

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	September 28, 2023	
HEARING DATE:	October 3, 2023	AGENDA ITEM: 5
PROJECT NUMBER:	2020-000436-(3)	
PERMIT NUMBER(S):	Conditional Use Permit RPPL2020000759 Parking Permit RPPL2021010465	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	128 Old Topanga Canyon Road, Topanga	
OWNER:	Ralph and Lucile Yaney	
APPLICANT:	Ronald Mass	
CASE PLANNER:	William Chen, AICP, Senior Regional Planner wchen@planning.lacounty.gov	

This agenda item is a request to expand existing alcohol sales from beer and wine to a full line of beer, wine, and spirits and to authorize tandem parking with valet service at Inn of the Seventh Ray, an existing restaurant located in the Santa Monica Mountains Coastal Zone.

The Department of Public Works ("DPW") has cleared the Project for public hearing with conditions of approval. The attached line-of-sight plan dated August 7, 2023, was approved by DPW and the attached plan dated September 21, 2023, was revised to better illustrate the parking layout that will be maintained as approved by DPW. The findings and conditions were last provided to the Hearing Officer on July 20, 2021, and need to be updated. The updated findings and conditions will be provided on Monday, October 2, 2023.

If you have any questions or need additional information, please contact William Chen at wchen@planning.lacounty.gov.

Report
Reviewed By: M. Glaser for Robert Glaser
Robert Glaser, Supervising Regional Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	DPW Clearance Letter – September 20, 2023
EXHIBIT B	Site Plan – September 21, 2023



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

September 20, 2023

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention William Chen

FROM: James Chon 
Land Development Division

PARKING PERMIT (RPPL2021010465)
128 OLD TOPANGA CANYON
ASSESSOR'S MAP BOOK 4450, PAGE 6, PARCEL 23
UNINCORPORATED SANTA MONICA MOUNTAINS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed valet parking project associated with an existing restaurant.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Provide and continuously maintain the stopping line of sight, commensurate with a design speed of 35 miles per hour (250 feet), in both directions on Old Topanga Canyon Road per the approved Line-of-Sight Exhibit. Any obstruction such as walls and landscaping or parked vehicles along the property frontage affecting the line of sight shall be limited to a maximum of 3.5 feet high. The line of sight should be shown on the site plan, landscape plan, and grading plan.
- 1.2. Submit street improvement plans, through EPIC-LA under "Public Improvement Plans: Street Plans," to Public Works for review and approval for work within the public right of way relating to the proposed modified driveway approach as depicted in the approved site plan.

Rob Glaser
September 20, 2023
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For questions regarding the street condition, please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2021010465 - 128 Old Topanga Canyon\2023-09-20 Submittal\DPW_Cleared_2023-09-20_RPPL2021010465.docx



RESTAURANT SIGN PHOTOGRAPH

250 FT. LINE OF SIGHT FOR
35 M.P.H. STOPPING SIGHT DISTANCE

COUNTY PROPERTY
APN: 4445-006-900
RENTAL AGREEMENT No. 93-12

PARKING REQUIREMENTS

PARKING SPACES REQD.	42 PARKING SPACES
PARKING SPACES PROVIDED 21 STANDARD SPACES	40 PARKING SPACES PROVIDED: 19 COMPACT SPACES (40% OF REQD.) 19 STANDARD SPACES 2 ACCESSIBLE SPACES
	TOTAL 40 PARKING SPACES

BICYCLE REPLACEMENT	2 PARKING SPACES w/ 2 LONG TERM & 2 SHORT TERM
TOTAL PROVIDED (CAR & BICYCLE)	42 PARKING SPACES



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Architects, Inc.

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Sheet Title

PARKING
PLAN
1"=40'-0"

Job Name

INN OF THE
SEVENTH RAY
PARKING LAYOUT

136 OLD TOPANGA CANYON BLVD.
TOPANGA, CA 90230

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Date-Revs.

3-27-2023
8-07-2023

Sheet

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VALET PARKING PLAN

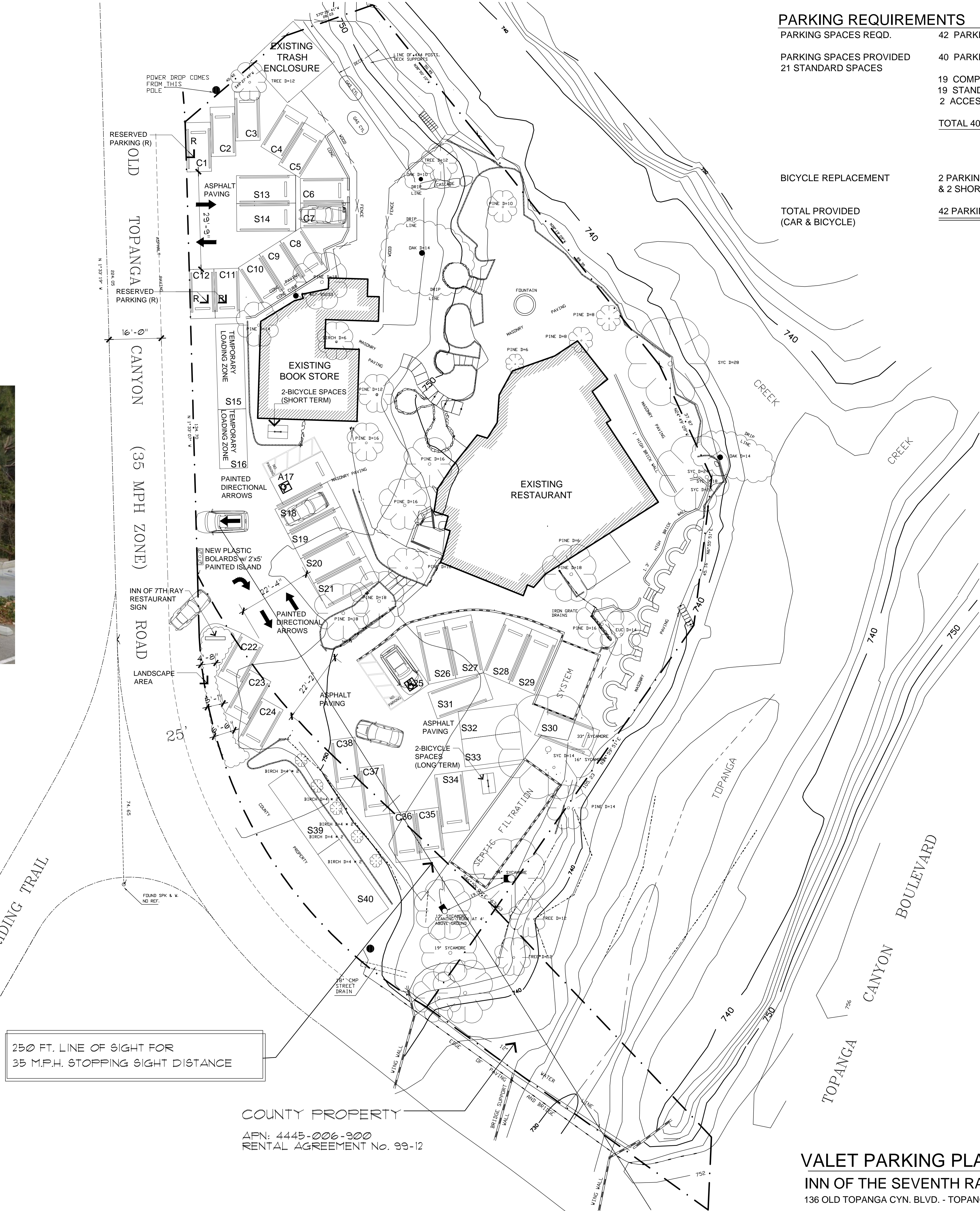
INN OF THE SEVENTH RAY
136 OLD TOPANGA CYN. BLVD. - TOPANGA .

SCALE: 1/16" = 1'-0"

INN OF THE SEVENTH RAY



RESTAURANT SIGN PHOTOGRAPH



PARKING REQUIREMENTS

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Date-Revs.

3-21-2023
8-01-2023
9-21-2023

Sheet

A-1

VALET PARKING PLAN

INN OF THE SEVENTH RAY

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SCALE: 1/16" = 1'-0"

