



Castaic Area Town Council Land Use Meeting
 Tuesday, October 5th, 2020
 7:00 PM Board Room

Meeting Minutes

Meeting Location - Online:
 Facebook page:
 @CastaicTownCouncil
 Contact:

Castaic Area Town Council
 P.O. Box 325, Castaic, CA 91310
 CastaicTownCouncil@gmail.com
 CastaicTownCouncil.org

NOTE: Per L.A. County Department of Public Health Safety Order that prohibits public events, the Castaic Area Town Council will be holding the monthly council meeting(s) online and provide a public viewing option via the CATC Facebook page: @CastaicTownCouncil .

To allow for public interaction, you may submit comments and questions by filling out the comment/question form on the CATC web site www.castaictowncouncil.org . Please include your name, address, and which agenda item of your comment and/or question is regarding. Comment/question forms must be submitted no later than 10:00 a.m. the day of the scheduled meeting.

ROLL CALL – Members 4 Call to Order: 7:05pm

REGION I	Lea Lanfranco		
REGION II	Abigail DeSesa		X
REGION III	Lloyd E. Carder II		X (attended later)
REGION IV	Robert Kelly		X
REGION V	Bonnie Sander		X

A. APPROVAL OF AGENDA – Comments and/or questions on Agenda items.

Motion: To Approve Agenda First: Mr. Robert Kelly
 Second: Ms. Bonnie Sander Vote: Approval 3-0

B. APPROVAL OF MEETING MINUTES 9/8/2020

Motion: To Approve Agenda First: Ms. Abigail DeSesa
 Second: Ms. Bonnie Sander Vote: Approval 3-0



Castaic Area Town Council Land Use Meeting
Tuesday, October 5th, 2020
7:00 PM Board Room

Meeting Minutes

Elite Coach Works

Presenting: Joel Forte/Bill Blatter
Owner of property: Robert Stratton
Elite Coach Works, Inc.
28532 Livingston Avenue, Valencia, CA 91355
O) 661-775-8375

Address: 31970 Castaic Road, Castaic, CA 91384 (Old Ralph's site)

Assessor Parcel Numbers: 2865-036-033

Project Overview:

RV Dealer, Body, Pain & Mechanical Repair on 5.15 Acres. CUP would be needed for paint spray containment and operation.

Motion to recommend approval:

First: Ms. Bonnie Sander, Second: Lloyd Carder

Vote: 4 / 0 / 0

Conditions

1. Plan as presented to the Land Use Committee.
2. Clinging/Climbing vines on all walls.
3. Ensure noise and odors are not a nuisance to nearby residents.
4. Consistent landscaping along Castaic Road.
5. Start time of 6:30am is approved if it doesn't impact residents.
6. Abide by law for sensitive receptors.



Castaic Area Town Council Land Use Meeting
Tuesday, October 5th, 2020
7:00 PM Board Room

Meeting Minutes

Committee Discussion

1. Concern about parking RVs on Castaic Road.
2. Concern that we are making Castaic the RV capital with as many storage and repair shops in town.
3. If noise becomes an issue, close bay doors or change hours of operation. All mechanical to stay inside facility.
4. How is hazardous waste handled.
5. There is a Raven problem that the owner is going to handle with new trashcans throughout the property.
6. Use of current freestanding sign.
7. Odor and toxic fumes from paint booths with the Senior Center just behind the facility. Does facility abide by the law for sensitive receptors?

Developer Remarks

1. The current occupants did not get the proper permits to operate. There is a current court date to grant a writ of possession.
2. Plan is for a RV facility that can handle mechanical and any RV repair needs, including RV renovations with a spray booth, plus a dealership and small retail shop for RV essentials.
3. Paint Booths will be registered with the AQMD.
4. Most RVs are high end from \$80K upwards to \$700K.
5. Coaches take about 6 hrs to work on per day.
6. Only going to have a sign on the building. Not utilizing the current freestanding (old Ralphs) sign.
7. Owner of property has tried to fill this building with other supermarkets. By having this section of the property filled, it might open up the old Rite Aid to a new smaller market for the community.
8. All parking of RVs will be on property, behind locked gates.
9. All RVs will be behind walls or in the facility.
10. Hazardous waste is kept in drum, recorded, and taken away with proper procedures. Mostly paint.
11. Guarantee no toxic fumes exhausted out of the facility.



Castaic Area Town Council Land Use Meeting
Tuesday, October 5th, 2020
7:00 PM Board Room
Meeting Minutes

Community Response

1. Why can't we have a supermarket in that building?
2. Concerned about the noise being so close to the senior center.
3. How can you have a meeting when there is a current occupant?
4. Would like the entire property to be cleaned up.

C. Motion to adjourn:

First: Ms. Abigail DeSesa

Second: Ms. Bonnie Sander

Vote: Approval 4-0

NOTICE:

Next Castaic Area Town Council Land Use Committee Meeting: January 4th, 2020
if needed

Next Castaic Area Town Council Land Use Committee Meeting: October 21st,
2020

Adjourned at 8:10pm