



PROJECT NUMBER PRJ2022-002115-(3)
HEARING DATE May 5, 2026
REQUESTED ENTITLEMENTS
Variance No. RPPL2022006560

PROJECT SUMMARY

OWNER / APPLICANT
Shidan Taslimi / Sean Nguyen

MAP/EXHIBIT DATE
08/31/2023

PROJECT OVERVIEW

The applicant requests a Variance for the construction of swimming pool with spa, decking, retaining wall, and legalize after-the-fact unpermitted additions including a 315 square-foot addition to the single-family residence and a 69 square-foot addition to an accessory structure. The project will have a total of 246 cubic yards of grading (86 cubic yards cut, 160 cubic yards fill) with 74 cubic yards to be imported. A Variance is required pursuant to Section 22.336.100 due to development within the protected zone of a significant ridgeline.

LOCATION
2266 North Topanga Canyon Boulevard, Topanga

ACCESS
Private driveway directly off Topanga Canyon Boulevard

ASSESSORS PARCEL NUMBER(S)
4434-012-037

SITE AREA
2.7 acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains North Area Plan

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL5 (Rural Land—One dwelling Unit Per Five Acres Maximum Density)

ZONE
A-1-5 (Light Agricultural—Five-Acre Minimum Required Area)

PROPOSED UNITS **MAX DENSITY/UNITS**
N/A One dwelling unit

COMMUNITY STANDARDS DISTRICT
Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 3—New Construction or Conversion of Small Structures, Class 4—Minor Alterations to Land)

KEY ISSUES

- Consistence with the Santa Monica Mountains North Area Plan
- Satisfaction with the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.16.030-C (Accessory Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones)
 - 22.16.050 (Development Standards for Zones A-1 and A-2)
 - 22.194.020.J (Variances Applicability)
 - 22.194.050 (Findings and Decision)
 - 22.336.070.R (Community-Wide Development Standards. Scenic Resource Areas.)
 - 22.336.090 (Area Specific Development Standards. Topanga Canyon Area.)
 - 22.336.100 (Modification of Development Standards)

CASE PLANNER:
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