



Castaic Area Town Council Land Use Meeting

Monday, November 6th, 2023

7:00 PM

MEETING MINUTES

Meeting Location:

Remote Via Zoom:
Contact Jim D’Addario for Zoom info

JimDaddario@gmail.com

Contact:

Castaic Area Town Council
 P.O. Box 325, 28201 Franklin Way
 Castaic, CA 91383
 CastaicTownCouncil@gmail.com
 CastaicTownCouncil.org

In General, any document provided to a majority of the members of the Town Council Land Use Committee regarding any item on this agenda will be made available for public inspection at the meeting except that meeting minutes will be made available by contacting the Land Use Secretary. A nominal fee may be charged to cover the cost for copies. Approved minutes can be viewed at the Town website at castaictowncouncil.org

ROLL CALL – Members: 3 Call to Order: 7:06PM

REGION I	Rod Shreckengost	X	
REGION II	Steve Lee	X	
REGION III	Lloyd E. Carder II		
REGION IV	David Preach	X	
REGION V	Martin Euredjian		

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

Motion: First: Mr. Shreckengost Second: Mr. Preach Vote: 3 / 0 / 0

Hearing Session

This is the time set aside for individuals wishing to address the Land Use Committee on matters not listed on the agenda. State Law prevents the committee from acting on any matter not listed on the agenda, or from discussing any such matter in any detail. Speakers, who must have submitted their “Request to Speak” form prior to the start of the meeting, should limit their comments to a maximum of 3 minutes per speaker, 20 minutes per topic, and should only expect the committee to take their comments under advisement for possible future discussion and/or action. If an individual wishes to speak on a matter that is on the agenda, they will be called upon when the item is brought up.

- A. Advance Requests to speak. __
- B. Estimated number of guests in attendance, all parties, excluding Land Use members. __



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DISCUSSION/ACTIONS ITEMS/NEW BUSINESS

- A. Project: The property site is a two-story building, one of two commercial buildings built in 2007, and is currently wholly unoccupied. The site is addressed as 31905 Castaic Road in Castaic (APN: 2865-036-041) and was developed and still currently owned by Castaic Universal Investors, LLC. The proposed Use is of 7,203 Sq Feet of the ground floor for a Valley Paradise CBAS (Adult Day Health Care Center).

31905 Castaic Rd
Castaic, CA 91384

Representatives will be:

Kristine Chilingirian, CEO
Richard Chilingirian, Vice President
Nara Gasparian, Board Member
Charles Benson, Castaic Universal Investors (landlord)
Peter Lund, Castaic Universal Investors (landlord)

CUP # is: PRJ2023-002868

A.1. Motion in favor of project: First: Mr. Preach Second: Mr. Shreckengost
Vote: 3 / 0 / 0

Project recommended for approval with following conditions.

1. Mr. Lund agreed to restripe the pavement and refresh the area.
2. Mr. Lund agreed to bring landscaping back up to original Planting Plan dated 09-12-06
Both, to be completed within several months of facility opening.

Discussion:

1. Facility is an outpatient day care program for chronically ill patients. They will be there a maximum of 4 hours a day.
2. Facility will be licensed by the state Department of Health and Aging.
3. Facility will work with current Castaic Senior Center on Castaic Road.
4. Facility will provide curb-to-curb transportation for patients.
5. Facility will provide Social, Occupational therapy, and Physical therapy. Will give patients the opportunity to do activities and socialize with other patients. Goal to keep them out of hospitals.
6. A lot of the patients are home alone, and this will give them the right services, including checking vitals.
7. 2007 completed building was fully approved for medical (urgent care). They will occupy the bottom floor initially with a possible expansion into the second floor.
8. Hours of operation: 7:30am – 1:30pm.
9. Sign will be internally lit on outside of building. No pole sign. Monument sign possible in the future.
10. CUP is needed for adult day care in zone C3
11. Move-in date estimated to be August/September 2024.



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Final comments or questions from audience guests on agenda matters only 3-minute limit per speaker. Request to

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Speak forms required.

NOTICE:

Next Castaic Area Town Council Land Use Committee Meeting: January 8th, 2024 if needed (dark in December)

Next Castaic Area Town Council Meeting: November 15th, 2023

ADJOURNMENT:

Motion: First: Mr. Lee. Second: Mr. Schreckengost Vote: 3 / 0 / 0 Time: 7:28pm