

June 11, 2026

Lance Roberts
1105 North Topanga Canyon Boulevard
Topanga, CA 90290

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

1105 NORTH TOPANGA CANYON BOULEVARD (ASSESSOR'S PARCEL NUMBER 4440-028-007 AND 006)

Dear Mr. Roberts:

The Regional Planning Commission (Commission), by its action of **June 10, 2026**, has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **June 24, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

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Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 974-0051, or sskeries@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink that reads "Rob Glaser". The signature is written in a cursive, flowing style.

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors
Alcoholic Beverage Control (Van Nuys Office)
Zoning Enforcement

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. A duly noticed public hearing was held on June 10, 2026, before the Commission. Staff provided a brief presentation. Staff also recommended some minor changes and corrections to the Conditions of Approval for the Project including the allowance of up to 132 persons capacity for the restaurant based on the 44 existing parking spaces shown on the submitted site plan. The Commission opened the public hearing for public comments. The representative for the Project, Sabrina Petrescu and Lance Roberts, provided testimony and made themselves available for questions. Testimony was also heard from approximately 25 members of the public both in support and opposition of the Project. The Commission subsequently then closed the public hearing, found the Project categorically exempt from CEQA, and approved the Project.

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 valet shuttle service. 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 Froggy's 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 approximately 115 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 be 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 space, 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 Topanga community and would contribute to the public's convenience and necessity.

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; 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

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CONDITIONAL USE PERMIT NO. RPPL2022005826
PARKING PERMIT NO. RPPL2025000906

FINDINGS

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2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022005826** and **PARKING PERMIT NO. RPPL2025000906**, subject to the attached conditions.

ACTION DATE: June 10, 2026

VOTE: Concurring: 5:0

Concurring: Louie, Duarte-White, O'Connor, Moon, Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

RG: ss

6/11/2026

- c: Commissioners Louie, Duarte-White, O'Connor, Moon, and Hastings, Zoning Enforcement, Building and Safety, Alcoholic Beverage Control

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

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 shuttle system 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

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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).

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

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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

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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

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

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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 Exhibit "A". Based on the 44 indicated parking spaces the occupancy load for the restaurant can be up to 132 persons.

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, 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.

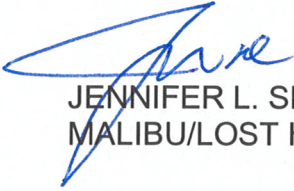
Attachments:

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

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 **TO:** SHAWN SKERIES, LOS
MALIBU/LOST HILLS STATION 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