

## SUPPLEMENTAL REPORT TO THE HEARING OFFICER

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DATE ISSUED:	November 6, 2023	
HEARING DATE:	November 7, 2023	AGENDA ITEM: 4
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	

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This agenda item is a request to expand existing alcoholic beverage 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.

Staff received public comment on November 5, 2023, pertaining to this item. In the correspondence, the member addressed potential land use violations in the form of off-site parking associated with restaurant operations. The member then inquired whether a permit is needed to create off-site parking. While staff currently does not have a specific location of the alleged off-site parking, this matter has been forwarded to the Land Use Regulation Division for investigation and follow up. Depending on the property's zoning classification, off-site parking could be a permitted use with approval of either a Coastal Development Permit or Parking Permit.

Staff recommends the following motion:

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND REMOVE CONDITIONAL USE PERMIT NUMBER RPPL2020000759 AND PARKING PERMIT NUMBER RPPL2021010465 FROM THE HEARING OFFICER CALENDAR.**

If you have any questions or need additional information, please contact William Chen at [wchen@planning.lacounty.gov](mailto:wchen@planning.lacounty.gov).

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Report  
Reviewed By: Shawn Skeries FOR  
Robert Glaser, Supervising Regional Planner

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

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LIST OF ATTACHED EXHIBITS	
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EXHIBIT A	Email public comment dated November 5, 2023.
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**From:** [Andrea Crawford](#)  
**To:** [nis@planning.lacounty.gov](mailto:nis@planning.lacounty.gov)  
**Cc:** [William Chen](#); [Roger Pugliese](#)  
**Subject:** Inn of Seventh Ray: Hearing for CUP RPPL2020000759, Parking Permit RPPL2021010465 Hearing Nov7  
**Date:** Sunday, November 5, 2023 9:59:44 PM

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**CAUTION: External Email. Proceed Responsibly.**

Mr. McGinnis,

May I reintroduce myself to you. My name is Andrea Crawford and I live at 282 Old Topanga Canyon Road. I spoke with you this summer when you were assigned my request to investigate an off-site parking lot being established by the Inn for overflow parking. The property is located on Old Canyon Road about 1/4 mile west of the Inn.

My query in June raised important issues of establishing a parking lot on this site. You can refer to my original e-mails, but in short:

1. Is a permit required to establish an off-site parking lot for an established business located elsewhere in the vicinity?
2. Since the parcel is located adjacent to and 6 feet above the creek bed, I believe it has the potential of introducing containments.
3. I raised the issue that a safety hazard is likely to be created for vehicles travel east or west on Old Canyon Road as well as the vehicles entering and leaving this site.

As we discussed by phone, while you didn't see signs of a parking lot being established when you made your weekday visit, I pointed out that the lot is used on weekend days so you would not see parking on weekdays. Though no further action was taken at that time, I requested that the inquiry be retained in County files.

As to the CUP before you on Tuesday:

As the CUP requires approval of a parking permit to reconfigure existing parking at the Inn, I assume this is a proposed remedy to enable additional cars to park on site. However, since the valet service already uses the off-site parcel for overflow parking on selected weekends, they currently lack sufficient on-site parking to accommodate existing cliental. A proposal to allow tandem parking supposedly to create more parking at any one time does not address the fact that they already lack on-site parking.

I believe the concerns I raised in June remain to be considered: Is a permit needed to create an off- site parking lot on this parcel and in doing so likely introduce contaminants into creek bed? Finally, and perhaps most importantly, I believe an evaluation is critical to address the hazards this parking lot will create for traffic traveling along Old Canyon Road as well as to vehicles entering and leaving the lot.

Thank you for your attention to these matters.

Andrea Crawford

The 5 photos were taken in 2023 on June 17, June 17, Oct 8, Oct 14, and Oct 21







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