

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: May 28, 2026

HEARING DATE: June 10, 2026 AGENDA ITEM: 11

PROJECT NUMBER: PRJ2022-001924

PERMIT NUMBER(S): 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 motions:

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 DESCRIPTION

A. Entitlement(s) Requested

The applicant has requested a CUP for a modification to an expired permit that allowed the sale of beer and wine for on-site consumption at an existing restaurant in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales). The applicant is requesting to modify the previously approved permit to include the sale of distilled spirits for on-site consumption. The applicant also has requested a parking permit pursuant to County Code Section 22.178 (Parking Permit) to operate a valet service to park vehicles 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 ("ADA") requirements. There are no ADA accessible parking spaces on site, therefore, the applicant needs to provide access from the on-site parking lot to the restaurant entrance. To receive approval of additional permits and continue the operation of the facility, the site is required to comply with the ADA parking and accessibility requirements pursuant to County Code Section 22.112.090 (Accessible Parking for Persons with Disabilities) by providing the valet service in lieu of providing required ADA accessible parking stalls.

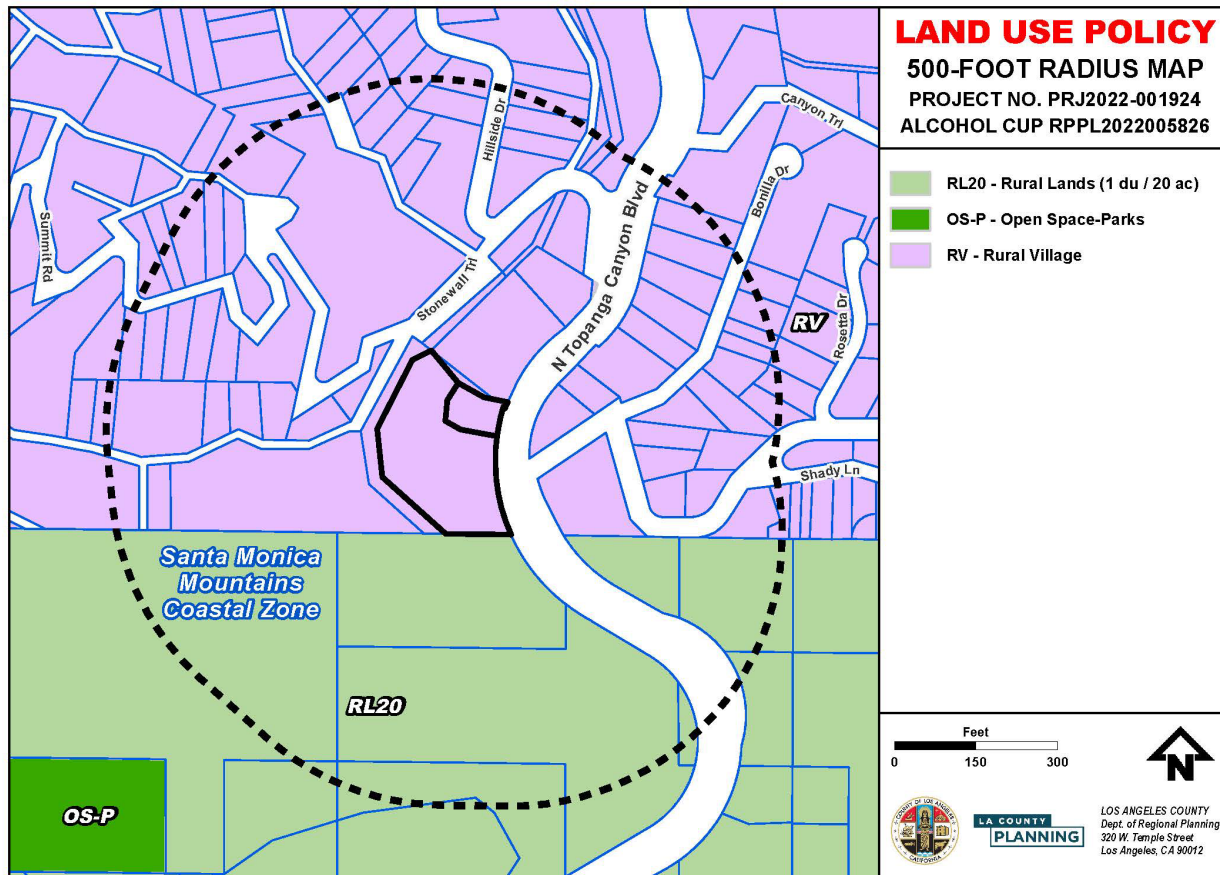
B. Project

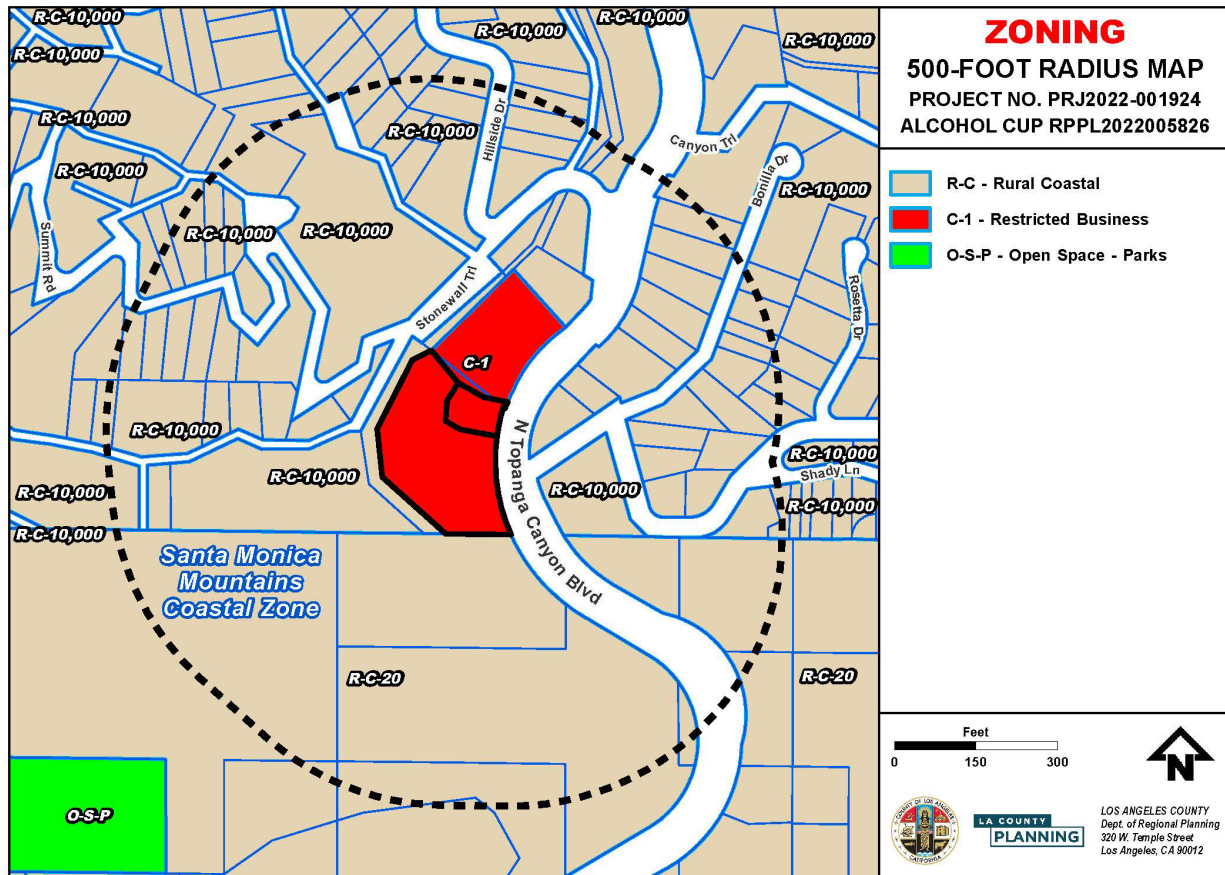
Ribbit Ribbit, LLC is requesting to modify the previous approval that permitted the sale of beer and wine for on-site consumption at Froggy's Topanga Fish Market Restaurant ("Froggy's"). The applicant is requesting a full-line of alcohol sales (beer, wine, and distilled spirits - Type 47 ABC License) for on-site consumption which requires a CUP per County Code Section 22.140.030. No changes to the previously approved occupancy (119 persons) and no changes to the interior or exterior of the building will occur. No changes to the previously approved hours of operation would occur, which are 6:00 a.m. until 9:30 p.m. Monday through Thursday and 6:00 a.m. until 10:00 p.m. Friday and Saturday and remaining open until 1:00 a.m. four times a year for special events. This request also includes the use of a valet service during business hours to comply with ADA requirements for parking County Code Section 22.112.090. Live entertainment would be limited to four nights per month and shall be located inside the restaurant. The parking lot shall close at 10:30 p.m. The valet service will be available to park cars on-site as well as provide guests with disabilities transportation from the parking lot to the entrance of the restaurant via a golf cart shuttle system.

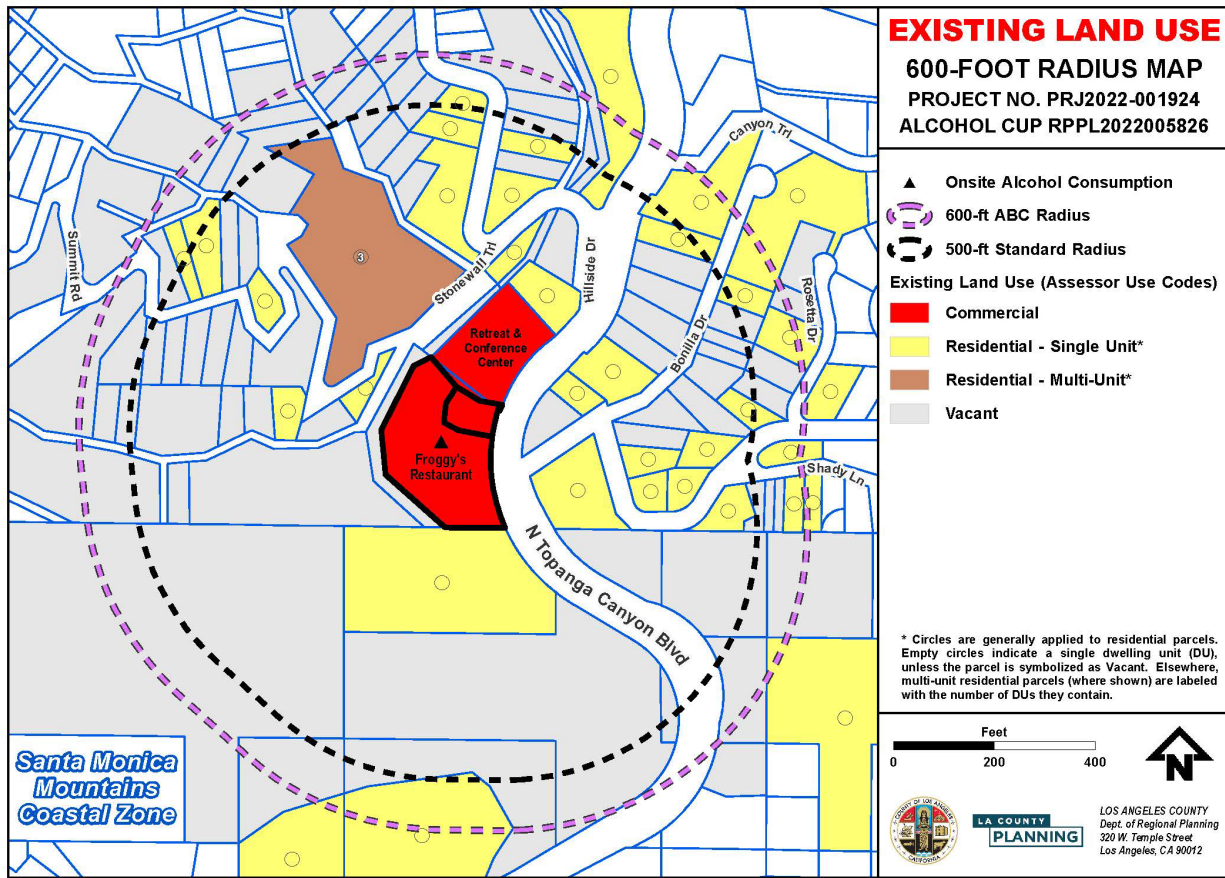
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RV (Rural Village)	C-1 (Restricted Business)	Froggy's Topanga Fish Market
NORTH	RV	C-1, RC-10,000(Rural - Coastal, 10,000 Square Foot Minimum Lot Size)	Retreat/Conference Facility, Single-Family, Multi-Family Residential, and Vacant land
EAST	RV	R-C-10,000	Single-Family Residential and Vacant Land
SOUTH	RL20 (Rural Land - One Dwelling Unit Per 20 acres Maximum)	R-C-20 (Rural Coastal, 20-acre Minimum Lot Size)	Single-Family Residential and Vacant land
WEST	RV	R-C-10,000	Single-Family Residential, Multi-Family Residential, and Vacant land







PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	M-3 (Unlimited)	September 12, 1927
7076	M-3	December 26, 1956
7276	C-4 (Restricted Commercial) / M-1 (Light Manufacturing)	December 24, 1957
10754	C-3 (Unlimited Commercial) / M-1	October 5, 1973
ZCO-20140055	C-1 (Restricted Business)	October 10, 2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
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Plot Plan 32791	Approval to operate the existing building as a restaurant, legalize outdoor dining patio with occupancy of 119 persons.	August 25, 1985
CUP 94056	Approving the sale of beer and wine for on-site consumption.	June 28, 1994
CUP 200500149	Approve continued sales of beer and wine for on-site consumption.	June 8, 2011

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
04-0054957	Unpermitted signs, occupied sheds, outside storage, oak tree encroachments	Closed March 16, 2004
04-0062740	Portable signs displayed, oak tree encroachments, previous conditional use permit expired	Closed December 1, 2008
13-0013597	Conditions of approval not recorded, inspection fee unpaid	Closed July 29, 2013
14-0004576-RZPVIO	Unpermitted trellis, unpermitted event "Topanga Film Festival"	Closed March 17, 2016
RPZPE2018003904	Outdoor storage, junk and salvage, yurt placed under oak tree	Closed April 22, 2020

ANALYSIS

A. Land Use Compatibility

The project site is surrounded by single-family residential, multi-family residential, vacant land and another business adjacent to the northern property line. The continued operation of Froggy's and the associated sale of a full line of alcoholic beverages for on-site consumption is compatible with the surrounding land uses by taking advantage of the unique conditions of the Topanga community to provide dining and entertainment opportunities for residents and visitors of the surrounding rural community. In addition, the proposed valet service will enhance the established restaurants' patronage to those with disabilities and meet ADA requirements.

B. Neighborhood Impact (Need/Convenience Assessment)

Froggy's and the associated sale of a full line of alcoholic beverages for on-site consumption contribute to and supplement Topanga's rural environment for the residents and visitors to the area. Additionally, the existing restaurant will continue to contribute to the local entertainment and restaurant uses in Topanga. Topanga is a rural area, and residents appreciate the local restaurant as a facility in their area they can use for dining and entertainment. The continued operation of Froggy's and the associated sale of a full line of alcoholic beverages for on-site consumption will positively impact on the neighborhood by providing a local dining and entertainment option.

Froggy's is open until 9:30 p.m. Monday through Thursday and until 10:00 p.m. on Friday's and Saturday's. The sale of alcoholic beverages for on-site consumption is a supplemental activity that compliments the primary activity of dining, so it is appropriate to allow alcoholic beverage sales for on-site consumption during the hours that the restaurant is open. The Project is not located in a community that Alcoholic Beverage Control ("ABC") categorizes as a high crime reporting district because the total number of offenses is lower than the average number of offenses in the area.

The Project's Census Tract does not have a high concentration of ABC licenses authorizing the sale of alcoholic beverages for on-site consumption (four licenses exist, where seven are allowed), the request supports the public convenience of purchasing a full-line of alcoholic beverages to complement the dining and food service activities at the associated restaurant, including live entertainment. The request contributes to the necessity for dining in the rural community of Topanga and enhances the aesthetic character and ambiance of the location by supporting an establishment committed to providing both a high quality food and dining experience with an eclectic-designed physical space with finishes, such as large floor tiles, natural stone and exposed wood beams that match the rural character of the area. As noted below, the County Sheriff's Department, in a letter dated July 25, 2023, stated that over the past five years, there have been a total of eight calls on the project site and recommended approval of the CUP. There have been few issues with the restaurant and the sale of beer and wine for on-site consumption at this location according to records maintained by the County Sheriff's Department and LA County Planning's Land Use Regulation Division, which handles zoning enforcement activities.

The Project is located in Topanga, a community widely considered to be rural with low density development, vacant land with oak woodlands and rolling hillsides. The sale of alcoholic beverages for on-site consumption in association with the restaurant will contribute to the need for a dining establishment in the rural area of Topanga and will not constitute a menace to public health, safety, and welfare, provided that the sales are conducted in compliance with the conditions of Project approval, including the condition limiting sales from 10 a.m. to 9:30 p.m. Monday through Thursday and 10:00 a.m. to 10:00

p.m. Friday and Saturday. Special events within the restaurant may be extended to four times per year till 1:00 a.m.

There are no sensitive uses (churches, schools, etc.) within 600 feet of the site.

The allowance of valet service parking would enhance the establishment's appeal to the surrounding community for those patrons with disabilities and meet ADA requirements to provide safe and easy access to the restaurant. Valet attendants will ensure parking spaces are used efficiently, managing vehicle placement and retrieval to avoid conflicts. Professional valet attendants will manage vehicle placement and retrieval, streamline operations and prevent potential conflicts associated with self-parking in tandem configurations.

C. Design Compatibility

Froggy's is operated out of a building that was constructed in 1925 as Topanga's first schoolhouse. The building became a hub and restaurant over time and in 1985, Froggy's was opened by the applicant. In 1994, beer and wine for on-site consumption was approved and hours of operation for the business were approved.

The site is accessed via North Topanga Canyon Boulevard (State Route 27) to the east of the project site. An unpaved strip of land (shoulder) along the eastern boundary of the project site is an established road right-of-way owned by the California Department of Transportation ("Caltrans").

The restaurant and outdoor patio are 5,530 square feet in size on a 1.3-acre property. There are 44 parking spaces on site as well and four storage sheds ranging in size from 150 to 700 square feet around the parking area. There are approximately 15 oak trees throughout the site with a total of 5,500 square feet of landscaping on the site. The interior and exterior design of the building has evolved as an eccentric mix of rustic (exposed wood beams and natural stone) and Spanish styles (stucco finish and earth tones) that match the eccentric reputation of Topanga. There are no changes to the exterior or interior of the restaurant proposed with this application.

The valet service parking program will efficiently manage vehicle circulation within the existing parking lot and ensuring that all vehicles are parked in designated on-site spaces. This reduces the likelihood of vehicles spilling over into off-site areas or unauthorized parking areas. Froggy's restaurant owns its parking lot, which is reserved exclusively for the use of its patrons and staff. This ownership eliminates the possibility of conflicts with surrounding properties or shared facilities. Clear signage will be posted on the valet stand directing those in need of access to the front entrance of the restaurant. The parking lot's design includes appropriate landscaping and screening to minimize visual and noise impacts on surrounding properties. These measures preserve the enjoyment and value of

neighboring properties while ensuring the project integrates harmoniously into the area. The valet program ensures that only authorized vehicles are parked on-site, preventing unauthorized use of the parking lot by non-patrons.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Monica Mountains Land Use Plan consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section(s) Conditional Use Permit Section 22.158.050, Alcoholic Beverage Sales Section 22.140.030, Parking Permit Findings Section 22.178.050 of the County Code. The Burden's of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met both burdens of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) with the continued use of an existing building with no physical changes to the building exterior under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project qualifies as a Class 1, Existing Facilities, Categorical Exemption under State CEQA Guidelines Section 15301 because the project is a request to continue operations of a restaurant with the sale of a full line of alcohol service for on-site consumption and provide valet service for disabled patrons via a parking permit. No physical changes to the interior or exterior of the building will occur. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

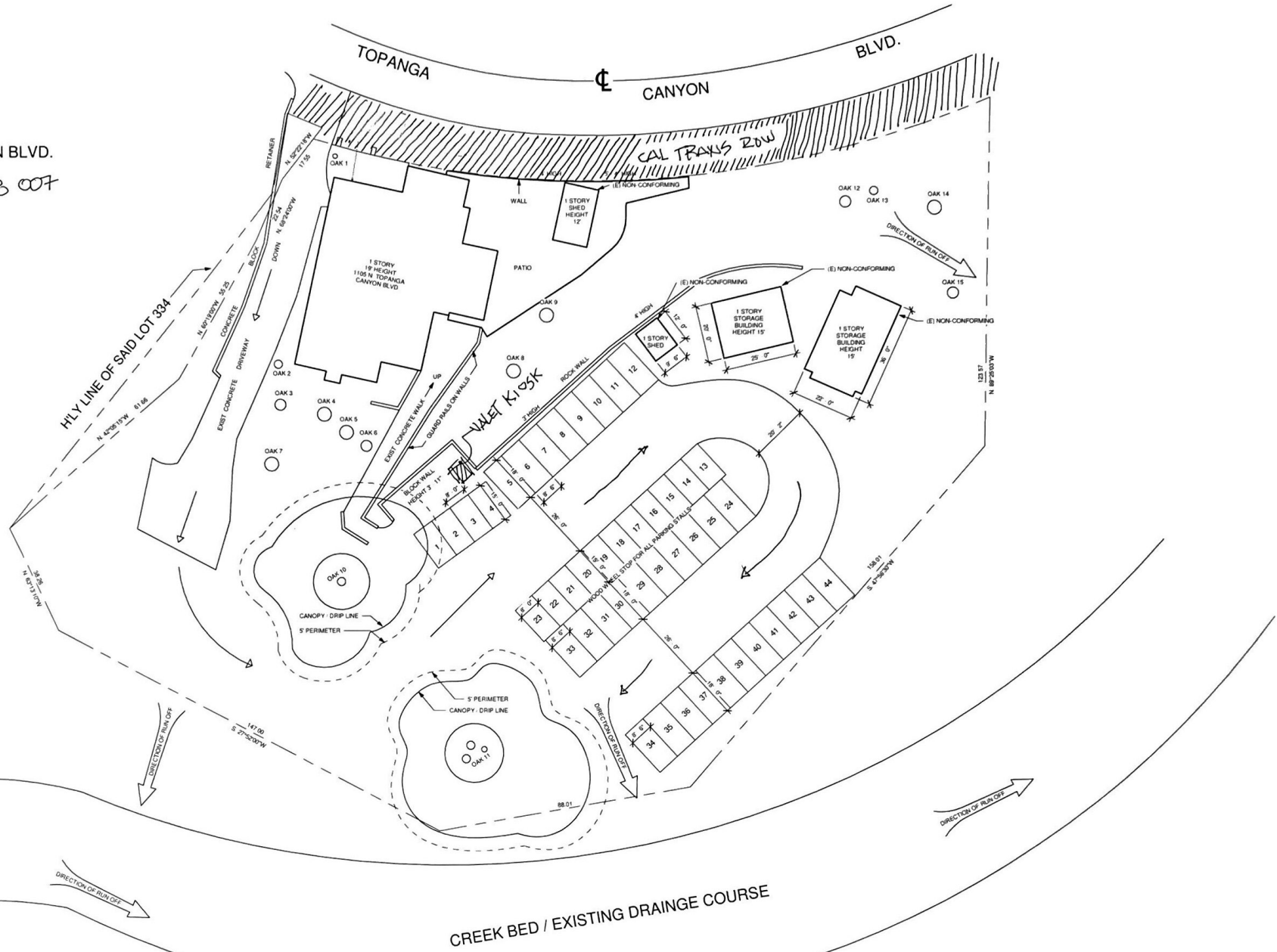
A. County Department Comments and Recommendations

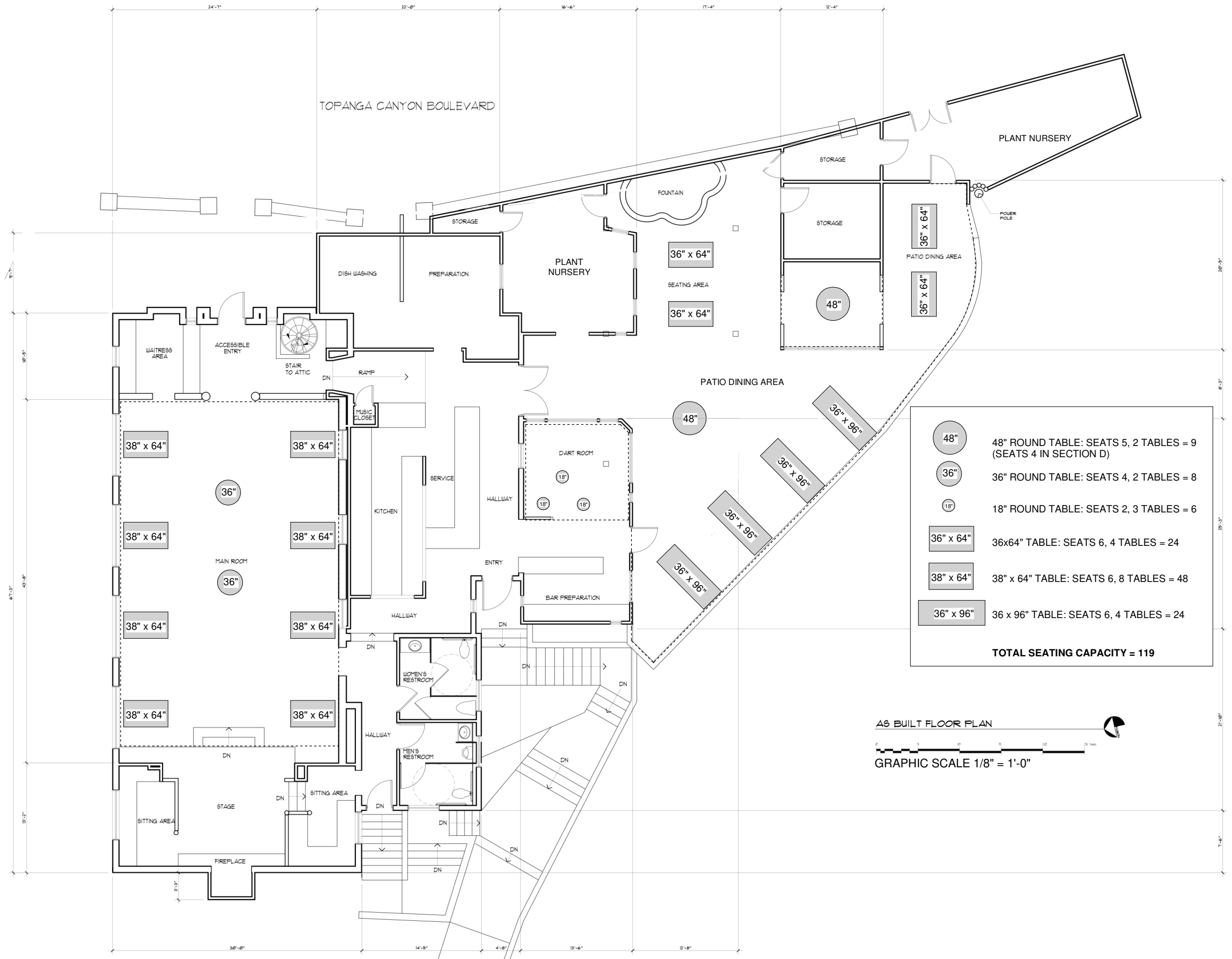
1. The Department of Public Works, in a letter dated February 19, 2026, cleared the Project to proceed to public hearing.



SITE PLAN
1/16"=1'-0"

1105 NORTH TOPANGA CANYON BLVD.
TOPANGA, CA 90290
ASSESSOR'S I.D. NO. 4440 028 007





	48" ROUND TABLE: SEATS 5, 2 TABLES = 9 (SEATS 4 IN SECTION D)
	36" ROUND TABLE: SEATS 4, 2 TABLES = 8
	18" ROUND TABLE: SEATS 2, 3 TABLES = 6
	36x64" TABLE: SEATS 6, 4 TABLES = 24
	38" x 64" TABLE: SEATS 6, 8 TABLES = 48
	36 x 96" TABLE: SEATS 6, 4 TABLES = 24
TOTAL SEATING CAPACITY = 119	

AS BUILT FLOOR PLAN

GRAPHIC SCALE 1/8" = 1'-0"



PROJECT NUMBER PRJ2022-001924-(3) **HEARING DATE** June 10, 2026

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No. RPPL2022005826
Parking Permit ("PP") No. RPPL2025000906

PROJECT SUMMARY

OWNER / APPLICANT

Lance Roberts / Ribbit Ribbit, LLC

MAP/EXHIBIT DATE

February 22, 2025

PROJECT OVERVIEW

The applicant is requesting a new CUP to modify the previous expired approval that permitted the sale of beer and wine for on-site consumption at Froggy’s Topanga Fish Market Restaurant. The applicant is requesting to include the sale of distilled spirits as well as previously approved beer and wine (Type 47 Alcoholic Beverage Control License) for on-site consumption. No changes to the previously approved occupancy and no changes to the interior or exterior of the building will occur. This request also includes requesting a PP to allow the use of a valet system during business hours to comply with Americans with Disabilities Act requirements for parking.

LOCATION

1105 North Topanga Canyon Boulevard, Topanga

ACCESS

North Topanga Canyon Boulevard

ASSESSORS PARCEL NUMBER(S)

4440-028-007 and 4440-028-006

SITE AREA

1.3 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Land Use Plan

ZONED DISTRICT

The Malibu

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RV (Rural Village)

ZONE

C-1 (Restricted Business)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

APPLICABLE STANDARDS DISTRICT(S)

Santa Monica Mountains Local Implementation Program

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
 - Satisfaction with the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.112.090 (Accessible Parking for Persons with Disabilities)
 - Section 22.140.030 (Alcoholic Beverage Sales)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Section 22.178.050 (Parking Permit Findings)
-

CASE PLANNER:

Shawn Skeries

PHONE NUMBER:

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E-MAIL ADDRESS:

Sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-001924-(3)
CONDITIONAL USE PERMIT NO. RPPL2022005826
PARKING PERMIT NO. RPPL2025000906

RECITALS

1. HEARING DATE(S). The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on June 10, 2026, in the matter of Project No. **PRJ2022-001924-(3)**, consisting of Conditional Use Permit ("CUP") No. RPPL2022005826 and Parking Permit ("PP") No. RPPL2025000906. The Conditional Use Permit and Parking Permit are referred to collectively as the “Project Permits.”

2. HEARING PROCEEDINGS. *Reserved.*

3. ENTITLEMENTS REQUESTED. The permittee, Ribbit Ribbit, LLC ("Permittee"), requests the Project Permits to authorize the CUP for the sale and serving of a full-line of alcoholic beverages (Type 47 Alcoholic Beverage Control (“ABC”) license - beer, wine and distilled spirits) for on-site consumption at an existing restaurant in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales). The applicant also has requested a PP to operate a valet service to park and assist patrons with disabilities with access to the entrance of the restaurant via a golf cart shuttle. The valet service will be stationed in the existing gravel lot that is at the rear of the restaurant. There are no Americans with Disabilities Act ("ADA") accessible parking spaces on site, therefore, the applicant needs to provide access to parking on-site and access to the restaurant. In order to receive approval of additional permits and continue the operation of the facility, the site is required to comply with the ADA parking and accessibility requirements County Code Section 22.112.090 (Accessible Parking for Persons with Disabilities) on a property located at 1105 North Topanga Canyon Boulevard in the unincorporated community of Topanga ("Project Site").

4. ENTITLEMENT(S) REQUIRED. The CUP is requesting to continue to serve beer and wine for on-site consumption and add the service of distilled spirits at an existing restaurant. The PP is to operate a valet service to be provided on-site during all business hours to provide service to people with disabilities to park on-site and to access the restaurant in the C-1 zone pursuant to Los Angeles County Code ("County Code") Sections 22.140.030 and Section 22.112.090.

5. PREVIOUS ENTITLEMENT(S). Plot Plan 32791 was approved on August 25, 1984, for the use of the building as a restaurant with outdoor dining with 119-person occupancy. CUP No. 94056 authorized the sales of beer and wine as well as established operating hours and was approved June 28, 1994. On June 8, 2011, CUP 200500149 was approved

for the continued sale of beer and wine, extended hours of operation and indoor live entertainment.

6. LAND USE DESIGNATION. The Project Site is located within the RV (Rural Village) land use category of the Los Angeles County General Plan in the Santa Monica Mountains Land Use Plan.

7. ZONING. The Project Site is located in the Malibu Zoned District and is currently zoned C-1. Pursuant to County Code Section 22.140.030, a CUP is required for the sale of alcoholic beverages for on-site consumption. Pursuant to County Code Section 22.112.090, a Parking Permit is required for the use of a valet system during all business hours when there are not ADA accessible parking spaces that are not available on-site for those requiring assistance.

8. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RV (Rural Village)	C-1 (Restricted Business), RC-10,000(Rural - Coastal, 10,000 Square Foot Minimum Lot Size)	Retreat/Conference Facility, Single-Family, Multi-Family Residential, and Vacant land
EAST	RV	R-C-10,000	Single-Family Residential and Vacant Land
SOUTH	RL20 (Rural Lands - One Dwelling Unit Per 20 Acres Maximum)	R-C-20 (Rural Coastal, 20-Acre Minimum Lot Size)	Single-Family Residential and Vacant land
WEST	RV	R-C-10,000	Single-Family Residential, Multi-Family Residential, and Vacant land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.3 acres in size and consists of two legal lots. The Project Site is rectangular in shape with gentle sloping topography and is developed with one main building that is 5,530 square feet (the restaurant), a parking lot with 44 parking spaces and four storage sheds that range in size from 150 square feet to 700 square feet. The site is accessed from North Topanga Canyon Boulevard by a driveway north of the restaurant. There are approximately 15 oak trees on the site. There are

no physical changes to the site being made as part of this request (including no changes to occupancy), therefore, no encroachments to the oak trees would occur. The Project Site is located within a designated Oak Woodland Sensitive Ecological Resource Area ("SERA") and bounded on the west by the Topanga Creek Environmentally Sensitive Habitat Area ("ESHA"), as designated in the Santa Monica Mountains Land Use Plan.

B. Site Access

The Project Site is accessible via North Topanga Canyon Boulevard to the north/east. Primary access to the Project Site will be via an entrance/exit on North Topanga Canyon Boulevard. Secondary access to the Project Site is not provided.

C. Site Plan

The site plan depicts the existing restaurant with the driveway to the north of the restaurant and North Topanga Canyon Boulevard to the east of the Project Site. There are 15 oak trees and four storage sheds shown throughout the site. The site plan also shows the walls surrounding the restaurant and walkway to the rear entrance, as well as the location of the new valet kiosk, to the southwest of the restaurant. Topanga Canyon Creek is shown to the southwest of the Project Site.

D. Parking

The site plan shows there are 44 standard sized parking spaces on the Project Site. There are no ADA compliant parking spaces provided on the site. This request includes a parking permit to utilize a valet during business hours to provide valet service for parking cars to assist patrons with disabilities and provide a mechanism to take the drivers and passengers from their cars to the entrance of the restaurant. No permanent changes, such as a change to the number of parking spaces, to the parking lot would occur. The unpermitted ADA parking stall in the Caltrans public right-of-way shall be removed.

10. CEQA DETERMINATION. Prior to the Commission's public hearing regarding the Project, Department of Regional Planning ("LA County Planning") Staff ("Staff") determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), and the County Environmental Document Reporting Procedures and Guidelines, because the Project involves the sale of a full-line of alcoholic beverages for on-site consumption and valet service for patrons with disabilities during business hours in association with an existing Froggy's Topanga Fish Market Restaurant ("Froggy's") in an existing building with no expansion of the previously permitted use and structures. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.

11. COMMUNITY OUTREACH. The Permittee conducted a community outreach campaign via social media and other outreach channels which consisted of a survey asking for comments regarding the level of support for Froggies in operating with a Type 47 alcohol license.

12. PUBLIC COMMENTS. Staff have received comments opposing the Project listing concerns of the serving of distilled spirits, noise, and traffic concerns. Staff has also received comments from the community in support of the Project calling the restaurant a community hub and of great value to the local economic vitality.

13. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated February 19, 2026.
- B. County Sheriff Department: Recommended approval in a letter in a letter dated July 25, 2023, with recommended conditions of approval.

14. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper, *Malibu Times*, and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On April 20, 2026, a total of 41 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan and Santa Monica Mountains Land Use Plan because the Rural Village designation is intended for residential uses in nature although compatible locally serving commercial uses are allowed, as well. The sale of alcoholic beverages and valet service is consistent with this designation in association with a legally established existing restaurant.

16. GOALS AND POLICIES. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Santa Monica Mountains Land Use Plan and are applicable to the project:

General Plan

A. Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities. Authorizing the existing restaurant to sell a full line of alcoholic beverages for on-site consumption and valet service for patrons with disabilities encourages a diversity of commercial services to meet local needs. There are not many restaurants that serve alcoholic beverages in this area of Topanga. Froggy's contributes

to the rural community a convenient commercial land use to serve the needs of residents and visitors to Topanga.

B. Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment. The existing restaurant with the associated alcoholic beverage sales for on-site consumption is in an existing structure. The location of this restaurant supports the neighborhood and contributes to its rural character. The existing restaurant and the associated alcoholic beverages sales for on-site consumption and valet service for patrons with disabilities are a significant contributor to the rural character and relatively dense development of the Topanga area and supports Topanga's eclectic character serving residents and visitors.

Santa Monica Mountains Land Use Plan

A. Goal LU-1, Policy LU-2: Retain the area's natural setting, rural and semi-rural character and scenic features. The main structure of the restaurant hasn't substantially changed since the restaurant use with outdoor dining with beer and wine service was approved in 1994. The continued use of alcoholic beverage sales and utilization of a valet service for patrons with disabilities without changes to the building would allow the restaurant to continue its operations serving the surrounding rural area. The character of the building is designed with an eclectic feel similar to the eclectic reputation of the Topanga area.

B. Goal LU-2, Policy LU-46: Require commercial uses be designed to be compatible in scale and appearance with the existing community and surrounding natural environment. The existing restaurant is a single-story building built adjacent to North Topanga Canyon Boulevard. There is one driveway that accesses the parking lot on North Topanga Canyon Boulevard. The restaurant is designed with stucco, wood and stone, which are natural features found throughout the rural community of Topanga Canyon. This local and visitor-serving restaurant with full alcohol service, valet and entertainment is compatible with the existing community and surrounding natural environment.

17. PERMITTED USE IN ZONE. The Commission finds that the Project is consistent with C-1 zoning classifications as a restaurant and full-service bar is permitted in such zone with a CUP pursuant to County Code Section 22.140.030. The use of a valet for persons with disabilities during business hours to provide ADA accessible parking and access to and from the entrance to the restaurant is permitted with a Parking Permit pursuant to County Code Section 22.112.090.

18. REQUIRED YARDS. The Commission finds that the Project is consistent with the standards identified in County Code Section 22.20.040 (Development Standards in Commercial Zones) per the approved Plot Plan 32791.

19. HEIGHT. The Commission finds that the Project is consistent with the standard identified in County Code Section 22.20.040 per the approved Plot Plan 32791.

20. PARKING. The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The Building and Safety Division determined that the occupancy of the 5,350 square foot building is 119 persons. At the time of approval of Plot Plan 32791, in 1985, the County Code required restaurants to provide one off-street parking space for every three people, therefore, 40 parking spaces are required to be provided. The site plan shows there are 44 parking spaces in the parking lot. There are no ADA accessible spaces provided on-site; therefore, the applicant will provide a valet service to park cars for patrons with disabilities who need assistance per County Code Section 22.112.090. If a valet attendant is not stationed at the valet kiosk there shall be signage on the kiosk to indicate how to contact the valet for assistance.

21. SIGNS. The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs) as approved by Plot Plan 32791 and by CUP 94056.

CONDITIONAL USE PERMIT FINDINGS

22. The Commission finds that the proposed use will be consistent with the adopted General Plan for the area. The proposed project would not conflict with the Los Angeles County General Plan, as the continued use of the legally established restaurant on the site is allowed under the Santa Monica Mountains LIP zoning designation with the addition of a conditional use permit for the allowance on-site sale of alcoholic beverages, and a parking permit for the allowance of a valet service to facilitate the ADA parking requirements.

23. The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The continued operation of a restaurant and the associated sale of a full-line of alcoholic beverages for on-site consumption presents minimal risk of adversely affecting the health, peace, and comfort, or welfare of people residing or working in the area because it will not create negative impacts to the circulation, aesthetic, or environmental conditions in the Topanga community. The sale of alcoholic beverages for on-site consumption in association with Froggy's will contribute to a rustic, nature-centric and rural community-oriented establishment enjoyed by residents and visitors of Topanga and does not constitute a menace to public health, safety, and welfare, provided that the sales are conducted in compliance with the conditions of Project approval.

A condition of Project approval allows the sale of a full line of alcoholic beverages for on-site consumption from 6 a.m. to 9:30 p.m. Monday through Thursday and 6 a.m. to 10 p.m. Friday and Saturday. Staff would typically recommend limiting the hours of alcoholic beverage sales for off-site consumption at retail stores, such as convenience stores and supermarkets, from 10 a.m. to 10 p.m. However, this Project allows alcoholic beverage sales for on-site consumption at a restaurant, and it is appropriate to allow sales every day

due to the nature of the business, the Project Site, and the surrounding area. Froggy's is open until 9:30 p.m. Monday through Thursday and until 10 p.m. on Friday and Saturday and the sale of alcoholic beverages for on-site consumption is a supplemental activity that compliments the primary activity of dining, so it is appropriate to allow alcoholic beverage sales for on-site consumption during all hours that the restaurant is open. The restaurant and the associated sale of a full line of alcoholic beverages for on-site consumption contribute to Topanga's rural community-oriented environment, which is well-known and appreciated by residents and visitors. Topanga is a rural and rustic community, so the continued operation of Froggy's and the associated sale of a full line of alcoholic beverages for on-site consumption will positively impact the neighborhood by providing dining and entertainment options in the area. Topanga is a community widely considered to be an eclectic and rural area in which visitors and residents enjoy the nature-centric, rolling hillsides, hiking and overall rustic sense of community and this restaurant and the associated sale of alcoholic beverages for on-site consumption would not constitute a menace to the general health, safety and welfare of the area.

24. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project site is 1.3 acres in size and the existing restaurant is 5,350 square feet in size. The site was approved for the use of a restaurant with an occupancy of 119 persons in 1985 with Plot Plan 32791. The sale of beer and wine was approved in 1994 with CUP 94056. This application will permit the sale of distilled spirits as well as beer and wine in an established restaurant. There is adequate parking for the occupancy load (and handicapped parking spaces with the approval of the parking permit), 5,500 square feet of landscaping throughout the site as well as mature oak trees that will not be impacted as part of this permit. The Project does not propose any additions to the previously approved restaurant's land use and will not negatively impact the surrounding residential and commercial uses.

25. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. North Topanga Canyon Boulevard is California Highway 27 with one lane traversing in each direction. The Project does not propose any changes to the existing entrance to the project site. The continued operation of Froggy's, with the associated sale of a full line of alcoholic beverages for on-site consumption and valet service, will not generate any additional need for public or private services.

26. The Commission finds 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-foot radius. The Project Site is not located within any of the sensitive uses mentioned above.

27. The Commission finds the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area. The existing restaurant with beer and wine services has been operating in co-existence with the surrounding neighborhood. The Project Site is separated from residential areas between 150 and 200 feet. Conditions are in place regarding operating hours and the allowance of live music to be indoors will continue for the restaurant to operate in harmony with the surrounding residential uses. Additionally, the live entertainment would be limited to four nights per month and shall be located inside the restaurant and close at 9:30 p.m. Sunday through Thursday, 10:00 p.m. Friday through Saturday and the parking lot closes at 10:30 p.m. Special events may be extended to four times per year until 1:00 a.m.

28. The Commission finds the requested use at the proposed location will not adversely affect the economic welfare of the nearby community. The existing restaurant positively contributes to the economic vitality of the surrounding community. Visitors from outside of the Topanga area and local residents alike have been patronizing the existing restaurant at this location for decades.

29. The Commission finds 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. The existing restaurant has shown to co-exist with the surrounding neighborhood over the decades. The appearance of the existing structure is in good orderly condition and is in keeping with the Topanga area's rustic quality and with neighborhood aesthetics and charm.

30. GRANT TERM. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses; it is necessary to limit the CUP to 10 years.

PARKING PERMIT FINDINGS

31. The Commission finds there is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following: a. the nature of the use is such that there is a reduced occupancy; b. The business or use has established a viable transportation program for its employees or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives, such as van pools, transit fare subsidies, commuter travel allowances, carpools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; c. Sufficient land area is reserved or an alternative arrangement is approved to ensure that the parking requirements may be complied with should the use, occupancy, or transportation program

change. If land area is reserved, the reserved land area shall be so located and developed in such a manner that It can feasibly converted to parking, If needed; or d. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces for every one vehicle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities). There is no need for the number of vehicle parking spaces required because the nature of the use is such that there is a reduced occupancy. The Department of Building and Safety has established an occupancy of 119 people, granted in Plot Plan 32791. There are 44 parking spaces on the project site, which is above the required number of parking spaces of 40 (one space per three people). The applicant has not provided ADA with accessible parking spaces on the site. This application is to provide a valet service during all business hours to provide handicap accessible parking and a mechanism to provide access to the restaurant per Section 22.112.090.

32. The Commission finds there are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or vehicle share spaces because: a. Uses sharing parking facilities operate at different times of the day or days of the week; b. Parking facilities using tandem spaces will employ valets or will utilize other means to ensure a workable plan; or c. Parking facilities, including car share or other vehicle share spaces, will maintain an arrangement with a service provider offering rental vehicles accessible to the public. There are enough parking spaces on site for the restaurant (44 total parking spaces). The parking spaces on the site are not handicapped accessible, therefore, people with disabilities cannot find adequate parking in the parking lot to park and access the restaurant. The applicant proposes to provide a valet service during all business hours of the restaurant to park cars for those with disabilities. The applicant is also proposing to provide a mechanism, like a golf cart, for the valet to transport a person that is disabled from the parking lot to the entrance of the restaurant and back to their car, as needed. Therefore, shared vehicle spaces will occur on site with parking for standard vehicles and valet parking for those that need assistance with parking where there is no ADA parking spaces provided. There would be no conflicts with this parking arrangement.

33. The Commission finds off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because; a. Such off-site facilities are controlled through ownership, leasing, or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; b. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternative spaces, such leases shall contain other guarantees assuring continued availability of the spaces or; c. Such transitional lots are designed to minimize adverse effects on surrounding properties. The project site does not have handicapped accessible parking spaces on site. There are enough parking

spaces (44) on site for the 119-person occupancy (one space per three people with an occupancy of 119 persons) as established by the Department of Building and Safety. The use of a valet to park vehicles to assist those with disabilities will alleviate the need to provide ADA accessible on-site parking spaces and will not require the applicant to renovate the existing parking lot, which has more parking than is required for the occupancy of the existing restaurant. The use of the valet service will provide the required parking for patrons with disabilities for this restaurant.

34. The Commission finds the requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property. This requested parking permit is to utilize valet service to provide on-site ADA accessible parking option where there are no ADA accessible spaces in the existing parking lot for an existing restaurant. There are adequate parking spaces on site (44 total spaces) for the restaurant. The site is accessed from a single entrance on North Topanga Canyon Boulevard (State Route 27). The site plan submitted shows there is adequate queuing on the driveway if there are any issues with loading or unloading for the valet service. There is also sufficient space in the drive aisles to access parking spaces in the lot.

35. The Commission finds the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22. The project site is adequate in size and shape for the yards, walls, fences, loading spaces, landscaping and other development features, such as parking and setbacks of the building, as approved in 1985 with Plot Plan 32791 and in 1994 as CUP 94056. The development of the site, as previously approved, complies with development standards at the time of approval. As shown on the approved site plan, there is adequate queueing in the driveway entrance to the site and there is an area adjacent to parking spaces one and two (as shown on the site plan) for loading and unloading passengers. As part of this permit, there are no physical changes to the buildings on site (restaurant and storage sheds) and parking lot that would occur.

36. GRANT TERM. The Commission finds that the Parking Permit shall have no grant term unless there is a change to use or an expansion of the use on the Project Site.

ENVIRONMENTAL FINDINGS

37. CEQA. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities, Categorical Exemption). The project is located in a building that was approved to operate as a restaurant in 1985 and was approved for the sale of beer and wine in 1994. No changes to the buildings (the existing restaurant and storage sheds) on site would occur as part of this permit.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. That the proposed use will be consistent with the adopted General Plan for the area.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- F. The proposed location will not adversely affect the economic welfare of the nearby community.
- G. 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.
- H. The proposed Project would allow the sale of a full line of alcoholic beverages for on-site consumption within an existing restaurant located within the Marina del Rey community and would contribute to the public's convenience and necessity. Further, the Project has been conditioned to ensure adequate consideration of the Project's location within an area of highly concentrated ABC licenses.

Regarding the Parking Permit:

- A. There is no need for the number of vehicle-parking spaces required by Chapter 22.112(Parking) because the nature of the use is such that there is a reduced occupancy and Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Commission or Hearing Officer finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed.
- B. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and (See response to Item B.1.d) e. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because: a. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use.
- D. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.
- E. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022005826 and PARKING PERMIT NO. RPPL2025000906**, subject to the attached conditions.

ACTION DATE: June 10, 2026

VOTE:

Concurring:

PROJECT NO. PRJ2022-001924-(3)
CONDITIONAL USE PERMIT NO. RPPL2022005826
PARKING PERMIT NO. RPPL2025000906

EXHIBIT C
FINDINGS

PAGE 13 OF 13

Dissenting:

Abstaining:

Absent:

RG: ss

4/6/2026

c: Each Commissioner, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001924-(3)
CONDITIONAL USE PERMIT NO. RPPL2022005826
PARKING PERMIT NO. RPPL2025000906

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") to authorize the sale of a full-line of alcoholic beverages (Type 47- Alcoholic Beverage Control ("ABC")) for on-site consumption at Froggy's Topanga Fish Market Restaurant ("Froggy's"). This request also includes requesting a Parking Permit ("PP") to allow the use of a valet system during business hours utilizing a golf cart shuttle to comply with Americans with Disabilities Act ("ADA") requirements for parking subject to the following conditions of approval:

GENERAL CONDITIONS

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

actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) daytime extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of Froggy's with full-service alcohol for on-site consumption and a valet service that operates during all business hours, and satisfaction of Condition No. 2 shall be considered use of this grant.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on June 10, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the

purposes of this provision, continued operation of the restaurant with the on-site sale of a full line of alcoholic beverages and satisfaction of Condition No. 2 shall be considered use of this grant.

- 10. Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,350.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The funds provide for 5 inspections.

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

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

- 11. Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
- 12. County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

17. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 10, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS

20. CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGES

1. The conditions of this grant shall always be retained on the premises and shall be immediately produced at the request of any County Sheriff, Zoning Enforcement inspector, or State of California Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
2. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director of Regional Planning.
3. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, such as the lobby, indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
4. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
5. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
6. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit;
7. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
8. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by

- this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all people within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. All outdoor lighting fixtures shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
9. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director of Regional Planning.
 10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
 11. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
 12. Outside storage is expressly prohibited.
 13. This grant authorizes the sale of alcoholic beverages from 6:00 a.m. to 9:30 p.m. on Monday through Thursday and from 6:00 a.m. to 10:00 p.m. Friday and Saturday. Up to four nights a year, sales can be extended to 1:00 a.m.
 14. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility, as depicted on the site and floor plans labeled Exhibit "A." 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.
 15. The permittee shall develop and implement a Designated Driver program (e.g. free soft drinks or coffee to a designated driver of a group). A printed two-sided card explaining this program shall be placed on all tables in the facility or an explanation regarding this program shall be printed on the menu.
 16. Music or other audible noise at the premises shall comply with Title 12 to the satisfaction of the Department of Public Health which states shall not exceed 70 decibels per previous approval.

17. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area. Such telephone numbers shall be visible by, and available to, the public.
18. The operation of the facility (Froggy's) is further subject to the following conditions:
 - a. No live entertainment, dancing, or dance floor is authorized in or outside the premises;
 - b. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older;
 - c. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only;
 - d. The sale and serving of alcoholic beverages for consumption is prohibited outside the designated areas of the restaurant [including patios, sidewalks, porches, etc.], as depicted on the site and floor plans labeled Exhibit "A;"
 - e. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;
 - f. The permittee shall not advertise "happy hour" drink specials, "two for one" specials, or similar promotions on the exterior of the restaurant.
 - g. Food service shall be continuously provided during operating hours.

21. PARKING PERMIT

1. A valet service shall be utilized during operating hours for the restaurant.
2. In the event that any permittee and/or property owner is unable to comply with the provisions of the parking permit, the use for which permit has been granted shall be terminated, reduced, or removed unless some other alternative method to provide the required parking is approved by the director.
3. Grant Term. This grant shall not expire until such time as there is a change in use or a change in required parking with a parking reduction of more than 50%.

22. PROJECT-SPECIFIC CONDITIONS

1. **Valet Service.** The applicant is responsible for providing a valet service to assist with parking vehicles that have a handicapped placard and/or license plate on the vehicle and provide a mechanism, such as a golf cart, to transport those patrons who need assistance to the entrance of the restaurant and back to their vehicle appropriately. If the service of transporting patrons with disabilities from the parking lot to the front door of the restaurant is not available, then the restaurant shall close until such time the service becomes available.

2. Required Vehicle Parking. The Permittee shall provide vehicle parking (a total number of 44 on-site parking spaces) as shown on the site plan (Exhibit ('A')).

If the restaurant substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for parking permit, variance, and Coastal Development Permit or other applicable permit, as determined by the Director, within 90 days of such occurrence.

23. Scope of Approval. This grant shall authorize a CUP to permit the sale of a full-line of alcoholic beverages for on-site consumption in the C-1 (Restricted Business) Zone pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales). This approval shall also authorize a Parking Permit to operate a valet system to park and assist with access for patrons with disabilities to the entrance of the restaurant. There are no handicapped accessible parking spaces on site, therefore, the applicant needs to provide access to parking on-site and access to the restaurant entrance.

24. County Department Additional Conditions of Approval. The permittee shall comply with all conditions set forth in the attached County Sheriff Department's letter dated July 25, 2023. This condition states that the applicant shall have adequate lighting at the front of the location as the shoulder of the roadway abuts the property.

Attachments:

Exhibit D-1 Sheriff Department Letter dated July 25, 2023

PARKING PERMIT STATEMENT OF FINDINGS**B1.**

A through E. This application does not request or require the modification of parking requirements or reduction in the number of spaces. The applicant proposal is a valet service without reduction of parking space requirements. The applicant proposed valet service will facilitate parking required to accommodate disabled users. The required number of standard and ADA parking stalls is currently provided. The valet operation will allow safer ADA parking.

B2.

- a. Not applicable to this project, as the parking lot is solely used by Froggy's Topanga Canyon Fish Market and is not shared with any other users or businesses.
- b. Valet attendants will ensure tandem parking spaces are used efficiently, managing vehicle placement and retrieval to avoid conflicts. Professional valet attendants will manage vehicle placement and retrieval, streamlining operations and preventing potential conflicts associated with self-parking in tandem configurations.
- c. Not applicable, as the project does not involve apartment housing.
- d. The valet program minimizes parking-related impacts by ensuring organized and efficient vehicle circulation. Landscaping and screening measures further reduce noise and visual disturbances, preserving the enjoyment and value of nearby properties.
- e. The project incorporates safety measures, including clear signage, valet management, and efficient traffic circulation, to reduce risks associated with parking operations. These features ensure that the valet program supports public health, safety, and general welfare without posing any hazards.

B3.

- a. Not applicable to this project, as Froggy's Topanga Canyon Fish Market owns its parking lot, and there are no off-site facilities required for parking.
- b. Not applicable to this project, as the parking lot is not leased but fully owned by Froggy's Topanga Canyon Fish Market.
- c. Not applicable, this parking lot is not a transitional lot. Its design minimizes any potential adverse effects on surrounding properties. The lot includes proper screening and landscaping to reduce visual impacts, while the valet program ensures efficient vehicle management to prevent noise or traffic disruptions. These measures integrate the parking lot harmoniously into the neighborhood and preserve the area's character.
- d. Not applicable to this project, as the parking lot is not used for low- or moderate-income residential developments.

PARKING PERMIT STATEMENT OF FINDINGS**B4.**

1. Valet Parking Program:

The valet parking program efficiently manages vehicle circulation within the existing parking lot, preventing congestion on Topanga Canyon Boulevard and ensuring that all vehicles are parked in designated on-site spaces. This reduces the likelihood of vehicles spilling over into off-site areas or unauthorized parking facilities. Froggy's Topanga Canyon Fish Market owns its parking lot, which is reserved exclusively for the use of its patrons and staff. This ownership eliminates the possibility of conflicts with surrounding properties or shared facilities. Clear signage and valet staff ensure smooth vehicle entry and exit, preventing bottlenecks or backups that could impact traffic flow on adjacent streets. The organized system mitigates potential traffic congestion caused by patrons accessing the site. The parking lot's design includes appropriate landscaping and screening to minimize visual and noise impacts on surrounding properties. These measures preserve the enjoyment and value of neighboring properties while ensuring the project integrates harmoniously into the area. The valet program ensures that only authorized vehicles are parked on-site, preventing unauthorized use of the parking lot by non-patrons.

B.5:

Adequacy of the Site for Required Features

1. Existing Parking

The existing parking lot has been approved and is in continuous use under two previous CUPs. The lot is appropriately sized and designed to accommodate valet operations, ensuring that vehicles can be efficiently managed and parked without impacting surrounding properties. The layout allows for adequate circulation, loading, and vehicle storage while adhering to the prescribed development standards. The site accommodates all necessary development features, including loading zones for deliveries, accessible parking spaces, and pedestrian pathways. These elements ensure that the site operates efficiently while meeting all applicable regulations. The valet stand is a small, unobtrusive on wheels piece of equipment located within the parking lot that does not require changes to the site's size, shape, or overall configuration. Its placement complies with Title 22 standards and enhances the functionality of the parking lot without disrupting the existing layout or design.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

ALCOHOLIC BEVERAGE SALES FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to Section 22.158.050 (Findings and Conditions), pursuant to Section 22.140.030 (Alcoholic Beverage Sales), the applicant shall substantiate the following:

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

ABC License Type Requested(s): TYPE 47 (e.g. Type 20, Type 41)

F.1.a. 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-foot radius.

NONE EXIST WITHIN 600 FEET. PLEASE SEE ATTACHED MAP.

F.1.b. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.

PROPOSED LOCATION IS SEPERATED FROM RESIDENTIAL AREAS AS FOLLOWS. EASTERLY SIDE MINIMUM 150 FEET/NORTHERLY 250 FEET/WESTERLY 200 FEET AND SOUTHERLY 175 FEET. SEE ATTACHED MAP.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

NEIGHBORHOOD AND COMMUNITY IS STRONGLY IN SUPPORT OF RENEWED OPERATIONS AND ENTERTAINMENT AT THE HISTORIC FROGGY'S LOCATION. THERE IS A SHORTAGE OF RESTAURANT AND ENTERTAINMENT FACILITIES FOR RESIDENTS WHO WANT TO STAY IN THE CANYON.

F.1.d. 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.

THE APPEARANCE OF THE EXISTING STRUCTURE IS IN GOOD AND ORDERLY CONDITION, AND IS IN KEEPING WITH NEIGHBORHOOD AESTHETICS.

Rev. 03/2019

Additional findings of public convenience or necessity.

Findings of public convenience or necessity, in accordance with Section 22.140.030.F.2.a, shall be made when:

- i. The requested use is located in a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
 - ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
 - iii. The extent to which the requested use will enhance the economic viability of the area.
 - iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
 - v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
 - vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
 - vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
 - viii. The aesthetic character and ambiance of the requested use.
 - ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.
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Additional findings for a modification request to the shelf space limitations.

For a request to modify the shelf space limitation pursuant to Section 22.140.030.E.1, the applicant shall address at least one of the findings, in accordance with Section 22.140.030.F.3.b, below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
 - ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
 - iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.
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Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to Section 22.140.030.E.2, the applicant shall address the findings, in accordance with Section 22.140.030.F.3.b, below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 11, 2026
PROJECT NUMBER: PRJ2022-001924
PERMIT NUMBER(S): Conditional Use Permit No. RPPL2022005826
Parking Permit No. RPPL2025000906
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 1105 North Topanga Canyon Boulevard, Topanga
OWNER: Lance Roberts
APPLICANT: Ribbit Ribbit, LLC
CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

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



North bound view



Elevation from across street



South bound view





1105 N TOPANGA CANYON BLVD DRIVEWAY VIEW



FROGGY'S NORTH VIEW



FROGGY'S SOUTH VIEW



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

February 19, 2026

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Shawn Skeries

FROM: James Chon
Land Development Division

**PARKING PERMIT (RPPL2025000906)
1101 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK 4400, PAGE 28, PARCELS 6 AND 7
UNINCORPORATED SANTA MONICA MOUNTAINS**

This memo supersedes Public Works' memo dated December 23, 2025.

The property at 1101 North Topanga Canyon Boulevard in unincorporated Santa Monica Mountains is currently used as Froggy's Topanga Canyon Fish Market and a restaurant. The property will continue to operate as both a public restaurant and a private event venue.

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

If you have any questions or require additional information, please contact Milad Hashemi of Public Works, Land Development Division, at (626) 458-7102 or mihashemi@pw.lacounty.gov.

DK:la

COUNTY OF LOS ANGELES
SHERIFF'S DEPARTMENT
"A Tradition of Service Since 1850"

DATE: July 25, 2023
FILE:

OFFICE CORRESPONDENCE

FROM:  JENNIFER L. SEETOO, CAPTAIN
MALIBU/LOST HILLS STATION

TO: SHAWN SKERIES, LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

SUBJECT: CONDITIONAL USE PERMIT - RPPL2022005826

(1) Summary of service calls and crime history for the project site over the last five years:

In the past five years, Malibu / Lost Hills Sheriff Station has responded to 14 calls for service at the project location address.

Four calls were for loud music or parties.

One call was for a suspicious subject sitting in a vehicle at the location.

One call for a smoke investigation that turned out to be from a fire pit near the location.

One call was for trespassers at the location.

One call was for an intoxicated subject at the location.

Six other calls were not related to the project location.

(2) Comments/recommended conditions:

There does not appear to any major public safety concerns regarding the location. The location is along Topanga Canyon Boulevard, which is a major thoroughfare between the San Fernando Valley and Pacific Coast Highway. It is recommended to have adequate lighting at the front of the location as the shoulder of the roadway abuts the property. There is no sidewalk for patrons to walk on which is hazardous to pedestrians and drivers.

(3) Overall recommendation:

Sheriff recommends approval of this CUP.

Sheriff does **NOT** recommend approval of this CUP.

Jennifer I. Seetoo, Captain
Malibu / Lost Hills Sheriff Station

JLS:cs

From: [Ken Wheeland](#)
To: [Shawn Skeries](#)
Date: Monday, May 11, 2026 4:51:03 PM

CAUTION: External Email. Proceed Responsibly.

From: ksafarri@gmail.com
Sent: Sunday, May 11, 2026 4:49 PM
To: 'sskeries@planning.lacounty.gov'
Subject: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)

Hello Mr Skeries

This is Kenneth Wheeland at 21026 Hillside Drive Topanga Ca 90290.

I have lived across the creek, approximately 350 feet from 1105 Topanga Canyon Blvd. since 1987.

At that time a restaurant known as Shimrons Indian cafe, was a full alcohol late night restaurant. My wife and I had two very young kids, and before closing time there were many incidents of very loud People, coming out of the restaurant yelling and cursing at each other, and hanging around outside, probably under the influence of alcohol.. It was disturbing!

Later in time Froggies was established, and the neighbourhood came together and had restrictions placed on the restaurant through the ABC Board.

This is a family oriented neighborhood.

I would like those restrictions to be carried on to the new ruling.

I would like NO Hard Liquor to be allowed at this establishment.

I am ok with beer and wine being served to customers while eating. I also don't want to have a separate bar area.

The other complaint is the loud music heard beyond the premises. There is outside seating available.

Also I don't think there should be people Drinking and then Driving on these very curvy roads here in Topanga. There are already so many people driving over the speed limit.

The entrance to the restaurant is on a blind s-curve that makes it quite dangerous to those entering from and exiting to Hy 27.

Topanga Canyon Boulevard is State Highway 27, with many one car crashes, especially at night. Please Speak to the Highway patrol about this.

I look forward to reviewing the staff report and participating in the Planning Commission hearing.

Thanks for your help with this matter. My Email is ksafarri@gmail.com

Kenneth Wheeland

From: asheldon310@charter.net
To: [Shawn Skeries](#)
Cc: ["Rebekah Pauly"](#)
Subject: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)
Date: Sunday, May 10, 2026 12:58:38 PM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Hi Shawn

I (Andrew Sheldon) am looking online for a staff report and staff recommendations for the subject application coming up for hearing on June 10. Please let me know the status of the report and your recommendation, and how to find the documents online (active links to the documents). As you may know, my (and my wife's) home at 21070 Summit Road is located less than 200 feet from the former restaurant and less than 100 feet of the rear (creek-side) parking lot.

My wife (Rebekah Pauly; cosigner of this message) and I have strong concerns about the societal elements that would be brought into our neighborhood with hard alcohol sales. Both new and longtime residents of the surrounding residential neighborhood whom I have discussed this with are justifiably very concerned about impacts on their lives, quiet enjoyment of their homes, and families. People who sign the Applicant's petition(s) of support are not the people who will be adversely affected by more noise.

This image below shows what Rebekah wrote to CA Alcoholic Beverage Control (ABC) in 2021 to our protest the most recent distilled spirits application, and much of this (the first four sentences) remains true today.

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.

I know the Ribbit Ribbit, LLC owner Lance Roberts will not be happy about us expressing our concerns. However, it is well known in the community that Lance is retired, and he will not be the restaurant operator (he wants to sell the property and he will not live with the noise and disruptions). We understand the community wants a gathering place

where food, beer & wine, and spirits are sold, but this quiet family neighborhood (lower Topanga Oaks) is not the right place where all this ought to happen, and we believe the owner is not entitled to have many things the property did not already have (rightfully). Except for very brief periods, there has been no restaurant and bar operation active at the property for more than approximately 10 years (first owner's renter did not operate, then COVID, then lapse in CUP). There is currently no ABC distilled spirits license issued to the property, and there has not been one since the 1980s. Is there even an active Conditional Use Permit for the property now? Is the building even safe to occupy and operate a commercial kitchen grease hood and other essential restaurant building elements? Please respond to these questions in your report to the Planning Commission. We look forward to reviewing the staff report and participating in the Planning Commission hearing.

Regards,
Andrew Sheldon and Rebekah Pauly
310.570.7549

From: Andrew Sheldon <asheldon310@charter.net>
Sent: Sunday, May 10, 2026 11:28 AM
To: Andrew Sheldon <asheldon310@charter.net>
Subject: Froggy's CUP

<https://lacdrp.legistar.com/LegislationDetail.aspx?ID=7988141&GUID=A4413D18-BE89-424A-AE15-74D1031830ED&Options=ID|Text|&Search=26-141>

Regards,
Andrew Sheldon
310.570.7549

From: [Robin Soper](#)
To: [Shawn Skeries](#)
Subject: Re: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)
Date: Friday, May 15, 2026 3:00:56 PM

CAUTION: External Email. Proceed Responsibly.

PS We have lived at 21017 Hillside Dr for 20 years and will be very affected personally if these changes occur.

Sent from my iPhone

> On May 15, 2026, at 2:55 PM, Robin Soper <ohmonicala@me.com> wrote:

>

> Hello,

> I am writing about the renewed effort at 1105 N Topanga Cyn Blvd to increase hours of operation and add a full liquor license to its operations.

>

> We've been through this many times before. I am against these changes and prefer the previous CUP allowances and restrictions.

>

> It is next to many homes. This is a neighborhood. Sounds from the restaurant and the parking lot really carry in the canyon. We don't need drunk drivers on this windy canyon road.

>

> This was a thriving business as Froggy's without these additions, and could be a thriving business again, like the other very successful restaurants in Topanga that don't have extended hours or liquor licenses either. Or it could be a school again or a store...or... Thank you for listening.

>

> All the best,

> Monica Mc Carthy and Robin Soper

>

> Sent from my iPhone

From: [Lori Sambol Brody](#)
To: [Shawn Skeries](#)
Subject: Project No. PRJ2022-0019234-(3)
Date: Monday, May 25, 2026 10:55:16 AM

CAUTION: External Email. Proceed Responsibly.

Mr. Skeries:

I am writing to oppose Project No. PRJ2022-0019234-(3), the CUP at 1105 N. Topanga Blvd., Topanga, CA, by Ribbit Ribbit, LLC. I live approximately 100 feet from the property, across the creek from the property, and above the parking lot.

Let me be clear that I do not oppose the restaurant at the property opening (it has not functioned as a restaurant for over five years), a beer and wine license, or the ADA accommodations proposed.

I do oppose a distilled liquor license. Selling distilled liquor sales will lead to noisy and disruptive behavior from the restaurant and the parking lot—I can hear everything from the parking lot—and may lead to dangerous driving on our canyon roads. The restaurants in Topanga no longer merely serve a local community (whom I assume have more experience driving on our roads) but serve a larger LA community—often people who do not know how to drive on Topanga Canyon Blvd., going too slow, too fast, or passing unlawfully.

I have some other concerns as well. The neighbors are almost unified in opposing the CUP. The applicant has been circulating a survey to persons who are not neighbors or who are, in many instances, not even Topanga residents, and has pitched the survey as merely getting support for the restaurant to reopen, not that they are applying for a liquor license (I have witnessed this myself). This strongly erodes the accuracy and applicability of any results of the survey the applicant may use to support the restaurant.

I also oppose any deviation from the current CUP (which I believe is still in effect) as to opening hours and amplified music. I believe that granting a license for distilled alcohol will cause a “slippery slope” that will lead to the applicant either violating the CUP or applying for a new CUP/modified CUP. The representative from the applicant has indicated that the restaurant (contrary to what I believe is the current CUP) wants to have longer opening hours one night a month with amplified music and when asked if it will just be on weekends, said that it would not be limited to weekends; they intended to rent out the property for events (which I assume will be parties, weddings, etc.). Of course, a liquor license would be necessary for renting the property for events. Because I hear everything from the property, that will interfere with my quiet enjoyment of my residence and I certainly do not want late hours with amplified music once a month, especially on weekdays.

Best, Lori Sambol Brody

From: [Nora Mapp](#)
To: [Shawn Skeries](#)
Subject: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)
Date: Thursday, May 28, 2026 6:47:04 AM

CAUTION: External Email. Proceed Responsibly.

Hello Mr Skeries,

I live at 21086 Summit rd in Topanga. I think we'd all enjoy Froggies to be active again but this is a deeply residential neighborhood, and sound travels and amplifies through the canyon. Keeping restrictions on closing time, parties, and hard liquor would be smart. I'm part of the Trash Warrior group that cleans up Topanga Canyon BLVD everyday Sunday and I know that a surprisingly large number of people are already drinking and driving. This is a dangerous rd, ubers basically do not come, and so people are driving home after consuming whatever they are consuming.

Just wanted to send a note to say that we'd love to have Froggies be active but closing time especially should be regulated.

Many thanks for your time,
Nora Mapp

Dear Mr. Skeries,

My name is Forrest Morrow, and I am writing to you as a longtime patron, small business supporter, and friend of the Roberts family — advocates for the Topanga community for well over 2 decades. I am reaching out in sincere support of Lance Roberts and his efforts to reopen Froggy's Restaurant in Topanga Canyon, including the reinstatement of its Type 47 liquor license.

Froggy's was far more than a restaurant. For decades, it served as the cultural and communal heart of Topanga — a place where neighbors gathered, local artists displayed their work, and musicians shared their talents with a community that has long been celebrated as a haven for creativity and expression. Topanga's identity is inseparable from that spirit, and Froggy's was at the center of it.

Since its closure during COVID, the loss has been felt profoundly. With the simultaneous closing of other dining establishments, Topanga Canyon is left without a meaningful gathering space — no family-friendly restaurant, no venue for small community events, and notably, no establishment holding a Type 47 liquor license anywhere in the canyon. For a community that prides itself on connection and local culture, this void is significant, and it has only grown more pressing as an influx of young families has made Topanga their home. These families deserve what previous generations of Topanga residents had — a place to belong.

Froggy's also played a meaningful civic role. It actively supported local school functions and community events, bringing people together without requiring the long drive down to the San Fernando Valley. That kind of accessible, community-rooted space is increasingly rare and increasingly needed.

I want to speak personally to the dedication Lance Roberts has shown throughout this process. Over the past five years, I have watched him navigate an extraordinarily difficult path — working diligently with the county, with regional planning, and with numerous qualifying entities — at considerable financial and emotional cost. His commitment to bringing Froggy's back is not speculative; it is the product of years of perseverance and genuine love for this community.

The building itself is part of Topanga's history. It has been difficult to watch it sit dormant when it has so much life still to give. Reopening Froggy's — and restoring its liquor license — would not only serve an immediate community need, but honor the legacy of a place that helped define what Topanga Canyon is.

I respectfully and wholeheartedly urge you to support Lance Roberts' application. Please feel free to reach out to me directly with any questions or if there is any additional information I can provide.

With gratitude and hope,

Forrest Morrow - First Point Development, LLC

804.938.1362 - forrestmorrow@yahoo.com

From: [naser alavikia](#)
To: [Shawn Skeries](#)
Subject: Froggy's
Date: Saturday, May 23, 2026 5:33:06 PM

CAUTION: External Email. Proceed Responsibly.

To whom may concern,
Hello, this is Naz ind i know the Froggy's restaurant for years Since 2006.
This place on topanga is great and the service , food and the restaurant is unbelievably managed in the best way.
I love this place to be back in operation.
Thanks

From: [Anita Norton](#)
To: [Shawn Skeries](#)
Subject: Re opening of Frogys
Date: Thursday, May 21, 2026 1:17:11 PM

CAUTION: External Email. Proceed Responsibly.

We all look forward to enjoying this wonderful
Establishment to once again enjoy great food and libation! Anita Norton
Sent from my iPhone

From: [Josie Kelly](#)
To: [Shawn Skeries](#)
Subject: Please Allow Froggy"s CUP!
Date: Tuesday, May 26, 2026 5:57:21 PM

CAUTION: External Email. Proceed Responsibly.

To Los Angeles County Planning commission,

I am writing in support of Froggy's in Topanga, and the renewal of its conditional use permit.

I have lived in Topanga for 40 years and have visited Froggys with my family regularly in most of those 40 years.

The restaurant has been a meeting place for the entire community for all of that time.

People have called Froggys the heart and hearth of the town.

My family completely supports them to be provided with food and beverage service (under type 47 license)

because not only are we starving for a restaurant in topanga, we miss the joy of dining with community members.

Loneliness and isolation is taking it's toll on Topanga after a year and a half of road closures....we are desperate to gather and enjoy our food and beverage!

Thank you for your time and consideration.

Sincerely,

Josie Kelly L.M.F.T

May 27, 2026

TO: The Los Angeles Regional Planning Commission

Dear Commissioners,

I am writing in support of renewal of the Conditional Use Permit for Froggy's in Topanga.

I have lived in Topanga for 15 years and for the first few of those years, Froggy's was open for business. The restaurant has been closed for a very long time and this has been quite disappointing. Froggy's was always a special place where my family and I gathered with friends and fellow Topangans to enjoy a meal, have a drink, and feel a real sense of community. The closure of the restaurant left a hole – it is one of the few places in our little town of Topanga where Community REALLY happens. We have very limited options up here in the hills for food/beverage serving establishments so having Froggy's back would provide at least one more option to stay in the canyon and not have to drive to Malibu, Woodland Hills, Calabasas, etc. for a night out. This is a service, a valuable service to those in this community and it helps us build our community and relationships within it.

Furthermore, I support Froggy's being able to operate with a Type 47 license. Serving beer, wine, and liquor at a restaurant is not only ubiquitous it is necessary for restaurants to survive economically, to compete, and to offer fair prices for food. I believe that objections regarding the danger of serving distilled spirits in a canyon with winding roads are bunk – I would argue that busy and crowded streets in the cities, where there are many alcohol serving establishments, are considerably more dangerous. There used to be a type 47 license at the now gone Abuelitas in Topanga and this did not cause more problems or accidents. Additionally, I have confidence that Froggy's management will serve alcohol responsibly.

Thanks for your consideration,

John Bertolli

John Bertolli
Topanga Canyon
310-291-8884
Jbertolli@gmail.com

Sabrina M. Petrescu
Restaurant Manager
Froggy's Topanga Fish Market

Los Angeles County Regional Planning Commission

Re: Support for Froggy's Conditional Use Permit and Type 47 License

Dear Commissioners,

My name is Sabrina Petrescu, and I am writing on behalf of Lance Roberts and Froggy's Topanga Fish Market.

I started working for Lance Roberts in 1998, and Froggy's has been part of my life for decades. I have known this restaurant from the inside — the guests, the staff, the pace of service, the daily operations, and the role it has played in Topanga and the surrounding communities.

My perspective comes from years of working with the people who came through the door: Topanga residents, neighbors from nearby communities, local business owners, commuters, former employees, families, longtime regulars, and people who simply found their way into the canyon and kept coming back. Over the years, I heard what people asked for, what they valued, and what made Froggy's meaningful to them.

From that perspective, I strongly support Froggy's operating as a restaurant with a Type 47 license. This license would allow beer, wine, and distilled spirits to be served on-site with food. For Froggy's, the reason is straightforward: a restaurant needs enough flexibility to offer guests a complete dining experience and enough financial strength to operate responsibly.

Over the years, I experienced countless people asking for more options. Some guests wanted wine with dinner. Some wanted a beer. Some wanted a cocktail, a mocktail, or simply the ability to have more choice while staying in the canyon for a meal. A Type 47 license supports that kind of guest choice while keeping the service centered around food.

This is also a practical restaurant issue. Food costs, labor, insurance, utilities, maintenance, vendors, and compliance expenses are real. A balanced food and beverage program helps a restaurant survive those costs, support staff, maintain quality, and stay viable through slower seasons and disruptions.

The community response to our survey and petition reflects what I have seen firsthand. As of this submission, 466 people have responded to the Type 47 license question. Of those, 419 strongly support Froggy's operating as a restaurant with a Type 47 license, 38 support it, 5 do not support it, and 4 are neutral.

That means 457 out of 466 respondents expressed support.

The survey also shows who is responding. People identified their relationship to Froggy's as patrons, neighbors, local business owners, commuters, former employees, and others. Specifically, 374 identified as patrons, 257 as neighbors, 56 as local business owners, 28 as commuters, 28 as other, and 17 as former employees.

That matters because Froggy's has served a wide circle of people connected to Topanga and the surrounding areas. It has served people who live in the canyon, people who work in the canyon, people who travel through the canyon, and people who come here because Topanga has a character and sense of place they value.

The length of that connection is also significant. Of the 466 respondents, 195 have been patrons or guests for 15–35 years, 118 for 5–15 years, 80 for less than 5 years, and 73 for more than 35 years. This shows both long-term community memory and newer support from people who still recognize the value of this restaurant space.

When asked what role a local restaurant like Froggy's plays, people gave 2,101 answers. The leading responses were that Froggy's preserves local culture and continuity, with 447 responses; reduces the need to leave the canyon for meals and gathering, with 435 responses; provides local employment, with 422 responses; strengthens community

resilience during closures or emergencies, with 393 responses; and supports residents with limited mobility or transportation, with 356 responses. Forty-eight respondents also selected “Other” and added their own written responses.

Those numbers match what I have witnessed as a restaurant manager. Froggy’s has been a place where people gathered, ate, talked, checked in on each other, celebrated, worked, and stayed connected to Topanga. My point of view is personal, but it is also shaped by thousands of moments with patrons who came from Topanga and the surrounding communities and treated Froggy’s as part of their lives.

The “Other” responses to the relationship question show that Froggy’s reaches beyond one category of support. People identify with Froggy’s as patrons, neighbors, former neighbors, former employees, local business owners, commuters, longtime residents, family members, and people connected through Topanga’s history, work, and community life. Even the few outliers tell a story: one person wrote “None,” and one worried about “drinking and driving Instagrammers.” As a restaurant manager, I understand the concern — although I can’t promise to regulate Instagram — I can speak to responsible, food-centered service, trained staff, and clear operating conditions.

Respondents wrote:

“Lighting guy”

“Interested community member”

“Haven’t been, would like to go”

“Grew up in the canyon and used to love walking distance to it!”

“Grew Up going to Froggy’s when it was Froggy’s in the 90’s, Patron, Neighbor”

“Friendship”

“Customer”

“Cousin of the owner”

“Partner of local”

“Neighbor, Patron, I went to a business in this location when I was a kid. Froggy’s came along and ultimately closed before I got to check it out. I’m back in the canyon now and would LOVE to support their business.”

“Patron, Former neighbor”

“Patron, FORMER NEIGHBOR”

“Patron, Former employee, The everything guy”

“Patron, Commuter, Long time resident who has cherished memories of dining at Froggy’s with friends and family and sorely misses being able to return. It is a unique and wonderful location and it was always a clean and delicious operation.”

“Patron, Commuter, Bring groups there”

“Patron, Local business owner, Neighbor, Former guest”

“Patron, Local business owner, Neighbor, Chamber of Commerce Past President, Current Secretary, Editor Newsletter”

“Whenever we’d visit Topanga, or Leo Carrillo Beach, we always loved stopping in at Froggy’s, Commuter”

“Went once. Such nice people. Have followed since then.”

“Patron, Partner of a Froggy’s lover!”

“Patron, Neighbor, Worked in Topanga area, familiar with Froggy’s, ate there”

“Patron, Neighbor, Strong connection to Froggy’s and the community that the venue is integral to help to foster. We all miss Froggy’s and would be most excellent and amazing to have the space back open for the community, and there is special historical significance to the space as well! Thank you!!”

“Patron, Neighbor, Other.”

“Patron, Neighbor, Local business owner, Love, Former employee, Commuter”

The “Other” responses to the question about the role of a local restaurant like Froggy’s show how people describe its value in their own words. They describe Froggy’s as a gathering place, a local landmark, a place for music and celebrations, a support for nearby businesses, a place for local artists and musicians, and part of Topanga’s character and community life.

Respondents wrote:

“Fun ambience”

“FROGGIES is a great place for families to come and enjoy meals, for all the age groups to come and meet. It is central. There is space for everyone. It has always been a central hub that it deeply missed by locals and also wonderful for businesses here as it will also become a fun destination for those from adjoining cities to come by. It is also a historical building. Great place for locals to share their talent ... and yes employment for locals ... and not needing to leave the canyon ... ha safe and fun place for community, it’s to hang out... most of all!”

“Contributes to our local reputation, maintaining locally owned businesses is extremely important to Topanga”

“Community magic!”

“Community”

“Brings in outsiders who can then support other local businesses, too”

“At a time when our society is being fragmented and people are being isolated, Froggy’s provides a historical and current link to community. Please, please allow this gathering place for our community and beyond to reopen and flourish. We all need it!”

“Adds character to our community”

“A gathering place to strengthen community”

“A beautiful place to go and feel you’ve been transported to another country - it’s always so relaxing in the patio or lodge j g to local Musicians inside by the fireplace”

“Good food, reasonable prices, easy access, gives back to the community by opening up to local organizations and events, like the film festival and Topanga Chamber of Commerce annual awards, as well as providing a place for locals to celebrate birthdays, bar mitzvahs, and anniversaries. It has been sorely missed by Topangan’s!, Strengthens community resilience during closures or emergencies”

“Provides a much needed venue for small performances and local bands/singers.”

“Is a cherished venue and community space that deserves to be at its full potential”

“Great food, authentic Topanga ambience”

“A friendly place where friends meet”

“Open to others outside of the canyon.”

“Only Topanga restaurant with healthy, tasty, affordable food plus the chefs know how to correctly cook fresh fish.”

“It provides a much-needed venue in the heart of Topanga to eat mingle with locals and hear some lovely music. We need this.”

“It is the best - open already!”

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“It gives Artist an opportunity to grow and create here locally in Topanga”

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“Great place for visitors”

“Gives my daughter something to do.”

“Gathering place in time of trouble, healing, and community.”

“Gathering place for celebrations, healing, and community”

“Functions as Topangas living room for decades”

I respectfully ask the County to support Lance Roberts’s CUP and the approval needed for Froggy’s to pursue a Type 47 license. From my perspective, this license is about responsible restaurant service, guest choice, financial viability, and giving this long-standing Topanga restaurant space the operating structure it needs to serve the community well.

Thank you for your time and consideration.

Respectfully,

Sabrina M. Petrescu
Restaurant Manager
Froggy’s Topanga Fish Market



To whom it may concern,

The Topanga Film Festival strongly supports the renewal of Froggy's Conditional Use Permit, including the requested Type 47 license.

For more than two decades, the Topanga Film Festival has brought filmmakers, artists, musicians, activists, entrepreneurs, and audiences into the canyon for screenings, discussions, workshops, receptions, and community gatherings. Anyone who has ever produced cultural programming in Topanga understands that these events do not begin and end in a screening room. They happen in the conversations before and after, in the meals shared between strangers, in the hours people linger together exchanging ideas, building collaborations, and forming community.

Spaces like Froggy's make that possible.

Over the years, Froggy's has provided something increasingly rare in Los Angeles: an independent, locally rooted gathering place capable of supporting both everyday community life and larger cultural experiences. For festivals and arts organizations, that flexibility matters immensely.

A Type 47 license is part of what allows a venue to function as a true full-service hospitality space rather than simply a place that serves food. It creates the operational flexibility necessary to support receptions, filmmaker gatherings, sponsor dinners, fundraising events, audience engagement, and extended evening programming that help cultural organizations and independent venues remain financially viable.

This is especially important in Topanga.

The canyon has endured years of disruption — fires, mudslides, prolonged road closures, storms, economic hardship, and the lingering effects of COVID-era losses that deeply impacted local businesses and gathering spaces. Organizations and venues now operate within far tighter margins than they once did. Spaces that serve the public increasingly need diversified revenue models simply to survive.

The ability for Froggy's to operate with the flexibility of a Type 47 license supports far more than beverage service. It supports longer guest stays, broader menu offerings, private events, community dinners, artistic programming, and the kind of hospitality infrastructure that allows independent cultural ecosystems to continue functioning.

Topanga's identity has always depended on places where people can gather organically across generations, professions, and backgrounds. Cultural life in the canyon has never existed solely inside formal institutions. It lives through the independent spaces that give people somewhere to meet, connect, collaborate, celebrate, and remain in conversation with one another.

Froggy's has long been one of those places.

We respectfully encourage the Commission to approve the CUP renewal and provide the operational flexibility necessary for the space to succeed moving forward.

Sincerely,

Adam Noble Roberts - Co-Director & **Scott Bremner** - Co-Director

TOPANGA FILM INSTITUTE

1111 North Topanga Canyon Blvd Topanga, CA 90290 • topangafilminstitute.org

EIN 80-0747390

From: [Sabrina Petrescu](#)
To: [Shawn Skeries](#)
Cc: [Sittig, Dylan](#); [Robert Glaser](#); [lance roberts](#); [Orozco, Julia](#); [Daniell Vicente](#); [Perez, Juliana](#)
Subject: Re: Sabrina Petrescu and 466 respondents // Support for Froggy's Conditional Use Permit and Type 47 License
Date: Wednesday, May 27, 2026 5:12:06 PM

CAUTION: External Email. Proceed Responsibly.

The survey/petition was conducted online through a public Tally form shared with Froggy's supporters, patrons, neighbors, local business owners, former employees, commuters, and community members through Froggy's outreach channels, direct sharing, and community circulation. Responses were voluntary and self-reported. Tally uses email-based response validation to help ensure each submission was associated with a unique email address and to reduce duplicate responses.

The survey asked respondents the following questions:

1. What is your level of support for Froggy's operating as a restaurant with a Type 47 license? (Type 47 is an On-Sale General Eating Place license, which would allow beer, wine, and distilled spirits to be served on-site with food.)
2. What is your relationship to Froggy's in Topanga? (Check all that apply.)
3. How long have you been a patron or guest of Froggy's / Topanga Fish Market?
4. What role does a local restaurant like Froggy's play in the culture and daily life of a canyon community? (Check all that apply.)

Sent from my iPhone

On May 27, 2026, at 4:57 PM, Shawn Skeries
<sskeries@planning.lacounty.gov> wrote:

Good afternoon, Sabrina-

Confirming receipt. This outreach effort will be made known to the Regional Planning Commission as part of the hearing package to be posted by end of day tomorrow.

Please share with me as to how this survey was conducted.

Regards,

SHAWN SKERIES

PRINCIPAL PLANNER, Coastal Development Services

Office: (213) 974-0051 • Direct: (213) 893-7042

Email: sskeries@planning.lacounty.gov

planning.lacounty.gov

Please note that our office is closed on Fridays.

All official correspondence is issued solely from [\[Name\]@planning.lacounty.gov](mailto:[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: Sabrina Petrescu <sabrina.petrescu@gmail.com>

Sent: Wednesday, May 27, 2026 4:44 PM

To: Shawn Skeries <sskeries@planning.lacounty.gov>

Cc: Sittig, Dylan <DSittig@bos.lacounty.gov>; Robert Glaser <rglaser@planning.lacounty.gov>; lance roberts <lance_rbrts@hotmail.com>; Orozco, Julia <JOrozco@bos.lacounty.gov>; Daniell Vicente <DVicente@bos.lacounty.gov>; Perez, Juliana <JPerez@bos.lacounty.gov>

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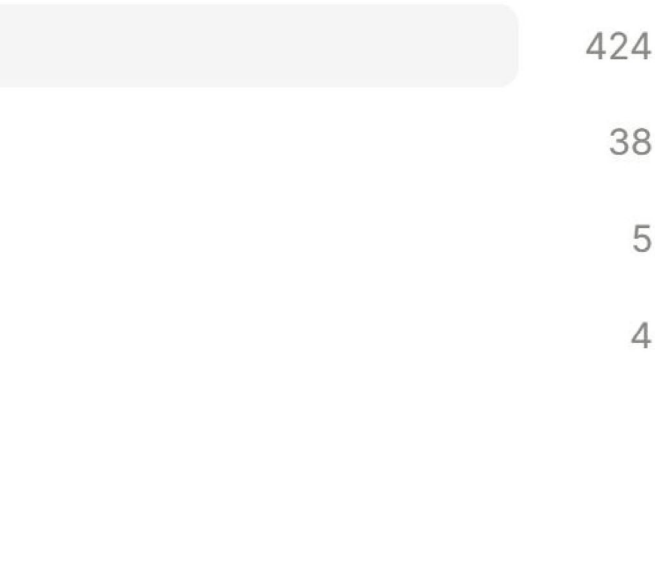
Thank you for your time and consideration.

Respectfully,

Sabrina M. Petrescu -- **And the 466 respondents thus far**
Restaurant Manager
Froggy’s Topanga Fish Market

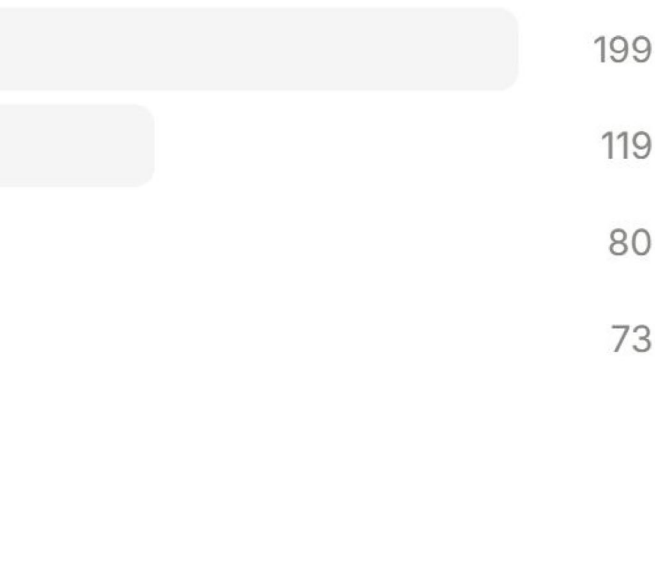
What is your support for Froggy's...

Bar



Have you been a patron or g...

Bar



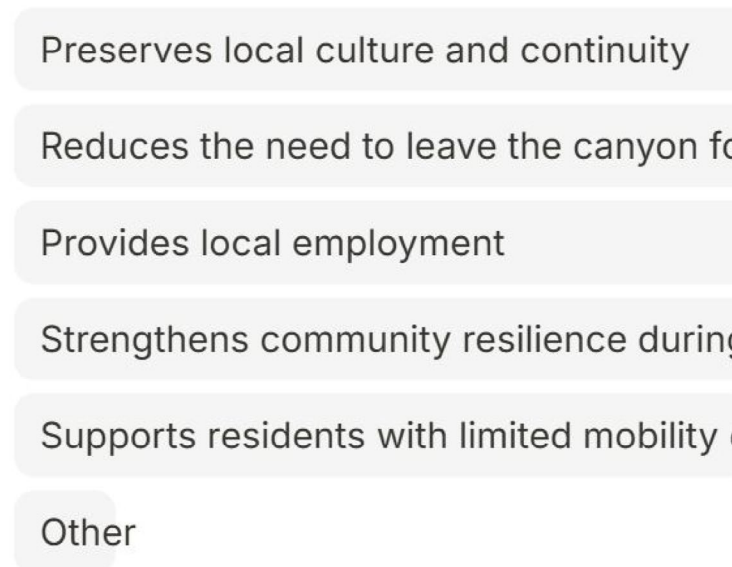
What is your relationship to Froggy's...

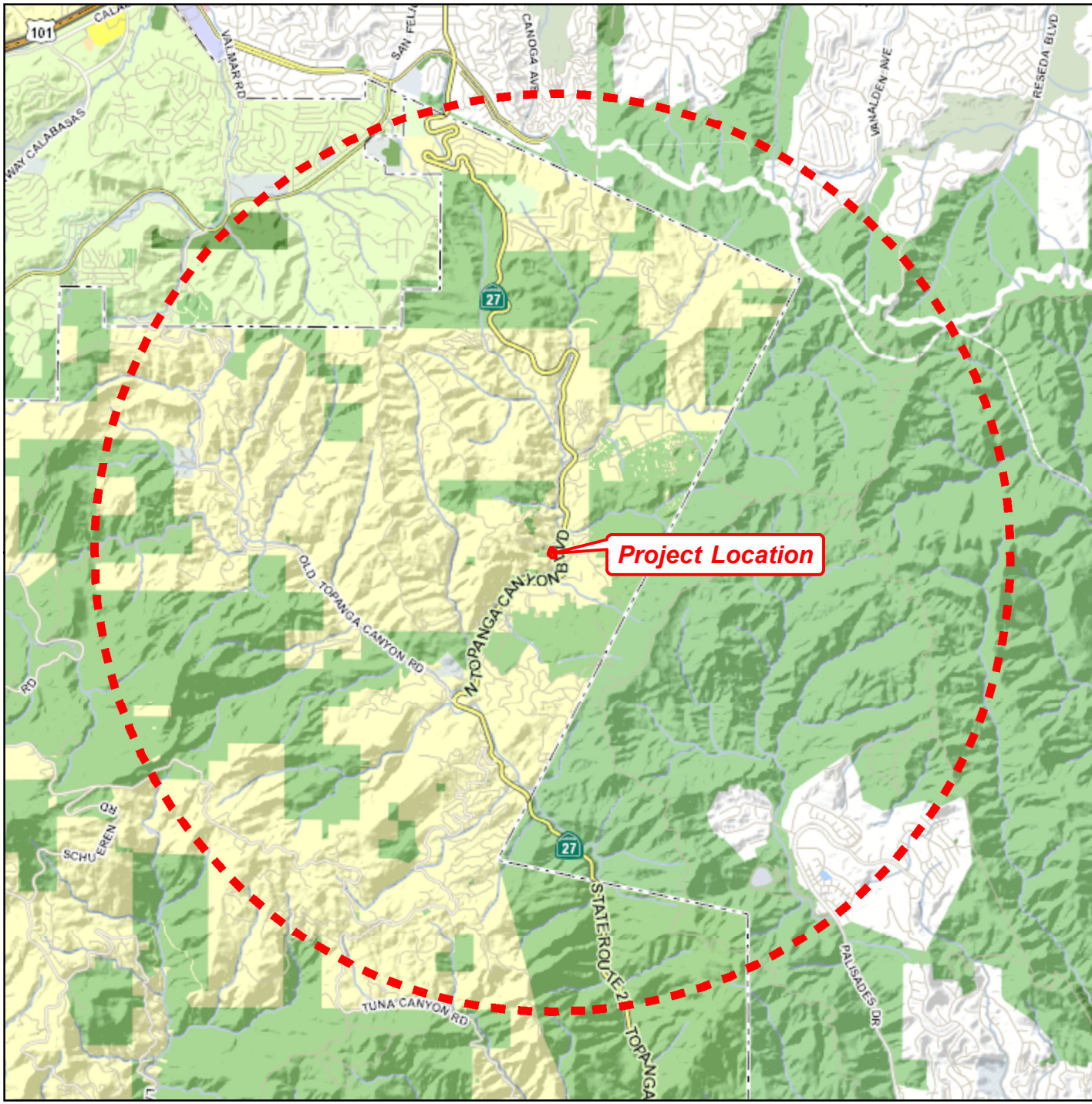
767 answers



What role does a local restaurant like Froggy's...

2,126 answers





**3-MILE RADIUS
LOCATOR MAP**
PROJECT NO. PRJ2022-001924
ALCOHOL CUP RPPL2022005826



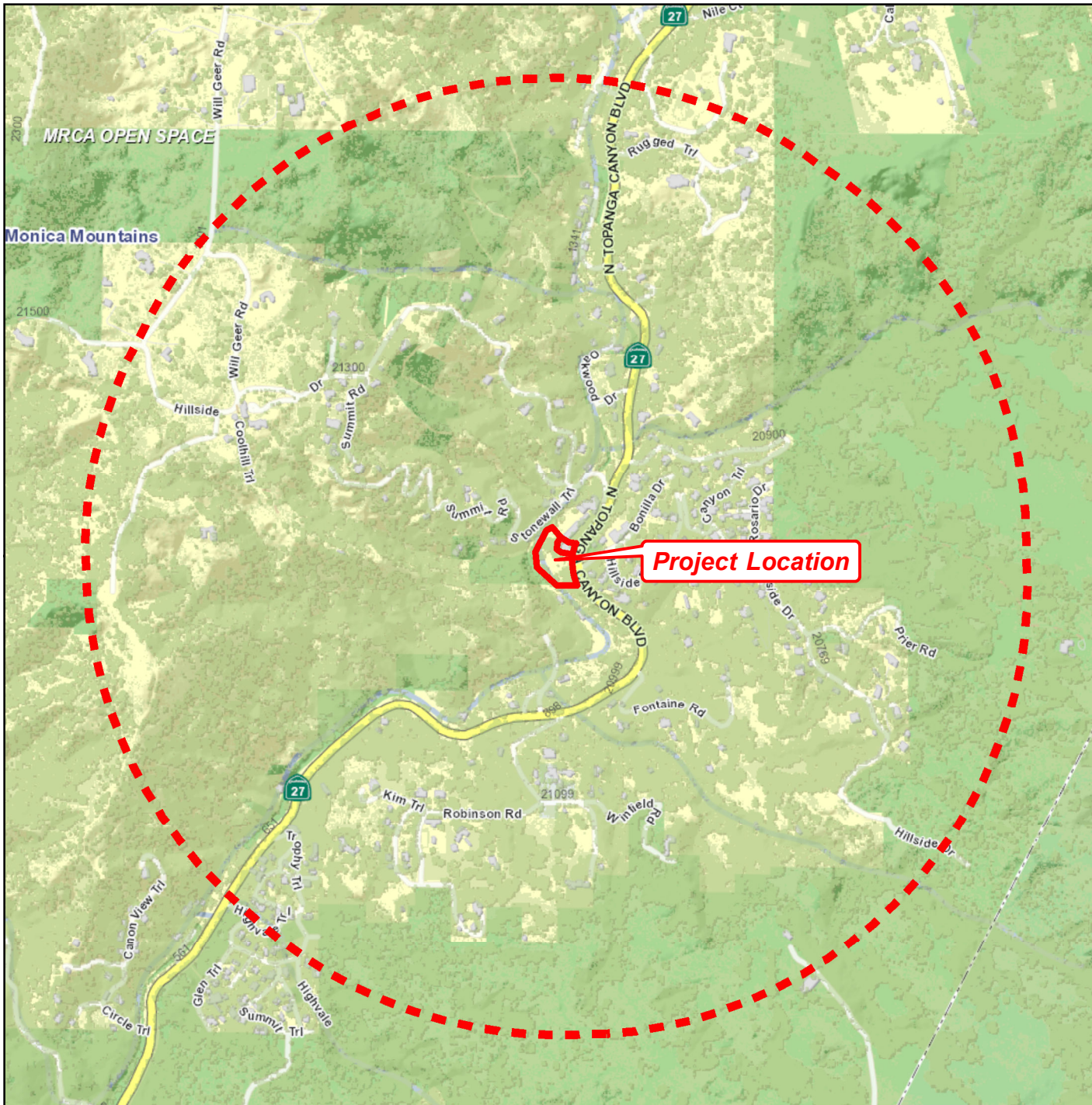
**LA COUNTY
PLANNING**

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

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2022-001924
ALCOHOL CUP RPPL2022005826



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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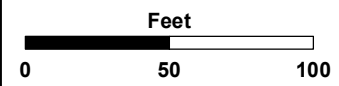


AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-001924
ALCOHOL CUP RPPL2022005826

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022



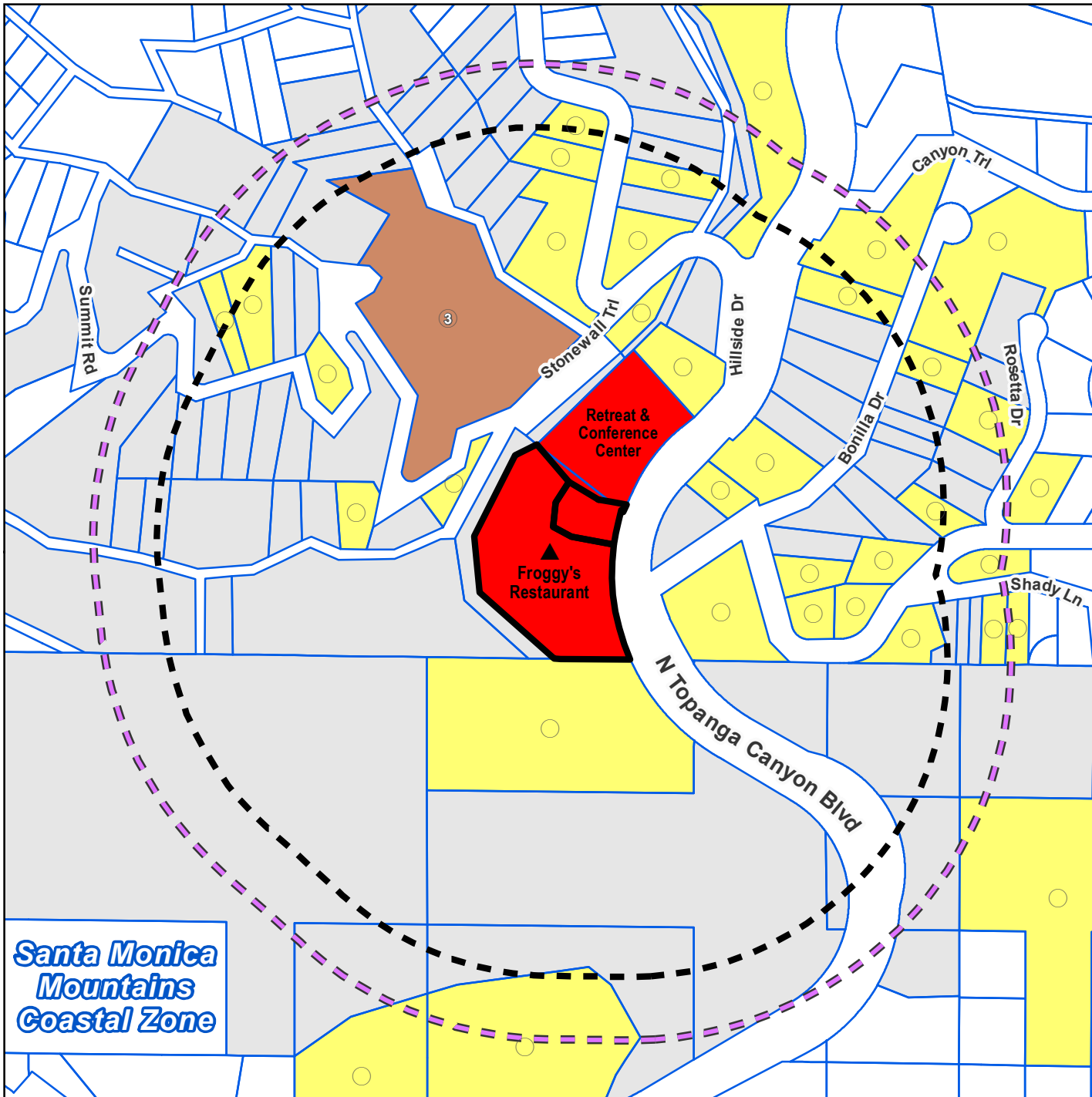
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001924

ALCOHOL CUP RPPL2022005826



▲ Onsite Alcohol Consumption

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

■ Commercial

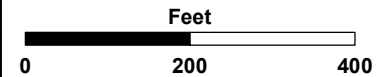
■ Residential - Single Unit*

■ Residential - Multi-Unit*

■ Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

Santa Monica
Mountains
Coastal Zone



LA COUNTY
PLANNING

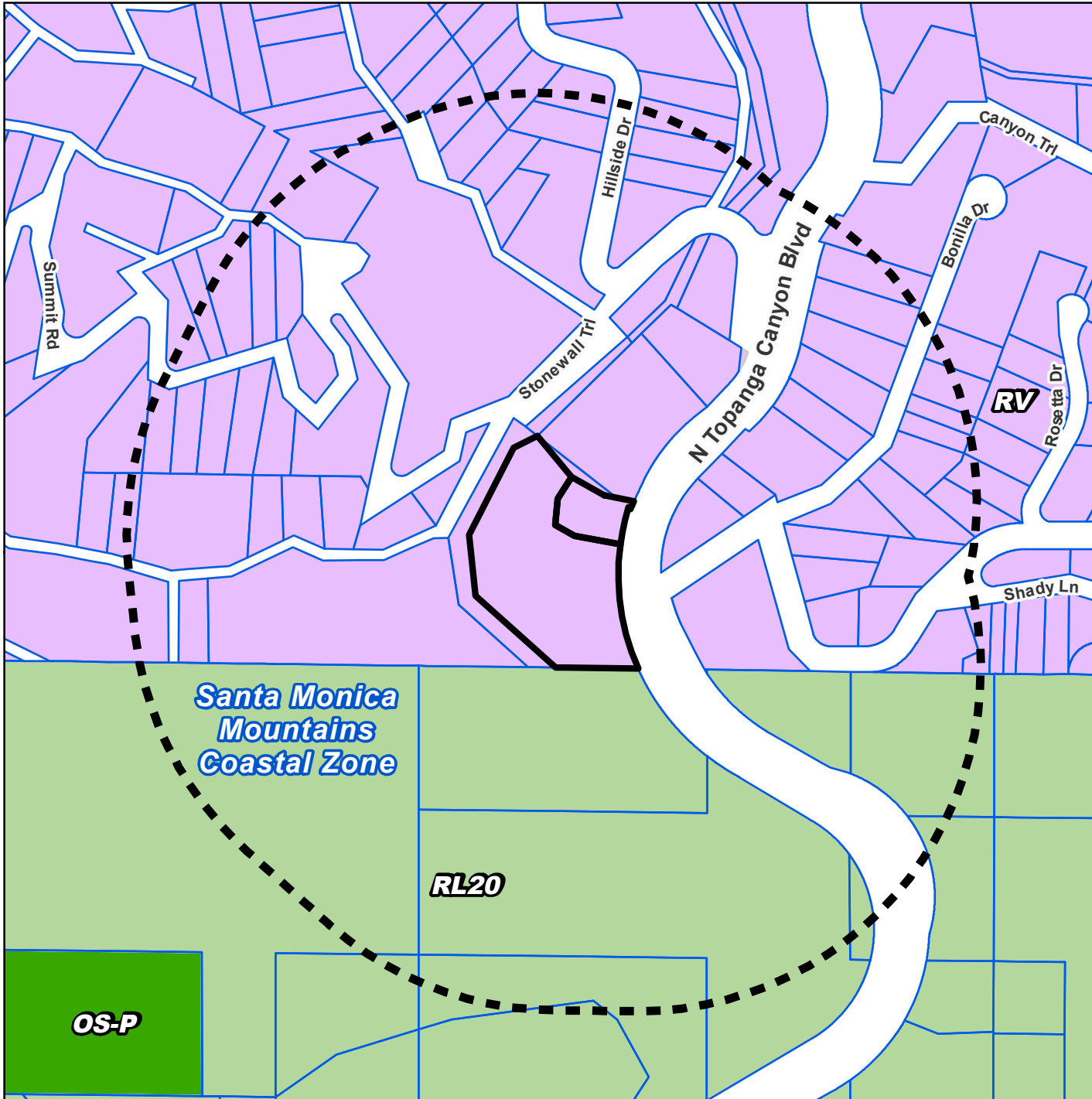
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Los Angeles, CA 90012

LAND USE POLICY

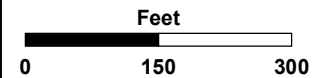
500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001924

ALCOHOL CUP RPPL2022005826

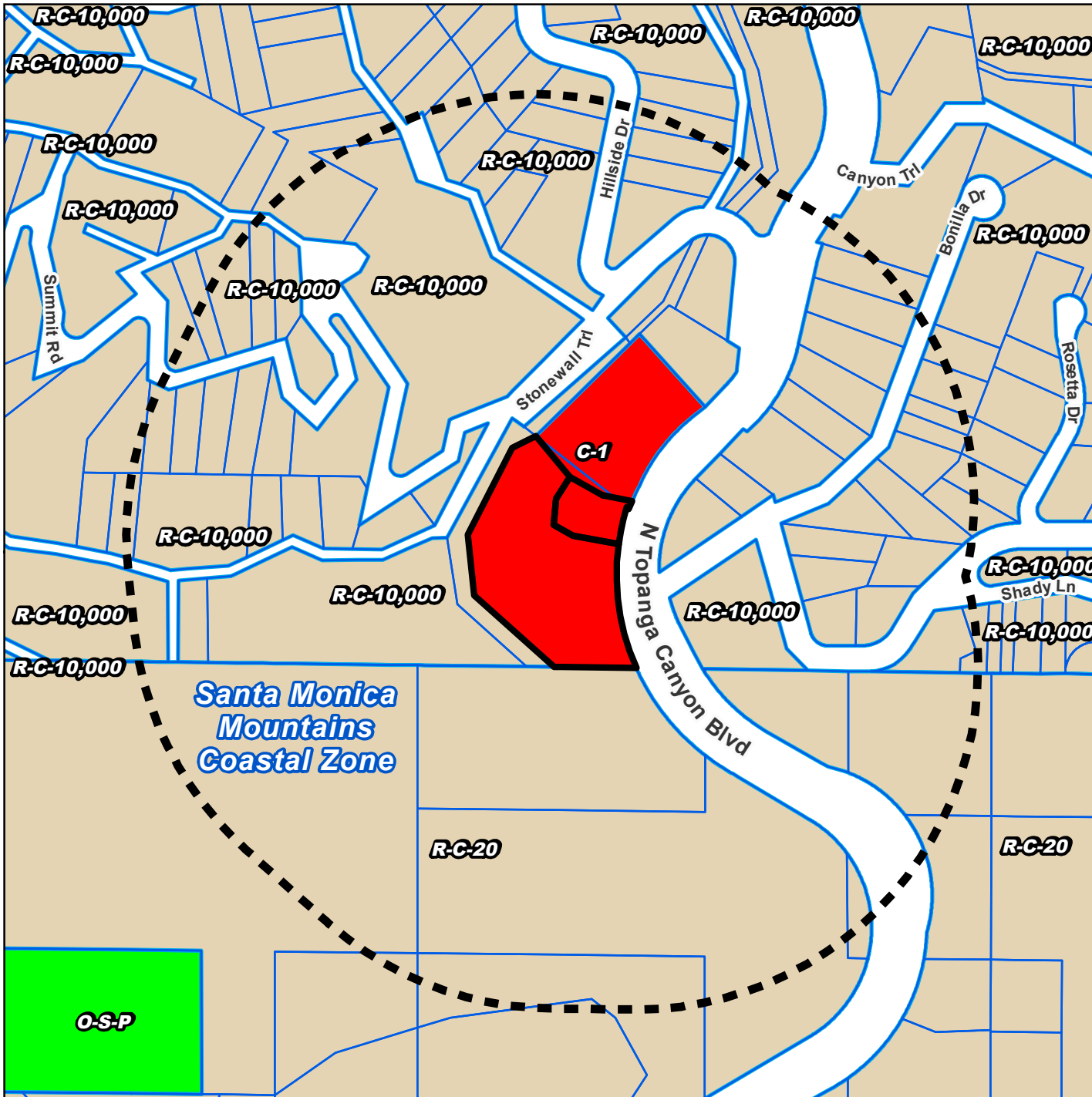


-  RL20 - Rural Lands (1 du / 20 ac)
-  OS-P - Open Space-Parks
-  RV - Rural Village



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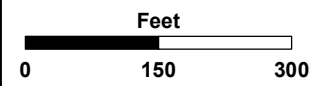
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

500-FOOT RADIUS MAP
 PROJECT NO. PRJ2022-001924
 ALCOHOL CUP RPPL2022005826

- R-C - Rural Coastal
- C-1 - Restricted Business
- O-S-P - Open Space - Parks



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