Frotty;s Restaurant

C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

Dear Gentlepersons:
I am a writer who has lived in Topanga, in one house, on one piece of land since 1981, forty-five years. What signifies Topanga matters to those of us who live here. Froggy's is such a place. I hope you have had the experience and remember what neighborhood is, for example, what it means to know and greet the owners when you enter an establishment, to know the other patrons. However, you may not yet know what it means to have a place to go when you are, as I am, of a certain age, 90 actually, and so more alone than one would want to be having lost a lot of friends and kin by virtue of living a long time, and so deeply appreciate - and also need - a place where one can go to eat alone and not be alone. Truly, everyone

needs a Froggy's in their life and neighborhood - but we have the opportunity to have such a gift in our lives, please grant Froggy's Restaurant and us, the community, a conditional use permit.

Sincerely,

Deena Metzger

https://deenametzger.net
Desperate Love Letters to a Wounded Earth, https://deenametzger.substack.com/

The Story That Must Not Be Told

La Vieja: A Journal of Fire

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: Support for Froggy's!
Date: Monday, June 8, 2026 8:51:44 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Melissa Spano <mspano502@gmail.com>
Date: June 8, 2026 at 7:51:18 PM PDT
To: comment@planning.lacounty.gov
Cc: info@froggysintopanga.com
Subject: Support for Froggy's!

I'm writing today to make my support of Froggy's reopening official! I'm a Topanga Canyon resident in the Woodland Crest neighborhood, so Froggy's is only 10 minutes down the road from us. I'd love for this reopening to become a reality for all of us Topanguins, and Angelenos in general, home.

This is a beautiful community, a truly special place that transcends time. People support each other and want to have places to gather and share human connection. It's sounds cliche, but that's more important than ever. And Froggy's is a place for us to do just that. I understand that their CUP involves minor corrections and clarifications to support the full restaurant experience.

It would mean a great deal for Froggy's to reopen! Thank you for your consideration.

My best,
Melissa Spano

From: Lance Roberts
To: Shawn Skeries
Subject: Fwd: Support for Froggy"s Restaurant Conditional Use Permit
Date: Sunday, June 7, 2026 8:16:41 AM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: orris long <orrislong@gmail.com>
Date: June 7, 2026 at 7:34:01 AM PDT
To: comment@planning.lacounty.gov
Subject: Support for Froggy's Restaurant Conditional Use Permit

TO: Regional Planning Commission

RE: C.U.P. for Froggy's Restaurant, Topanga Canyon

PRJ2022-001924

Conditional Use Permit ("CUP") RPPL2022005826

Parking Permit ("PP") RPPL2025000906

Dear Commissioners,

I am writing in support of granting Froggy's Restaurant a Conditional Use Permit so that it can reopen and continue serving the Topanga community.

My wife and I have many fond memories of Froggy's. We spent time there with our children, shared meals with friends, and enjoyed evenings listening to live music. It was more than just a restaurant. It was a gathering place that helped bring our community together.

Topanga has lost several local gathering spaces over the years, and we need places like Froggy's where neighbors can connect, celebrate, and support local businesses. Reopening Froggy's would be a meaningful benefit to the community.

Please approve the Conditional Use Permit and allow Froggy's Restaurant to reopen.

Thank you for your consideration.

Sincerely,

Orris Long
20666 Cheney Drive
Topanga, CA

From: Lance Roberts
To: Shawn Skeries
Cc: lance roberts
Subject: Fwd: WE STRONGLY SUPPORT FROGGY'S CONDITIONAL USE PERMIT
Date: Monday, June 8, 2026 9:10:55 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Laura Mayer <Laurander@yahoo.com>
Date: June 8, 2026 at 9:04:04 PM PDT
To: comment@planning.lacounty.gov
Cc: info@froggysintopamga.com
Subject: WE STRONGLY SUPPORT FROGGY'S CONDITIONAL USE PERMIT

Los Angeles County Regional Planning,

My name is Laura Mayer, and I am writing on behalf of myself and Mesa Ranch LLC, our family ranch and business located in Topanga, California.

We strongly support the approval of Froggy's Conditional Use Permit, including the minor corrections and clarifications requested by Lance and his team to support the full restaurant dining experience that has served Topanga residents, families, and visitors for decades.

Our family has loved and supported Froggy's for more than thirty years. Over those years, Froggy's has been much more than a restaurant. It has been a gathering place, a community anchor, and a reflection of the unique character that makes Topanga special.

We have celebrated birthdays, anniversaries, family gatherings, and countless meals at Froggy's. Like so many members of our community, some of our most meaningful memories have been created there. Froggy's has provided a welcoming place where neighbors meet neighbors, friendships are formed, and visitors experience the warmth and spirit of Topanga.

As longtime residents and business owners in the community, we have watched

Lance operate Froggy's with integrity, kindness, and genuine concern for the people he serves. He is not simply a restaurant owner; he is a community member who deeply values Topanga and consistently takes into consideration the needs of his customers, employees, neighbors, and the broader community.

The proposed CUP should allow Froggy's to continue evolving as a family-friendly restaurant while maintaining the character and sense of community that has made it such an important part of Topanga for generations. The requested clarifications and corrections appear reasonable and necessary to support the continued success of a beloved local business.

Small, independent businesses like Froggy's are increasingly rare. They are part of the cultural fabric of our community and contribute significantly to the quality of life that residents cherish. Supporting Froggy's means supporting local jobs, local families, and the unique identity of Topanga itself.

For these reasons, Mesa Ranch LLC and our family enthusiastically support Froggy's Conditional Use Permit and respectfully urge the Commission to approve the application and the requested corrections and clarifications.

Thank you for your consideration and for your service to our community.

Sincerely,

Laura Mayer

Laura A Mayer
Mesa Ranch LLC at Las Brisas
laurander@yahoo.com
Mobile 310.980.5113

From: Lynn Dougherty
To: Shawn Skeries
Cc: 1105N.Topanga@gmail.com
Subject: RE: C.U.P. For Froggy's Restaurant, Topanga Canyon PRJ2022-001924
Date: Saturday, June 6, 2026 10:42:51 AM

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

I am writing in support of the CUP for Froggy's Restaurant.

Froggy's has been a beloved institution in Topanga for most of 21 years I have lived here. My kids grew up eating there when it was the place you'd go to see some neighbors and maybe hear some music on the weekend. In the small community of Topanga Canyon, Froggy's was one of the few meeting places that held us together and created a sense of belonging here, while also welcoming both tourists and Angelenos from surrounding areas. The food was good, the beer was cold, and it was always a comfortable, friendly gathering place for everyone. For locals, an occasional evening on Froggy's deck serenaded by the namesake bullfrogs singing in the creek below was one of the simple pleasures that makes living here so special. It's also worth noting that the restaurant management was always careful to keep its parking lot quiet at night out of respect for the neighbors.

Froggy's should be supported through recent hardships and allowed to reopen. The red tape and bureaucracy needs to be simplified and made easier so it doesn't kill small businesses like Froggy's. The entire business

and social community is damaged when businesses fail, and we have seen too far many closures in the Canyon since Covid, the fires and the endless road closures. Just this week our only local yoga studio closed its doors for good, and we are the poorer for it. We only have a small handful of restaurants in the Canyon, so the permanent closure of Froggy's would be a deep loss for the community and for our local economy. Don't let it happen.

Please support Topanga by supporting Froggy's. We need our favorite restaurant back!

Most sincerely,

Lynn Dougherty
Topanga, CA 90290

From: Tauni Brustin
To: Shawn Skeries
Subject: Re: c.u.p. for Froggy"s Restaurant Topanga Canyon
Date: Monday, June 8, 2026 4:45:01 PM

CAUTION: External Email. Proceed Responsibly.

On Saturday, June 6, 2026 at 04:13:55 PM PDT, Tauni Brustin <taunistjarlath@verizon.net> wrote:

> Dear L. A. County Planning
> I am writing to you in regards to a conditional use permit PRJ 2022-001924 and a parking permit RRPL 2025000906
> Both for Froggy's Restaurant in Topanga Canyon.
> I wish to encourage you to issue these permits, so Froggy's can return to serving great food, at a reasonable cost with a lovely rustic atmosphere. I am a 50 year resident of Topanga and have spent many wonderful evenings in the past at this restaurant.
> Sincerely
> Tauni Brustin

From: Patricia Nolan
To: Shawn Skeries
Subject: Re: Froggy"s Restaurant (Topanga Canyon) CUP PRJ2022-001924
Date: Sunday, June 7, 2026 3:56:50 PM

CAUTION: External Email. Proceed Responsibly.

PS I can, and should, attest to Lance Roberts' character AND commitment to Topanga!

On Sun, Jun 7, 2026 at 3:53 PM Patricia Nolan <pnolan1858@gmail.com> wrote:

> RE: Conditional Use Permit RPPL2022005826
> Parking Permit RPPL2025000906
>
> Dear Regional Planning Commission:
> I am writing in support of the above CUP & PP for Froggy's Restaurant in Topanga Canyon. As a person way over 65 (75, to be exact) and a more-than-35 year resident of Topanga, I have patronized Froggy's since its inception, and TRULY appreciate the importance of having dining establishments in the Canyon which elderly can access without more driving than is necessary.
> Fish is a well-acknowledged 'Mediterranean diet/health food', and also 'brain food', which is something we elders can always use!
> I also enjoy a good cocktail, in great moderation, of course.
> The loss of further-away but cherished institutions like The Reel Inn (& Cholada & Rosenthal) on Palisade fire-ravaged PCH has been a blow which Froggy's resurrection can help mitigate to great effect.
> Please issue these permits; you will make many Topangans, young & old, very happy, and better fed.
> Sincerely,
> Patricia A Nolan

From:	Lance Roberts
To:	DRP Public Comment; Shawn Skeries
Cc:	Robert Glaser
Subject:	REGARDING Froggy"s CUP
Date:	Tuesday, June 9, 2026 12:02:17 PM
Attachments:	TOPANGA__Despite Fire, Proprietor Has Fun With PunsMATTHEW HELLER and SUSAN BYRNESTimesJune1993.pdf TOPANGA__Fire-Hit Restaurant to Reopen at New Site Los AngelesTimesarchive_ALICIA.DOYLE_Aug1994.pdf Froggies June 2011 CUP Approval.pdf

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CAUTION: External Email. Proceed Responsibly.

Commissioners,

I also want to provide limited context about the public process surrounding this application, and to supplement the record with the 2011 CUP approval.

I am providing documents and context that are relevant because it reflects more than ordinary public disagreement. Lance has faced a recurring pattern of hostility around Froggy's alcohol-permit issues dating back to the prior CUP period, resurfacing again around 2019, and escalating in the weeks immediately before this hearing. That pattern has included in-person confrontations and public social media comments containing personal attacks, threats of escalation, and statements about pursuing appeals regardless of who is harmed in the process.

I am not asking the Commission to referee social media or decide a personal dispute.

I am raising it for one reason: the final decision should be based on the County record, the applicable CUP and Parking Permit findings, and clear enforceable conditions — not public intimidation, speculation, or pressure.

Concerns about parking, access, alcohol service, noise, and canyon roads are valid planning topics. Those concerns should be handled through conditions.

But Lance should not be bullied out of a lawful application, and the County's own approval framework should not be replaced by fear or personal pressure.

I am also attaching the 2011 CUP approval because it is important to the full record of what Lance is asking for now. The 2011 approval recognized Froggy's as an existing restaurant with alcohol service and indoor live entertainment. It also included important findings regarding occupancy and parking, including the Building and Safety certified maximum occupancy load and the parking calculation tied to that occupancy.

I will also attach the Los Angeles Times articles so the Commission can understand the full history and context of this site, this restaurant, and what Froggy's has meant in Topanga over time.

Part of what has made this process difficult is that the history of this site is long, layered, and spread across prior approvals, reports, conditions, and community history. As we have prepared for the hearing, we have tried to help make sure the full record is before the Commission in a clear and useful way. That is why we are asking the Commission to approve

the project, while also making sure the final findings and conditions accurately reflect the full County record.

Please evaluate the project on the record and approve the CUP and Parking Permit with corrected, internally consistent findings and conditions.

Respectfully,

Sabrina Petrescu

Los Angeles Times archive references:
https://www.latimes.com/archives/la-xpm-1993-06-29-me-8255-story.html
https://www.latimes.com/archives/la-xpm-1994-08-09-me-25125-story.html
https://www.latimes.com/california/story/2024-04-19/topanga-canyon-landslide-wontbe-cleared-until-fall

From: Kathleen Hernandez
To: Shawn Skeries
Cc: 1105N.Topanga@gmail.com
Subject: REGIONAL PLANNING COMMISSION
Date: Monday, June 8, 2026 1:00:48 PM
Importance: High

CAUTION: External Email. Proceed Responsibly.

TO: REGIONAL PLANNING COMMISSION

RE: C.U.P. For Froggy's Restaurant, Topanga Canyon
PRJ2022-001924
Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

My name is Kathleen Hernandez and I am a longtime community member of Topanga since childhood. My mother went to school in what is now Froggy's (formerly the Veteran Legion Hall as well). I absolutely love Froggy's and it has been a real loss not having it for quite a while. It is where I get to see my friends, listen to a local band. It is where Lance has so graciously opened up Froggy's for many memorials of my dear belated friends and also for baby showers and birthday parties. Froggy's is within walking distance for me. It has always been reasonably priced and welcoming to us locals and those from afar that come to see the homey and welcoming comfort of Froggy's and some even decide to relocate up here. Froggy's is stalwart in its foot print in Topanga. Please approve the CPU for our community which Froggy's is 100% part of.

Thank You.
Sincerely,
Kathleen Hernandez

Kathleen Hernandez
About Face: Veterans Against the War Past Board Member
Veterans For Peace, Los Angeles - Associate Member
Dignity Power Now

National Lawyer's Guild - Legal Observer
MLK Coalition of Greater Los Angeles
Co-Founder
UTLA-Retired Steering Committee
SO CA Border Hub - Solidarity Now
1.310.339.1770

Deliberately starve a child to death and they call it abuse. Deliberately starve a nation of children to death and they call it diplomacy.
- Caitlin Johnstone

From: Bridget Cook
To: Shawn Skeries
Cc: 1105topanga@gmail.com
Subject: Support Letter for Froggy"s CUP
Date: Sunday, June 7, 2026 8:23:05 AM

CAUTION: External Email. Proceed Responsibly.

To Whom it May Concern:
I am a long time resident of Topanga, a mom of two teenage boys, and a board member of the Topanga Community Center. I'm writing to give my full support for Froggy's CUP. Just like the community center, Froggy's will once again become a place for locals to gather and see familiar faces. Having this iconic restaurant open and thriving once again will bring the community together as it has in the past. The canyon is a town of 11,000+ that needs a decent restaurant with a liquor license, so people don't always have to travel to the valley for this. I have a monthly book club of several middle aged women residing in Topanga, and every month we wish that Froggy's was open so we could just meet there to discuss our book rather than drive to the valley. Also, I'd love to have a local restaurant that my boys could work at in the community rather than having to seek employment further away. There would be SOOOO many ways that having this establishment once again open would benefit our community. My dad owned a restaurant in Los Angeles when I was growing up, and I've worked on and off in the restaurant business for the past 35 years. I know first hand that restaurants are hard to sustain without a liquor license, especially these days in LA with the high cost of minimum wage and insurance. I truly believe in order for Froggy's to thrive, it will need this CUP. Please, please, please vote yes to approve this CUP for the benefit of the Topanga Community!!!!
Thanks,
Bridget Cook
Topanga Community Center Volunteer Chairperson
310-849-9047
volunteering@topangacommunitycenter.org

Los Angeles Times

TRAVEL & EXPERIENCES

TOPANGA : Despite Fire, Proprietor Has Fun With Puns

By MATTHEW HELLER and SUSAN BYRNES

June 29, 1993 12 AM PT

“Shrimply Marvelous,” “As the World Tunas,” and “Twist and Trout”--daubed on a roadside blackboard--are just some of the seafood sayings that lured customers to the Topanga Fish Market before it was destroyed by arson in early March.

And according to Lance Roberts, the restaurant’s owner, similar signs will be seen again just minutes away from the old site when he opens a larger restaurant called Froggy’s in late September. He still plans to reopen the Topanga Fish Market, although he is uncertain how long the permit process will take.

Froggy’s will be located in the 68-year-old American Legion building on Topanga Canyon Boulevard about five miles from Pacific Coast Highway. It is not a replacement for the Fish Market, but will be open for business much sooner. The new site only requires remodeling. Small piles of rubble skirted by a metal fence are all that remain of the original restaurant.

After the fire, a sign outside the Fish Market read, “Blackened Fish Special,” on one side, and on the other, “Charred House”--a play on the rival Chart House restaurant.

“Losing your sense of humor doesn’t help,” said Roberts, who also is the Fish Market’s sign writer. “People expect it. What am I going to put on the sign? ‘Boo-hoo!’ ”

The Fish Market, which was one of only a handful of restaurants in the canyon community, was engulfed in flames by the time firefighters responded to the March 4 early morning blaze. Sheriff's Detective William Soltis said the blaze was investigated as an arson committed to cover up a burglary, but was closed after no suspect was identified. A rear door had been forced open, and strewn amid the charred wreckage were cases of beer, wine bottles and fish that had been removed from their storage crates.

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The fire caused more than $150,000 in damage and also jolted the relatively serene ambience of Topanga, where serious crime is an aberration. "We haven't had a (suspicious) fire in Topanga in years," Soltis said.

Roberts, who has operated the restaurant for 10 years and employs a staff of seven, has been besieged with sympathy calls from patrons and local residents.

"I was completely shocked," said Jennifer Youngs, a local resident and sales assistant at the Topanga Homegrown store. "To break into a restaurant like that and set it on fire, that's crazy, that's out of control."

Roberts said he considered opening a new restaurant before the Fish Market burned down. "The fire has given me new incentive," he said.

The old restaurant will be rebuilt as soon as building permits are obtained.

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TRAVEL & EXPERIENCES

TOPANGA : Fire-Hit Restaurant to Reopen at New Site

By ALICIA DOYLE

Aug. 9, 1994 12 AM PT

When a fire destroyed the Topanga Fish Market in early March last year, it gutted a 10-year landmark establishment in the canyon community. But it barely singed the morale of owner Lance Roberts, who says he will open a new restaurant by the end of September.

He's calling it Froggy's, and it will be located in the 68-year-old American Legion Building on Topanga Canyon Boulevard about five miles from Pacific Coast Highway.

The new site, which is only minutes from the former one, is undergoing final touches while the last permits are being sought.

Roberts began refurbishing the building six months ago, putting in a new kitchen and replacing the old plumbing and electrical systems. Staff members from the Fish Market helped with the landscaping and painting.

Outside the restaurant, Roberts will place a new blackboard for his trademark "seafood sayings" that lured customers to the Topanga Fish Market. Among the locals' favorites were "Shrimply Marvelous" and "As the World Tunas."

"I've been thinking about what saying I'm going to use for my grand opening, but I haven't come up with anything yet," said Roberts. "I'm open to suggestions, though."

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Roberts believes that in the long run, the new location will be better because it's larger and the surroundings are nicer.

"The former site was close to a lumber yard. So visually, the new restaurant will be prettier," he said. "We will have the same seating occupancy, but the grounds will allow for a larger parking lot."

While Froggy's initially will be open for dinner only, Roberts hopes to extend his hours to serve breakfast and lunch. He has already placed two new dinner items on the menu--rotisserie chicken and fried fish and chips.

"We're already receiving tons of calls from people asking about the menu and when we're going to open," said Steve Harris, the restaurant's manager.

Roberts initially expected to open Froggy's in July, but has been delayed while waiting for a transfer permit and a beer and wine license.

He is also in the final stages of obtaining a conditional-use permit, which will allow him to serve alcohol only until 9:30 p.m. during the week and 10 p.m. on the weekends.

Opposition was raised during a public hearing in April when members from the local Hillside Steering Committee presented their concerns regarding the consumption of