

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: May 4, 2026

MEETING DATE: May 5, 2026 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2022-002115-(3)

PERMIT NUMBER: Variance No. RPPL2022006560

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2266 North Topanga Canyon Boulevard, Topanga

OWNER: Shidan Taslimi

APPLICANT: Sean Nguyen

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

RECOMMENDATION

LA County Planning staff (“Staff”) recommends **CONTINUANCE** of Project Number PRJ2022-002115-(3), Variance Number RPPL2022006560, without opening the public hearing, to July 7, 2026.

Staff recommends the following motion:

CONTINUANCE:

I, THE HEARING OFFICER, CONTINUE VARIANCE NUMBER RPPL2022006560, WITHOUT OPENING THE PUBLIC HEARING, TO JULY 7, 2026.

PROJECT BACKGROUND

This agenda item is a request authorize the following development within the protected zone of a significant ridgeline (“Project”) pursuant to County Code Section 22.336.100 (Modification of Development Standards) and County Code Chapter 22.194 (Variances):

- Construction of a new swimming pool with a spa and a retaining wall
- Approval of existing unpermitted structures, including a 315-square-foot addition to an existing single-family residence and a 69-square-foot addition to an accessory structure

The Project will also have a total of 246 cubic yards of grading (86 cubic yards cut, 160 cubic yards fill) with 74 cubic yards to be imported.

After the distribution of the Report to the Hearing Officer dated April 23, 2026, Staff received a public comment expressing concerns over unpermitted demolition and reconstruction, fraudulent parcel creation, and potential cultural resource conflicts.

Staff recommends that this item be continued, without opening the public hearing, to July 7, 2026, to provide time for Staff to investigate the concerns and to work with the applicant as needed to address the concerns.

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	
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EXHIBIT A	Correspondence from the public
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May 4, 2026

Shawn Skeries, Case Planner
Los Angeles County Department of Regional Planning
320 W. Temple Street, Los Angeles, CA 90012
Phone: (213) 974-0051
Email: sskeries@planning.lacounty.gov

RE: Project No. PRJ 2022-00215-(3), I.D. No. 824 5573-9842
Subject Property: 2266 North Topanga Canyon Blvd, APN 4434-012-037

Dear Mr. Skeries:

I am writing in my capacity as an adjacent property owner at 2200 North Topanga Canyon Blvd to formally object to any final determination by Los Angeles County regarding the above-referenced project. I have a direct and long-standing connection to the subject property and possess firsthand knowledge of serious irregularities in its development history that I respectfully urge the Department to investigate before taking any action.

I. Standing and Background

I purchased an adjacent 3.5-acre parcel at 2200 North Topanga Canyon Blvd in 1979 and have been directly acquainted with the subject property—2266 North Topanga Canyon Blvd, APN 4434-012-037—for approximately sixty years. Since 1969, I regularly visited the prior long-term occupant, Eleanor Covington, who resided at the property from at least the 1950s and was familiar with its history, landscape, and features.

II. Unpermitted Demolition and Reconstruction

Eleanor Covington's original Spanish-style residence, constructed in 1940 in a lawful location on the parcel, has been completely demolished. The then-owner of the property, Christopher James Gutierrez (a retired municipal fire captain), along with his son, carried out this demolition covertly—at night—to avoid detection. The demolition debris was concealed under surrounding brush to prevent aerial observation. A new structure was subsequently constructed without building permits in a restricted area on the parcel, near the ridge crest, in a location materially different from where the original house stood.

The new structure has been misrepresented to authorities and the public as Eleanor Covington's original 1940 residence. This representation is false. There are no auxiliary buildings that would qualify as an addition or extension to any existing permitted structure; any such claim is without factual basis.

Physical evidence supporting these assertions includes:

- The visible remnants of Eleanor Covington's original foundation, which remain on the parcel and are discernible in current aerial photographs.
- The distinct area of disturbed earth west of the current driveway, which marks the original house site.

- The destruction of a prominent windmill water pump—a recognized Topanga Canyon landmark visible from Topanga Canyon Blvd—that stood adjacent to the original residence.
- Aerial photographs predating the demolition that document the original structure's location and features, which differ substantially from the current structure's location.

III. Alleged Facilitation by County Personnel

Mr. Gutierrez disclosed to me that the construction proceeded without permits through arrangements allegedly made by John H. MacNeil (a former Los Angeles County Surveyor and adjacent property owner at 2330 North Topanga Canyon Blvd) and Ron Dockery, whom Mr. Gutierrez identified as a Los Angeles County employee complicit in the scheme. Mr. Gutierrez further stated that Mr. MacNeil was the principal architect of the overall land use scheme. Additionally, Mr. Gutierrez stated that the street address on Topanga Canyon Blvd was deliberately altered to misdirect any responding authorities.

I report these statements as representations made directly to me by Mr. Gutierrez. He is believed to last know to reside in Colorado and may be a willing source of information for the Department or appropriate investigative agencies.

IV. Subsequent Sale and Evidence Removal

According to Mr. Gutierrez, the property was sold to Shidan Taslimi for approximately \$1.2 million in cash in or around 2016 (Instrument No. 20160638924). Following the sale, Mr. Taslimi arranged for the removal of multiple truckloads of construction debris that had been concealed on the property under vegetation, along with native soil and materials. I personally observed this work being performed by a substantial crew of workers.

V. Fraudulent Parcel Creation and Land Annexation

In approximately 1983 or 1984, a 4.4-acre parcel was created through Caltrans (the State of California), in which a portion of APN 4434-012-037 was incorporated. I am informed and believe that this parcel creation was orchestrated to generate collateral for a fraudulent real estate loan, with the involvement of John H. MacNeil. Most Los Angeles County enforcement agencies appear to be unaware of this fact.

Additionally, Mr. MacNeil appears to have annexed a significant portion of Eleanor Covington's original lot—APN 4434-012-037—into his adjacent parcel at 2330 North Topanga Canyon Blvd. The basis for this annexation has not been explained or justified through any lawful process within my knowledge.

I note that the residence constructed by Mr. MacNeil at 2330 North Topanga Canyon Blvd is situated at or near the ridge crest. It is unclear whether this structure is compliant with the same California state real estate laws and setback requirements that apply to other property owners in the area.

VI. Potential Cultural and Archaeological Resources

Eleanor Covington shared with me, during her lifetime, that she had discovered ancient indigenous stone tools on the property and believed she had identified what she described as Chumash pictographic art. She believed a Chumash village may have once existed at this location. Given the extent of grading and construction activity undertaken without permits, there is a reasonable basis to be

concerned that potential cultural or archaeological resources may have been disturbed or destroyed. The Department may wish to coordinate with appropriate state or tribal agencies regarding this matter.

VII. Pending State and Federal Investigations

I am informed that California State and Federal agencies are conducting investigations related to properties in this area, though those investigations have not yet been concluded. I respectfully urge Los Angeles County to coordinate with those agencies and to refrain from making any final determinations regarding this project until such investigations are complete. A final County decision rendered before those proceedings conclude risks compounding existing irregularities, creating additional complexity, and exposing the County to extended litigation.

VIII. Formal Objection and Request for Action

Based on the foregoing, I formally and strongly object to any final land use decision by Los Angeles County concerning 2266 North Topanga Canyon Blvd, APN 4434-012-037, until the following matters have been addressed:

- Completion of pending State and Federal agency investigations related to this property and surrounding parcels.
- Verification of permit records for the existing structure, and confirmation that no unpermitted construction has been falsely represented as permitted work.
- Review of aerial photograph archives to confirm the location and date of demolition of the original 1940 residence.
- Investigation into the alleged involvement of County personnel in facilitating unpermitted construction and fraudulent land use representations.
- Investigation into the alleged annexation of portions of APN 4434-012-037 by the adjacent parcel owner.
- Coordination with appropriate state or tribal historic preservation offices regarding potential Chumash cultural resources.

I am submitting with this letter: (1) an aerial photograph of 2266 and 2330 North Topanga Canyon Blvd showing the current structure near the ridge crest and the remnants of the original house site west of the driveway, and (2) a Los Angeles County Parcel Map from 2006 showing the original dimensions of Eleanor Covington's parcel.

I am prepared to cooperate with the Department and any appropriate investigative bodies. I believe that a thorough review of this matter will confirm the accuracy of the information I have provided. I strongly urge the Department not to allow procedural momentum to override the obligation to ensure that land use decisions in this matter are grounded in lawful, accurate, and transparent information.

Thank you for your attention to this matter.

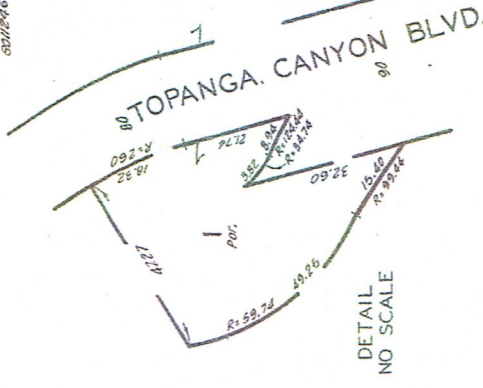
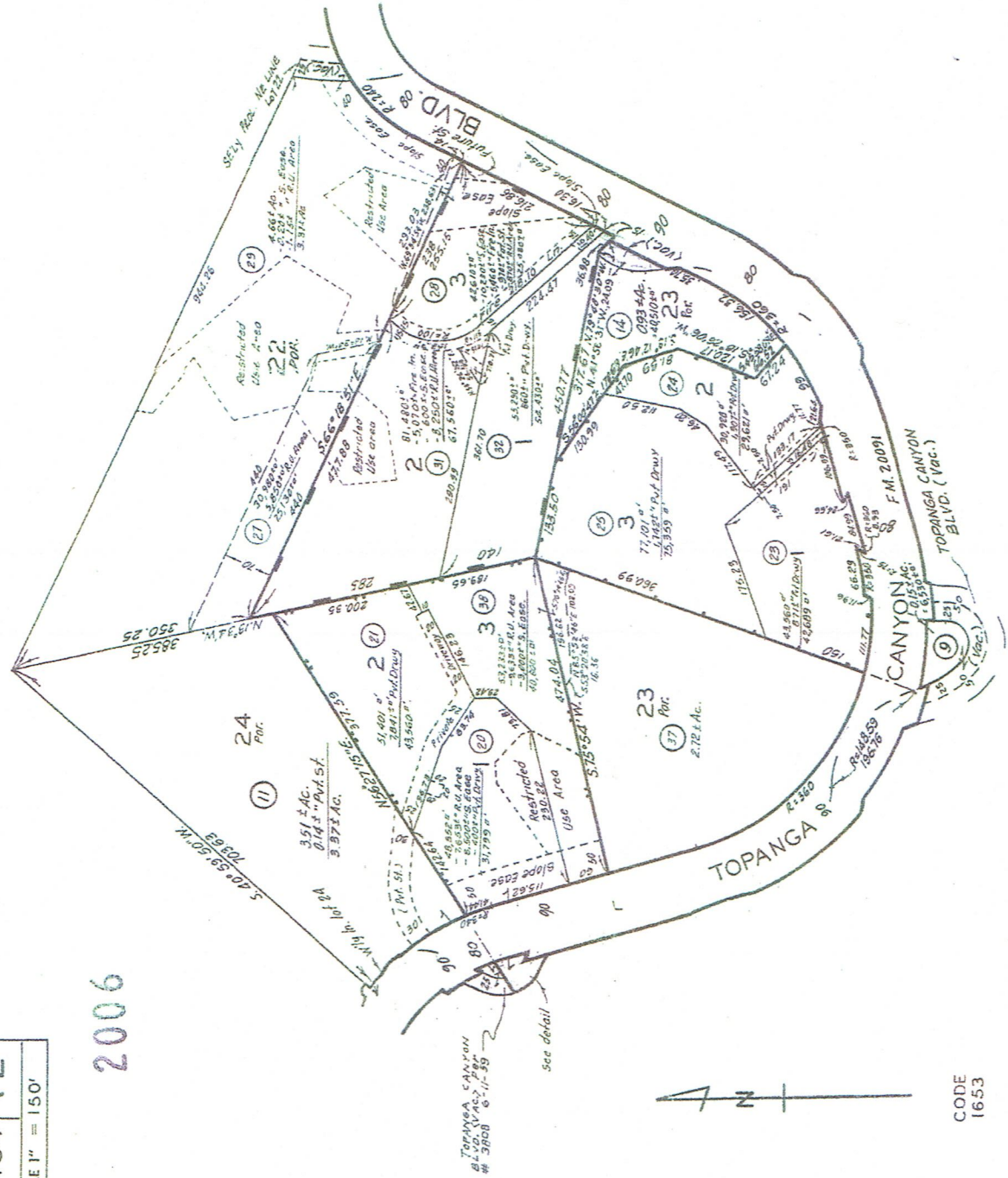
Respectfully submitted,
Kirk Morrow
Adjacent Property Owner
2200 North Topanga Canyon Blvd., Topanga, CA



4434 | 12
 SCALE 1" = 150'

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PARCEL MAP
 P.M. 129-28-29

TRACT NO. 3729
 M.B. 41-17-20

PARCEL MAP
 P.M. 75-58-59

PARCEL MAP
 P.M. 93-3-4