



Castaic Area Town Council Land Use Meeting Monday, January 6th, 2020 7:00 PM Board Room

Meeting Minutes

Meeting Location:

Castaic Union School District Office
Board Room
28131 Livingston Avenue
Valencia, CA 91355

Contact:

Castaic Area Town Council
P.O. Box 325, 28201 Franklin Way Castaic, CA 91383
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In General, any document provided to a majority of the members of the Town Council 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 Town Council 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

In compliance with the Americans with Disabilities Act, if you need special assistance, disability-related modifications or accommodations, including auxiliary aids or services, in order to participate in public meetings of the Castaic Area Town Council, please contact the Castaic Area Town Council. Notification of 5 working days prior to the meeting will enable the Town Council to make reasonable arrangements to ensure accommodation and accessibility to this meeting.

ROLL CALL – Members 5 Call to Order: 7:05pm

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

A. PLEDGE OF ALLEGIANCE

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

Motion: To Approve Agenda First: Lloyd Carder II Second: Robert Kelly Vote: Approval 5-0

Hearing Session

This is the time set aside for individuals wishing to address the Town council on matters not listed on the agenda. State Law prevents the Council 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 Council 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. Request to Speak Forms are located in the back of the room and can be quietly submitted to any Council Member.

A. Advance Requests to speak. 11

B. Estimated number of guests in attendance, all parties, including Land Use members. 50



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DISCUSSION/ACTIONS ITEMS/NEW BUSINESS

A. Property Address: **South West Corner of Lake Hughes Road & Castaic Road**

Assessor's Parcel # 2865-009-028 & 029

Site plan review #RPAP-2019006824

Size: .96 Acres

Zoning: Light Manufacturing (M-1) (no change in zone requested)

Presenting: Ben Steckler, AICP, Entitlement Manager

Developer: MJ Property Investors, LLC

Danielle Hobert

949-297-4460

Construct a new service station with 6 multi-product dispensers under a 3,956 SF canopy and a snack shop (all pre-packaged foods, no open containers for coffee or soda) on 960 SF and trash enclosure along with on-site landscaping and hardscape including tree driveways. Nine parking stalls are proposed.

A.1.1. Motion: Oppose approval of project: First: Lloyd Carder Second: Abigail DeSesa
Vote: 5-0

Main reasons for opposition:

1. Committee did not think project benefited the community.
2. There is a plethora of gas stations in the area.
3. A Ralphs gas station should be paired with a Ralphs grocery store – there would be some confusion by motorist thinking that location was the store, not the gas station.
4. Developer wanted a 50' sign which is not in compliance with the CSD.



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Developer Presentation:

1. Driveway would be right turn only off of Castaic Road and Lake Hughes Road. Entry and exit into current development by El Pollo Loco.
2. Requesting a 50' pole sign and two monument signs.
3. On property would be a biofiltration pond.
4. Total of 12 pumps and diesel, cars and light trucks only. No big-rig fuel.
5. No Zone change, light manufacturing, no CUP needed.
6. Most lighting would be under canopy.
7. Small store.
8. Gas station would have comparable prices to Costco.

Community reaction:

Voted 46-0 in opposition (Hand count)

One email resident approved the project because they would rather see a development there, then a weed infested lot.

Opposition points included:

1. No benefit to community. Already a number of stations available.
2. Traffic congestion
3. Already get a discount at Shell with Ralphs points.
4. Impact on other stations in area/new stations Arco and Gallion's.
5. More traffic with the High School kids driving in coming years.
6. Food sold would not be healthy.
7. Dangerous corner.
8. Driveway too close to freeway exit (impede exiting at off ramp)
9. A restaurant would be better, less cars coming and going.
10. Area would be better for electric car charging stations.

NOTICE:

[Next Castaic Area Town Council Land Use Committee Meeting: February 3rd, 2020 if needed](#)

ADJOURNMENT:

Motion to adjourn First: Lloyd Carder II Second: Robert Kelly

Vote: 5-0, Time: 8:33pm