

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 4, 2026

MEETING DATE: June 10, 2026 AGENDA ITEM: 11

PROJECT NUMBER: PRJ2022-001924

PERMIT NUMBER: Conditional Use Permit ("CUP") RPPL2022005826
Parking Permit ("PP") RPPL2025000906

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 1105 North Topanga Canyon Boulevard, Topanga,
CA

OWNER: Lance Roberts

APPLICANT: Ribbit Ribbit, LLC

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

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-001924, CUP RPPL2022005826 and PP RPPL2025000906, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

CONDITIONAL USE PERMIT:

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

PARKING PERMIT:

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

PROJECT BACKGROUND

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

After the distribution of the Report to the Regional Planning Commission dated May 28, 2026, Staff received additional public comments expressing concerns over the Project's request of serving a full line of alcoholic beverages for on-site consumption. Staff also received letters of support for the Project.

Report

Reviewed By: Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

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

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Correspondence from the public
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From: [Andrew Sheldon](#)
To: [Shawn Skeries](#)
Cc: ["Rebekah Pauly"](#)
Subject: RE: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)
Date: Monday, June 1, 2026 1:32:13 PM

CAUTION: External Email. Proceed Responsibly.

SS

Here is the ABC regulation showing a 100 ft limit. I have a problem that the proposed operation interferes with the quiet enjoyment of my property. Also, isn't this new construction? Who is the ABC contact?

California Code of Regulations, Title 4, Section 61.4

The ABC Rule 61.4 states that the Department will not issue an original retail license (or transfer an on-sale license to a new location) if the premises is located within 100 feet of a residence.

Key Details & Exceptions

- **Measurement & Scope:** The 100-foot distance is measured via a straight line from the closest edge of a residence (home, condo, apartment) to the closest edge of the proposed premises or its parking lot.
- **"Quiet Enjoyment" Exception:** Licenses may still be issued if the applicant proves the business will not interfere with the quiet enjoyment of nearby residents.

Regards,
Andrew Sheldon
310.570.7549

----- Original message -----

From: Andrew Sheldon <asheldon310@charter.net>
Date: 6/1/26 12:12 PM (GMT-08:00)
To: Shawn Skeries <:sskeries@planning.lacounty.gov>
Cc: 'Rebekah Pauly' <bekahpauly@yahoo.com>
Subject: RE: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)

I believe ABC needs to show a 200 ft radius for conformance to state requirements. Didn't they supply DRP with their own map with ALCOHOLIC BEVERAGE SALES FINDINGS?

Regards,
Andrew Sheldon
310.570.7549

From: [Andrew Sheldon](#)
To: [Shawn Skeries](#)
Cc: ["Rebekah Pauly"](#)
Subject: RE: Project No. PRJ2022-001924-(3) Conditional Use Permit No. RPPL2022005826 Parking Permit No. RPPL2025000906 (1105 North Topanga Canyon Boulevard)
Date: Monday, June 1, 2026 2:18:34 PM
Importance: High

CAUTION: External Email. Proceed Responsibly.

Finally, following up our previous message from earlier today To wit: please read Section 61.4 (it's short) published at Barclay's or

Notice that CCR Title 4, Section 61.4 is an active state regulation. So, please show us Applicant's burden of proof that the operation will not interfere with the quiet enjoyment of our property? Hard alcohol bars in Topanga have a long history of being noisy and disruptive to peace in the surrounding neighborhoods. I have lived in Topanga since 1964 and I know from experience.

I believe there is a serious omission in the staff report and staff recommendation. To be clear: we are vehemently opposed to the proposed distilled spirits license.

Please share this and our prior messages about this item with DRP management and the Planning Commissioners before the hearing. We request you amend the staff report and recommendation to recommend denial of the distilled spirits license.

Regards,
Andrew Sheldon
310.570.7549

LII > State Regulations > California Code of Regulations
> Title 4 - Business Regulations
> Division 1 - Department of Alcoholic Beverage Control
> Article 11 - Applications and Licenses
> **Cal. Code Regs. Tit. 4, § 61.4 - Proximity to Residences**

Cal. Code Regs. Tit. 4, § 61.4 - Proximity to Residences

State Regulations Compare

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

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

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

Distances provided for in this rule shall be measured by airline from the closest edge of any residential structure to the closest edge of the premises or the closest edge of the parking lot or parking area, as defined herein above, whichever distance is

shorter.

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

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

Notes

Cal. Code Regs. Tit. 4, § 61.4

1. New section filed 8-1-77; effective thirtieth day thereafter (Register 77, No. 32). For history of former section, see Register 61, No. 20.

2. Amendment filed 6-27-79 as an emergency; effective upon filing (Register 79, No. 26).

3. Certificate of Compliance filed 10-25-79 (Register 79, No. 43).

Note: Authority cited: Section 25750, Business and Professions Code; Section 22, Article XX, California Constitution. Reference: Section 23958, Business and Professions Code.

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From: [00350340 Cohen](#)
To: [Shawn Skeries](#)
Subject: Project PRJ2022-001924-(3), Hearing 6/10/26
Date: Friday, May 29, 2026 10:32:16 AM

CAUTION: External Email. Proceed Responsibly.

This is to register our objection to the granting of a conditional use permit for the sale of hard alcohol at Froggy's restaurant, 1105 No. Topanga Canyon Blvd., Topanga 90290.

As close neighbors, we anticipate the sale of distilled spirits will lead to noisy and disruptive behavior outside the restaurant in what is a quiet, peaceful, family-oriented neighborhood. In addition, the sale of distilled spirits on what is a demonstrably a dangerous highway could lead to an increase in serious accidents caused by impaired drivers.

Thank you for your consideration of this matter.

Sharon Cohen
Terence Gilbert
20929 Hillside Dr., Topanga, CA 90290

From: [charles dibona](#)
To: [Shawn Skeries](#)
Subject: Hearing for Froggys Restaurant
Date: Monday, June 1, 2026 4:23:31 PM

CAUTION: External Email. Proceed Responsibly.

Hello,

My name is Charles DiBona, and I am writing you and the planning department, on behalf of Froggys Restaurant in Topanga, Ca., as a voice in their hearing.

I am a resident of the west side of Los Angeles since 1963. I have been an owner of a small business for twenty years, a health care worker for eighteen years, and an apartment owner for fourteen years.

I have known Mr. Lance Roberts since we were in high school, in 1966. Mr. Roberts has always been an energetic, industrious, creative, fair, ambitious, and responsible person throughout all of his endeavors.

He has a history of caring for, understanding, and participation in the community of Topanga.

My wife and I, our extended families, and friends have many memories of enjoyable dinners and events we have celebrated at Froggys Restaurant, and we have been missing that part of our lives for a long time.

Being denied the the ability to open and operate a tax paying, employment creating and license paying business, for years, is shocking and unacceptable at this time.

Please , I implore your office to allow Froggys Restaurant to re-open for business.

Thank you for your consideration,

Charles DiBina

From: [S Oba](#)
To: [Shawn Skeries](#)
Subject: Permit for Froggy's Restaurant
Date: Monday, June 1, 2026 8:53:44 PM

CAUTION: External Email. Proceed Responsibly.

Hello -

My name is Sandy Oba and I am writing in support of the permit for Froggy's Restaurant in Topanga.

Froggy's was a popular mainstay for the area and a much needed restaurant for Topanga. Our family went there many times and we had many celebrations there with family and friends.

Our daughters even got their first jobs there when they were in high school.

These days independent restaurants are very needed businesses to support the community, providing jobs, a place for people to gather and enjoy great food and beverages, in addition to providing tax revenue to the city.

I hope you grant Lance Roberts and his Froggy's Restaurant his permit.

Sincerely,
Sandy Oba

From: [DRP Public Comment](#)
To: [Shawn Skeries](#); [Robert Glaser](#)
Cc: [DRP Public Comment](#)
Subject: FW: Froggy's restaurant Agenda Item #11
Date: Wednesday, June 3, 2026 12:53:15 PM

Hi Shawn,

Please see below.

Thank you,

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

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

From: Eileen Delehanty Pearkes <edpearkes@gmail.com>
Sent: Wednesday, June 3, 2026 12:13 PM
To: [DRP Public Comment](#) <comment@planning.lacounty.gov>
Subject: Froggy's restaurant Agenda Item #11

CAUTION: External Email. Proceed Responsibly.

I am not the applicant. My name is Eileen Delehanty Pearkes and I live in a 1910 historic cabin at 1237 Old Topanga Canyon Road, Topanga. I am writing to you at the above email: edpearkes@gmail.com.

The fires of January 2025 destroyed several Topanga heritage landmarks across from Topanga State Beach: The Bait Shack, The Reel Inn, and the Topanga Motel, to name a few. These heritage locations cannot be restored and are gone forever. They will be missed.

We are lucky that some canyon history did survive. Froggy's is an important landmark with a deep history connecting it to the American Legion. Please expedite the process you are engaged in, so that it can reopen and again host community gatherings.

Communities have souls, just like people. Topanga's unique character is already under threat from economic and social forces. Please help our community preserve what we can.

History matters!

Eileen Delehanty Pearkes

A Six-thousand Mile Search for Beauty, upcoming from [University of Nebraska Press](#) in 2027.