

REPORT TO THE HEARING OFFICER

DATE ISSUED: April 10, 2025

HEARING DATE: April 22, 2025 AGENDA ITEM: 6

PROJECT NUMBER: 2019-003416-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2019006034

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 31531 Ridge Route Road, Castaic

OWNER: SPM Center LLC

APPLICANT: Castaic Auto Performance

PUBLIC MEETINGS HELD: N/A

INCLUSIONARY ZONING ORDINANCE ("IZO"): The Project is not subject to the IZO because it is not a housing project.

CASE PLANNER: Soyeon Choi, Senior Planner
schoi@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2019-003416-(5), Conditional Use Permit Number RPPL2019006034, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2019006034 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit ("CUP") to authorize the operation of an automobile body and fender repair shop with painting and towing services, as well as a new business wall sign, within a 2,200-square-foot tenant space within an existing multi-tenant auto repair facility located in the C-3 (General Commercial) Zone pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

B. Project

The applicant requests the approval of a CUP to authorize an automobile body and fender repair shop with painting and towing services, consisting of a new 382-square-foot spray booth, within a 2,200-square-foot tenant space located in an existing multi-tenant auto repair facility ("Project") located at Assessor's Parcel Number ("APN") 2865-010-024 ("Project Site"), at 31531 Ridge Route Road in the unincorporated community of Castaic in the Castaic Canyon Zoned District. A 28-square-foot new business wall sign is also proposed on the eastern building façade facing Ridge Route Road.

The parcel is developed with two multi-tenant auto repair buildings: a 7,000-square-foot one-story building in the northern portion and a 1,750-square-foot one-story building with a 1,500-square-foot basement (Jiffy Lube) in the southern portion, with a total of 35 parking spaces, as authorized by Site Plan Review No. RPP200500372 in 2005. The 2005 approval also included landscaped areas with a total area of 4,782 square feet, hardscape features, pedestrian amenities, and tree planting pursuant to the Castaic Area Community Standards District ("CSD") requirements. The Project is proposed to operate from the tenant space in the middle of the existing 7,000-square-foot building in the northern portion of the Project Site.

The proposed business will not expand the building footprint or the lease area. A 382-square-foot spray booth is proposed to be installed within the 2,200-square-foot tenant space. General auto repair work will also be conducted as previously approved. The tow service will utilize the existing four (4) surplus parking spaces for short-term storage of towed vehicles awaiting repair and one (1) parking space to park one (1) tow truck, all of which are located in the northwestern corner of the property behind all existing buildings. The towing service will not involve impound services and will not utilize any off-site storage. The business will operate from 8:00 a.m. to 6:00 p.m. Monday through Friday, and from 8:00 a.m. to 4:00 p.m. on Saturday. There will be three (3) employees for auto repair, three (3) for auto body, fender, and paint, and one (1) for towing service, all with an eight (8)-hour shift.

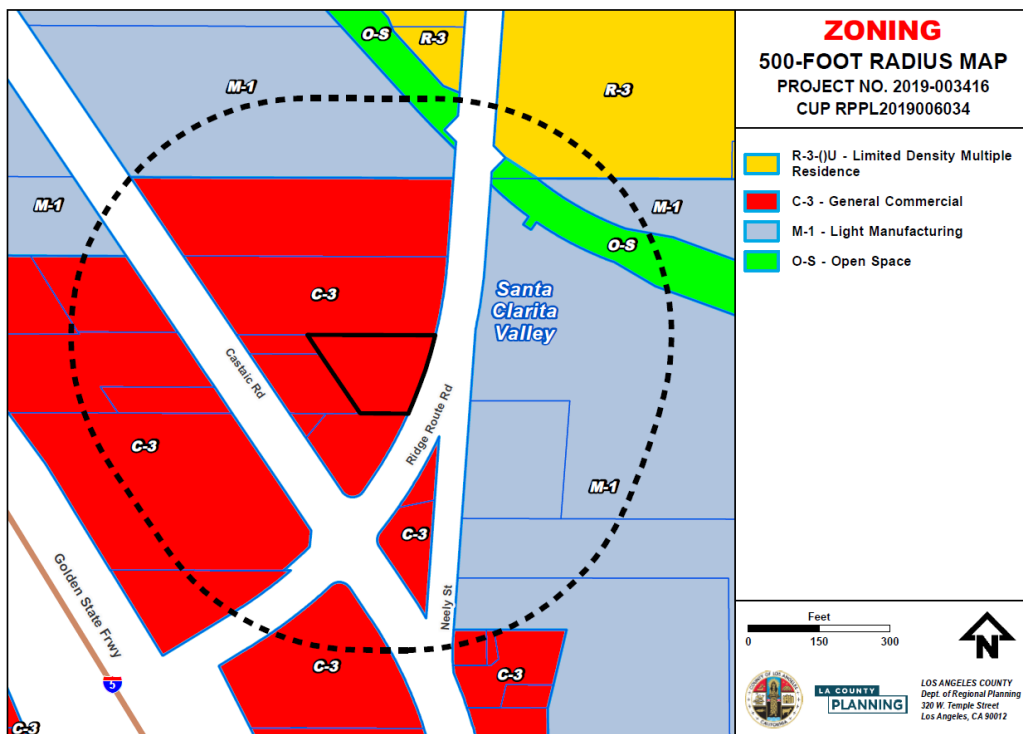
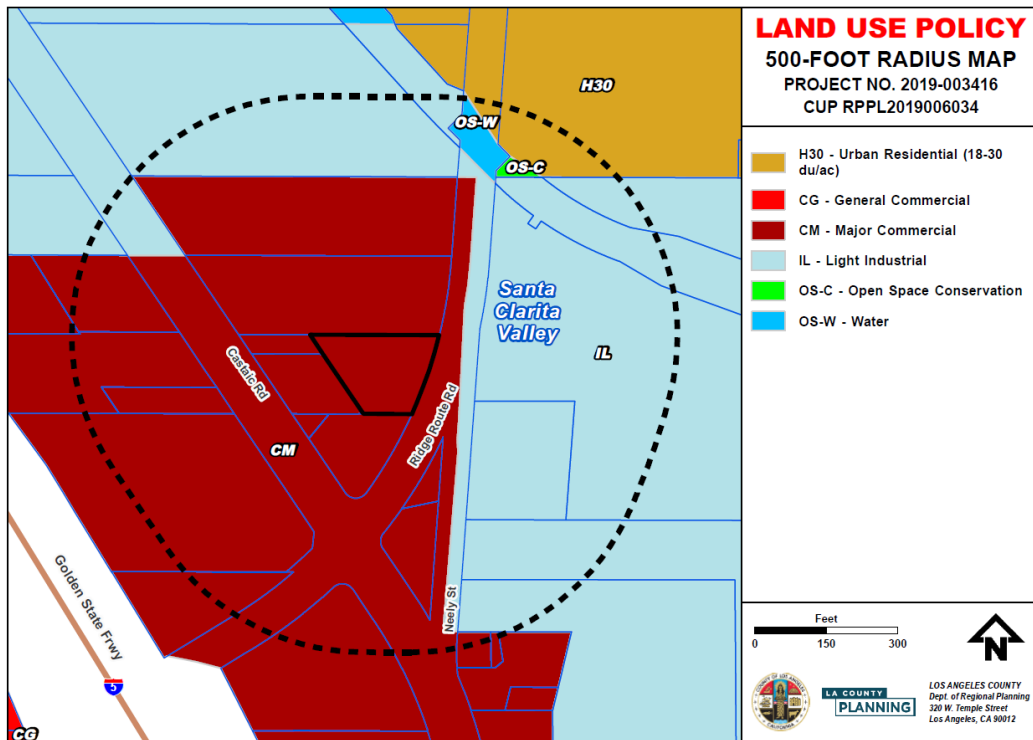
The Project also includes two (2) pedestrian amenities and planting of one (1) 15-gallon trees along the eastern portion of the subject property to comply with the approved site plan from 2005 and CSD requirements. Additional improvements include an automated gate adjacent to the northern building where the Project is located, a trash container to replace an existing parking space, and a new compact parking space in the northwestern corner of the subject parcel.

The Project Site is accessible from Ridge Route Road, a Secondary Highway in the County Master Plan of Highways, with a width of approximately 80 feet at the Project Site.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CM (Major Commercial)	C-3 (General Commercial)	Auto repair
NORTH	CM, IL (Light Industrial), OS-W (Open Space – Water)	C-3, M-1 (Light Manufacturing), O-S (Open Space)	Outdoor storage, hotel
EAST	IL, OS-C (Open Space – Conservation), H30 (Residential 30 – 18 Dwelling Units per Acre)	M-1, O-S	Vacant, outdoor storage, recreational vehicle park
SOUTH	CM	C-3, M-1	Restaurant, motel, gas station
WEST	CM	C-3, M-1	Outdoor storage, retail, commercial, restaurant, gas station



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7397	A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)	September 23, 1958
7486	C-4 (Unlimited Commercial)	March 3, 1959
10,826	C-3 (General Commercial)	Effective February 8, 1974

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CC900242	Certificate of Compliance	5/30/1990
RPP200500372	New auto repair (Jiffy Lube) and tire repair facilities	11/10/2005
RBUS 200600352	Business license referral for auto repair	7/12/2006
RBUS200600913	Business license referral for auto repair	
RBUS200600943	Business license referral for auto repair	11/14/2006
RPP200602302	Wall sign for Jiffy lube	3/7/2007
RPP200602301	Two freestanding directional signs and one monument sign for Jiffy Lube.	3/7/2007
RPP200700589	Wall signs for auto repair (MJ Japanese Auto Care, All Smog and Castaic Auto Performance) and a monument sign.	5/31/2007
RPP201000680	New wall sign, refacing of an existing monument sign, refacing of two directional signs, and new directional signs.	8/25/2010
RPP201200454	Site Plan Review for two wall signs, one freestanding sign, and directional signs.	5/21/2012
RBUS201300115	Business license for auto repair.	2/28/2013
RBUS201300453	Business license for Castaic Collision Center	5/6/2014, Denied.
RPPL2018005152	Business license for auto repair	10/3/2018

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is a 0.70-gross-acre lot (0.65 net acres) improved with two (2) automobile repair buildings and 35 parking spaces. The Project Site is surrounded by outdoor storage, a gas station, retail and commercial uses, and vacant land. There is a recreational vehicle (RV) park to the east, which is buffered by Ridge Route Road, landscaping, and an open area from the Project Site. The request will not conflict with the existing automobile repair uses on site or other surrounding uses because the new business will operate from an existing, fully enclosed auto repair facility with a proposed spray booth installed inside the tenant space. The towing service is an accessory use to the proposed and existing automobile repair services and will utilize surplus parking spaces for temporary storage of vehicles until repair only. The proposed Project is considered similar to the existing automobile repair use in nature and does not require new structures, infrastructure improvements, or physical changes to the Project Site. The Project Site is buffered from the surrounding uses by landscaping, hardscape, and structures themselves. There are no sensitive uses in the immediate vicinity.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project will not have a significant impact on the neighborhood. The proposed automobile-related services do not increase the building footprint or parking needs. The automobile body and fender repair, and painting as well as accessory towing service will operate from an existing enclosed building. A spray booth will be installed within the enclosed building, and any air quality control measures will be installed as required by applicable County and State regulations in order to reduce noise and air quality impacts that may be generated from the proposed business. The towing service will complement the service provided by temporarily storing vehicles that need towing services for repair work on site. All automobile repair work shall be conducted within the existing enclosed building. There are currently a total of 35 parking spaces provided on site, while 26 parking spaces are required. Out of nine (9) surplus parking spaces, four (4) will be used for short-term storage of towed vehicles.

C. Design Compatibility

The site plan as provided demonstrates that the property is in compliance with the applicable development standards for the Castaic Area CSD as previously authorized. The existing buildings have tile roofs and decorative bricks that resemble Spanish, Southwestern or Mediterranean architecture style. The previous approval also included pedestrian walkways with two pedestrian amenities, brick or paver tiles on the entrance of access driveway, and 16 trees of 15-gallon capacity. In order to comply with CSD requirements and enhance the site design, the Project includes planting of one (1) additional tree in addition to 10 existing trees as well as installation and maintenance of two (2) functional pedestrian amenities on site. Additionally, the proposed 28-square-foot

wall sign to be mounted below the height of the building roof meets the CSD requirements for the sign area and height.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Santa Clarita Valley Area Plan ("Area Plan"). The Project Site is located in the CM designation of the Area Plan, and the existing and proposed uses of the site are consistent with this land use designation. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050 (Conditional Use Permit Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for Categorical Exemptions (Class 1 - Existing Facilities Exemption and Class 3 – New Construction or Conversation of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project, which consists of an automobile body and fender repair shop, with painting and towing services, would be conducted within an existing enclosed structure approved for auto repair. A new spray booth will be installed within the existing structure to minimize any potential impacts on air quality in the immediate vicinity. The towing service does not require any structures or modifications to the Project Site other than utilizing surplus parking for temporary parking of towed vehicles and one towing vehicle. No new structures or expansions are being proposed. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a hazardous waste site, historical resources, environmentally sensitive areas, or scenic highway. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Fire Department, in a letter dated August 27, 2024, recommended that the Project proceed to a public hearing with the required conditions of approval.
2. The County Department of Public Health, in a letter dated March 6, 2024, recommended that the Project proceed to a public hearing with the required conditions of approval.


B. Public Comments

Staff has not received any comments at the time of report preparation.

Report
Reviewed By:


Samuel Dea, Supervising Regional Planner

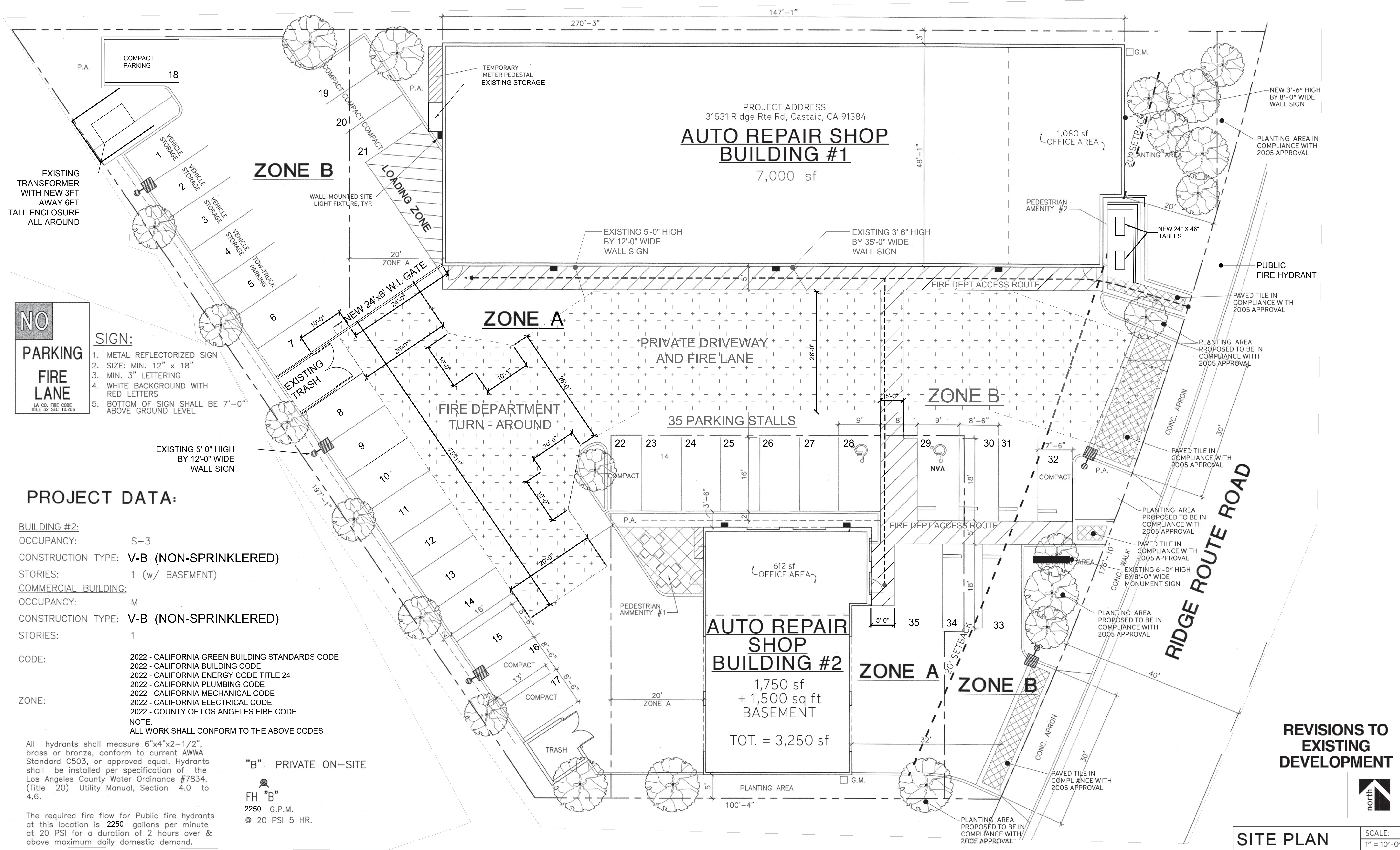
Report
Approved By:


Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

EXHIBIT A SITE PLAN



PROJECT DATA:

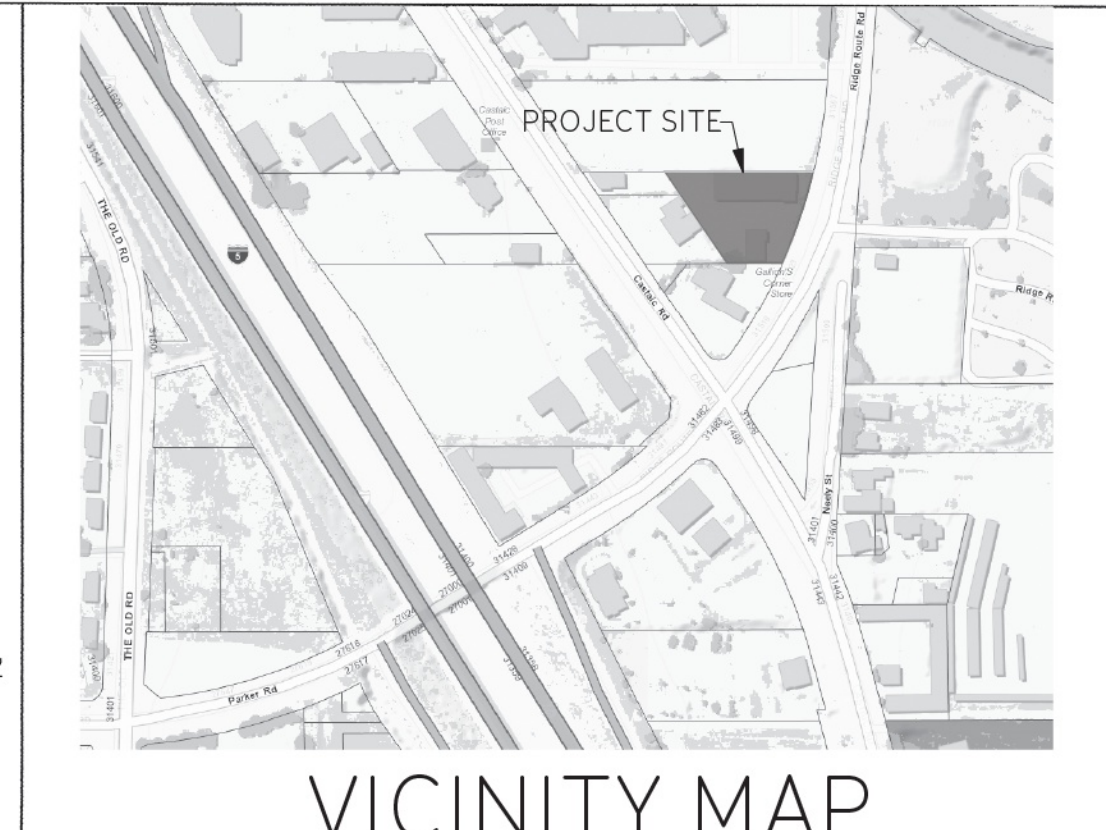
BUILDING #2:
OCCUPANCY: S-3
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1 (w/ BASEMENT)
COMMERCIAL BUILDING:
OCCUPANCY: M
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1
CODE: 2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 - CALIFORNIA BUILDING CODE
2022 - CALIFORNIA ENERGY CODE TITLE 24
2022 - CALIFORNIA PLUMBING CODE
2022 - CALIFORNIA MECHANICAL CODE
2022 - CALIFORNIA ELECTRICAL CODE
2022 - COUNTY OF LOS ANGELES FIRE CODE
NOTE:
ALL WORK SHALL CONFORM TO THE ABOVE CODES

All hydrants shall measure 6"x4"x2-1/2", brass or bronze, conform to current AWWA Standard C503, or approved equal. Hydrants shall be installed per specification of the Los Angeles County Water Ordinance #7834, (Title 20) Utility Manual, Section 4.0 to 4.6.
The required fire flow for Public fire hydrants at this location is 2250 gallons per minute at 20 PSI for a duration of 2 hours over & above maximum daily domestic demand.

"B" PRIVATE ON-SITE
FH "B"
2250 G.P.M.
© 20 PSI 5 HR.

FIRE DEPT. NOTES

1. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 503 OF COUNTY OF LOS ANGELES FIRE CODE, TITLE 32, WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.
2. ALL ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO INSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING. FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH FIRE CODE SECTION 501.4
3. FOR BUILDINGS WHERE THE VERTICAL BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET, PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY". FIRE APPARATUS ACCESS ROADS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT OF THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE EAVE OF PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER. FIRE CODE 503.1, 503.2.1.2, 503.2.1.2.1
4. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.1
5. FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE CODE 503.2.3
6. THE FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM OF A 32-FOOT CENTER LINE TURNING RADIUS. FIRE CODE 503.2.4
7. DEAD END FIRE APPARATUS ACCESS ROADS MORE THAN 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. REFER TO FIGURE 503.2.5 (1) AND FIGURE 503.2.5 (2) IN CHAPTER 5 OF THE FIRE CODE. THE TURNAROUND SHALL BE ORIENTATED ON THE ACCESS ROADWAY IN THE PROPER DIRECTION OF TRAVEL. FIRE CODE 503.2.5
8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. A NO-PARKING DESIGNATION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA VEHICLE CODE SECTION 22500.1 AND BE APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.3
9. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDINGS EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
10. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIRE FIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 42" FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. THESE SIDES SHOULD FACE AN ACCESS ROADWAY OR YARD SUFFICIENT TO ACCOMMODATE LADDER OPERATIONS. FIRE CODE 504.5
11. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS AND ALPHABET LETTERS, AND BE MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5". FIRE CODE 505.1
12. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE CODE.
13. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS FOR THIS PROJECT IS 2250 GALLONS AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS. TWO (2) PUBLIC FIRE HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 AND APPENDIX B.



PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384
APN: 2865-010-024
APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

ROCHA NUEZ ASSOCIATES
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE AGOURA HILLS CA 91301
TEL 818 575 9400 FAX 818 575 9411

CUP to add Automobile Body Automobile Body and Fender Repair, Painting, and Upholstering.

SITE CALCULATIONS

LOT AREA: 31,241 sf
LANDSCAPED AREA: 4,782 sf (15.3%)

PARKING MATRIX

BUILDING AREA: 7,000 sf
BUILDING #1: 7,000 sf
BUILDING #2: 3,250 sf
TOTAL: 10,250 sf
LOT COVERAGE: 33.6%

BUILDING #1 PARKING REQUIRED:
5,920 SF SERVICE AREA (1:500)= 11.84 = 12 SPACES
1,080 SF OFFICE AREA (1:250)= 4.32 = 4 SPACES
BUILDING #2 PARKING REQUIRED:
2,639 SF SERVICE AREA (1:500)= 5.28 = 5 SPACES
612 SF OFFICE AREA (1:250)= 2.4 = 2 PARKING SPACES
REQUIRED

TOTAL 23 SPACES REQUIRED
4 FOR IMPOUND/TOW TRUCK
27 TOTAL REQUIRED

35 SPACES PROVIDED
8 SURPLUS

PARKING PROVIDED:
STANDARD (8.5'x18'): 26 STALLS
COMPACT (7.5'x15'): 7 STALLS
HANDICAP (9'x18'): 2 STALLS
TOTAL: 35 STALLS

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 T5N, R17W, S.B.M. IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

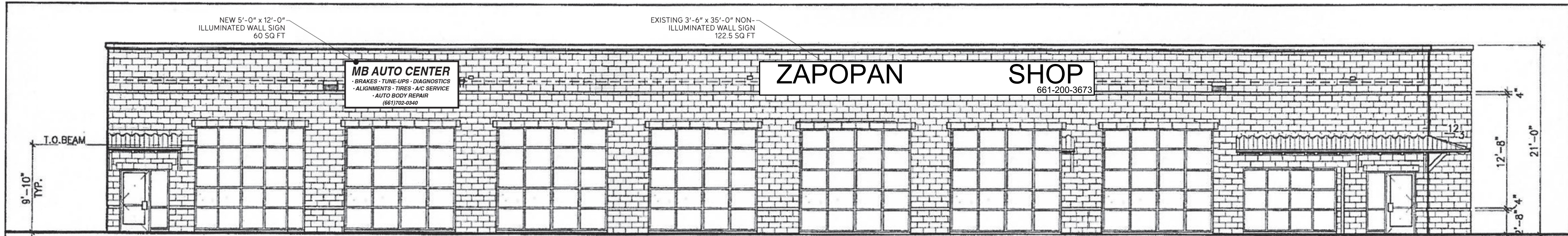
PROJECT NUMBER
233200

PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384

project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

SITE PLAN

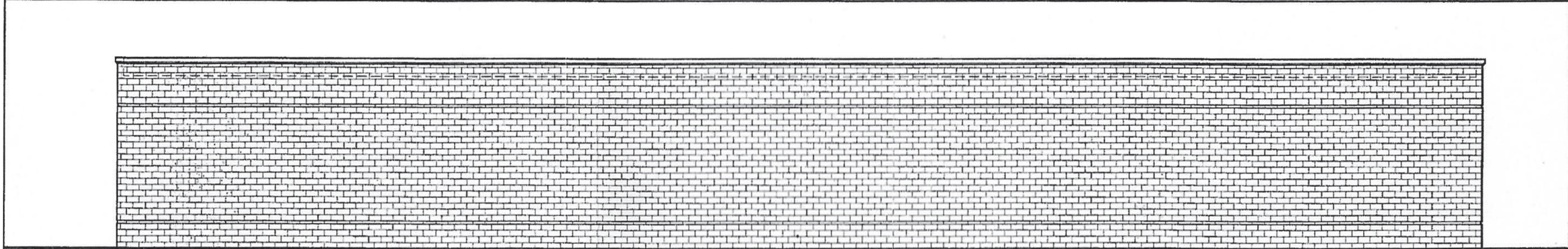
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SOUTH ELEVATION

SCALE:
3/16" = 1'-0"

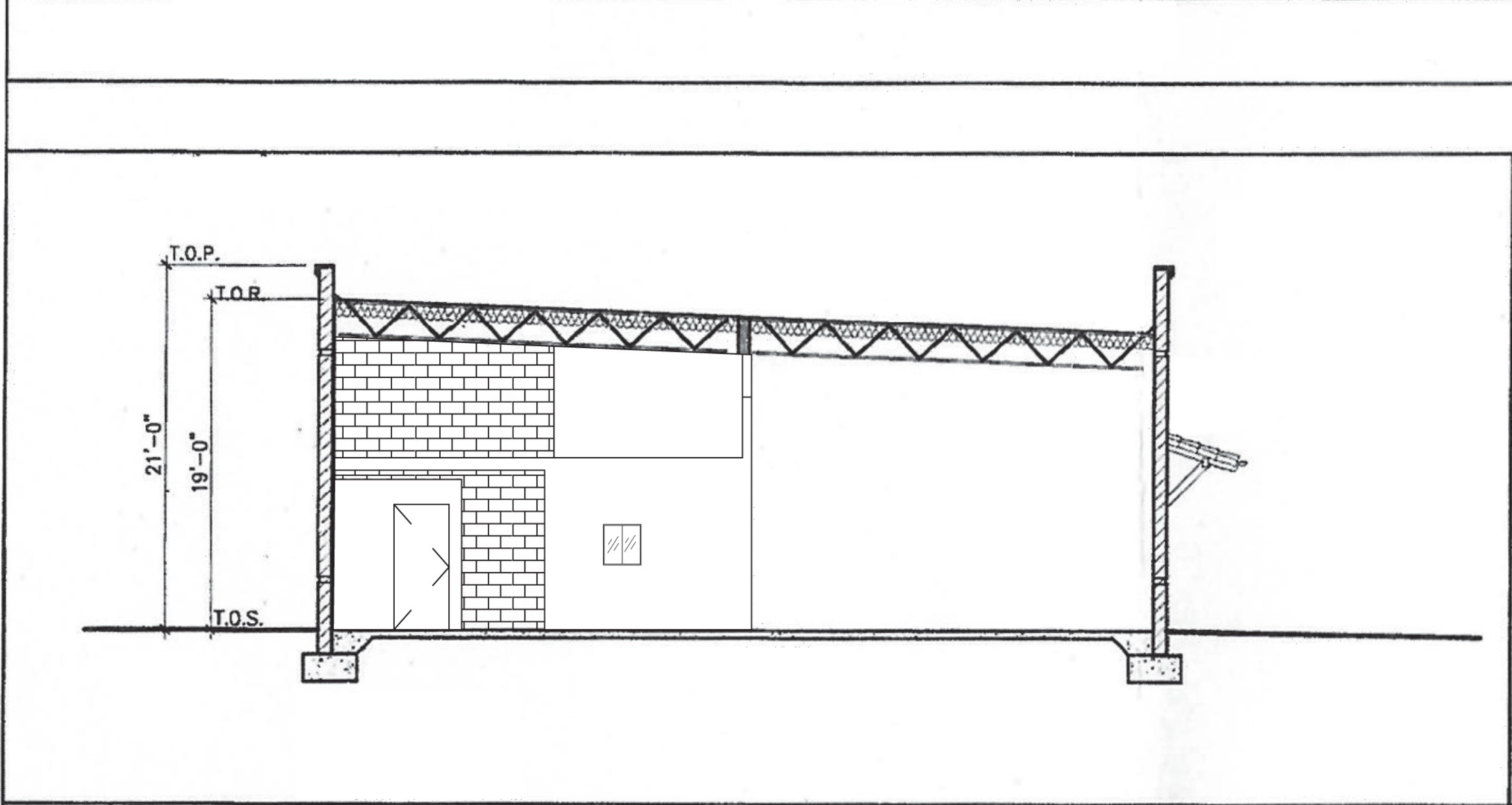
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NORTH ELEVATION

SCALE:
3/16" = 1'-0"

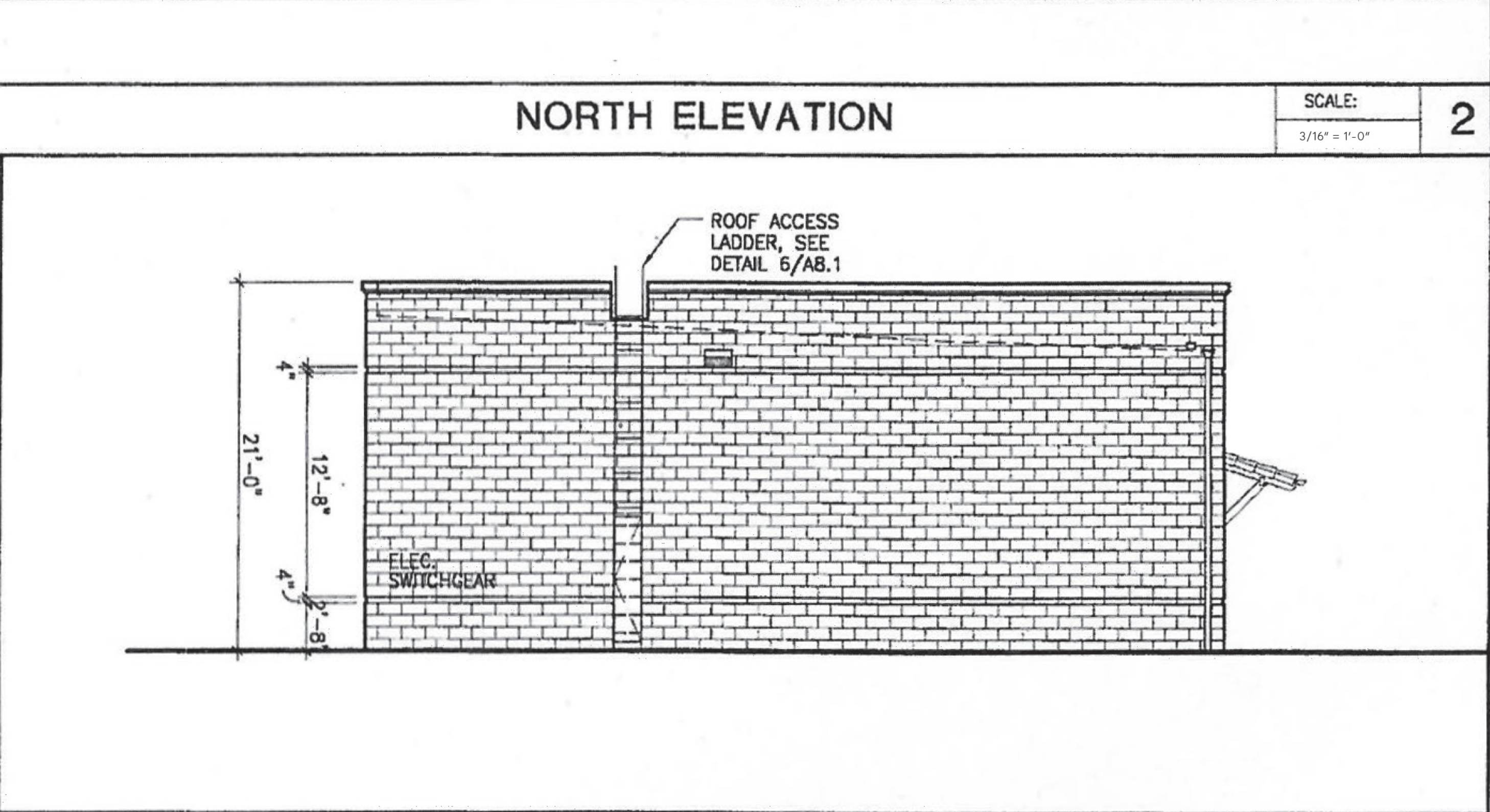
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BUILDING SECTION

SCALE:
3/16" = 1'-0"

5



WEST ELEVATION

SCALE:
3/16" = 1'-0"

3

PROJECT ADDRESS:
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APN: 2865-010-024

APPLICANT:
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31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955

CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

BUILDING #1 ELEVATIONS

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

PROJECT NUMBER
233200




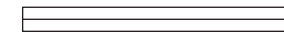
PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384

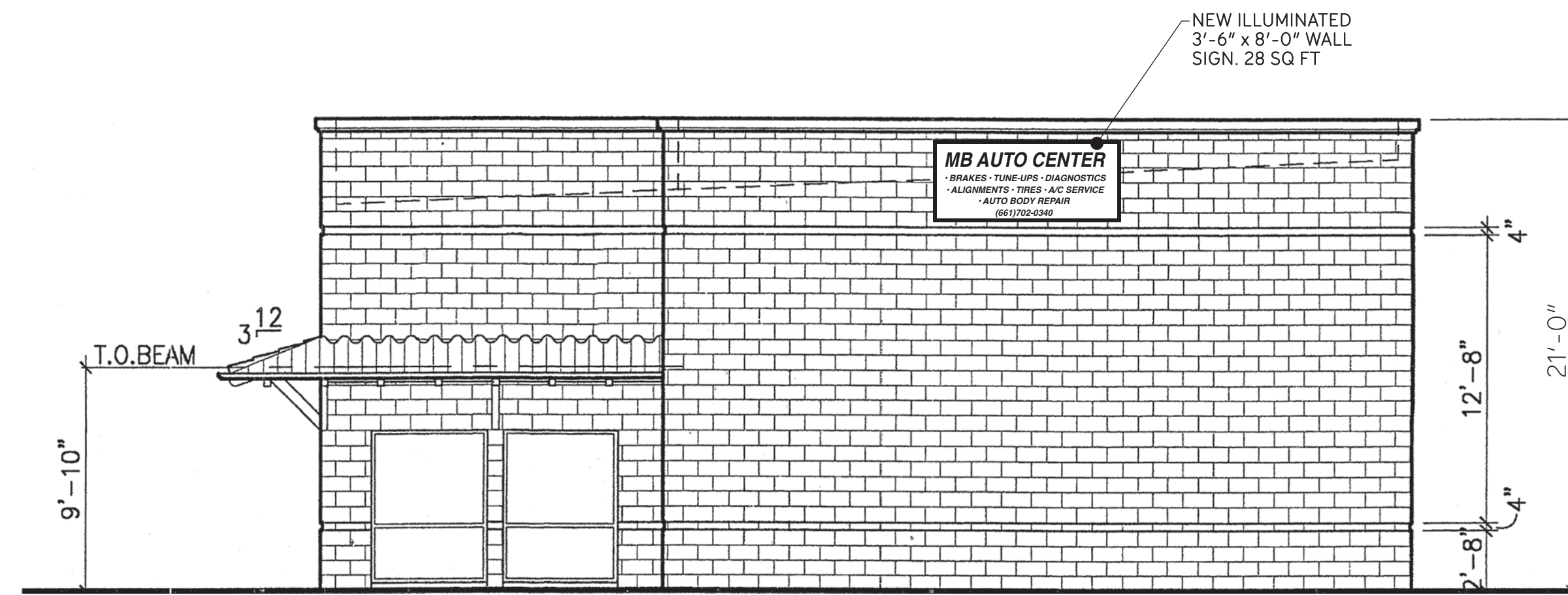
project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384

client

ELEVATIONS	
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job no.	A2 sheet

WALL SCHEDULE

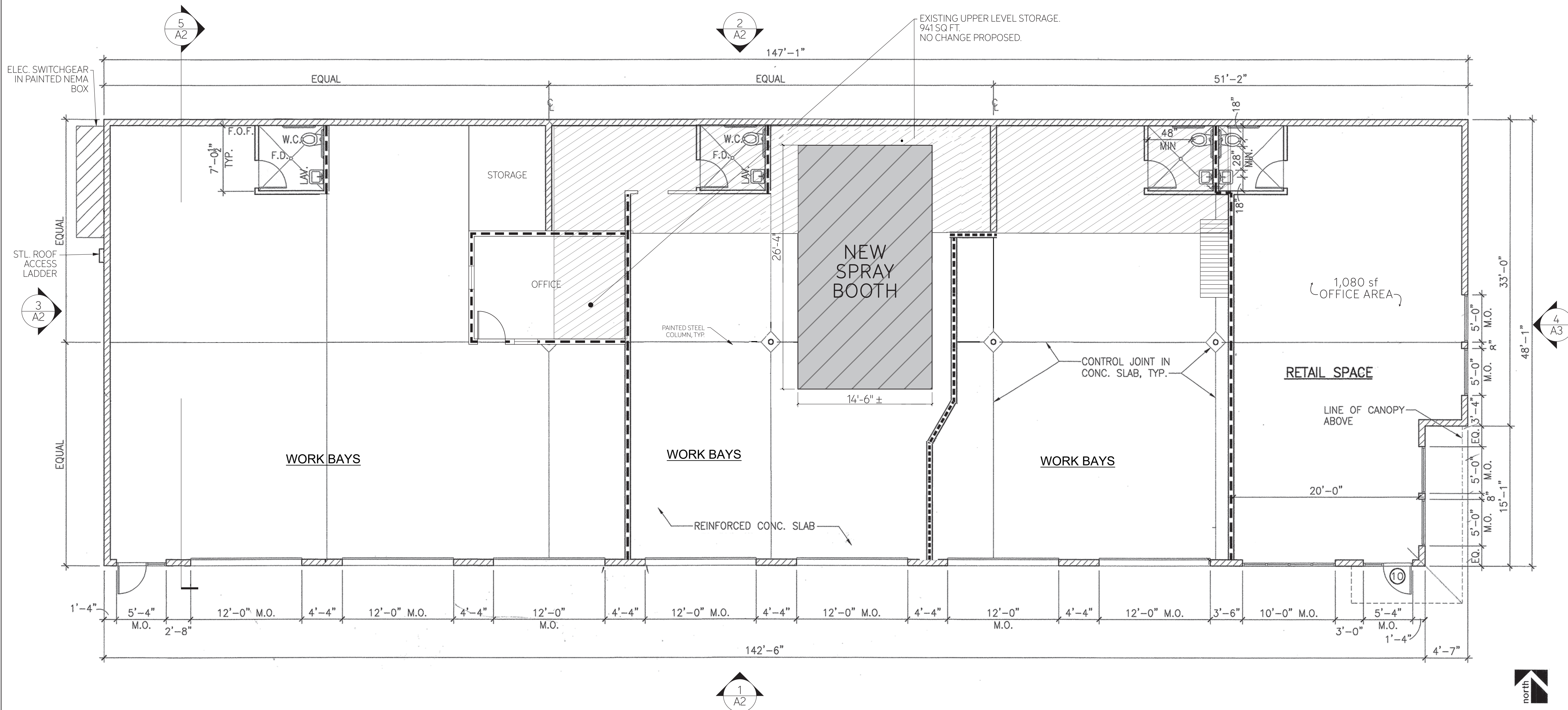
-  8" SPLIT-FACE C.M.U. WALL. PROVIDE PRECISION BLOCK & WATERPROOFING SYSTEM BELOW GRADE. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFO.
-  INTERIOR METAL STUD WALL w/ 5/8" TYPE X GYP. BOARD, EACH SIDE, PROVIDE WATER RESISTANT GYP. BOARD AT WET LOCATIONS. SEE DETAIL 2/A9.1
-  6" METAL STUD WALL w/ 5/8" TYPE X WATER-RESISTANT GYP. BOARD, EACH SIDE. SEE DETAIL: 5/A9.1
-  INTERIOR WINDOW



BUILDING #1 EAST ELEVATION

SCALE
3/16" = 1'-0"

4



BUILDING #1 FLOOR PLAN

SCALE
3/16" = 1'-0"

1

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(661) 810-3615PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits
03	12/13/21	Edits

PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

FLOOR PLAN

title	
drawn	date
checked	AS NOTED scale
job no.	A3 sheet

**PROJECT NUMBER**

2019-003416-(5)

HEARING DATE

April 22, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2019006034

PROJECT SUMMARY

OWNER / APPLICANT

SPM Center LLC / Castaic Auto Performance

MAP/EXHIBIT DATE

January 24, 2025

PROJECT OVERVIEW

A request for a Conditional Use Permit to authorize a new automobile body and fender repair shop with painting and towing services, as well as a new business wall sign, within an existing 2,200-square-foot tenant space located in a multi-tenant building consists of auto repair uses. The development of the existing automobile repair facilities at the subject property was authorized through Site Plan Review No. RPP200500372 in 2005.

LOCATION

31531 Ridge Route Road, Castaic

ACCESS

Ridge Route Road

ASSESSORS PARCEL NUMBER(S)

2865-010-024

SITE AREA

0.65 Acres (Net)

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan ("Area Plan")

ZONED DISTRICT

Castaic Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

CM (Major Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Castaic Area CSD, Trucking District Area

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.20.030.B (Principal Use Regulations for Commercial Zones)
 - Section 22.140.120 (Automobile Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.312 (Castaic Area Community Standards District)

CASE PLANNER:

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2019-006034-(5)
CONDITIONAL USE PERMIT NO. RPPL2019006034

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2019006034** on April 22, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Castaic Auto Performance (“Permittee”), requests the CUP to authorize the operation of an automobile body and fender repair shop with painting and towing services, as well as a new business wall sign within a 2,200-square-foot tenant space within an existing multi-tenant automobile repair facility (“Project”) on a property located at 31531 Ridge Route Road in the unincorporated community of Castaic (“Project Site”) in the C-3 (General Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), 22.114.100 (Business Signs – In Commercial and Industrial Zones), and 22.114.110 (Wall Business Signs).
4. **PREVIOUS ENTITLEMENT(S).** Site Plan Review (“SPR”) No. RPP200500372 authorized the construction of new auto repair facilities consisting of a 3,250-square-foot auto repair facility (Jiffy Lube) in the southern portion of the Project Site, a 7,000-square-foot auto repair and tire service in the northern portion, a total of 35 parking spaces, and 4,782-square-foot landscaping areas, along with hardscape features, pedestrian amenities, and tree planting pursuant to the Castaic Area Community Standards District (“CSD”) requirements. There were five business license referrals signed off for auto repair at the Project Site (RBUS200600352, RBUS200600913, RBUS200600943, RBUS 201300115, and RBUS2018005152), one business license referral denied in 2014 for 31525 Ridge Route Road (RBUS201300453), and five SPRs approved for various signs for on-site businesses (RPP2006002301, RPP2006002302, RPP200700589, RPP201000680, and RPP201200454).
5. **LAND USE DESIGNATION.** The Project Site is located within the CM (Major Commercial) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
6. **ZONING.** The Project Site is located in the Castaic Canyon Zoned District and is currently zoned C-3. Pursuant to County Code Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R), a CUP is required for an automobile body and fender repair shop and for an automobile painting and

upholstering shop; the auto body and fender repair shop must be within a fully enclosed building. An SPR is required for an automobile repair garage, excluding body and fender work, painting, and upholstering. Automobile towing is an associated accessory use to the proposed business.

7. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM, IL (Light Industrial), OS-W (Open Space – Water)	C-3, M-1 (Light Manufacturing), O-S (Open Space)	Outdoor storage, hotel,
EAST	IL, OS-C (Open Space – Conservation), H30 (Residential 30 – 18 Dwelling Units per Acre)	M-1, O-S	Vacant, outdoor storage, recreational vehicle park
SOUTH	CM	C-3, M-1	Restaurant, motel, gas station
WEST	CM	C-3, M-1	Outdoor storage, retail, commercial, restaurant, gas station

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.65 net acres in size (0.70 gross acres) and consists of one legal lot. The Project Site is irregular in shape with gentle-sloping topography and is developed with auto repair facilities.

B. Site Access

The Project Site is accessible via Ridge Route Road, a Secondary Highway in the County Master Plan of Highways, with a width of approximately 80 feet at the Project Site. Access to Ridge Route Road to the east of the Project Site is provided via a 30-foot-wide driveway serving the north building, including the Project, and a separate 30-foot-wide driveway serving the south building (Jiffy Lube). The primary access to the Project Site will be via the north entrance/exit driveway on Ridge Route Road.

C. Site Plan

The site plan depicts the Project Site with two existing enclosed automobile repair structures: a 7,000-square-foot one-story building in the northern portion and a 1,750-square-foot one-story building with a 1,500-square-foot basement (Jiffy Lube) in the southern portion of the lot. The proposed automobile body and fender repair shop with painting and towing services will occupy the 2,200-square-foot tenant space in the middle of the existing 7,000-square-foot auto repair building. A 382-square-foot spray booth is proposed to be installed within the tenant space. Additionally, a new 28-square-foot new business wall sign is proposed on the

eastern building façade facing Ridge Route Road. The remaining tenant space of the building is currently used by other auto repair business and a tire shop with 941-square-foot mezzanine used for storage and a 1,080-square-foot office.

The existing development was approved with a total of 4,782 square feet of landscaping, hardscape features, pedestrian amenities, and tree planting pursuant to the Castaic Area Community Standards District ("CSD") requirements. The previously approved elements that have not been developed, including two (2) pedestrian amenities and planting of one (1) 15-gallon tree along the part of eastern portion of the subject property, are also proposed as part of the Project. Additional improvements include an automated gate, a trash container, and a compact parking space in the western portion of the subject property. The proposed automated gate will remain open during the hours of operation, from 8:00 a.m. to 6:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturday. The gate will be closed after these hours for security purposes.

D. Parking

The existing development requires 26 parking spaces and a total of 35 parking spaces are provided on site, including seven (7) compact spaces and two (2) accessible parking spaces. Out of nine (9) surplus parking spaces, five (5) spaces located in the northwestern corner of the parking lot will be designated for the towing service. Four (4) parking spaces will be used for temporary storage of towed vehicles waiting for repair and one (1) will be used for parking for a towing vehicle.

9. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project consists of the operation of automobile body and fender repair with painting and towing services within an existing enclosed structure. A new spray booth will be installed within the existing structure to minimize any potential impacts on air quality in the immediate vicinity. The towing service does not require any structures or modifications to the Project Site other than utilizing surplus parking for temporary parking of towed vehicles and a towing vehicle. No new construction or expansion is being proposed.

No exception to the Categorical Exemption is found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a hazardous waste site, historical resources, environmentally sensitive areas, or scenic drives. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. An environmental determination was issued for the Project.

- 10. PUBLIC COMMENTS.** Staff has received no public comments at the time of preparation of this report.

11. AGENCY RECOMMENDATIONS.

- A. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated August 27, 2024.
- B. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated March 6, 2024.

12. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper [The Signal], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On February 27, 2025, a total of 35 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 25 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CM designation is intended for a range of commercial, entertainment and cultural uses serving the general public and drawing from a large market area. Specific allowable uses are determined by the underlying zoning designation, which in this case allows the existing and proposed uses with an SPR and CUP, respectively. The Hearing Officer further finds that the Project is part of a regional focal point of commercial and vehicle-related uses serving the general public and drawing from a large market area.

14. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies in the Area Plan:

- Policy LU-4.1.4: Promote economic opportunity for all segments of the community, including small businesses and new businesses.
- Policy LU-4.2.3: Encourage businesses to locate in all appropriate areas of the community to encourage job creation in closer proximity to workforce housing.

The auto body and fender repair shop with painting and towing services will be located in an existing auto repair facility. The vicinity is developed with commercial and light industrial uses, which are also in proximity to residential areas, approximately 300 feet to the north, 820 feet to the west, and 1,500 feet to the south. As a small business, it provides a convenient location for local residents to have their automobiles repaired and painted. The facility is well maintained with a neat appearance, appropriately scaled, and with all repair and paint work conducted within an enclosed space in a building.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-3 zoning classification, as an auto body and fender repair shop with painting and towing services is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M) and 22.312.070.B (Castaic Area CSD, Zone Specific Development Standards, Commercial and Industrial Zones). While the request is for a new auto body repair and fender shop within an existing building, there are two existing multi-tenant auto repair buildings: a 7,000-square-foot one-story building where the proposed Project is located in the northern portion; and a 1,750-square-foot one-story building with a 1,500-square-foot basement in the southern portion. Both buildings are at least 20 feet from the front lot line on Ridge Route Road, which is in compliance with the 20-foot front yard setback requirement pursuant to the CSD requirements. There is no contiguous residential or agricultural zone. Therefore no other setback is required for the Project Site.
17. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones). While the request is for a new auto body repair and fender shop within an existing building, the existing building where the proposed business will be located is 21 feet in height, which adequately meets the maximum height of 13 times buildable area.
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). Auto services, including any repair work, require one (1) space per 500 square feet of buildings. For office area associated with auto services and repair, one (1) space per 250 square feet of building area was applied at the time of the SPR approval in 2005. The total auto service area at the premise is 8,558 square feet, which requires 18 spaces. The total office area is 1,692 square feet, which requires eight (8) parking spaces. A total of 26 parking spaces were required, and 35 parking spaces are provided on-site, including seven (7) compact spaces and two (2) accessible parking spaces. Out of nine (9) surplus parking spaces, five (5) spaces located in the northwestern corner of the parking lot will be designated for towing service. Four (4) spaces will be used for temporary storage of towed vehicles waiting for repair and one (1) will be used for parking of a towing vehicle.
19. **LANDSCAPING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Commercial Zones) and 22.312.070 (Castaic Area CSD, Zone Specific Development Standards). While the request is for a new auto body repair and fender shop within an existing building, general landscaping requirement for commercial development is

minimum 10 percent of the lot area. The lot area is 31,241 square feet, and a total of 4,782 square feet of landscaping area, or approximately 15.3 percent of the lot area, is provided on Project Site. Additionally, the CSD requires the 20-foot front yard setback to be landscaped with a minimum of one (1) 15-gallon tree for every 150 square feet of setback landscaped area. The setback landscaped area on the subject property is approximately 1,660 square feet, and 11 trees are required. A total of 13 15-gallon trees were approved in 2005, and 10 are currently provided. One (1) additional tree is required and is proposed as part of this Project.

20. SIGNS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.114.100 (Business Signs – In Commercial and Industrial Zones), 22.114.110 (Wall Business Signs) and 22.312.070.B.1.c and d (Castaic CSD-Wall Business Signs & Freestanding Business Signs). While the request is for a new auto body repair and fender shop within an existing building, all existing wall signs and the freestanding sign were approved through SPRs from 2007 to 2012, including RPP2006002301, RPP2006002302, RPP200700589, RPP201000680, and RPP201200454 in accordance with the applicable sign requirements of the CSD. A new wall cabinet sign is proposed on the eastern building façade facing Ridge Route Road. County Code Section 22.114.110 (Wall Business Signs) limits the maximum sign area for signs in C-3 zone to three (3) square feet per linear foot of building frontage, whereas Section 22.312.070.B.1.c (Castaic CSD – Wall Business Signs & Freestanding Business Signs) requires more restrictive maximum sign area of one and a half square foot per linear foot of the building frontage. For the 48-foot-long building length on the street frontage, the maximum allowable sign area for a wall sign is 72 square feet pursuant to the CSD sign requirements. The proposed wall cabinet sign is 28 square feet in sign area and does not exceed the building height, therefore satisfying all applicable sign requirements.

21. CASTAIC AREA CSD. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.312 (Castaic Area CSD), specifically County Code Section 22.312.070.B (CSD Zone Specific Development Standards for Commercial and Industrial Zones). While the request is for a new auto body repair and fender shop within an existing building, the Project complies with the following:

- a. Paving: the CSD requires paving of pedestrian circulation areas and driveway entrances, pedestrian amenities, and 20-foot setbacks for buildings, structures, and circulation areas. The Project Site provides paver tiles for the two (2) access driveway entrances as well as a pedestrian walkway connected to the public sidewalk along Ridge Route Road.
- b. Pedestrian Amenities: The CSD requires at least two pedestrian amenities to be provided at commercial development. Seating areas with tables will be provided in two (2) places on Project Site as previously approved, one adjacent to the street and another on the west of the southerly structure. Landscaped buffers are also provided along the street frontage with 10 trees and bushes, with an additional 15-gallon trees to be planted in compliance with CSD requirements.
- c. Trucking District Area: The subject property is also located within the Trucking District Area within the CSD. Since the Project and the existing auto repair uses

are not related to tractors or trucks, there are no additional area-specific development standards applicable to the Project.

CONDITIONAL USE PERMIT FINDINGS

22. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site is well maintained and buffered from neighboring uses with landscaping, fencing, and setbacks, and the proposed use will not adversely affect the surrounding uses. While the request is for a new auto body repair and fender shop within an existing building, the underlying auto repair facility has existed at the location for about 20 years without problems. Surrounding uses include other commercial and light industrial uses such as outdoor storage that are compatible with the auto body and fender repair, painting, and towing business. Additionally, all repair and painting will be conducted entirely within an existing enclosed structure. A paint spray booth will be installed in compliance with applicable local and State requirements and will minimize impacts on air quality and public health.
23. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The proposed use will utilize the existing development without any significant physical changes to the subject Project Site. The existing development was authorized in 2005 through SPR No. RPP200500372 and meets all applicable development standards in Title 22 (Planning and Zoning) of the County Code, including landscaping, parking, and CSD requirements. The 32,241-square-foot subject property provides approximately 15.3-percent landscaped area, or 4,782 square feet, where a minimum 10 percent of landscaping is required for the zone. The existing development with the proposed Project requires 26 parking spaces and a total of 35 parking spaces are provided on site. Five (5) of nine (9) surplus parking spaces will be designated for towing business to park towed vehicles while waiting for repair as well as to park a towing vehicle. Additionally, the Project Site provides a 20-foot front setback with partial landscaping area along the street frontage with 10 15-gallon trees and one (1) additional tree proposed, differentiated paving materials for driveway entrances, and pedestrian amenities such as seating with tables pursuant to the CSD requirements. Therefore, the Project Site with the existing development and as conditioned is adequate in size to accommodate the required development features and would integrate with the uses in the surrounding area.
24. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The subject property is served by 80-foot-wide Secondary Highway as designated in County Master Plan of Highways. Other

streets in the immediate vicinity include Interstate-5 (Golden State Freeway) as well as Castaic Road, a Major Highway on the County Master Plan of Highways, and The Old Road, a Secondary Highway on the County Master Plan of Highways. Since the proposed auto body and fender repair shop with painting and towing services intends to serve the local needs from the surrounding communities, the streets and highways are sufficient to provide access for the potential customers and accommodate the traffic that would be generated by the Project.

25. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption) and 15303 (Class 3, New Construction or Conversion of Small Structures). The Project, which consists of the operation of an automobile body and fender repair with painting and accessory towing services, would be conducted entirely within an existing enclosed structure. A new spray booth will be installed within the existing structure to minimize any potential impacts on air quality in the immediate vicinity. The towing service does not require any structures or modifications to the Project Site other than utilizing surplus parking for temporary parking of towed vehicles and a towing vehicle. No new construction or expansion is being proposed. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a hazardous waste site, historical resources, environmentally sensitive areas, or scenic drives. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

27. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2019006034**, subject to the attached conditions.

ACTION DATE: April 22, 2025

SD:SC

4/10/25

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2019-006034-(5)
CONDITIONAL USE PERMIT NO. RPPL2019006034

PROJECT DESCRIPTION

The project is to authorize a new automobile body and fender repair shop with painting and towing services, including a new 382-square-foot spray booth, to operate within an existing multi-tenant automobile repair building subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on April 22, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,648.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for

eight (8) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **a digital copy of a modified Exhibit "A"** shall be submitted to LA County Planning by **June 22, 2025**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize a new automobile body and fender repair shop with painting and towing services, subject to the following restrictions:
 - a. All repair activities shall be conducted within an enclosed structure.
 - b. The painting activities shall be conducted within the designated spray booth.
 - c. The hours of operation shall be from 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturday. No Sunday operations shall be permitted.
 - d. A new 28-square-foot wall business sign on the street frontage as shown on the Exhibit "A".
20. The towing service shall utilize one (1) towing vehicle only and may store the vehicle in one of the four (4) surplus parking spaces as designated on the Exhibit "A". No off-site storage for both towing vehicle and towed vehicles shall be utilized and no impound services shall be provided. Towing service shall not be advertised to the public. Towed vehicles that do not require repairs shall not be stored on site.
21. Towing service shall be provided as accessory to the subject business only. The permittee shall maintain a log of vehicles towed for automobile repair on-site. The vehicle log shall include information such as the vehicle owner's name, license plate number, date in/date out, and which repair service was/were needed. The log shall also be available electronically and shall be submitted to LA County Planning staff upon request.
22. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, except for the four (4) surplus parking spaces, which can be used for temporary storage of the towed vehicles waiting repair.

Automobile repair, body repair, or body paint shall not be conducted within the parking spaces and/or outside of the approved enclosed building.

23. As agreed by the permittee, one (1) additional 15-gallon tree shall be installed within the landscaped setback area within 90 days of the permit approval. A new Exhibit "A" shall be submitted depicting this area as landscaped.
24. The permittee shall comply with all conditions set forth in the attached Fire letter dated August 27, 2024 and County Department of Public Health letter dated March 6, 2025.

Attachments:

Exhibit D-1 Fire Letter dated August 27, 2024

Exhibit D-2 County Department of Public Health Letter dated March 6, 2025



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

EPIC-LA NUMBER:	RPPL2019006034	PROJECT NUMBER:	2019-003416
CITY/COMMUNITY:	Castaic	STATUS:	Cleared
PROJECT ADDRESS:	31531 Ridge Route Road Castaic, CA 91384	DATE:	08/27/2024

CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
3. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
6. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
7. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
8. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
9. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
11. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with

- a minimum stroke width of 0.5 inch. Fire Code 505.1
12. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
 13. The required fire flow for the public fire hydrants for this project is 2250 GPM at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



A handwritten signature in black ink, appearing to read 'Wally Collins', is written over a light blue rectangular background.

REVISED
EPIC-LA# FLDU2019006034
PROJECT #2019-003416

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 08/27/2024

NO
PARKING
FIRE LANE
LA CO. FIRE CODE
TITLE 32 SEC 10.208

SIGN:

1. METAL REFLECTORIZED SIGN
2. SIZE: MIN. 12" x 18"
3. MIN. 3" LETTERING
4. WHITE BACKGROUND WITH RED LETTERS
5. BOTTOM OF SIGN SHALL BE 7'-0" ABOVE GROUND LEVEL

PROJECT DATA:

BUILDING #2:
OCCUPANCY: S-3
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1 (w/ BASEMENT)
COMMERCIAL BUILDING:
OCCUPANCY: M
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1
CODE: 2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 - CALIFORNIA BUILDING CODE
2022 - CALIFORNIA ENERGY CODE TITLE 24
2022 - CALIFORNIA PLUMBING CODE
2022 - CALIFORNIA MECHANICAL CODE
2022 - CALIFORNIA ELECTRICAL CODE
2022 - COUNTY OF LOS ANGELES FIRE CODE
ZONE:
NOTE:
ALL WORK SHALL CONFORM TO THE ABOVE CODES

All hydrants shall measure 6"x4"x2-1/2", brass or bronze, conform to current AWWA Standard C503, or approved equal. Hydrants shall be installed per specification of the Los Angeles County Water Ordinance #7834, (Title 20) Utility Manual, Section 4.0 to 4.6.

The required fire flow for Public fire hydrants at this location is 2250 gallons per minute at 20 PSI for a duration of 2 hours over & above maximum daily domestic demand.

"B" PRIVATE ON-SITE

FH "B"
2250 G.P.M.
© 20 PSI 5 HR.

FIRE DEPT. NOTES

1. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 503 OF COUNTY OF LOS ANGELES FIRE CODE, TITLE 32, WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.
2. ALL ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO INSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING. FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH FIRE CODE SECTION 501.4
3. FOR BUILDINGS WHERE THE VERTICAL BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET, PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY". FIRE APPARATUS ACCESS ROADS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT OF THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE EAVE OF PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER. FIRE CODE 503.1, 503.2.1.2, 503.2.1.2.1
4. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.1
5. FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE CODE 503.2.3
6. THE FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM OF A 32-FOOT CENTER LINE TURNING RADIUS. FIRE CODE 503.2.4
7. DEAD END FIRE APPARATUS ACCESS ROADS MORE THAN 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. REFER TO FIGURE 503.2.5 (1) AND FIGURE 503.2.5 (2) IN CHAPTER 5 OF THE FIRE CODE. THE TURNAROUND SHALL BE ORIENTATED ON THE ACCESS ROADWAY IN THE PROPER DIRECTION OF TRAVEL. FIRE CODE 503.2.5
8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. A NO PARKING DESIGNATION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA VEHICLE CODE SECTION 22600.1 AND BE APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.3

9. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDINGS EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

10. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIRE FIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 42" FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. THESE SIDES SHOULD FACE AN ACCESS ROADWAY OR YARD SUFFICIENT TO ACCOMMODATE LADDER OPERATIONS. FIRE CODE 504.5

11. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS AND ALPHABET LETTERS, AND BE MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5". FIRE CODE 505.1

12. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE CODE.

13. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS FOR THIS PROJECT IS 2250 GALLONS AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS. TWO (2) PUBLIC FIRE HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 AND APPENDIX B.

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384
**AUTO REPAIR SHOP
BUILDING #1**
7,000 sf

**PUBLIC FIRE FLOW REQUIREMENT
2250 GPM @ 20 PSI FOR 2 HOURS**

EXISTING PUBLIC
FIRE HYDRANT

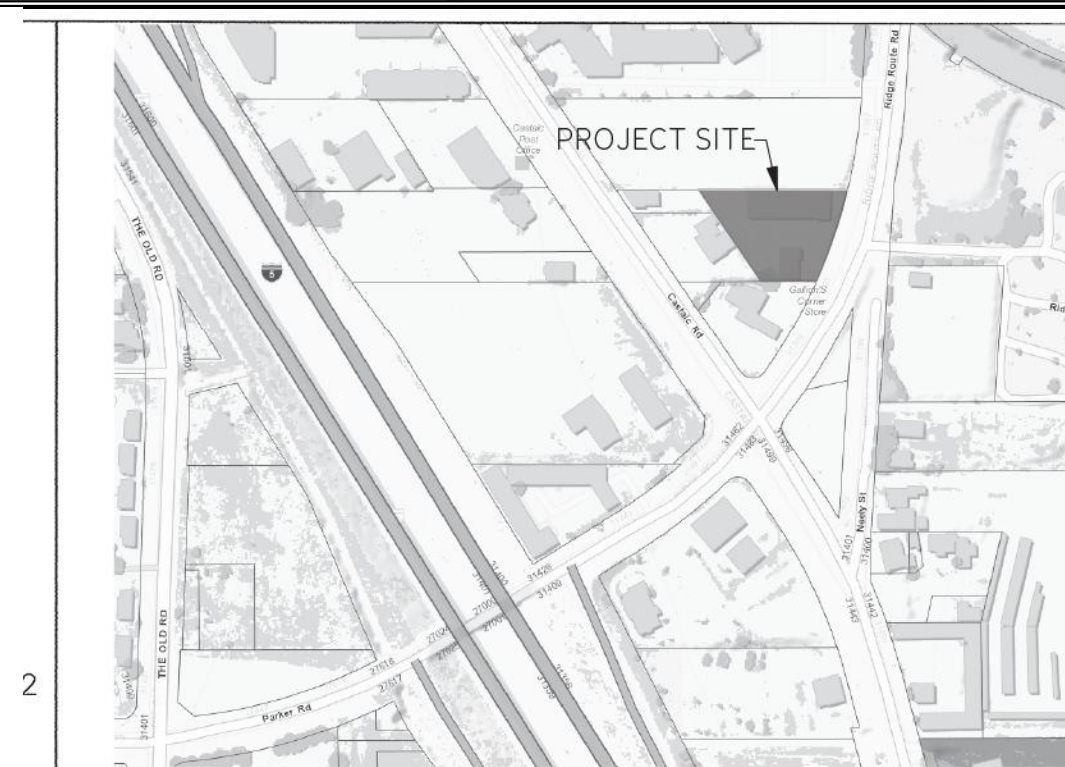
PUBLIC
FIRE HYDRANT

**AUTO REPAIR
SHOP
BUILDING #2**
1,750 sf
+ 1,500 sq ft
BASEMENT
TOT. = 3,250 sf

REVISIONS TO
EXISTING
DEVELOPMENT

SITE PLAN

SCALE:
1" = 10'-0"



VICINITY MAP

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

**ROCHA NUEZ
ASSOCIATES**
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE AGOURA HILLS CA 91301
TEL 818 575 9400 FAX 818 575 9411

CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

SITE CALCULATIONS

LOT AREA: 31,241 sf
LANDSCAPED AREA: 4,782 sf
(15.3%)

PARKING MATRIX

BUILDING AREA:
BUILDING #1: 7,000 sf
BUILDING #2: 3,250 sf
TOTAL: 10,250 sf
LOT COVERAGE: 33.6%

BUILDING #1 PARKING REQUIRED:
5,920 SF SERVICE AREA (1:500)=
11.84 = 12 SPACES
1,080 SF OFFICE AREA (1:250)=
4.32 = 4 SPACES

BUILDING #2 PARKING REQUIRED:
2,639 SF SERVICE AREA (1:500)=
5.28 = 5 SPACES
612 SF OFFICE AREA (1:250)=
2.4 = 2 PARKING SPACES
REQUIRED

TOTAL 23 SPACES REQUIRED

4 FOR IMPOUND/TOW TRUCK
27 TOTAL REQUIRED

35 SPACES PROVIDED
8 SURPLUS

PARKING PROVIDED:
STANDARD (8.5'x18'): 26 STALLS
COMPACT (7.5'x15'): 7 STALLS
HANDICAP (9'x18'): 2 STALLS
TOTAL: 35 STALLS

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF
OF THE SOUTH HALF OF THE
NORTH HALF OF THE SOUTHWEST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 25 T5N,
R17W, S.B.M. IN THE COUNTY OF
LOS ANGELES, STATE OF
CALIFORNIA

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

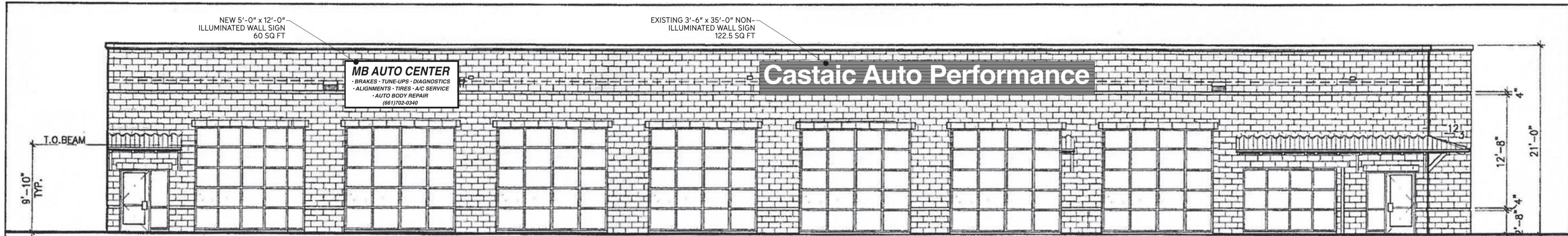
PROJECT NUMBER
233200

**PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384**

project
**SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384**
client

SITE PLAN

title	date
drawn	AS NOTED
checked	scale
job no.	A1

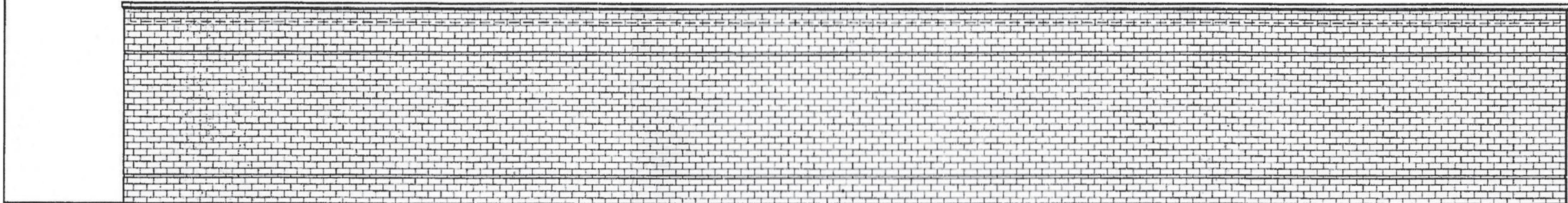


SOUTH ELEVATION

SCALE:

3/16" = 1'-0"

1

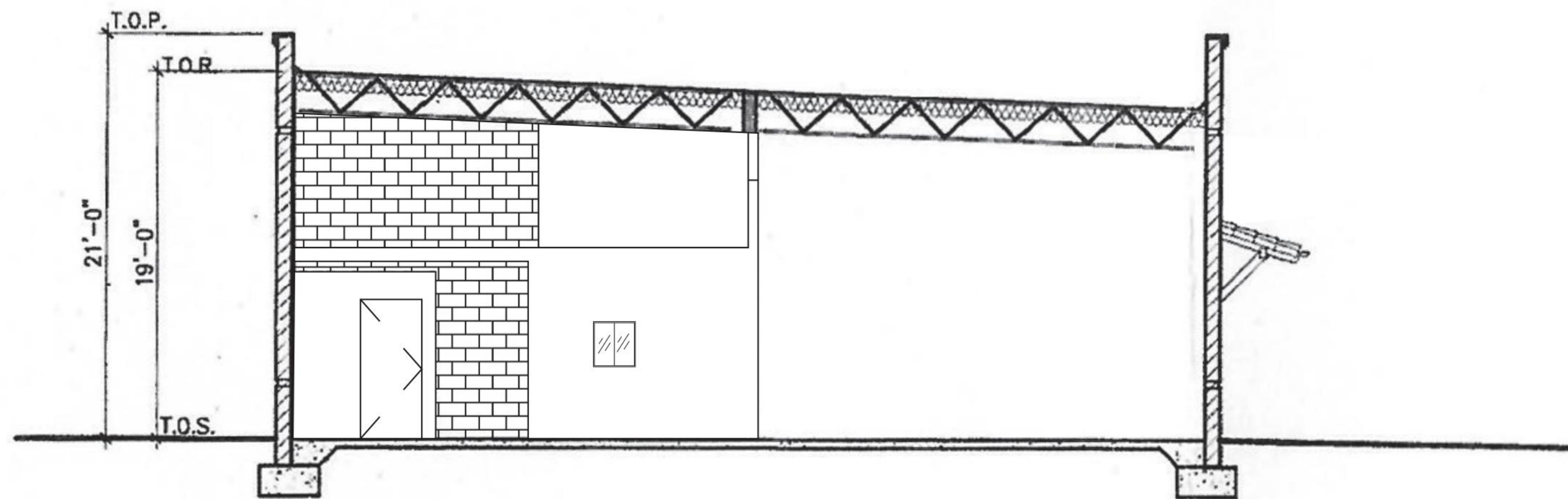


NORTH ELEVATION

SCALE:

3/16" = 1'-0"

2

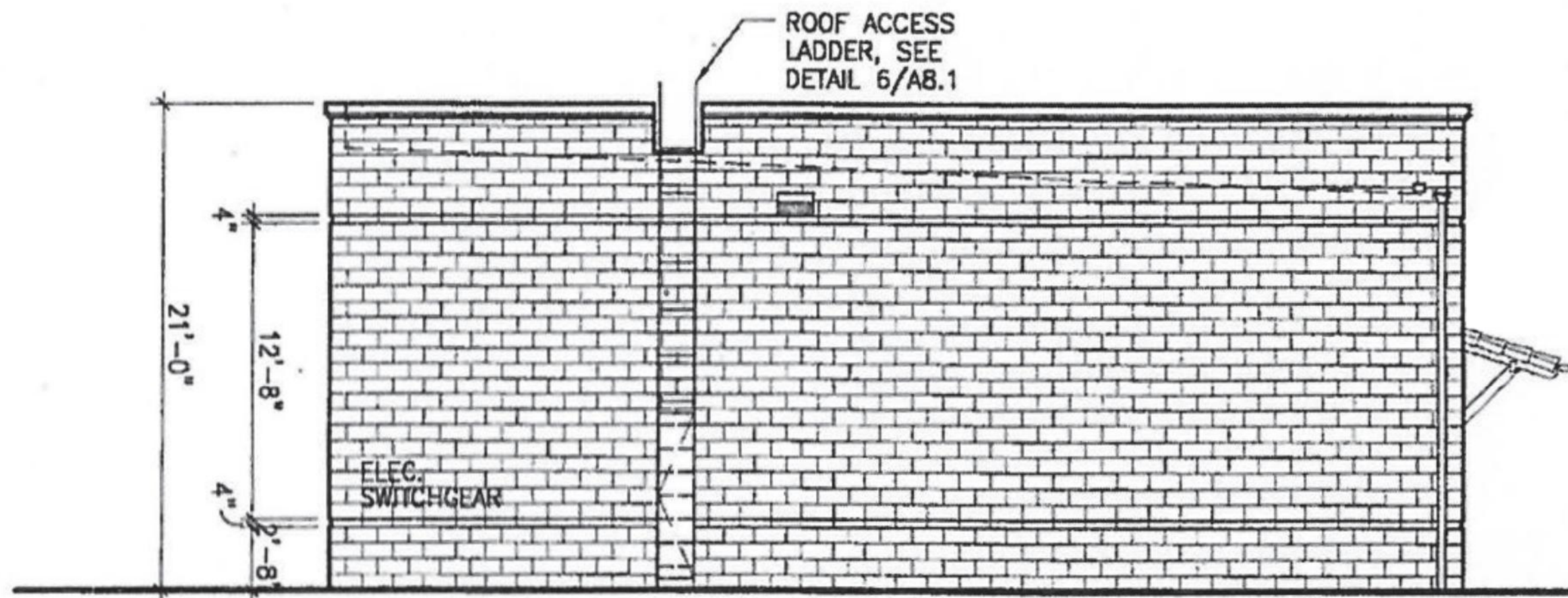


BUILDING SECTION

SCALE:

3/16" = 1'-0"

5



WEST ELEVATION

SCALE:

3/16" = 1'-0"

3

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955

CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

BUILDING #1 ELEVATIONS

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

PROJECT NUMBER
233200





PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384

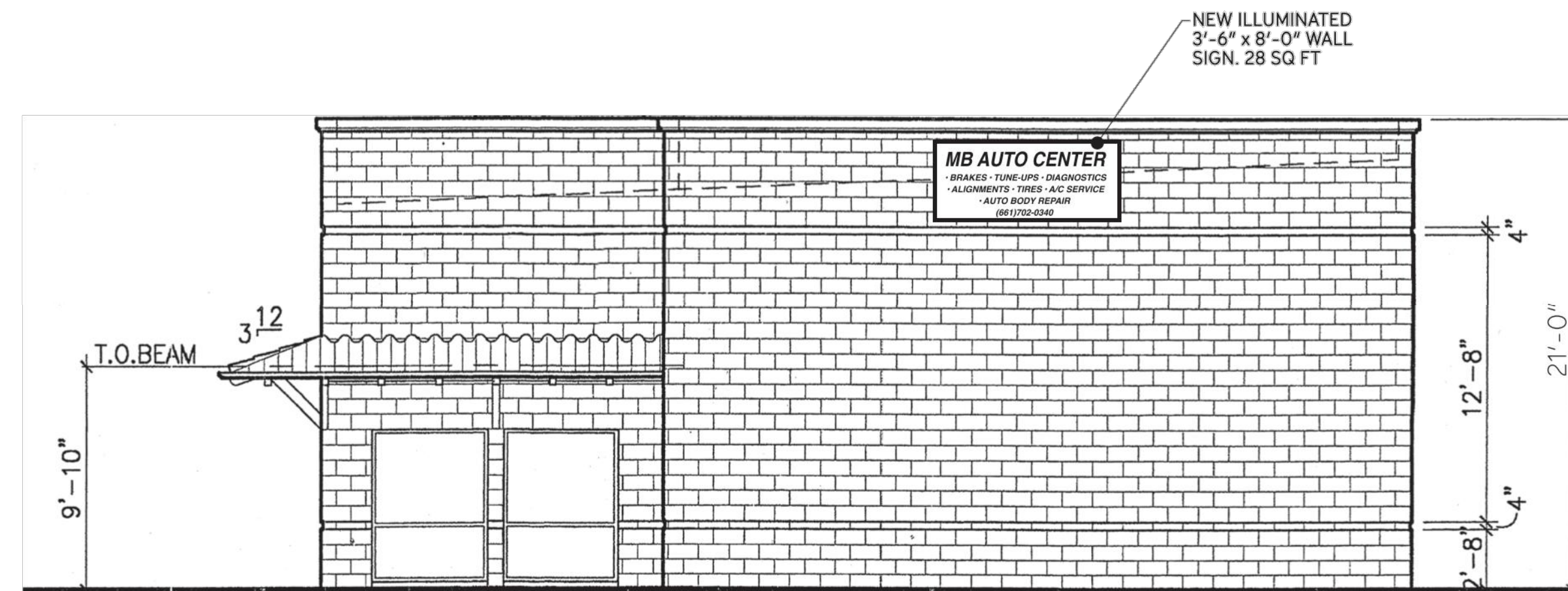
project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

ELEVATIONS

title	date
drawn	date
checked	AS NOTED scale
job no.	A2 sheet

WALL SCHEDULE

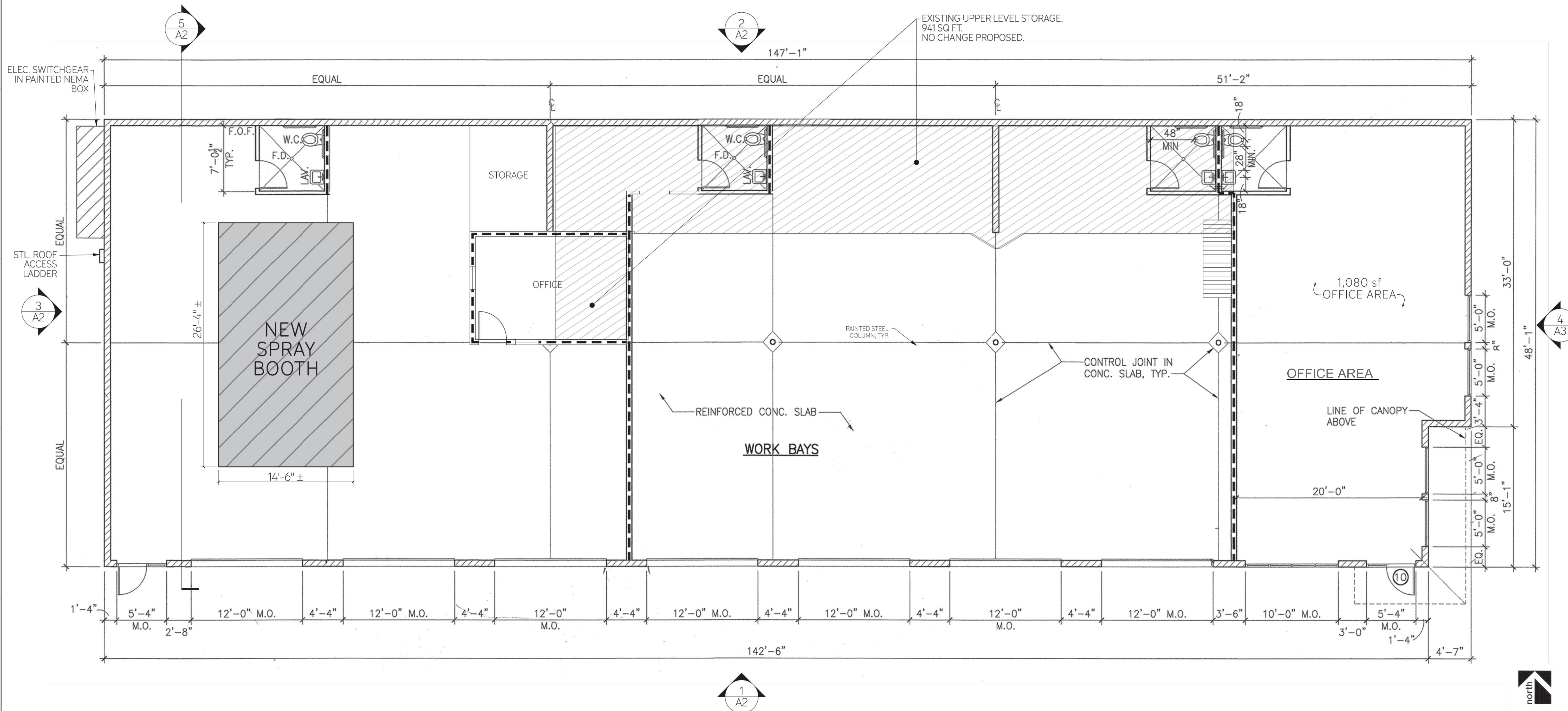
-  8" SPLIT-FACE C.M.U. WALL. PROVIDE PRECISION BLOCK & WATERPROOFING SYSTEM BELOW GRADE. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFO.
-  INTERIOR METAL STUD WALL w/ 5/8" TYPE X GYP. BOARD, EACH SIDE, PROVIDE WATER RESISTANT GYP. BOARD AT WET LOCATIONS. SEE DETAIL 2/A9.1
-  6" METAL STUD WALL w/ 5/8" TYPE X WATER-RESISTANT GYP. BOARD, EACH SIDE. SEE DETAIL: 5/A9.1
-  INTERIOR WINDOW



BUILDING #1 EAST ELEVATION

SCALE
3/16" = 1'-0"

4



BUILDING #1 FLOOR PLAN

SCALE
3/16" = 1'-0"

1

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits
03	12/13/21	Edits

PROJECT NUMBER
233200PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

FLOOR PLAN

title	
drawn	date
checked	AS NOTED scale
job no.	A3 sheet



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

March 06, 2024

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2019006034
31531 RIDGE ROUTE ROAD CASTAIC CA 91384**

Thank you for the opportunity to review the application and project located at the subject property. This project proposes the allowance of an automobile body and fender repair shop with all operations conducted within an enclosed building. The Land Division application indicates that the project will be connected to public water and public sewer.

Public Health provide clearance of the aforementioned project. The applicant provided a water bill from Santa Clarita Valley Water- Newhall Division with a due date of April 21, 2023. In addition, the applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 2024, which indicates a consolidated sewer fee is listed as one of the property direct assessments.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

Updated Nov 15, 2021

ADDENDUM TO CONDITIONAL USE PERMIT BURDEN OF PROOF

Project: 2019-003416
Case: RPPL 2019006034
Address (APN): 2865-010-024
31531 Ridge Rte Rd, Castaic, CA 91384

The development project is a revision to an existing development project.

The building is currently an automotive repair facility. It is 7000 square feet, with seven bay doors.

Auto body and fender repair. Approximately 2,200 square feet of that area is to be changed to this use. The change will result in the addition of a spray booth and its modest amount of supporting equipment. The spray booth and equipment is expected to take up approximately 382 square feet of floor area. There will be no changes or alterations to the other parts of the building. The only change to the exterior of the building will be a typical ventilation element in the ceiling or wall, which will not be visible to the public. The addition of this use will not result in a service that requires its own standalone identification. It will be an added service listed on the existing 60 square foot wall sign on the south elevation, as well as the new 28 square foot wall sign proposed on the east elevation. Otherwise, the addition of the spray booth and the use as a whole will have no visual or physical impact on the building itself or the neighboring buildings or properties.

Towing use with vehicle storage. The applicant intends to utilize four (4) existing on-site parking spaces for short term storage of vehicles awaiting repair, and one (1) parking space to park one tow truck. The function of these parking spaces will not appear any different to the public. The five spaces are located in the north/west corner of the property behind Building #1, which is the least visible parking area to the public. The towing service will not utilize off-site storage and will not install a fence or wall. The towing service will not provide impound services. The towing service is solely for the purpose of transporting customer vehicles to the site. Therefore it will not be advertised to the public.

All businesses within the subject address will have the same operating hours. The businesses will be open from 8am to 6pm Monday through Friday, and 8am to 4pm on Saturday. The automotive repair will have three employees, each of whom work an eight-hour shift. The auto body and fender repair will have three employees, each of whom work an eight-hour shift. The towing service will have one employee who will work an eight-hour shift.

Regarding the condition of approval in case RPP 200500372 requiring pedestrian circulation areas and driveway entrances to be paved with brick or paver tiles. The applicant utilized scored concrete, which emulates the look of brick. The applicant suggests this satisfies the intent of the condition. See photos below.



A.1

The proposed added use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the work performed under this new use is contained within the interior of the building and within the space where it's located. The new spray booth system will capture and filter all overspray, all chemicals will safely stored in fireproof cabinets, and all such waste will be disposed of by a dedicated waste disposal service. The workers within the business itself will be required to use typical safety protections. The work performed will not impact the other tenants in the subject building. Nor will it impact any other part of the property such as neighboring buildings or workers and visitors in the parking lot. The new wall sign for the auto body and fender repair use is located deep within the property and perpendicular to the street, limiting it's visibility to the public, but still serving an important identification function without negatively affecting the surrounding area.

A.2

The proposed added use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because there will be no increase in density, equipment or vehicles on the site. The rest of the site currently performs auto repair, so the ability to perform auto body repair is fundamentally the same, resulting in no change to the nature of the use of the building and the property. There will be no visual changes to the building itself, so there'll be no perceived degradation to the quality of the building facades or landscaping.

A.3

The proposed added use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because it will utilize modern well constructed containment, filtering, storage and waste disposal systems that is completely contained within the tenant space itself. These systems do not encroach on any other tenants with the subject building, subject site or neighboring buildings in any way. So there will be no negative impact.

B

The proposed use is limited to the tenant space itself, with no changes to the yards, fences, parking, loading facilities, landscaping, driveways or parking spaces. The only visible change to the exterior of the building will be a relatively small vent, which will not be visible to the public. The tenant space, the subject building and the site as a whole has all of the requirements to easily accommodate the proposed use. The quantity of employees will be roughly the same, so there be no requirement for additional parking. From the exterior and to the public, the new use will appear identical to the current use, allowing the new use to be naturally and immediately integrated into the site and the vicinity.

C.1

Since the auto body repair will take the space of existing auto repair, the number of employees and quantity of vendors that service the space will be roughly the same the current use. For this reason, the nearby streets and traffic areas will see no negative impact. In fact, it's possible that there will be less traffic generated by this change of use. This is because the turnover of vehicles is slower for an auto body repair shop of this size compared to the higher turnover of cars for typical auto repair shops of the size that's being changed.

C.2

There are few other auto body and fender repair facilities for vehicles in Castaic. The proposed use will provide a service that's needed within the community.

Written Response to letter of incompleteness dated Oct 14, 2021

1) Site Plan / Parking Matrix

- The buildings have been updated from COMMERCIAL BUILDING and JIFFY LUBE to BUILDING #1 and BUILDING #2, respectively.
- The office spaces have been added to each building.

2) Parking Matrix

- The parking matrix has been added into the title bar on the site plan. Per instructions, the parking breakdown matches the previous review.
- Surplus parking is listed in the matrix. The assigned parking for vehicle storage and the two truck are also listed.

Please also be aware of changes we made to the Burden of Proof. New and replacement text is shown in blue.

Auto body and fender repair. Approximately 2,200 square feet of that area is to be changed to this use. The change will result in the addition of a spray booth and its modest amount of supporting equipment. The spray booth and equipment is expected to take up approximately 382 square feet of floor area. There will be no changes or alterations to the other parts of the building. The only change to the exterior of the building will be a typical ventilation element in the ceiling or wall, ~~and a new 49 square foot wall sign identifying the new business.~~ **which will not be visible to the public. The addition of this use will not result in a service that requires its own standalone identification. It will be an added service listed on the existing 60 square foot wall sign on the south elevation, as well as the new 28 square foot wall sign proposed on the east elevation.** ~~The new non-illuminated wall sign is identical in construction, height and material to the existing 122.5 square foot "Castaic Auto Performance" wall sign on the south elevation.~~ Otherwise, the addition of the spray booth and the use as a whole will have no visual or physical impact on the building itself or the neighboring buildings or properties.

Towing use with vehicle storage. The applicant intends to utilize four (4) existing on-site parking spaces ~~for the purpose of parking a tow truck and short term storage of vehicles awaiting repair.~~ **short term storage of vehicles awaiting repair, and one (1) parking space to park one tow truck.** The function of these parking spaces will not appear any different to the public. The ~~four~~ **five** spaces are located in the north/west corner of the property behind the ~~"Commercial Building",~~ **Building #1,** which is the least visible **parking area** to the public. The towing service will not utilize off-site storage and will not install a fence or wall. **The towing service will not provide impound services. The towing service is solely for the purpose of transporting customer vehicles to the site. Therefore it will not be advertised to the public.** ~~The towing service will install a new illuminated 28 sq ft wall sign on the east elevation.~~

PROPOSED ENVIRONMENTAL DETERMINATION

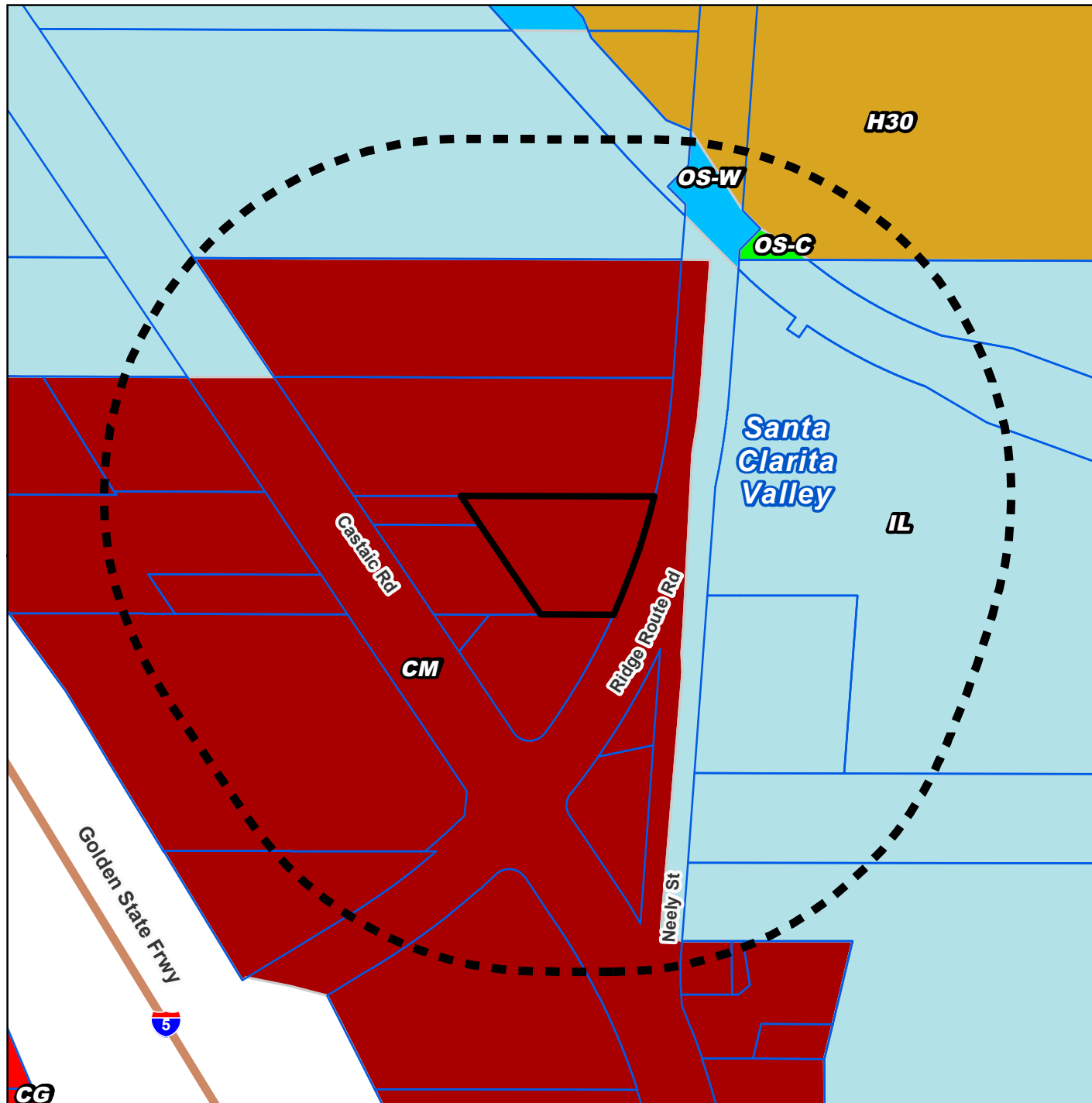
DETERMINATION DATE:	April 22, 2025
PROJECT NUMBER:	2019-006034-(5)
PERMIT NUMBER(S):	CUP RPPL2019006034
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	31531 Ridge Route Road, Castaic
OWNER:	SPM Center LLC
APPLICANT:	Castaic Auto Performance
CASE PLANNER:	Soyeon Choi, Senior Regional Planner schoi@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as categorical exemptions (Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures categorical exemptions) under State CEQA Guidelines Sections 15301 and 15303 because the Project consists of the operation of an automobile body and fender repair shop, with painting and towing services, that would be conducted within an existing enclosed structure approved for auto repair. A new spray booth will be installed within the existing structure to minimize any potential impacts on air quality in the immediate vicinity. The towing service does not require any structures or modifications to the Project Site other than utilizing surplus parking for temporary parking of towed vehicles and a towing vehicle. No new structures or expansions are being proposed. No exceptions to the Categorical Exemptions are found to apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a hazardous waste site, historical resources, environmentally sensitive areas, or scenic highway. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

LAND USE POLICY**500-FOOT RADIUS MAP**

PROJECT NO. 2019-003416

CUP RPPL2019006034



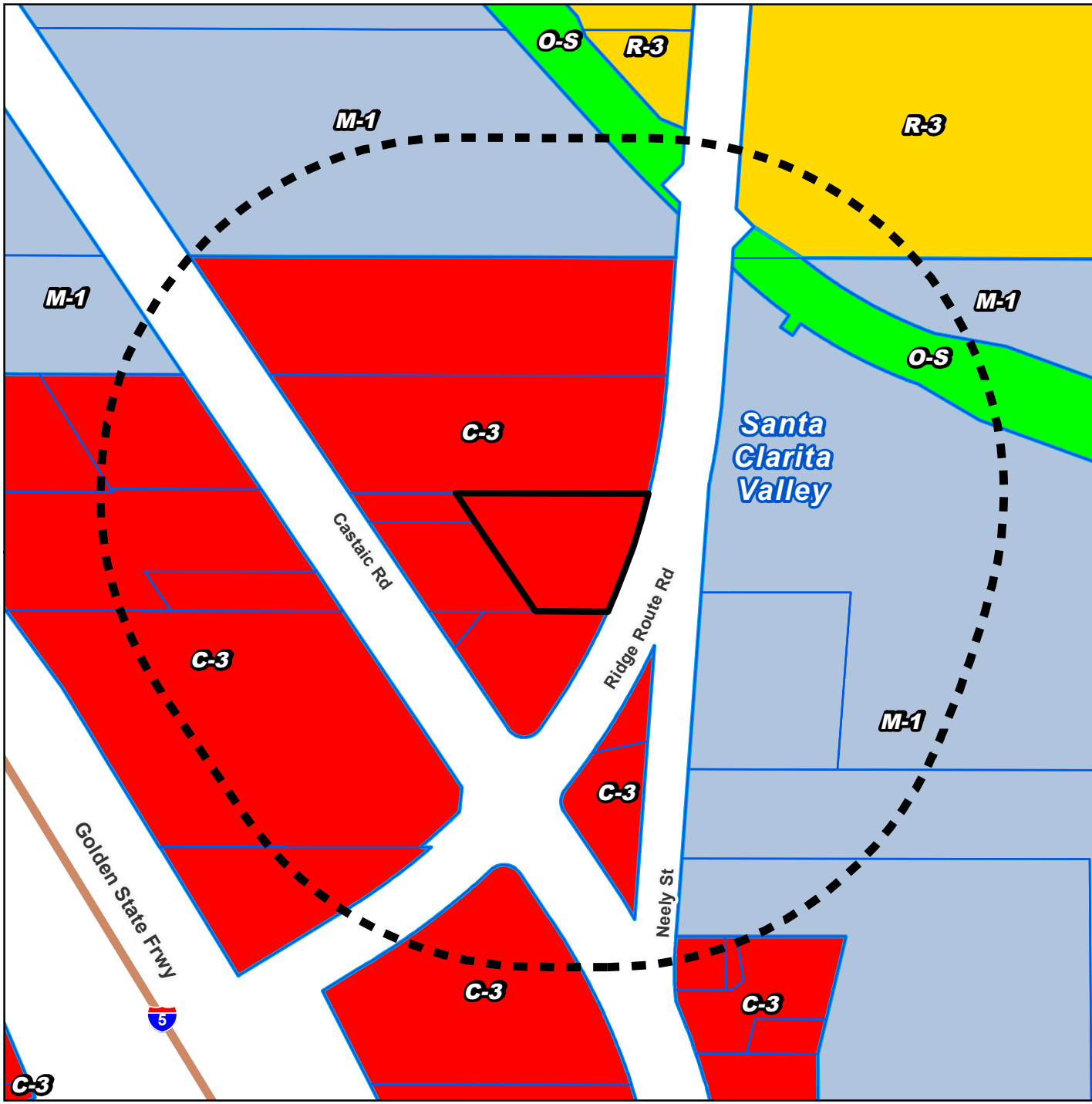
- H30 - Urban Residential (18-30 du/ac)
- CG - General Commercial
- CM - Major Commercial
- IL - Light Industrial
- OS-C - Open Space Conservation
- OS-W - Water

Feet
0 150 300



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012







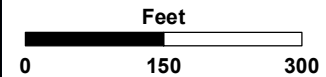
ZONING

500-FOOT RADIUS MAP

PROJECT NO. 2019-003416

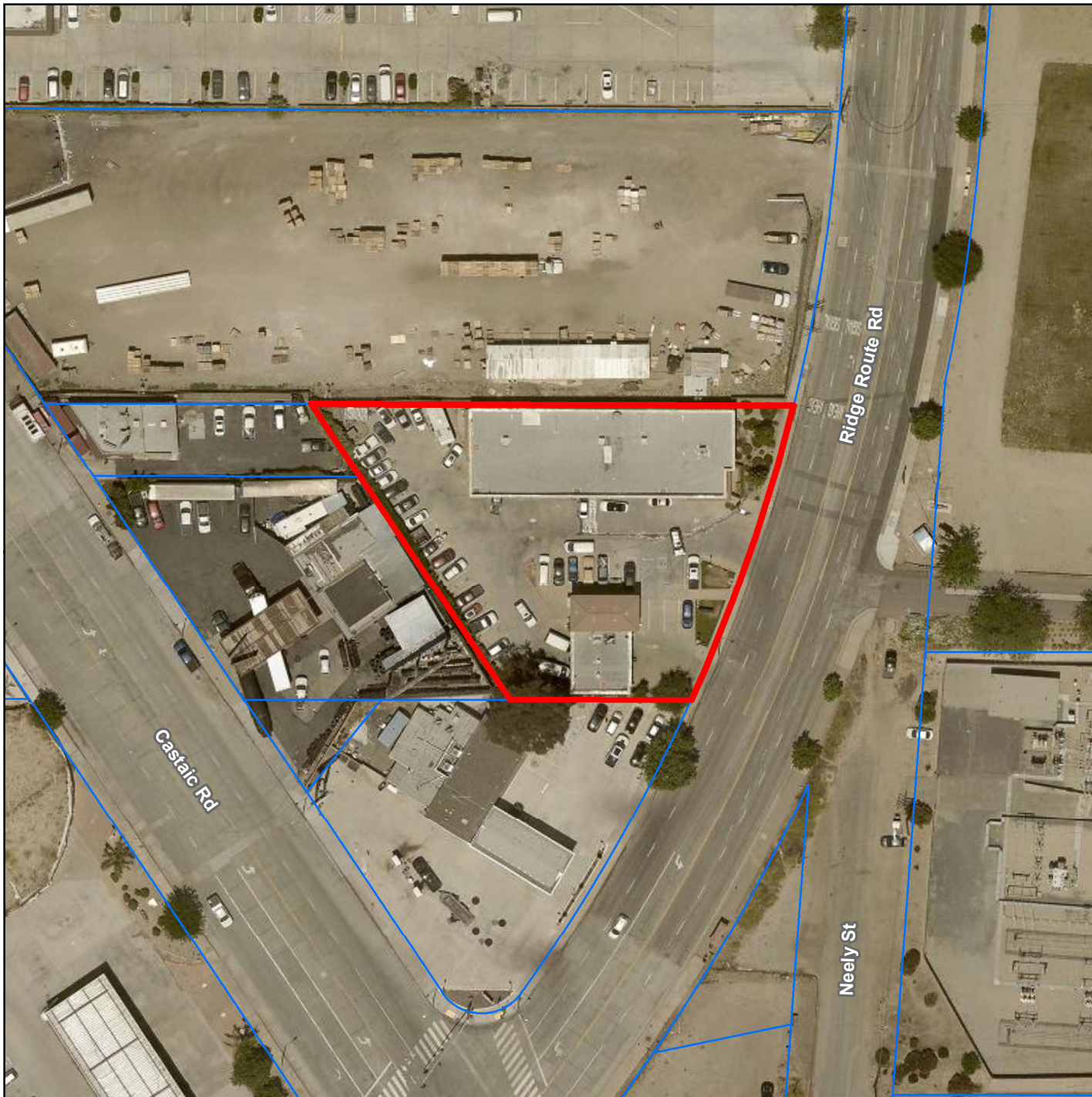
CUP RPPL2019006034

-  R-3-(U) - Limited Density Multiple Residence
-  C-3 - General Commercial
-  M-1 - Light Manufacturing
-  O-S - Open Space



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2019-003416

CUP RPPL2019006034

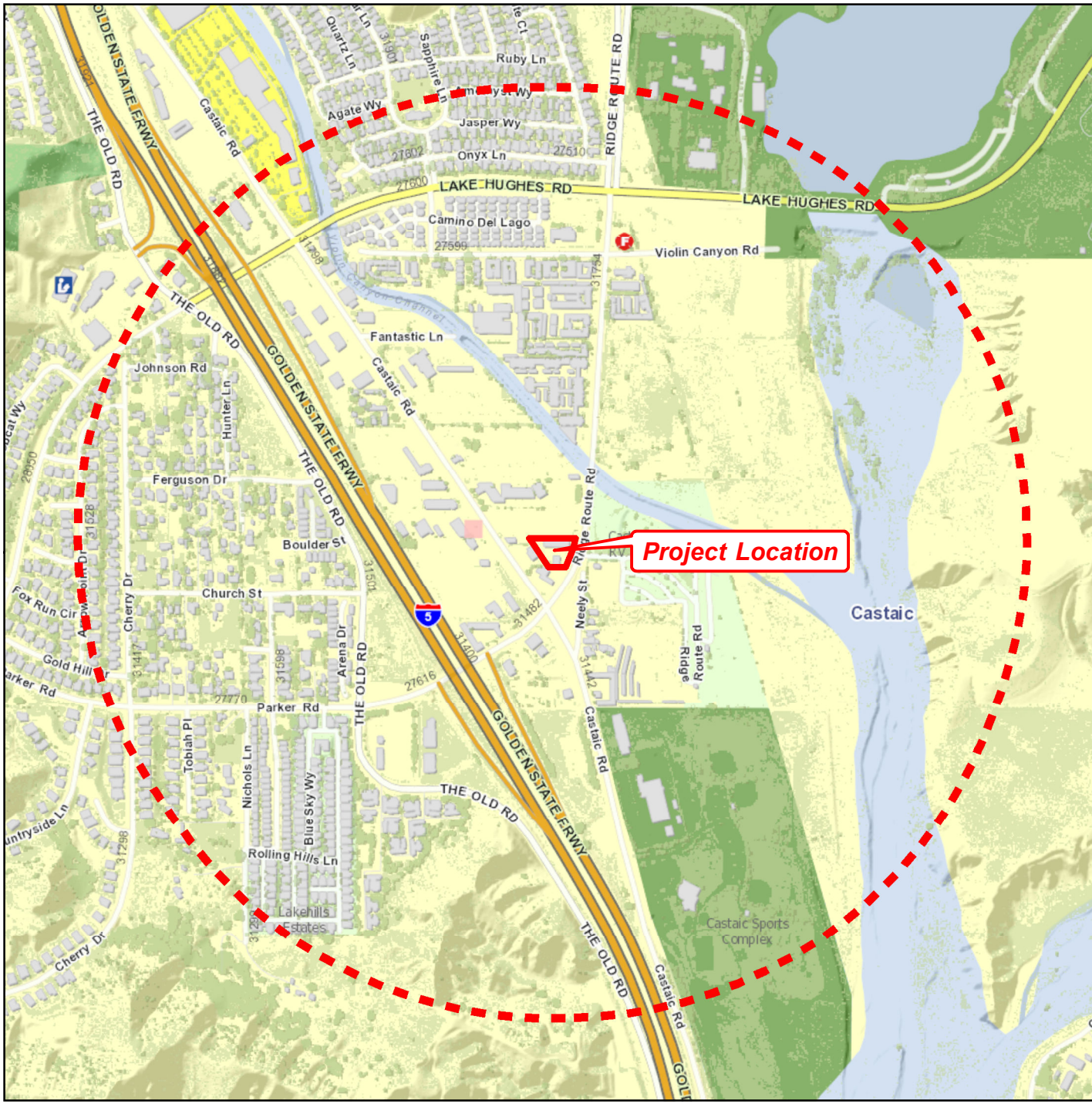
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024

Feet
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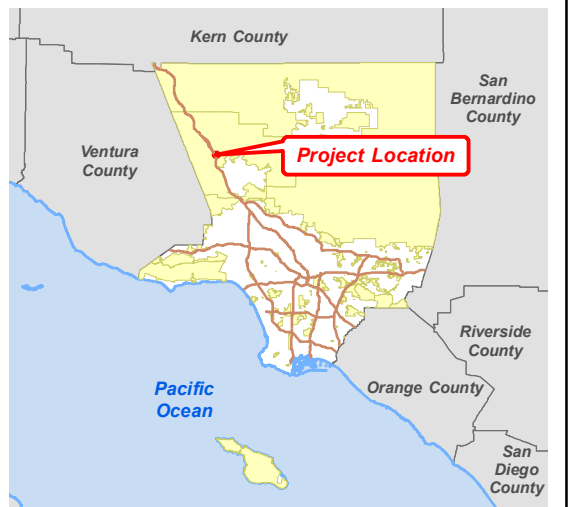


LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. 2019-003416
CUP RPPL2019006034



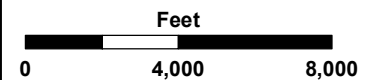
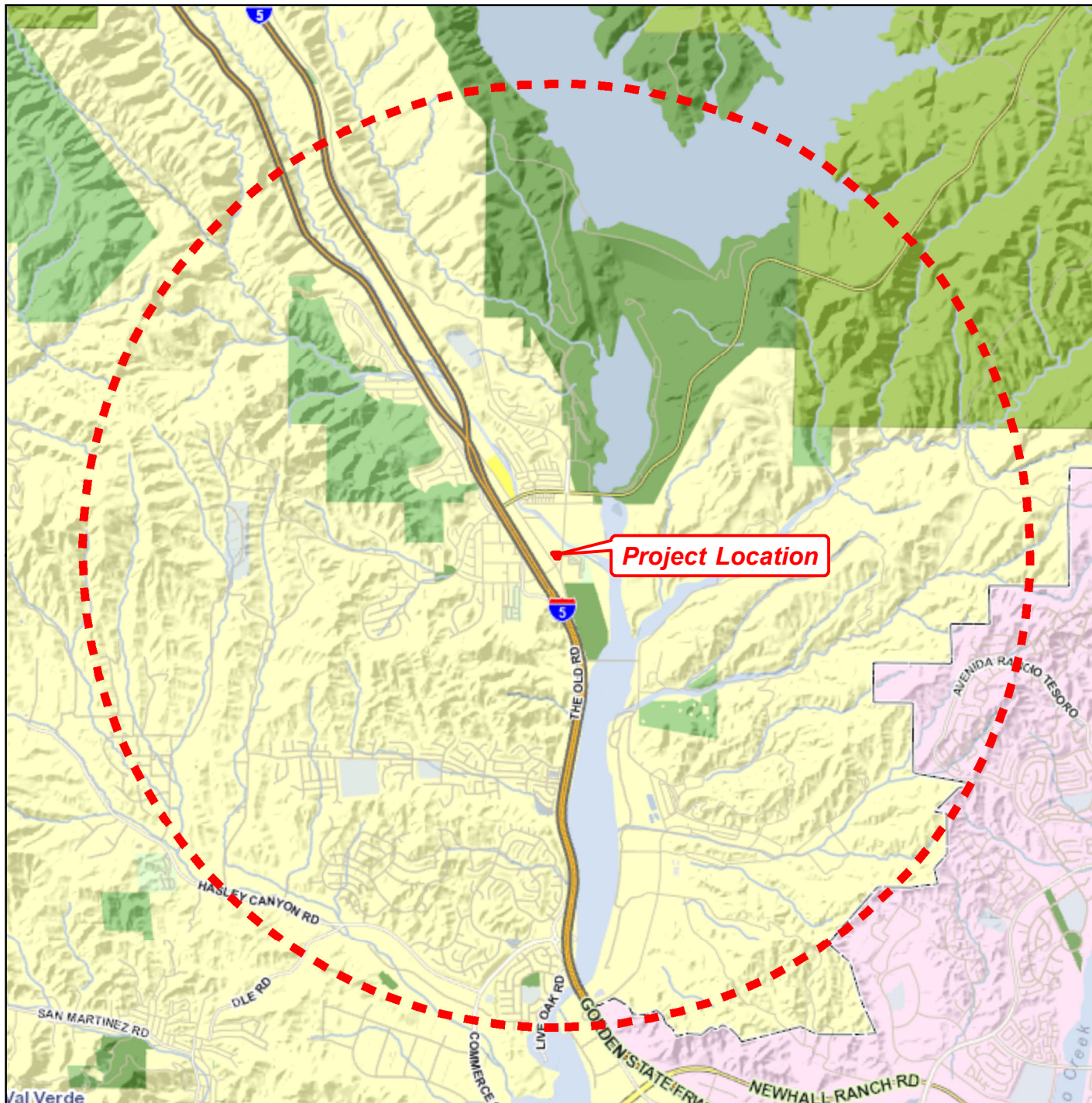
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

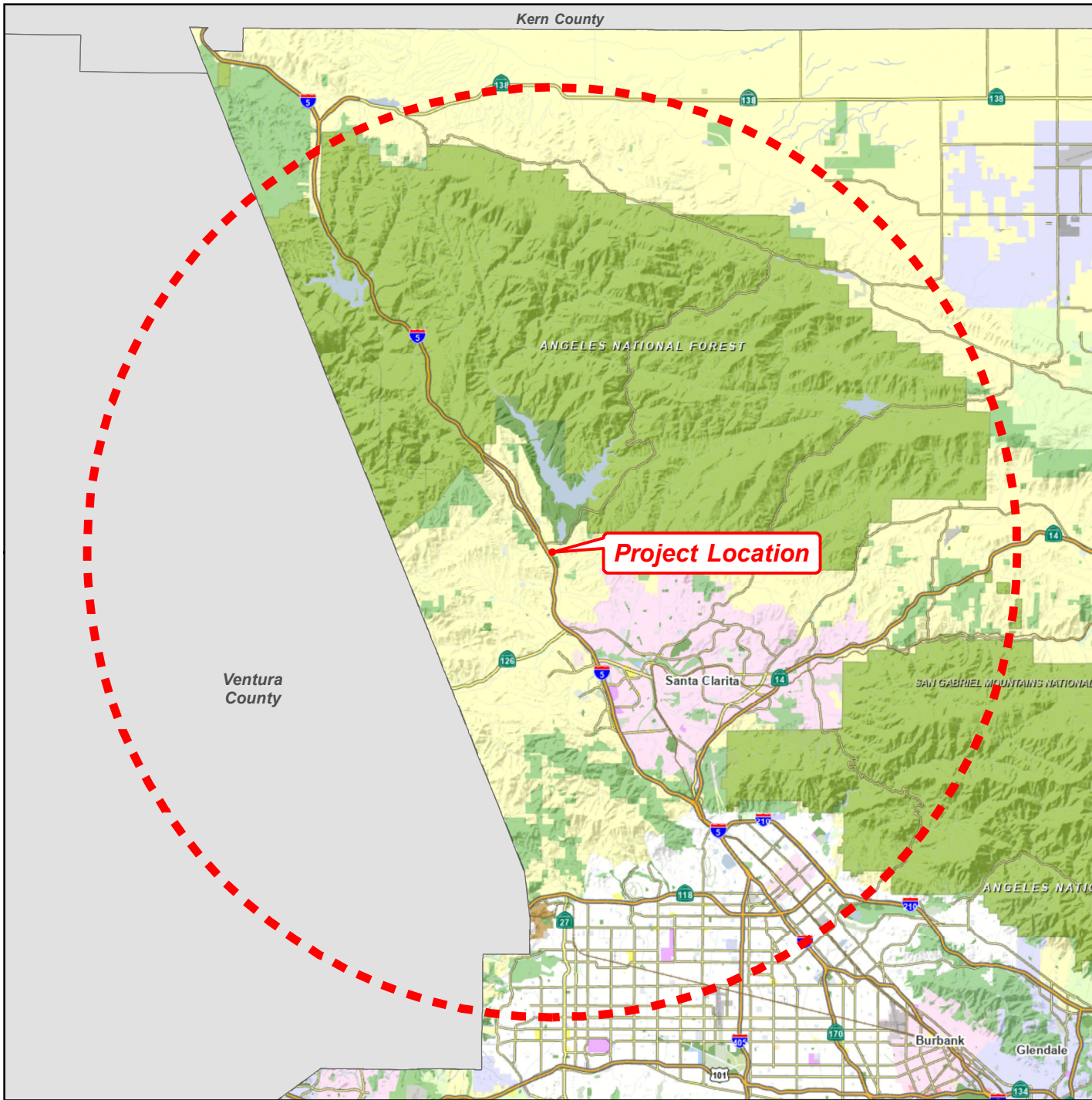
PROJECT NO. 2019-003416

CUP RPPL2019006034



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2019-003416

CUP RPPL2019006034



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012











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

EPIC-LA NUMBER:	RPPL2019006034	PROJECT NUMBER:	2019-003416
CITY/COMMUNITY:	Castaic	STATUS:	Cleared
PROJECT ADDRESS:	31531 Ridge Route Road Castaic, CA 91384	DATE:	08/27/2024

CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance too Fire Code Section 501.4
3. For buildings where the vertical distance between the access roadway and the highest roof surface does not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
6. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
7. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
8. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
9. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
11. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with

- a minimum stroke width of 0.5 inch. Fire Code 505.1
12. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
 13. The required fire flow for the public fire hydrants for this project is 2250 GPM at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



A handwritten signature in black ink, appearing to read 'Wally Collins', is written over a light blue rectangular background.

REVISED
EPIC-LA# FLDU2019006034
PROJECT #2019-003416

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 08/27/2024

NO
PARKING
FIRE
LANE
LA CO. FIRE CODE
TITLE 32 SEC 10.206

SIGN:

1. METAL REFLECTORIZED SIGN
2. SIZE: MIN. 12" x 18"
3. MIN. 3" LETTERING
4. WHITE BACKGROUND WITH RED LETTERS
5. BOTTOM OF SIGN SHALL BE 7'-0" ABOVE GROUND LEVEL

PROJECT DATA:

BUILDING #2:
OCCUPANCY: S-3
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1 (w/ BASEMENT)
COMMERCIAL BUILDING:
OCCUPANCY: M
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
STORIES: 1
CODE: 2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 - CALIFORNIA BUILDING CODE
2022 - CALIFORNIA ENERGY CODE TITLE 24
2022 - CALIFORNIA PLUMBING CODE
2022 - CALIFORNIA MECHANICAL CODE
2022 - CALIFORNIA ELECTRICAL CODE
2022 - COUNTY OF LOS ANGELES FIRE CODE
NOTE:
ALL WORK SHALL CONFORM TO THE ABOVE CODES

All hydrants shall measure 6"x4"x2-1/2", brass or bronze, conform to current AWWA Standard C503, or approved equal. Hydrants shall be installed per specification of the Los Angeles County Water Ordinance #7834, (Title 20) Utility Manual, Section 4.0 to 4.6.

The required fire flow for Public fire hydrants at this location is 2250 gallons per minute at 20 PSI for a duration of 2 hours over & above maximum daily domestic demand.

"B" PRIVATE ON-SITE

FH "B"
2250 G.P.M.
© 20 PSI 5 HR.

FIRE DEPT. NOTES

1. ALL FIRE LANES SHALL BE CLEAR OF ALL ENCROACHMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 503 OF COUNTY OF LOS ANGELES FIRE CODE, TITLE 32, WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.
2. ALL ON-SITE FIRE APPARATUS ACCESS ROADS SHALL BE LABELED AS "PRIVATE DRIVEWAY AND FIRE LANE" ON THE SITE PLAN ALONG WITH THE WIDTHS CLEARLY DEPICTED ON THE PLAN. LABELING IS NECESSARY TO INSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING. FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION IN ACCORDANCE WITH FIRE CODE SECTION 501.4
3. FOR BUILDINGS WHERE THE VERTICAL BETWEEN THE ACCESS ROADWAY AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET, PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY". FIRE APPARATUS ACCESS ROADS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT OF THE VERTICAL DISTANCE BETWEEN THE ACCESS ROADWAY AND THE EAVE OF PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER. FIRE CODE 503.1, 503.2.1.2, 503.2.1.2.1
4. THE DIMENSIONS OF THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.1
5. FIRE APPARATUS ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 POUNDS AND SHALL BE SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. FIRE CODE 503.2.3
6. THE FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM OF A 32-FOOT CENTER LINE TURNING RADIUS. FIRE CODE 503.2.4
7. DEAD END FIRE APPARATUS ACCESS ROADS MORE THAN 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. REFER TO FIGURE 503.2.5 (1) AND FIGURE 503.2.5 (2) IN CHAPTER 5 OF THE FIRE CODE. THE TURNAROUND SHALL BE ORIENTATED ON THE ACCESS ROADWAY IN THE PROPER DIRECTION OF TRAVEL. FIRE CODE 503.2.5
8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. A NO PARKING DESIGNATION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA VEHICLE CODE SECTION 22600.1 AND BE APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.3

9. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDINGS EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

10. SECURITY BARRIERS, VISUAL SCREEN BARRIERS OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE ROOF OF ANY BUILDING IN SUCH A MANNER AS TO OBSTRUCT FIRE FIGHTER ACCESS OR EGRESS IN THE EVENT OF FIRE OR OTHER EMERGENCY. PARAPETS SHALL NOT EXCEED 42" FROM THE TOP OF THE PARAPET TO THE ROOF SURFACE ON MORE THAN TWO SIDES. THESE SIDES SHOULD FACE AN ACCESS ROADWAY OR YARD SUFFICIENT TO ACCOMMODATE LADDER OPERATIONS. FIRE CODE 504.5

11. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS AND ALPHABET LETTERS, AND BE MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5". FIRE CODE 505.1

12. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE CODE.

13. THE REQUIRED FIRE FLOW FOR THE FIRE HYDRANTS FOR THIS PROJECT IS 2250 GALLONS AT 20 PSI RESIDUAL PRESSURE FOR 2 HOURS. TWO (2) PUBLIC FIRE HYDRANTS FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 AND APPENDIX B.

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384
**AUTO REPAIR SHOP
BUILDING #1**
7,000 sf

**PUBLIC FIRE FLOW REQUIREMENT
2250 GPM @ 20 PSI FOR 2 HOURS**

EXISTING PUBLIC
FIRE HYDRANT

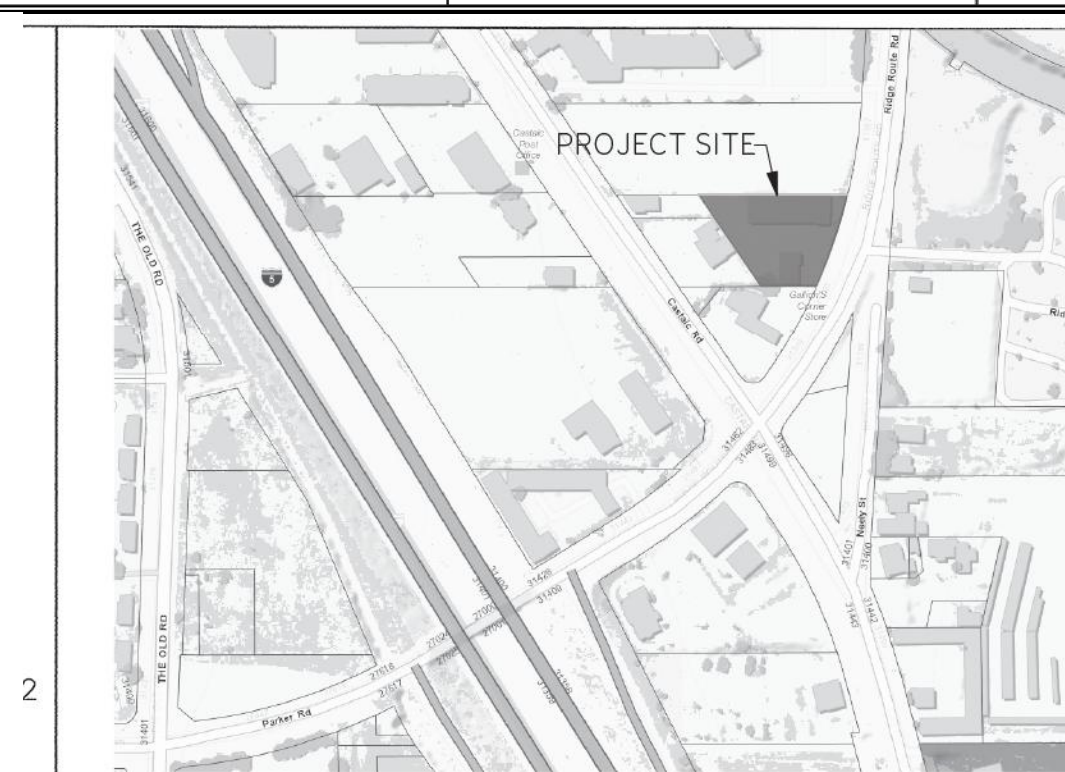
PUBLIC
FIRE HYDRANT

**AUTO REPAIR
SHOP
BUILDING #2**
1,750 sf
+ 1,500 sq ft
BASEMENT
TOT. = 3,250 sf

**REVISIONS TO
EXISTING
DEVELOPMENT**

SITE PLAN

SCALE:
1" = 10'-0"



VICINITY MAP

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

**ROCHA NUEZ
ASSOCIATES**
ARCHITECTS ENGINEERS
28025 DOROTHY DRIVE AGOURA HILLS CA 91301
TEL 818 575 9400 FAX 818 575 9411

CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

SITE CALCULATIONS

LOT AREA: 31,241 sf
LANDSCAPED AREA: 4,782 sf
(15.3%)

PARKING MATRIX

BUILDING AREA:
BUILDING #1: 7,000 sf
BUILDING #2: 3,250 sf
TOTAL: 10,250 sf
LOT COVERAGE: 33.6%

BUILDING #1 PARKING REQUIRED:
5,920 SF SERVICE AREA (1:500)=
11.84 = 12 SPACES
1,080 SF OFFICE AREA (1:250)=
4.32 = 4 SPACES

BUILDING #2 PARKING REQUIRED:
2,639 SF SERVICE AREA (1:500)=
5.28 = 5 SPACES
612 SF OFFICE AREA (1:250)=
2.4 = 2 PARKING SPACES
REQUIRED

TOTAL 23 SPACES REQUIRED

4 FOR IMPOUND/TOW TRUCK
27 TOTAL REQUIRED

35 SPACES PROVIDED
8 SURPLUS

PARKING PROVIDED:
STANDARD (8.5'x18'): 26 STALLS
COMPACT (7.5'x15'): 7 STALLS
HANDICAP (9'x18'): 2 STALLS
TOTAL: 35 STALLS

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF
OF THE SOUTH HALF OF THE
NORTH HALF OF THE SOUTHWEST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 25 T5N,
R17W, S.B.M. IN THE COUNTY OF
LOS ANGELES, STATE OF
CALIFORNIA

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

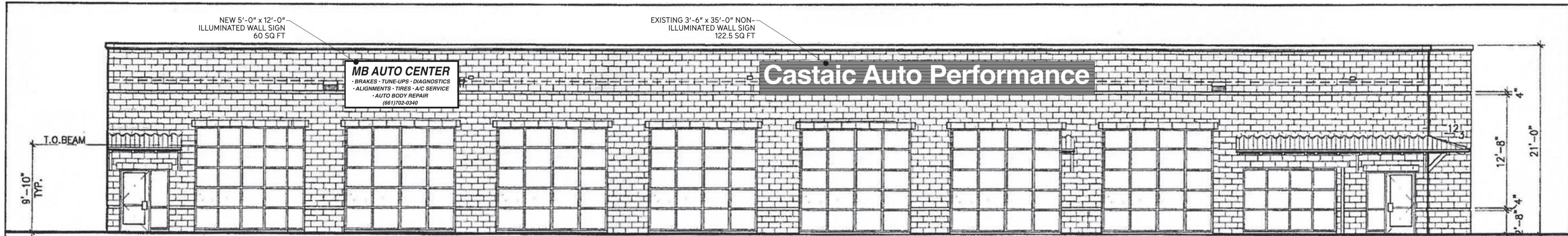
PROJECT NUMBER
233200

**PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384**

project
**SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384**
client

SITE PLAN

title	date
drawn	AS NOTED
checked	scale
job no.	A1 sheet

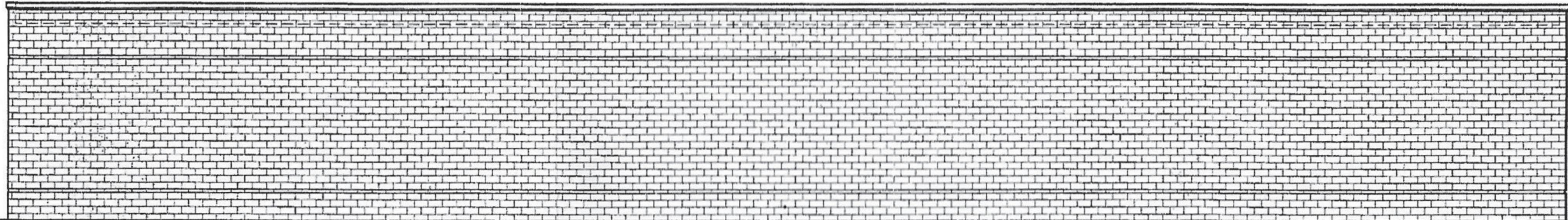


SOUTH ELEVATION

SCALE:

3/16" = 1'-0"

1

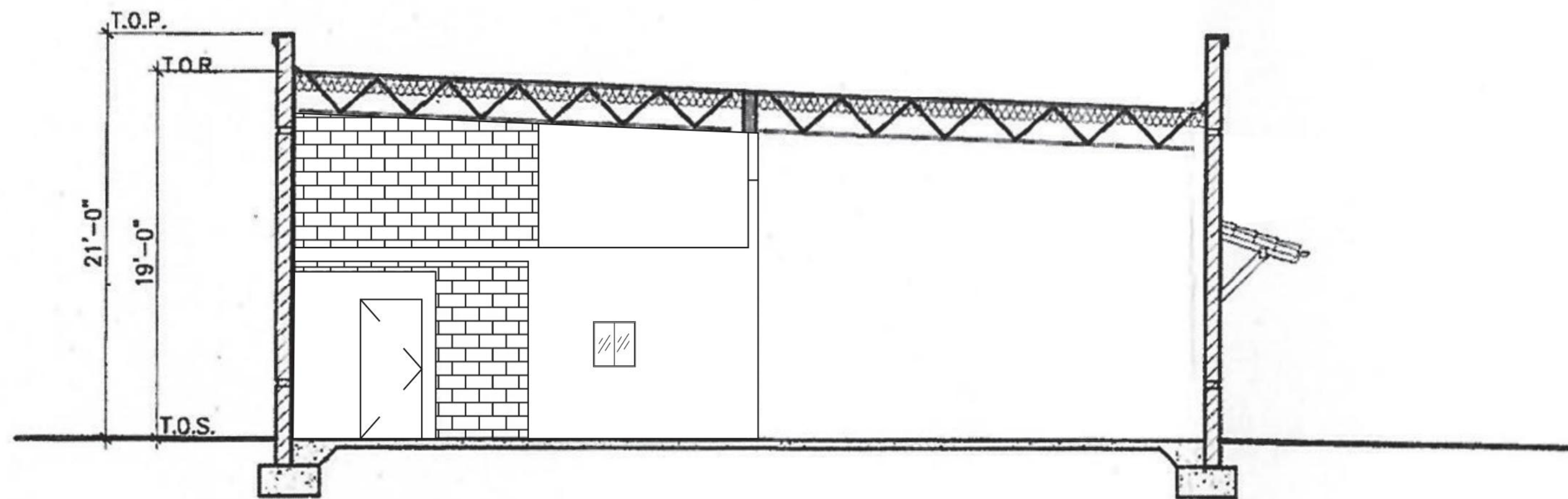


NORTH ELEVATION

SCALE:

3/16" = 1'-0"

2

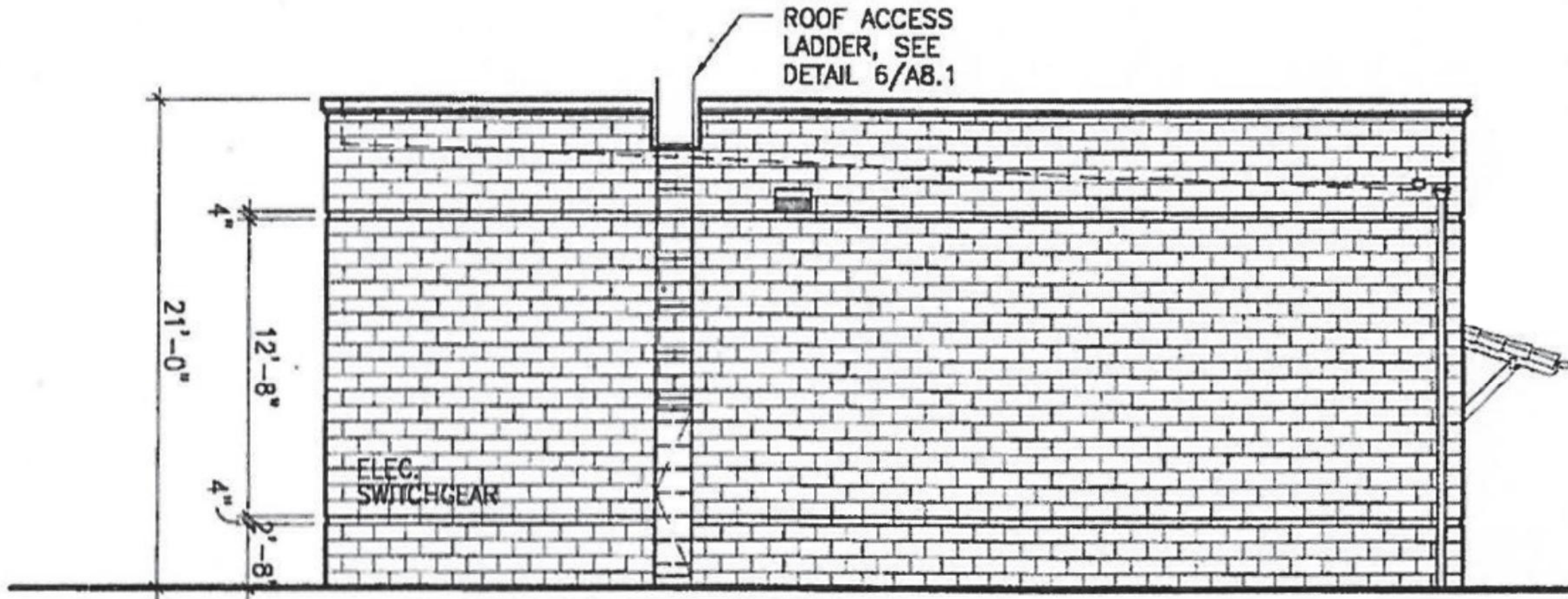


BUILDING SECTION

SCALE:

3/16" = 1'-0"

5



WEST ELEVATION

SCALE:

3/16" = 1'-0"

3

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615

PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955

CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

BUILDING #1 ELEVATIONS

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits

PROJECT NUMBER
233200





PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384

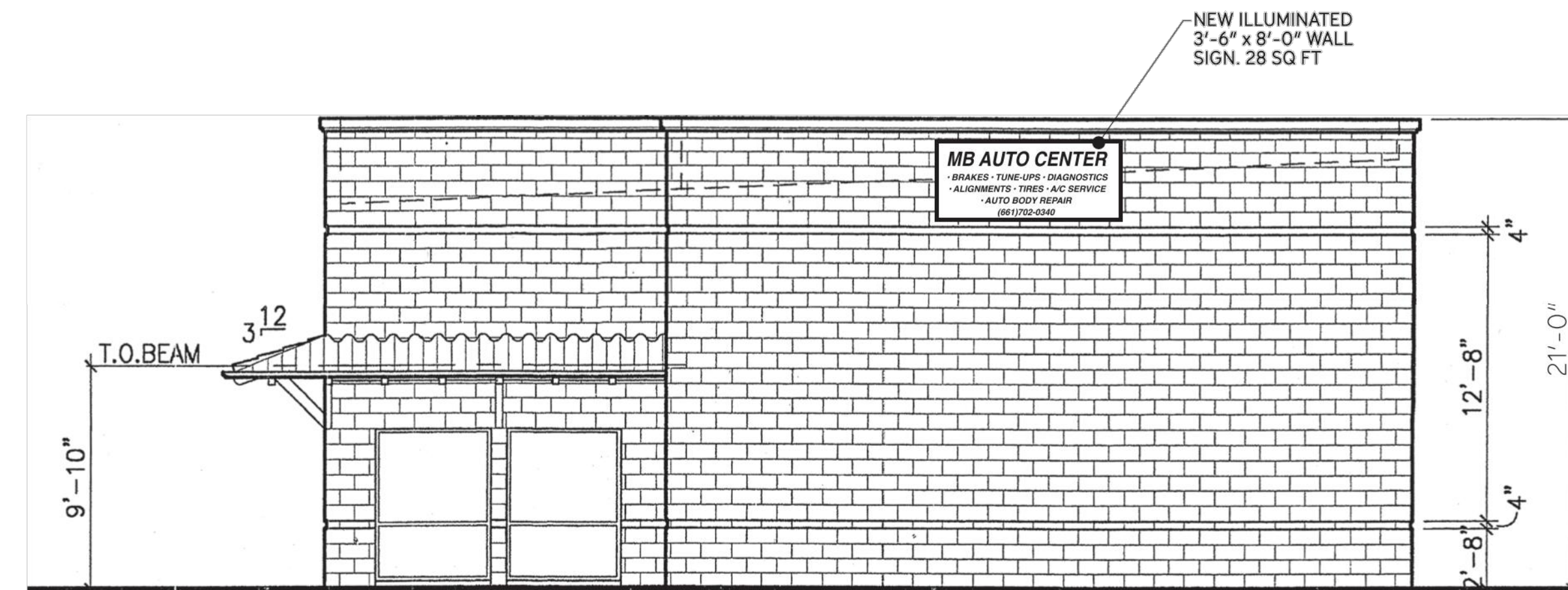
project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

ELEVATIONS

title	
drawn	date
checked	AS NOTED scale
job no.	A2 sheet

WALL SCHEDULE

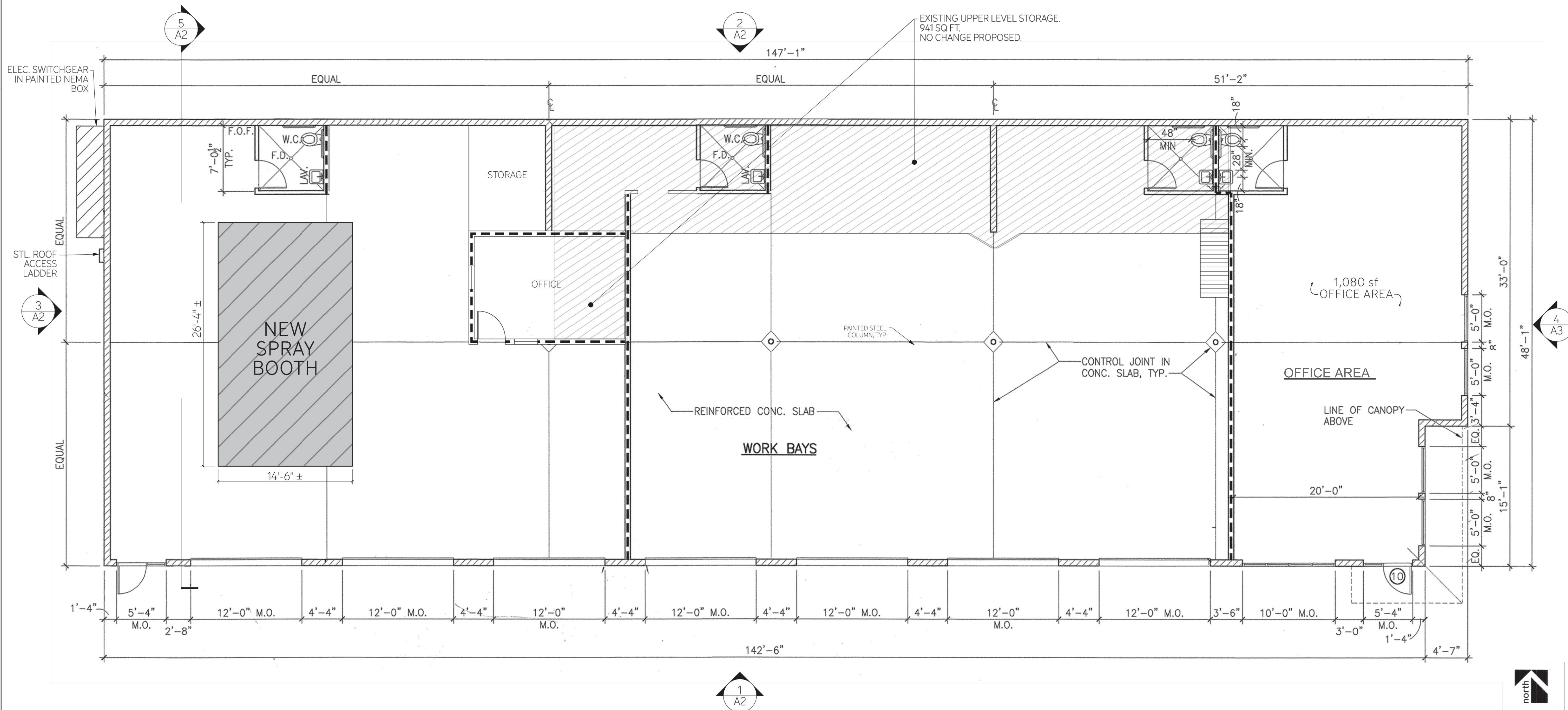
-  8" SPLIT-FACE C.M.U. WALL. PROVIDE PRECISION BLOCK & WATERPROOFING SYSTEM BELOW GRADE. REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFO.
-  INTERIOR METAL STUD WALL w/ 5/8" TYPE X GYP. BOARD, EACH SIDE, PROVIDE WATER RESISTANT GYP. BOARD AT WET LOCATIONS. SEE DETAIL 2/A9.1
-  6" METAL STUD WALL w/ 5/8" TYPE X WATER-RESISTANT GYP. BOARD, EACH SIDE. SEE DETAIL: 5/A9.1
-  INTERIOR WINDOW



BUILDING #1 EAST ELEVATION

SCALE
3/16" = 1'-0"

4



BUILDING #1 FLOOR PLAN

SCALE
3/16" = 1'-0"

1

PROJECT ADDRESS:
31531 Ridge Rte Rd, Castaic, CA 91384

APN: 2865-010-024

APPLICANT:
Spm Center Llc c/o Rob Sjoberg
31744 Castaic Rd, Castaic, CA 91384
(661) 810-3615PREPARED BY:
Mitch Chemers
18960 Ventura Blvd #127, Tarzana, CA 91356
(818) 468-2955CUP to add Automobile Body Au-
tomobile Body and Fender Repair,
Painting, and Upholstering.

rev.	date	description
00	06/10/18	Date of plan
01	08/04/21	Edits
02	11/15/21	Edits
03	12/13/21	Edits

PROJECT NUMBER
233200PROJECT ADDRESS:
31531 RIDGE RTE RD
CASTAIC, CA 91384project
SPM CENTER LLC
31744 CASTAIC RD
CASTAIC, CA 91384
client

FLOOR PLAN

title	
drawn	date
checked	AS NOTED scale
job no.	A3 sheet



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

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March 06, 2024

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2019006034
31531 RIDGE ROUTE ROAD CASTAIC CA 91384**

Thank you for the opportunity to review the application and project located at the subject property. This project proposes the allowance of an automobile body and fender repair shop with all operations conducted within an enclosed building. The Land Division application indicates that the project will be connected to public water and public sewer.

Public Health provide clearance of the aforementioned project. The applicant provided a water bill from Santa Clarita Valley Water- Newhall Division with a due date of April 21, 2023. In addition, the applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 2024, which indicates a consolidated sewer fee is listed as one of the property direct assessments.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards.

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.