

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	June 25, 2026	
MEETING DATE:	July 7, 2026	AGENDA ITEM: 3
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

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 PRJ2022-002115-(3), Variance Number RPPL2022006560, 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, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

VARIANCE:

I, THE HEARING OFFICER, APPROVE VARIANCE NUMBER RPPL2022006560 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT BACKGROUND

This agenda item is a request to 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 recommended 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.

The applicant submitted historical images attached as Exhibit B showing the current structure in the location as depicted in aerial imagery from 1947 and 2024. Staff conducted an investigation into the claim of the fraudulent parcel creation. A Certificate of Compliance for Lot Line Adjustment attached as Exhibit A was authorized as document number RLLA200400014 by LA County Planning to establish the legality of the parcel. In addressing the potential cultural resource conflicts, CEQA does not require Tribal Consultation when the Project qualifies as a categorically exemption.

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	Certificate of Compliance for Lot Line Adjustment
EXHIBIT B	Historical images

This page is part of your document - DO NOT DISCARD

04 2938120

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

8:04 AM NOV 12 2004

TITLE(S) : _____



FEE

FEE \$16	N
DAF \$2	
C-20	4

D.T.T

CODE

20

CODE

19

CODE

9 _____

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

Name John Mac Neil

Mailing
Address 2330 North Topanga Canyon Blvd

City, State
Zip Code Topanga, Calif 90290

04 2938120 ✓

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE(S)

Certificate of Compliance for Lot Line Adjustment

RLLA 2004 00014

THE SUBJECT APPROVED LOT LINE ADJUSTMENT MAY BE RESCINDED BY THE DEPARTMENT OF REGIONAL PLANNING UNLESS COPIES OF RECORDED CONVEYANCE DEEDS ARE RECEIVED BY THE DEPARTMENT WITHIN 120 DAYS FOLLOWING ITS RECORDATION

THE CONVEYANCE DEEDS ARE REQUIRED BY SECTION 66412 OF THE CALIFORNIA SUBDIVISION MAP ACT TO BE RECORDED FOR EACH LOT THAT HAS HAD A LOT LINE ADJUSTED. THE LOT LINE ADJUSTMENT DOES NOT BECOME EFFECTIVE AND WILL NOT BE REFLECTED ON ASSESSOR'S PARCEL MAPS UNTIL THE RECORDING OF THE CONVEYANCE DEEDS HAS BEEN COMPLETED

EACH CONVEYANCE DEED MUST INCLUDE A REVISED LEGAL DESCRIPTION WHICH ACCURATELY REFLECTS THE NEW LEGAL DESCRIPTIONS INCLUDED WITH THE RECORDED LOT LINE ADJUSTMENT.

PROPERTY OWNERS ARE ADVISED TO NOTIFY THEIR LENDERS PRIOR TO RECORDING CONVEYANCE DEEDS



RECORDING REQUESTED BY
Department of Regional Planning
320 West Temple Street
Room 1390 Hall of Records
Los Angeles, California 90012

AND WHEN RECORDED MAIL TO

Name John Mac Neil

Street 2330 N TOPANGA CYN BLVD

City TOPANGA, CA 90290

ORIG. SIGN # 227

04-2938120

3

SPACE ABOVE THIS LINE FOR RECORDERS USE

CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT

CERTIFICATE OF COMPLIANCE NO 200400014

I/We the undersigned owner(s) of record in the following described property within the unincorporated territory of the County of Los Angeles, hereby REQUEST to adjust existing property lines of the following described parcels

John H. Mac Neil
Signature

JOHN H MAC NEIL

Name (typed or printed)

X *Brian Dale Gibson*
Signature

BRIAN DALE GIBSON

Name (typed)

Date

Patricia A. Mac Neil
Signature

PATRICIA A MAC NEIL, Trustees of the Mac Neil Family Trust dated 10/24/94

Name (typed or printed)

Signature

Name (typed)

Date

Signature

Name (typed or printed)

Signature

Name (typed)

Date

LEGAL DESCRIPTION OF NEW PARCELS (TYPED)

PARCEL 1 apn# 4434-012-038

Parcel 3 as shown on map of Parcel Map No 7560 filed in Book 93 pages 3 and 4 of Parcel Maps in the office of the County Recorder of the County of Los Angeles and that portion of Lot 23 as shown on map of Tract No 3729 recorded in Book 41 pages 17 through 20 of Maps in the office of the County Recorder of the County of Los Angeles described as follows

Beginning at the most northerly corner of said Lot 23, thence along the northerly line of said Lot 23, S.75°49'12"W 196.62 feet, thence S 53°20'38"E 16.36 feet, thence N 85°52'46"E. 108 09 feet, thence S.76°14'46"E 51 66 feet to a point in the easterly line of that land described in deed to Andrew Loo recorded April 14, 2000 as instrument No. 00-0564160 in the office of the County Recorder of said County, said point being S 17°54'31"W 78.00 feet from the true point of beginning, thence N 17°54'31"E 78 00 feet to the point of beginning

CERTIFICATE OF COMPLIANCECONTINUATION No. 200400014**PARCEL 2** apn # 4434-012-037

That portion of Lot 23 as shown on map of Tract No 3729 recorded in Book 41 pages 17 through 20 of Maps in the office of the County Recorder of the County of Los Angeles described as follows

Beginning at the common corner of Lots 22, 23 and 24 in said Tract No. 3729, thence southwesterly along the northerly line of said Lot 23, 523 10 feet more or less to the easterly line of Topanga Canyon Road as shown on the map of said tract, thence southeasterly along said Topanga Canyon Road, being the southwesterly line of said Lot 23 a distance of 586 feet more or less to the southeasterly end of a curve concave southwesterly and having a length of 196 76 feet on said map, thence northeasterly on a direct line to the point of beginning

EXCEPT therefrom that portion described as follows.

Beginning at the most northerly corner of said Lot 23, thence along the northerly line of said Lot 23, S 75°49'12"W 196 62 feet, thence S 53°20'38"E 16.36 feet, thence N 85°52'46"E 108.09 feet, thence S 76°14'46"E 51 66 feet to a point in the easterly line of that land described in deed to Andrew Loo recorded April 14, 2000 as instrument No 00-0564160 in the office of the County Recorder of said County, said point being S 17°54'31"W 78 00 feet from the true point of beginning, thence N 17°54'31"E 78 00 feet to the point of beginning

ALSO EXCEPT therefrom that portion thereof taken by the County of Los Angeles, State of California, for road purposes, and described in Book 7156 page 332 of Official Records.

Owner(s)

Page

CERTIFICATE OF COMPLIANCE

CONTINUATION

CERTIFICATE OF COMPLIANCE NO 2004 00014

CERTIFICATE OF COMPLIANCE

Pursuant to the provisions of the Subdivision Map Act (Sec66410 et Seq , Government Code, State of California) and the County Subdivision Ordinance (Title 21 of the Los Angeles County Code) I hereby certify that I have reviewed the above described division of real property and have found it to be in conformance with all requirements of the Subdivision Map Act and of the County Subdivision Ordinance

DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles
James E Hartl, AICP
Director of Planning



DEPARTMENT OF REGIONAL PLANNING

By James E. HartlTitle Director of PlanningDate November 10, 2004



2266 N Topanga Cyn Blvd.

1947



2266 N Topanga Cyn Blvd.

2024