

**SUPPLEMENTAL  
REPORT TO THE REGIONAL  
PLANNING COMMISSION**

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DATE ISSUED:	December 3, 2024	
HEARING DATE:	December 4, 2024	AGENDA ITEM:5
PROJECT NUMBER:	R2014-0025-(5)	
PERMIT NUMBER(S):	Vesting Tentative Tract Map No. 072630	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	Hasley Canyon Road and Burlwood Drive	
OWNER/APPLICANT:	Claremont Homes/Imad Aboujawdah	
PUBLIC MEETINGS HELD:	2 of 5	
DEEMED COMPLETE STATUS:	The Project is not deemed complete because the application materials submitted are not complete.	
CASE PLANNER:	Phillip Smith, Senior Regional Planner psmith@planning.lacounty.gov	


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**COMMENTS:**

This report provides your Commission with three additional pieces of correspondence received by staff regarding this project. All three e-mail messages are in support of L.A. County Planning staff's recommendation that the project be denied.

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Report  
Reviewed By:   
Joshua Huntington, AICP, Supervising Regional Planner

Report  
Approved By:   
Susie Tae, AICP, Assistant Deputy Director

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**LIST OF ATTACHED EXHIBITS**

EXHIBIT A	Correspondence Received
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Los Angeles County Regional Planning Commission  
320 W. Temple Street  
Los Angeles CA 90012

December 2, 2024

Beau and Tina Janzen  
22006 Mecate Drive  
Santa Clarita, CA 91350

Re: Project number **R2014-00025-(5)**

To whom it may concern:

We wish to express our concerns regarding The Claremont Companies' development, The Reserve at Hasley Canyon, and its potential overuse of the easements on our property. Our property is located at 30980 Hasley Canyon, which is on the southwest corner of Hasley Canyon and Burlwood Drive.

We have consulted with our attorney, Dominic Signorotti, who has reviewed the title documents for our property and has reassured us that we have valid concerns about the expected use and how the development may be impacting the easements on our property and Hasley Canyon in general.

Given that Hasley Canyon is a high fire risk area, it seems irresponsible to exceed the low density threshold of thirteen residences on a rural hillside. Exceeding this number by over three and a half times, with all those residents having to share a small winding road for evacuation seems like a serious safety hazard by design for the sake of profit for The Claremont Companies.

In the presentation booklet we have seen from The Claremont Companies outlining the plans for The Reserve at Hasley Canyon, it appears that they intend to not simply pave Burlwood Drive as a public road with necessary grading, but to fully landscape the regions marked for grading easements, to construct a hiking trail with ornamental fencing at the property line, to erect signage to indicate the entrance to the development that would be feet from our driveway, and to locate a guardhouse on Burlwood at our property line. In our opinion, this is an overuse of the easement. The easement to pave Burlwood does not extend to the installation of custom landscaping, hiking paths with ornamental fencing, much less erecting signage and a guard gate and call box. If Burlwood is dedicated as a public street, then it is as a source of ingress and egress, not to be included as a spill out of any design plans for their development. According to our attorney, there are easements for the building of the public road with public access to the road, but there is nothing in the easement giving them permission to landscape, erect signage, or build a guard gate at the property line.

Hasley Canyon is designated as a dark canyon and, in building our own home, we have had to work to comply with the rules that a dark canyon requires so that light pollution is at a bare minimum. Our concern is that, with the potential for 40+ houses in that area and the addition of so many cars whose lights will shine across our property, we don't see anything in the literature to suggest that measures will be taken to mitigate light pollution. In order to maintain the dark canyon, we would be strongly opposed to street lighting along Burlwood, lighting and signage at the entrance to Burlwood, and a guard gate next

to our property line that would obviously require lighting, going against the intent of the dark canyon in the first place.

We are concerned about the additional traffic this will also cause for Hasley Canyon. For the most part, Halsey Canyon is a narrow, two lane road that winds through the canyon with many blind turns. Without speed bumps, there is already a problem with speeding and driving in a less than cautious manner. We worry that with the addition of so many new residences coming to the end of the canyon, this will generate a serious safety hazard for this road that we all must share.

We are against the removal of 16 protected coastal live oak trees that the Claremont Companies are seeking permits to remove. Our ten acre property and the surrounding areas are rife with wildlife from deer and coyotes to bobcats and a resident mountain lion. Coastal live oaks are an invaluable part of the ecosystem here and the removal of these trees shows a profound lack of understanding of how the canyon is utilized by wildlife whose habitats are continually being encroached upon. With the increased fire hazard caused by the exceeding of the low-density threshold, it also seems irresponsible to remove coastal live oaks which are essential in mitigating the spread of fire. In building our single family home on our 10 acre property, we redesigned our driveway several times to accommodate the coastal live oaks at the edge of the property. In addition, we did extensive planning to ensure that our property remains dark, preserving the beauty of the night time sky and worked diligently to prevent light pollution. We feel the Claremont Companies should do the same to preserve these protected trees and do all they can to mitigate light pollution that seems inevitable with the current plans.

Finally, we would like to inquire as to what type of disclosures the Claremont Company will make when selling these properties to prospective buyers. Currently, the Chaquita Landfill is polluting the air in and around the Castaic and Val Verde communities and out of concern for prospective neighbors and protection of the public interest, we feel a developer should be required to fully apprise prospective owners of the risks involved in buying in an area that is currently involved in upheaval related to the landfill.

In conclusion, The Claremont Companies' website speaks of their core values of honor, integrity and gratitude, but we are given little assurance by their suggested plans that they intend to respect the established norms of Hasley Canyon, gratuitously overreach on the intention of the easements on our property, and create a serious safety hazard for all residents of the canyon.

Thank you for your attention to our concerns,

Beau and Tina Janzen  
[beaujanzen@yahoo.com](mailto:beaujanzen@yahoo.com)  
[tinajanzen1@yahoo.com](mailto:tinajanzen1@yahoo.com)  
310-902-7019

## Phillip Smith

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**From:** beau janzen <beaujanzen@yahoo.com>  
**Sent:** Monday, December 2, 2024 7:59 PM  
**To:** Phillip Smith  
**Subject:** Concerns over project number R2014-00025-(5)  
**Attachments:** HasleyCanyonConcerns\_Janzen.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Mr. Smith,

We are submitting a letter with our concerns over project number R2014-00025-(5), a development proposed at Hasley Canyon and Burlwood Drive within the Santa Clarity Valley Planning Area.

Unfortunately, my wife and I both work and are unable to attend the hearing on the morning of December 4th, but wanted to submit this letter to articulate our concerns over the project.

I would appreciate confirmation of receipt of this letter, and please let us know if we need to direct this letter to another address.

We appreciate your attention to this matter,

Beau and Tina Janzen

**From:** [Michael Green](#)  
**To:** [Phillip Smith](#)  
**Subject:** Re: Project No: R2014-0025 (Hasley Canyon Road and Burlwood Drive)  
**Date:** Monday, December 2, 2024 1:23:25 PM  
**Attachments:** [LA County Fire Department Opposition To Project.pdf](#)

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

Dear Mr. Smith:

I reside at 30407 Hlidden Valley Court in Hasley Canyon just off the intersection of Hasley Canyon Road and Valley Glen Road. I have resided there since November 2003.

The purpose of this communication is to express my strongest objection to the proposed development of some 46 single family residential homes plus one open space lot at Hasley Canyon Road and Burlwood Drive within the Santa Clarita Valley Planning Area.

This project was first proposed in or about 2014 and was the subject of significant opposition at that time. While most residents such as myself believed the project was abandoned, apparently it has been in a ten year hibernation.

A most significant opposition dated November 16, 2015 was filed by the County of Los Angeles Fire Department Fire Prevention Division, a copy of which is attached hereto. The Fire Department recommended that the Project not be approved and not to proceed with the Public Hearing Process. The Department further stated that its recommendation may be changed if certain enumerated actions were implemented. Paragraph 2 of the Fire Department Opposition stated in pertinent part "This development is required to provide an approved secondary access road not to connect back to Hasley Canyon Road. The secondary access shall be a public street designed to the Department of Public Works standards." In the event that the developer has not made any progress on satisfying any of the requirements imposed by the Fire Department, then then Project should be denied and the Developer estopped from bringing any further applications for consideration.

During the 10 year period that has just elapsed, the threat of fire within Hasley Canyon has increased significantly due to the lack of rainfall over the years and the increase in dry brush in the canyon and hillsides. The fire threat is so significant that many insurance carriers have terminated or non-renewed many of the policies of residents in Hasley Canyon including me (Mercury) and those of us who have had to seek out new carriers or those who were able to renew policies with their existing carriers were subject to significant increeases in premiums. Furthermore, given the lack of significant rainfall over the years, we have been subjected to rationing of water and significant rate increases from the Water Company. What we clearly don't need is a 46 home development contributing to further pressure on availability and rates.

Respectfully submitted,

Michael B. Green

(661) 476-0067

Sent with [Proton Mail](#) secure email.





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72630

MAP DATE: October 20, 2015

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. The proposed access road for this development shall be public streets designed to the Department of Public Works standards. A gated community will not be supported by the Fire Department at this time. Redesign the project and resubmit for review prior to Tentative Map clearance.
2. This development is required to provide an approved public secondary access road not to connect back to Hasley Canyon Road. The secondary access shall be a public street designed to the Department of Public Works standards. Redesign the project and resubmit for review prior to Tentative Map clearance.
3. The existing easement for Burlwood Road shall be accepted as legal public access by the Department of Public Works from Hasley Canyon Road to the lot frontage. Provide accepted verification prior to Tentative Map clearance.
4. Show the location of the closest existing public fire hydrant(s) on Hasley Canyon Road and Burlwood Road to the lot frontage, this will assisting to determine the location of the required fire hydrants for this development. Compliance required prior to Tentative Map.
5. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant located on Hasley Canyon Road and Burlwood Road to the lot frontage. Compliance required prior to Tentative Map.
6. Submit a Preliminary Water Design Report from Los Angeles County Water Works District 36 for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Tentative Map clearance.

Reviewed by: Juan Padilla

Date: November 16, 2015



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7. Obtain clearance from the Fire Department's Planning Section confirming the existing Fire Department facilities can provide adequate emergency services for the proposed development. The Fire Department Planning Section can be reached at (323) 881-2404. Provide a written response back to the Land Development Unit prior to Tentative Map clearance.
8. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).





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2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  3. The on-site private driveways shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  4. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
  6. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  7. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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8. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
9. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
10. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
11. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
12. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 8000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
13. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
14. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.





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15. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  16. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
  17. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  18. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.
  19. All proposed public streets within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).

**From:** [Gavin Klinger](#)  
**To:** [Phillip Smith](#)  
**Subject:** Opposition to Project No. R2014-00025  
**Date:** Tuesday, November 26, 2024 3:16:55 PM

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

Dear Mr. Smith,

I am writing to formally oppose Project No. R2014-00025, a proposed housing development adjacent to our neighborhood. While I appreciate the need for housing initiatives in Los Angeles County, this particular project is ill-suited for our area due to its adverse impact on safety, infrastructure, and the rural character of our community.

The proposed development's scope is out of character with our rural neighborhood. This area is defined by low-density housing, open spaces, and a tranquil atmosphere that residents cherish. Introducing a high-density project requiring the grading of the surrounding hills of this canyon will significantly disrupt the unique character of the community and diminish its appeal.

Our neighborhood is accessed by a narrow, two-lane road that is already nearing capacity during peak hours. The addition of substantial traffic from the proposed development will exacerbate congestion, reduce safety for existing residents, and increase the risk of accidents. The current infrastructure is not equipped to handle the volume of vehicles that this project would introduce.

The project's proximity to wildland poses a significant fire risk. As we've seen in recent years, developments bordering wildland areas are particularly vulnerable during fire season. Increasing population density in this location without clear plans for fire prevention and evacuation routes places both new and existing residents at unnecessary risk.

The rural identity of our neighborhood is not merely aesthetic but is deeply tied to the community's way of life. The scale and design of this project will irrevocably alter the area's landscape, diminishing the quality of life for current residents.

I urge you to reconsider the approval of Project No. R2014-00025 in its current form. A more suitable alternative would involve a lower-density project that aligns with the character and capacity of our neighborhood. I also request that a comprehensive environmental impact assessment and a detailed traffic study be conducted before any further steps are taken.

Thank you for your attention to these concerns. I, along with many other residents, would welcome the opportunity to engage in discussions about this project and work toward a solution that respects the needs of all stakeholders.

Sincerely,

Gavin Klinger

30421 Hidden Valley Ct.

Castaic, CA 91384

661-312-8186