



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 ABC 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 ("ADA") 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:

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