

**CITY OF SANTA CLARITA
ADMINISTRATIVE HEARING**

**Wednesday, November 12, 2025
2:00 p.m.
The Centre, Oak Room
20880 Centre Pointe Parkway
Santa Clarita, CA 91350**

AGENDA

CALL TO ORDER

ITEM 1 MASTER CASE 25-093: MINOR USE PERMIT 25-015

Case Planner: Emily Rubalcava, Assistant Planner II

Applicant: The Lab Training Club

Location: 28365 Constellation Road, Unit B
(Assessor's Parcel Number: 2866-047-123)

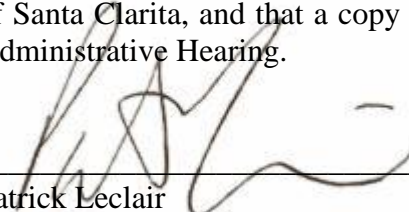
Request: The applicant, The Lab Training Club, is requesting approval of a Minor Use Permit, pursuant to Santa Clarita Municipal Code § 17.43.010, to operate a new instructional use providing volleyball training at 28365 Constellation Road, Unit B, within the Business Park (BP) zone in the City of Santa Clarita.

Recommendation: 1. Receive staff presentation; 2. Conduct the hearing; and 3. Determine that the project is categorically exempt from California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") because under the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines"), CEQA Guidelines § 15301 (Class 1) exempts the project because it consists of the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures; and 3. Approve Master Case 25-093, including Minor Use Permit 25-015, for a new instructional volleyball training facility at 28365 Constellation Road, Unit B, subject to the attached Conditions of Approval.

ADJOURNMENT

CERTIFICATION

I, Patrick Leclair, do hereby certify that I am the duly appointed and qualified Planning Manager for the City of Santa Clarita, and that a copy of this agenda was provided to the applicant(s) within 72 hours of this Administrative Hearing.



Patrick Leclair
Planning Manager
Santa Clarita, California



**CITY OF SANTA CLARITA
ADMINISTRATIVE HEARING
AGENDA REPORT**

ADMINISTRATIVE HEARING

PLANNING MANAGER APPROVAL: _____ 

DATE: November 12, 2025

SUBJECT: Master Case 25-093: Minor Use Permit 25-015

APPLICANT: The Lab Training Club

LOCATION: 28365 Constellation Road, Unit B
(Assessor's Parcel Number: 2866-047-123)

CASE PLANNER: Emily Rubalcava, Assistant Planner II

RECOMMENDED ACTION

Hearing Officer:

1. Receive staff presentation;
2. Conduct the hearing;
3. Determine that the project is categorically exempt from California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") because under the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines"), CEQA Guidelines § 15301 (Class 1) exempts the project because it consists of the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures; and
4. Approve Master Case 25-093, including Minor Use Permit 25-015, for a new instructional volleyball training facility at 28365 Constellation Road, Unit B, subject to the attached Conditions of Approval.

REQUEST

The applicant, The Lab Training Club, is requesting approval of a Minor Use Permit (MUP), pursuant to Santa Clarita Municipal Code (SCMC) § 17.43.010, to operate a new instructional use providing volleyball training at 28365 Constellation Road, Unit B, within the Business Park (BP) zone in the City of Santa Clarita (City).

BACKGROUND

On June 17, 2025, the applicant submitted an MUP application for a new instructional use, The Lab Training Club, within an existing business park building located at the southwest corner of

Hercules Street and Constellation Road. The project involves converting a vacant office and warehouse tenant space, previously used by Target for off-site storage, to a new volleyball training facility. The business park building currently includes office, warehouse, and instructional uses. The application was deemed complete on August 21, 2025.

PROJECT DESCRIPTION

The proposed project would convert a vacant 13,899 square-foot office and warehouse space into an instructional volleyball training facility. The facility would include three volleyball courts for practice and training purposes, as well as office and equipment storage space. The proposed hours of operation would be from 3:00 p.m. to 10:00 p.m. daily. No tournaments will be hosted or permitted on-site, and the floor plan does not include spectator seating or space. The business requires 66 parking spaces, which is accommodated within the total 258 parking spaces provided on site.

Table 1, below, summarizes the parking analysis provided (attached) for the entire business park:

Table 1:

Business Name	Land Use Category	Number of spaces required
Rowi Corporation	Office & Warehouse	37
<i>The Lab Training Club (Proposed)</i>	Instructional	66
Legacy Volleyball Club	Instructional	36
Gymnastics Unlimited	Instructional	56
Splash Beverages	Office & Warehouse	19
Purewave by Pado	Office & Warehouse	25
Hypercel Corporation	Office & Warehouse	19
	Total Required	258
	Total Provided	258

The applicant is not proposing any architectural changes to the exterior of the building. All business-related activity would take place within the interior of an existing tenant space.

A public notice was circulated to all tenants of the project site along with adjacent property owners on September 18, 2025, providing a 15-day comment period in accordance with the requirements of the SCMC. During the noticing period, City staff received two letters (attached) from the two other instructional uses within the building objecting to the proposed project. Of the letters received, one requested an Administrative Hearing. The two letters in opposition identified the following concerns:

- Parking demand and traffic congestion during peak hours.
- Parking lot safety concerns due to increased vehicle and pedestrian activity.
- Insufficient parking on-site.

An aerial map depicting the location of the site is attached for reference.

ZONING AND LAND USES

The subject property has a General Plan land use and zoning designation of BP. The BP zone, as described in SCMC § 17.34.040, provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction.

Table 2, below, and the attached zoning map summarize the zoning designations and land uses surrounding the subject property:

Table 2:

	Zoning	Land Use/Existing Uses
Project Site	BP	Business park – office, warehousing, and instructional uses
North	BP	Business park – office and warehousing
East	BP	School – Trinity Classical Academy (private school)
South	BP	Business park – office, warehousing, and distribution
West	BP	Business park – office and warehousing

ANALYSIS

General Plan and SCMC Consistency

The proposed project would be consistent with the goals, objectives, and policies of the General Plan, including, without limitation:

Policy LU 4.1.3: *Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.*

Policy LU 4.1.4: *Promote economic opportunity for all segments of the community, including small businesses and new businesses.*

The proposed project is consistent with the intent and goals of the General Plan. The project would bring a new small business within an existing business park, adjacent to major transportation corridors. With the approval of an MUP, the proposed use is permitted in the BP zone. Existing similar uses on-site include the Gymnastics Unlimited instructional use and the Legacy Volleyball Club instructional use. Consistent with the Legacy Volleyball Club, the conditions of approval require that all access and parking be located at the rear of the tenant space, restrict hours of operation, and prohibit tournaments and spectator seating.

Sufficient parking is available on-site to serve the new instructional volleyball training facility. Staff worked with the applicant to provide a parking analysis (attached) that calculated parking based on their proposed floor plan layout. The business requires 66 parking spaces, and the combined parking requirement for this use and all previously approved uses within the business park building is 258 spaces. The site provides 258 parking spaces, satisfying the requirements of the SCMC.

As it relates to access and circulation, the proposed instructional use is anticipated within the BP zone. The existing parking lot, as described above, has sufficient parking to serve the new use and would not result in an increase in expected traffic volumes for this commercial center. There are no proposed changes to the parking lot areas.

ENVIRONMENTAL STATUS

The project is categorically exempt from CEQA because, under the CEQA Guidelines promulgated thereunder, CEQA Guidelines § 15301 (Class 1) exempts the project because it consists of the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures.

PUBLIC NOTICING

On September 18, 2025, as required by SCMC § 17.24.120 (D) and 17.06.100, public notices regarding the proposed project were mailed to all tenants of the project site along with adjacent property owners. One request for an Administrative Hearing, along with one other comment letter, was received during the public noticing period. Twenty-three comment letters were received after the noticing period: two in opposition, twenty in support, and one in response from the applicant.

Public notices regarding the Administrative Hearing were subsequently provided on November 5, 2025, to all original recipients of public notices, along with all commenters. All comment letters are attached for reference.

CONCLUSION

The proposed use is consistent with the City's General Plan and SCMC, would not endanger the public, and is physically suited for the subject site. Therefore, City staff has drafted the necessary findings for approval as detailed in the "Findings" document, attached to this staff report as Exhibit A.

ATTACHMENTS

Findings (Exhibit A)
Conditions of Approval (Exhibit B)
Comment Letters
Aerial & Zoning Map
Site & Floor Plan
Parking Analysis
Notice of Exemption
Administrative Hearing Public Notice

FINDINGS
MASTER CASE 25-093
MINOR USE PERMIT 25-015

On November 12, 2025, the Administrative Hearing Officer held a duly noticed hearing regarding Master Case 25-093, Minor Use Permit 25-015. Based upon the written staff report, the testimony, and the evidence presented at this hearing, the Administrative Hearing Officer determines as follows:

GENERAL FINDINGS FOR MASTER CASE 25-093

1. *That the proposal is consistent with the General Plan.*

The project is consistent with the following objectives and policies of the General Plan:

Policy LU 4.1.3: *Direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors.*

Policy LU 4.1.4: *Promote economic opportunity for all segments of the community, including small businesses and new businesses.*

The proposed land use is consistent with the City of Santa Clarita's (City) General Plan's Land Use Element and the zoning designation of Business Park (BP). The BP General Plan designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials. With the approval of a Minor Use Permit (MUP), the use would be permitted on the project site. The project is also consistent with General Plan Policies 4.1.3 and 4.1.4 to direct business creation and expansion for larger companies within and adjacent to existing and planned business centers and major transportation corridors and to promote economic opportunity for all segments of the community, including small businesses and new businesses.

2. *The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the [Santa Clarita Municipal Code] SCMC.*

The proposed use is permitted with an MUP pursuant to SCMC § 17.43.010.19. As part of the MUP, the applicant is required to comply with the Conditions of Approval (Exhibit B), which ensures that the proposal would comply with all provisions of the SCMC and is consistent with other businesses within the building.

3. *The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.*

There are no anticipated impacts to persons, property, or uses in the vicinity and zone. There are no physical changes to the existing site or exterior of the business park building. The applicant would be required to comply with all applicable California Building and Fire Codes for the proposed interior tenant improvements.

4. *The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:*

a) *The design, location, shape, size, and operating characteristics are suitable for the proposed use;*

The subject location is a 13,899 square-foot vacant tenant space located in a building within an existing building at the southwest corner of Hercules Street and Constellation Road. The design, location, shape, size, and operating characteristics of the project site are suitable for the proposed use. The project complies with all parking requirements and will operate entirely within the existing tenant space.

b) *The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;*

The project would not require any parking lot or street improvements and would not cause any traffic-related impacts to the site or its vicinity. The use is proposed in an existing business park with similar uses; therefore, the daily operation of the subject property will not change.

c) *Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and*

The proposed use would be within an existing business park, located in a developed area within the service area of public protection services, including those provided by the Los Angeles County Fire Department (LACFD) and the Los Angeles County Sheriff's Department (LASD). The proposal would also be required to comply with all applicable requirements of the LACFD and LASD.

d) *The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.*

The proposed use would be located within an existing business park, located within a developed area with available and adequate utilities to serve the site.

FINDINGS FOR MINOR USE PERMIT

1. *Neither present nor anticipated future traffic volumes generated by the use of the site*

EXHIBIT A

Master Case 25-093: Minor Use Permit 25-015

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reasonably require strict or literal interpretation and enforcement of the specified regulation:

The existing parking lot has sufficient parking in accordance with SCMC Section 17.21.060 to serve the new use and existing uses and would not result in a significant increase in expected traffic volumes for this business park center, resulting in no change to traffic impacts.

2. *The granting of the permit will not result in the parking or loading of vehicles in public and private streets in such a manner as to interfere with the free flow of traffic on the streets:*

All parking or loading of vehicles associated with the use would occur on the subject property and not on private or public streets. As such, the request would not interfere with the free flow of traffic on the surrounding streets.

3. *The parking demand would be less than the requirements identified in SCMC Section 17.51.060(M); and,*

That sufficient parking would be provided to serve the use intended and potential future uses of the subject property.

Sufficient parking is available on-site to serve the new instructional volleyball training facility. The use requires 66 parking spaces, and the combined parking requirement for all uses within the business park building is 258 spaces. The site provides 258 parking spaces, satisfying the requirements of SCMC Section 17.51.060(M).

**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE 25-093
MINOR USE PERMIT 25-015
PER CODE SECTION 17.24.120 OF THE
UNIFIED DEVELOPMENT CODE**

- Date: November 12, 2025
- Permittee: The Lab Training Club
28365 Constellation Road, Unit B
Santa Clarita, CA 91355
- Location: 28365 Constellation Road, Unit B (Accessor's Parcel Number: 2866-047-123)
- Request: The applicant is requesting a Minor Use Permit (MUP) to operate a new instructional use providing volleyball training through both group/team classes and private sessions. The hours of operation will be from 3:00 p.m. to 10:00 p.m. daily. The proposed use meets on-site parking requirements, and all business-related activity would take place within the interior of the tenant space. The subject property is located in the Business Park zone within the community of Valencia.
- Findings: In granting this approval, the Hearing Officer finds that the required Burden of Proof set forth in Section 17.24.120 of the Santa Clarita Municipal Code (SCMC) has been met by the permittee. The Hearing Officer further finds that the use is categorically exempt since it meets the criteria set forth in Class 1 of Section 15301 of the California Environmental Quality Act Guidelines for existing facilities. This approval is granted pursuant to the following conditions:

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project will expire if the approved use is not commenced within two years from the date of this approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's (City) Unified Development Code (UDC).
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval is terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of two years or more terminates the approval of this use along with any associated vested rights to

such use. The use may not be re-established or resumed after the two-year period. Discontinuation includes cessation of a use regardless of intent to resume.

- GC3. The permittee may file for an extension of the conditionally-approved project before the date of expiration. If such an extension is requested, it must be filed not later than 60 days before the date of expiration.
- GC4. Unless otherwise apparent from the context, the term “permittee” includes the permittee and any other persons, corporation, or other entity making use of this grant. The permittee must defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project by the City, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City will promptly notify the permittee. If the City fails to notify the permittee or if the City fails to cooperate fully in the defense, the permittee is not thereafter responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: 1) the City bears its own attorneys’ fees and costs; and 2) the City defends the action in good faith. The permittee is not required to pay or perform any settlement unless the settlement is approved by the permittee.
- GC5. The permittee and property owner must comply with all inspections requirements as deemed necessary by the Director of Community Development.
- GC6. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped consistent with this approval, unless revisions and/or additional conditions are specifically required herein.
- GC7. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Conditions of Approval, are binding upon permittee’s successors in interest. The Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the SCMC.
- GC8. Any proposed deviations from the Exhibits, Project Description, or Conditions of Approval must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
- GC9. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval prevail.
- GC10. The effectiveness of this project will be suspended for the time period that any Condition of Approval is appealed whether administratively or as part of a legal action filed in a

court of competent jurisdiction. If any Condition of Approval is invalidated by a court of law, the project must be reviewed by the City and substitute conditions may be imposed.

- GC11. The permittee is responsible for ascertaining and paying all City fees as required by the SCMC. This condition serves as notice, pursuant to Government Code § 66020(d) that the City is imposing development impact fees (DIFs) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the SCMC. The permittee is informed that it may protest DIFs in accordance with Government Code § 66020.
- GC12. The permittee must sign these Conditions of Approval, as set forth below, to acknowledge acceptance, within 30 days from the date of approval by the Hearing Officer.
- GC13. The City will only issue permits for the development when the construction documents (e.g., building plans) substantially comply with the approved plans. Substantial conformity is determined by the Director of Community Development.
- GC14. This decision is not effective until permittee acknowledges acceptance of all project conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the permittee acknowledges agreement with the Conditions of Approval.
- GC15. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void. Construction must cease until all requirements of this approval are complied with. Development entitlements may be withheld until violations of the SCMC are abated.
- GC16. The City will not issue a final certificate of occupancy until the permittee complies with all project conditions.
- GC17. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the permittee.

PLANNING DIVISION

- PL1. The permittee is granted approval of an MUP for a change of use of an existing tenant space located at 28365 Constellation Road, Unit B. The issuance of this permit grants approval for an approximately 13,899 square-foot office and warehousing space to be converted to an instructional use called The Lab Training Club. This project has been

- approved in accordance with the plans on file with the City's Planning Division for Master Case 25-093. Any modification to the approved plan will require further review and approval by the Director of Community Development.
- PL2. The hours of operation are 3:00 p.m. to 10:00 p.m. daily. Any change to these hours will require approval by the Director of Community Development.
- PL3. This use requires 66 parking spaces for the 11,750 square-feet of instructional use, 1,268 square-feet of office space, and the 881 square-feet of storage. This calculation is reflected in the parking analysis on file with the Planning Division.
- PL4. Activities such as use of music must not disturb adjacent tenants or property's adjacent businesses.
- PL5. The applicant must direct participants to use the rear door for entry to the facility. The front door will only be used for emergency purposes and employee access only.
- PL6. The use is not permitted as a Sports Arena, as defined in the SCMC, and is permitted only as an instructional school use. At no time will the applicant hold volleyball tournaments or other similar events at the approved training facility.
- PL7. Prior to issuance of building permits, the permittee must comply with all applicable regulations and fees of affected agencies including the Los Angeles County Fire Department.
- PL8. The permittee will not permit loitering upon the common areas and parking areas of the premises.
- PL9. No signage is approved with this project approval. All future signage is subject to a separate sign permit in accordance with the UDC.
- PL10. Prior to occupancy, the permittee must submit plans to the Building & Safety Division for review and approval, and obtain a Certificate of Occupancy. The permittee will be subject to all of the requirements of the Building & Safety Division that may require additional tenant improvements based on the use of the proposed lease space.
- PL11. This approval does not supersede the approval of any other affected agency.

BUILDING & SAFETY DIVISION

Plans and Permits

- BS1. Construction drawings must be submitted to the Building & Safety Division Permit Center for plan review and building permit issuance. Structural calculations, energy calculations and geotechnical reports must be part of the plan submittal.

- BS2. Construction drawings submitted for plan review must show full compliance with all applicable local, county, state and federal requirements and codes. The project must comply with the building codes in effect at time of building permit application. Projects submitted to Building & Safety between January 1, 2023 and December 31, 2025 must comply with the following California codes: the 2022 California Building (CBC), Mechanical (CMC), Plumbing (CPC), Electrical (CEC), Fire (CFC), Energy Code, and the 2022 California Green Building Standards Code (CalGreen). Projects submitted to Building & Safety on or after January 1, 2026 must comply with the 2025 California codes.
- BS3. Construction drawings submitted for plan review must be complete. Submitted plans must show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be part of this project. Civil, landscape, interior design and other plans not related to the building code are not reviewed by the Building & Safety Division.
- BS4. All plans must be prepared by qualified licensed design professionals (California licensed architects and engineers).
- BS5. The submitted site plan must show all parcel/lot lines, easements, fire separation distances, restricted use areas, etc. Any construction proposed in an easement must obtain the easement owner's written permission or the easement must be removed. Parcel lines that overlap any proposed buildings must be removed (lot line adjustment) prior to building permit issuance.
- BS6. Construction drawings must include a demolition plan of any existing facilities to be removed that will be included with the tenant improvement work.

Clearances

- BS7. Prior to issuance of building permits, clearances from the following agencies will be required:
- A. Santa Clarita Planning Division;
 - B. Santa Clarita Environmental Services;
 - C. Los Angeles County Fire Prevention Bureau (for other than B, F, M, & S occupancies);
 - D. Los Angeles County Environmental Services (Health Department for food service and sales); and
 - E. Los Angeles County Sanitation District.

A referral list with contact information is available at the Building & Safety public counter. Please contact the City divisions and outside agencies above to determine if there are any plan review requirements and/or fees to be paid. Additional clearances may be required and will be determined during the plan review process.

Accessibility

- BS8. All applicable disabled access requirements of Chapter 11B of the California Building Code, including site accessibility details and information, must be shown on the architectural plans versus any civil plans.
- BS9. All new work within the scope of this project must be fully accessible. Areas outside the scope of this project that serves the area of improvement or alteration, must be upgraded (if needed) to comply with the current accessibility requirements. Upgrades needed may include items such as a fully accessible parking space(s), rest rooms, main entrance and a path-of-travel from the public way and accessible parking space(s) to the area of improvement.
- BS10. The accessibility upgrades for small tenant improvement projects (with valuations less than \$203,611 for 2025), the California Building code requires up to 20 percent of the project valuation go to any necessary accessibility upgrades of existing features outside the area of alteration (CBC 11B-202).
- BS11. Play areas, ground level and elevated play components, must be on an accessible route and comply with CBC sections 11B-206.2.17, 11B-206.7.8, 11B-240, and 11B-1008. A summary of Accessibility Guidelines or Play Areas published by the U.S. Access Board may also be used for reference.

General Occupancy Requirements

- BS12. Tenant spaces used for exercise, fitness, recreation, or other similar uses containing 50 occupants or more must be designed to be a Group 'A-3' Occupancy. If spectator seating is provided, the tenant space must be designed to be a Group 'A-4' Occupancy.
- BS13. The number of occupants must be based on the following occupant load factors: for assembly areas with tables and chairs (such as lobbies, waiting rooms, etc.), use 15 sf per person; for Exercise Rooms (such as gyms, fitness centers, etc.), use 50 sq ft per person; for the volleyball courts; use 12 persons per court, for office areas, use 150 sq ft per person; for storage areas, use 300 sq ft per person.
- BS14. Projects with a change of use within a portion of the building must show the uses and occupancy groups of adjacent tenant spaces within the building sufficient to determine any required occupancy separations.
- BS15. Projects with a change of use that results in an increased number of occupants; additional lavatories, toilets, urinals, and/or drinking fountain (Hi-Lo design) may be required. The California Plumbing Code (CPC) must be used to determine the minimum number of plumbing fixtures. (CPC Section 422, Table 422.1, and Table 4-1). Provide calculations on the plans to justify the number of plumbing fixtures proposed.

Assembly Occupancies

- BS16. For projects with a change of use to a Group A Occupancy (assembly), a separate egress plan may be required to show compliance with CBC Chapter 10 (means of egress). The egress plan must show the number of occupants, occupant load factors, room uses, a proper exit system, travel distances, common path of egress travel, exit widths, etc. When foldable or movable partitions may be used, the plans must show how different room configurations will comply with egress requirements.
- BS17. Group A occupancies will need any or all of the following code requirements: posting of the occupant load signs, two separate exit doors (swinging in the direction of egress), panic hardware, exit signs, exit illumination, etc.
- BS18. Group A occupancy may require any or all of the following Fire Protection Systems: Fire Sprinklers, manual and/or automatic fire alarm system, an emergency voice/alarm communication system, smoke detectors, etc. Required Fire Protection Systems must be noted on the plans and may require a formal plan review by L.A. County Fire Prevention Bureau.
- BS19. Group A occupancies will be required to be separated from adjacent tenants in the building by one-hour fire-rated walls (two-hour walls if the building is not fire sprinklered), unless it can be shown on the plans that ‘nonseparated occupancies’ can be utilized per CBC 508.3.
- BS20. Assembly rooms containing seats, tables, displays and other equipment must comply with CBC 1030. A building, room or space used for assembly purposes that has an occupant load of greater than 300 occupants must have a main exit and additional exits as required by CBC 1030.2 and 1030.3.
- BS21. A Certificate of Occupancy will be issued for the new use upon completion and final inspection approval of the project.

From: [Craig Eichman](#)
To: [Lisa Eichman](#); [Emily Rubalcava](#); [Jason Crawford](#); [Patrick Leclair](#); kberger@bwslaw.com
Subject: Request for Hearing Master Case 25-093
Date: Wednesday, September 24, 2025 10:07:55 AM
Attachments: [GU MUP Issues.pdf](#)

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

I am writing this email today to request an Administrative Hearing on the above project for The Lab Training Club. This request is based on parking and safety impacts on our business and the other tenants. These impacts are highlighted by how the current parking analysis was performed. The new tenant, with less square footage than our business and the other instructional school, was allocated parking based on the current General Plan, whereas the previous two were calculated using the prior General Plan. Two different standards were applied. If the current code were applied to the current study, the parking needs would result in a required parking of 333.70 spaces, which is a shortage of 75.7 spaces or a 29.3% variance. It makes no sense that two identical businesses (both volleyball) with a 5,000 sq. ft. difference in space were given different parking allocations, and the new applicant was given 30.23 more spaces despite having 5,780 sq. ft. less. Legacy also operates 4 courts. To complicate matters further, we are questioning why the new applicant with 3 courts was not required to be designated as a Sports Arena under the new General Plan, which would have required even more parking.

We also have serious safety concerns. We have yet to see any proposed conditions for this applicant. In the past, conditions were included for these instructional schools so Gymnastics Unlimited's front entrance was not impaired. For Legacy Volleyball, the applicant was given the following conditions:

- No tournaments can be held at the facility.
- The applicant shall direct participants to use the rear door for entry to the facility. The front door shall be used for emergency purposes only.

The parking in front of the building is 89 spaces, with 7 of those designated as handicapped shared by 6 of the 7 tenants. The bulk of the parking (169 spaces) is in the back and sides of the building and is used by 53-foot semi-trucks loading and offloading their payloads. In addition, there is a dead end at the north end of the front parking lot with no turnaround. Adding an additional tenant with front entry will cause congestion and safety issues. The reason why front parking worked and was approved for Gymnastics Unlimited when their initial MUP was approved—and was further addressed with other projects over the past 20 years—is that Gymnastics Unlimited is the only business with activity from 3:00–8:00 PM.

Legacy's MUP with rear entrance approval was based on the fact that they entered at the southernmost driveway off Constellation and exited onto Hercules, with no turnarounds required, all being done at the back of the building.

If the City allows this use which significantly impacts the parking in front of the building, it will add to safety concerns for small children. Our primary student base is ages 3–7, and parents walk all their children into our facility. We have no access at the rear of the building, as our skilled gymnastics equipment is permanently installed and would not safely allow parents and strollers to access our facility without walking

through all of our equipment and mats.

In the past 20 years, the police have been out at least six times due to parking altercations. If more parking is allocated to the front of the building, this situation will only worsen.

The City made one exception when it gave the applicant an instructional school use designation, when it is clear that they fall under Sports Arena for courts in the new General Code.

The City needs to apply a higher duty of care when granting any exceptions to light industrial use in an industrial condo complex that already has two instructional uses. The nature of industrial use and the youth clientele of both of our businesses are being mixed, which causes dangers. Those duties of care were exercised when granting Gymnastics Unlimited's and Legacy's MUP by providing specific conditions to ensure the safety of their students.

One of the duties of care should be allowing Gymnastics Unlimited's and Legacy's parking analysis to be calculated under the new General Plan. Had this been done, this MUP for the current applicant would never be approved. Not applying the new code creates a severe inequity to both of our businesses and can put our students in danger.

Gymnastics Unlimited has been a staple in the SCV since 1977, with an impeccable employment record, customer service record, safety record, and as a pillar of our community, impacting thousands of children who now bring their grandchildren. This MUP for The Lab Training Club will seriously jeopardize our business.

In closing, please grant this request for an administrative hearing, which will allow us to work together and bring additional resources into the mix.

Craig Eichman, CEO Shelbyco, Inc, DBA Gymnastics Unlimited, Managing Partner, Constellation Holding LLC
661.297.3333

Parking Analysis Form

Site Address: 28365 Constellation Road, Valencia, CA 91355

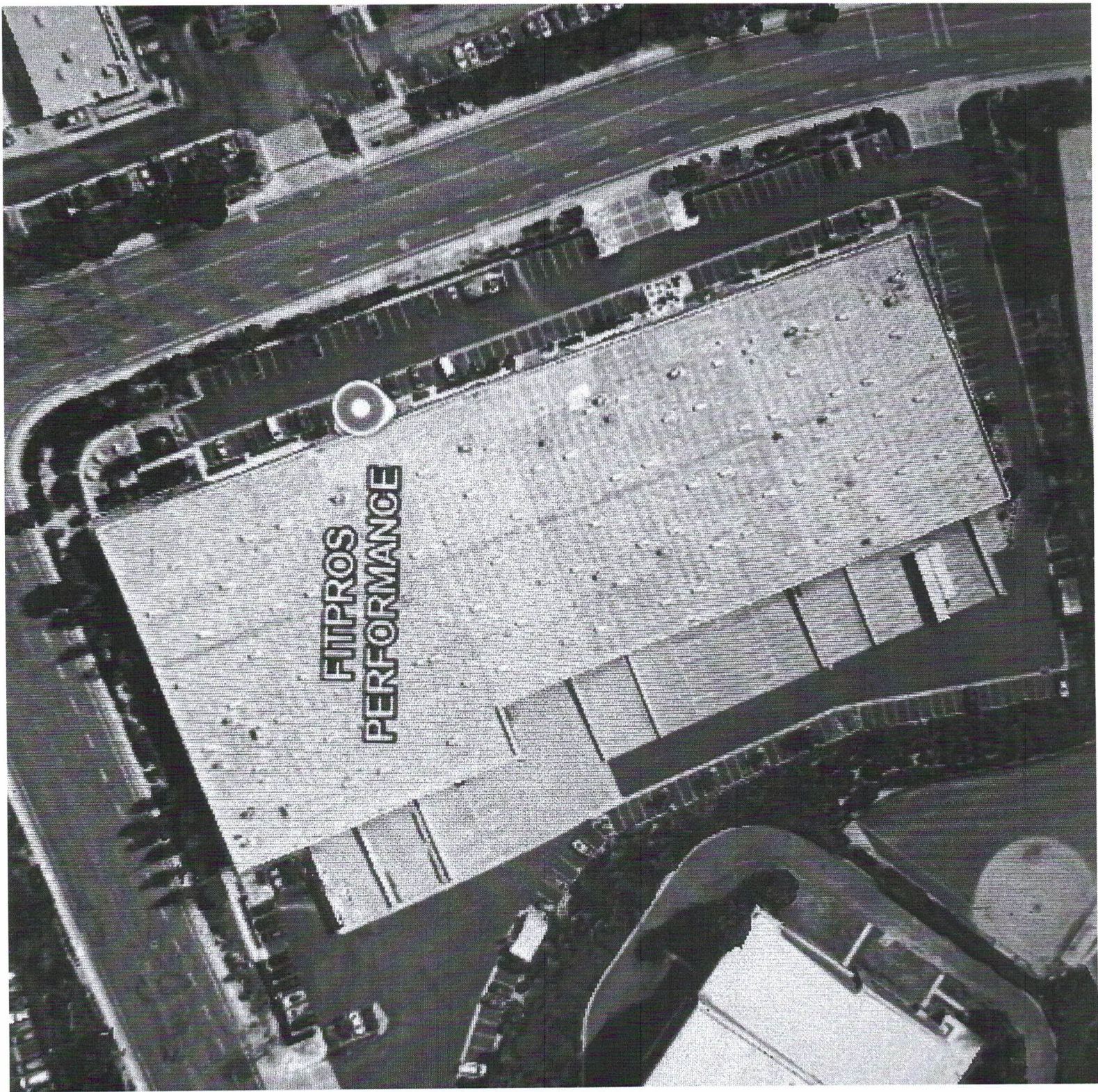
*Please provide additional spreadsheet in same format if necessary

Bldg./ Unit	Business Name	Land Use Category	Area (Square Feet)	Parking Ratio	Total Spaces Provided	258
					# of spaces required	
28361	Rowi Corporation	Office	3,996	1:250	15.98	
		Warehouse	20,826	1:1000	20.82	
28365	The Lab Training Club	Office Storage	1,268 881	1:250 1:500	5.072 1.76	
		Instructional School	11,750	1:200	58.75	
28369	Legacy Volleyball Club	Office	1,500	MC10-124	6	
		Instructional School	18,187	MC10-124	30	
28373	Gymnastics Unlimited	Office	1,500	MC06-260	6	
		Instructional School	13,066	MC06-260	50	
28377	Splash Beverages	Office	1,500	1:250	6	
		Warehouse	12,641	1:1000	12.64	
28381	PUREWAVE by Pado	Office	1,500	1:250	6	
		Warehouse	19,518	1:1000	19.52	
28385	Hypercel Corporation	Office	1,500	1:250	6	
		Warehouse	12,928	1:1000	12.93	
					Total Spaces Required Round Up	258

Parking Analysis W/ Lab as existing warehouse and Legacy & Gymnastics Unlimited using new Instructional School General Plan

28361	Rowi	Office	3996	1:250	15.98
		Warehouse	20826	1:1000	20.82
28365	Warehouse	Office	2149	1:250	8.6
		Warehouse	11750	1:1000	11.75
28369	Legacy	Office	1500	1:250	6
		Instr Sch	18187	1:200	90.9
28373	GU	Office	1500	1:250	6
		Instr Sch	13066	1:200	65.33
28377	Splash	Office	1500	1:250	6
		Warehouse	12641	1:1000	12.64
28381	Pure	Office	1500	1:250	6
		Warehouse	19518	1:1000	19.52
28385	Hypercell	Office	1500	1:250	6
		Warehouse	12928	1:1000	12.93
			122561		288.5

30 spc shortage, 11.6% variance



**FITPROS
PERFORMANCE**

(3) Health and Fitness Clubs	1 space per 150 square feet of weight/equipment room and pool/spa area; plus 1 space per 60 square feet of aerobic/martial art instruction area; plus 1 space per 250 square feet of other floor area (courts, locker rooms, etc.); plus required parking for additional uses on site
(4) Paintball	1 space per 300 square feet of gaming area; plus 1 space per each three fixed seats in viewing area; plus 1 space per each 21 square feet of viewing area without fixed seats; plus required parking for additional uses on site
(5) Racquetball/Tennis Courts	2 spaces per court; plus required parking for additional uses on site
(6) Skating Rinks	1 space per 100 square feet of rink area, or 1 space per 3 fixed seats; plus required parking for additional uses on site
(7) Sports Arenas (Soccer, Basketball)	25 spaces per field or court; plus 1 space per 3 fixed seats of spectator area; plus 1 space per 21 square feet of spectator area without fixed seating; plus required parking for additional uses on site
(8) Children's Indoor Play Facility	1 space per 200 square feet of recreational activity area; plus 1 space per 250 square feet of office floor area; plus required parking for additional uses on site

* Current General Plan
SIB Sports Arena vs. Instructional
School

From: daddyker@aol.com
To: [Emily Rubalcava](#); [Andy Olson](#)
Subject: Concern over MUP application for 28365 Constellation Road
Date: Monday, September 22, 2025 1:42:17 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

City of Santa Clarita
Department of Community Development
23920 Valencia Blvd.
Santa Clarita, CA 91355

To Whom It May Concern:

My name is Walt Ker and I am the owner of Legacy Volleyball Club, the tenant of 28369 Constellation Road, Valencia, CA 91355. It has come to my attention that an application for MUP approval has been filed for our immediate next door neighbor at 28365 Constellation Road, Valencia, CA 91355.

The reason for this letter is to express the safety concerns this new business will bring, specifically with regards to parking and our clients' ability to safely enter our facility.

Legacy Volleyball Club is a youth volleyball club and we provide the following training for kids ages 8-18 years old: club volleyball practices, camps, clinics, and private lessons. Our highest traffic times are from 3pm-8pm when kids are out of school. The business applying for the MUP next door is also a youth volleyball club that provides the same services for the same age demographic and during the same times of day (after school).

I understand that a parking analysis is required as one of the criteria for an MUP with the City of Santa Clarita and that there is a formula based on the building occupancy as well as the total number of parking spaces. However, we ask that in addition to the formula you consider the following safety hazards:

- In our facility we have been approved for an occupancy of 72 people, which means the parking lot could have 144 cars exiting and entering the parking lot within a 5-10 minute time period, as one set of practices ends and the next set of practices begin. When we applied for a MUP 14.5 years ago, as a concession to Gymnastics Unlimited, another MUP complex who is our direct neighbor on the other side of our unit, we agreed to have all of our players and parents park and enter from the back of the building. In the back of the building there are no sidewalks to allow access from the parking spaces to our back door, as there are only loading docks and the back entry doors. Our parents/families park behind our building and walk up the loading dock/ramp for all camps/clinics/practices, etc.
- The facility at 28365 Constellation Rd, will likely add 3 volleyball courts which means they will potentially have up to another 108 people who could be dropping off and picking up young children within the same 5-10 minute period (when trainings start and stop), where the entry doors to the two facilities are. **This would mean that there**

could be 250+ cars all trying to drop off and pick up children where there is no sidewalk, and the doors to the two facilities in question are a mere 30 feet apart from each other, creating an untenable safety issue.

Additionally, when we first applied for an MUP 14.5 years ago (in addition to the parking agreement with Gymnastics Unlimited) another condition the city required for our MUP approval was that one of the other units in our 7 unit complex, which at the time was vacant, had to have their MUP eliminated before ours could be approved. The reason given was that our 7 unit complex was not designed to support three MUP businesses of an assembly type . That business ended up finding a different location altogether. Our complex currently has two MUP businesses (Legacy Volleyball Club and Gymnastics Unlimited) and we believe that we have reached our capacity in terms of traffic and safety.

In our 14.5 years at this location we have not had an issue with parking or traffic, but almost doubling the number of potential cars in this area is creating an unsafe environment due to the significant increase in traffic during condensed time periods (after school). Therefore we strenuously object to the MUP being granted to an additional business in our complex.

Please let me know if you require additional information. My priority is and remains the safety of our volleyball players and their families.

Thank you for your consideration in this matter.

Sincerely,

Walt Ker

Owner, Legacy Volleyball Club

661-713-1041

RYE CANYON INDUSTRIAL CENTER OWNERS ASSOCIATION

October 24, 2025

Director of Community Development
City of Santa Clarita
Planning Division
23920 Valencia Blvd., Suite 140
Santa Clarita, CA 91355

Re: Notice of Application and Notice of Action for a Minor Use Permit
Master Case No. 25-093, Minor Use Permit 25-015
28365 Constellation Road, Unit B, Santa Clarita, CA 91355 APN: 2866-047-123
Applicant - The Lab Training Club

Dear Director:

This letter is being written to advise you that the Rye Canyon Industrial Center Owners Association strongly opposes the granting of a Minor Use Permit for the referenced case, property and operation. This proposed use will have a significant negative impact on parking availability for the existing tenants, visitors and employees. Additionally, it is likely that the use will present infraction(s) against the Association's CC&Rs.

Please be aware that it is our understanding that the applicant's proposed use requires approval from the Board of Directors of Rye Canyon Industrial Center Owners Association for increased parking allocations and potentially for exceeding the allowable office space square footage. *The Declaration of Covenants, Conditions and Restrictions of Rye Canyon Industrial Center*, clearly states the following:

Article 6, Section 6.12 – Parking Spaces. Each Owner acknowledges that there shall be maintained at all times at the Project, a parking ratio of two (2) parking spaces for each 1,000 square feet contained in the Owner's Unit. All unassigned, unreserved Parking Spaces shall be used and shared in common with all Owners. Unless otherwise approved by the Board in writing, Owners shall not park or permit an Owners' Invitees to park vehicles so as to exceed the parking allocation provided under this Section 6.12. An Owner's continued right to use the Parking Spaces is conditioned upon an Owner complying with all of the requirements of this Declaration and other Governing Documents.

Article 6, Section 6.13 – Office Space Size Restrictions. The Square Footage of a Unit shall not be built out or converted to office space in excess of the amount of such space allowed under all applicable statutes, ordinances and regulations. Additionally, no more than 10% of the Square Footage within a Unit shall be builtout as office space without prior written consent of the Board unless a lesser or greater amount was approved as part of the Owner's original construction plans in which case the amount of the builtout office space shall not exceed such amount. Approval by the Board does not constitute approval by the City or any other authority. It shall be the Owner's responsibility to obtain any City approvals that may be required to increase the office space beyond the amount authorized under this Section 6.13.

**c/o Vanguard Management • 28245 Avenue Crocker, Ste. 103 • Valencia, CA 91355
661.775.9400 office • 661.775.9898 fax**

RYE CANYON INDUSTRIAL CENTER OWNERS ASSOCIATION

While it is not exactly known at this time whether the applicant intends to exceed the allowable office space square footage, it is evident, based on the applicant's need for an MUP, that **the applicant's use will be in violation of Section 6.12** without having prior written approval from the Board of Directors to exceed the parking allocations assigned to the Unit.

To be clear, this applicant, and/or the owner of the unit, has not presented an application to the association requesting a variance to the parking allocation, so the "two (2) parking spaces per 1,000 square feet" rule applies and is enforceable.

In summation, we contend that this proposed use requiring a MUP to operate is not compatible with the intended parking allocations of the subject property and therefore will be subject to violation enforcement, if and as applicable.

We strongly urge the denial of this application for an MUP.

Sincerely,
RYE CANYON INDUSTRIAL CENTER OWNERS ASSOCIATION

Craig Eichman
Secretary, Board of Directors

Cc: Mike Saleh, Owner (28365 Constellation Road)

The Lab Training Club / Thrive Volleyball

Safety & Park Management Plan and Response to Opposition from Legacy VBC and Gymnastics Unlimited

This packet includes The Lab Training Club's **Safety & Parking Management Plan** and a detailed **Response to Opposition Letters (A–F)** submitted in connection with the Minor Use Permit application (MC25-093) currently under review by the City of Santa Clarita. The materials outline the operational, safety, and compliance measures ensuring that The Lab Training Club's use is consistent with City standards and compatible with surrounding tenants within the industrial complex.

Submitted by:

Kasey Weldon & Caitlin Artis – Owners / Directors
The Lab Training Club | Thrive Volleyball
Email: kasey@thrivevbclub.com
Ph: 661-210-3306

Contents:

1. Safety & Parking Management Plan
2. Response to Opposition Letters (A–F)

Safety & Parking Management Plan

1. Purpose

To ensure safe, efficient, and community-minded operations within the complex while minimizing traffic impacts and maintaining full compliance with City parking and occupancy standards.

2. Parking Compliance

- Parking ratios have been reviewed and approved under the current City Code and meet the requirements for our square footage and use classification.
- Our use has no additional parking variance requests and does not exceed code-based occupancy limits.

3. Staggered Scheduling to Prevent Peak Congestion

Our program schedules are offset by 30 minutes from neighboring tenants such as Legacy Volleyball. Legacy's practices typically begin around 4:00 PM, while our earliest weekday sessions start at 4:30PM or 5:00 PM. This staggering minimizes total simultaneous traffic volume and allows continuous parking turnover. (See Exhibit A on page 4 for Legacy's public calendar)

4. Drop-Off & Pick-Up Management

- Staff will be present during all drop-off/pick-up windows to ensure safety.
- No street or driveway idling—families are instructed to park before pickup.
- Communication plan: All parents receive parking guidelines via email.

5. Pedestrian & Child Safety

- Athletes are supervised by staff when entering or exiting the facility.
- Continuous staff visibility near entrances during high-traffic windows.
- Athletes are accompanied by an adult, parent, or guardian when entering/exiting the facility

6. Community Coordination

- We are committed to collaboration to ensure operations complement the overall function of the complex.
- Our program serves local youth and families, reducing travel to distant cities for sports participation.

7. Contact

Kasey Weldon & Caitlin Artis – Owners / Directors
The Lab Training Club | Thrive Volleyball
Email: kasey@thrivevbclub.com
Ph: 661-210-3306

Summary: Our operations are structured, supervised, and compliant with all City requirements. We prioritize safety, communication, and efficient parking flow to benefit all tenants and the community.

Response to Opposition Letters

Purpose

This section provides direct responses to concerns submitted by neighboring tenants **Legacy Volleyball** and **Gymnastics Unlimited**. Each comment is summarized followed by The Lab Training Club's factual and proactive response.

A. Truck Access and Deliveries

Gymnastics' Comment: "Truck and delivery activity in the rear could pose safety risks if families are walking through those areas."

Response: Our operations occur primarily after **3:30 PM on weekdays** and on weekends—well **outside typical industrial delivery hours (6 AM–3 PM)**. Our activities do not conflict with truck circulation or deliveries.

B. Shared Parking Calculations

Legacy's Comment: "The City's parking study does not reflect true simultaneous activity among tenants."

Response: Even at full simultaneous occupancy across all tenants, the site maintains adequate parking supply under City code ratio; however, The Lab's **staggered scheduling** further reduces any overlap in vehicle volume.

C. Emergency Access / Fire Lanes

Gymnastics' Comment: "Additional traffic may interfere with fire lanes or emergency vehicle access."

Response: All parking and circulation will continue to maintain full **fire-lane and emergency-access clearance** as shown on the approved site plan.

D. Noise and Operational Impact

Legacy's Comment: "Noise from practices and players could impact nearby businesses."

Response: Volleyball training is a **non-amplified indoor activity** consisting only of typical athletic sounds—gameplay, coaching, and communication among players. While doors may remain open for ventilation, other business are closed for the day with the exception of Legacy and Gymnastics. No adverse noise impacts are anticipated.

E. Public vs. Private Events

Legacy's Comment: "The new tenant could host tournaments or large public events that generate heavy traffic."

Response: The Lab's programming is **strictly instructional**. We do not host tournaments or large public spectator events. Only registered athletes and parents are present during scheduled sessions.

F. Parking Lot Layout / "Dead-End" Concern

Gymnastics' Comment: "The front parking lot includes a dead end that will cause traffic congestion with additional tenants."

Response: The area referred to as a "dead end" is located at the **opposite end of the complex** from The Lab's unit and parking area. Our clients primarily use parking directly **in front of and adjacent to our unit**, accessible via the main aisle without entering the dead-end portion. Our operations do **not rely on or direct traffic toward** that area, and any existing circulation issues there will not be impacted by our use. (See Exhibit B on page 5)

Summary

All concerns raised have been reviewed and addressed through clear operational plans, staff presence, scheduling strategies, and adherence to the City's code requirements. The Lab's operations are organized, safe, and complementary to the surrounding tenants and the broader community.

The Lab appreciates the opportunity to clarify each of these points and remains fully committed to maintaining safe, compliant, and community-minded operations that align with the City's standards and the shared use of this property.

EXHIBIT A

Today		< > January 2025				Month
SUN 29	MON 30	TUE 31	WED Jan 1	THU 2	FRI 3	SAT 4
	<ul style="list-style-type: none"> 12pm Sam 14 Blue 4pm Aaron 15 Elite 7 more 	<ul style="list-style-type: none"> 8am Walt 17 Elite 4pm Anna 12 Black 5 more 	<ul style="list-style-type: none"> 4pm Jamey 18 Elite 4:30pm Taylor 18 Bl 4 more 	<ul style="list-style-type: none"> 10am Anna 12 Black 11am Kylie 16 Black 9 more 	<ul style="list-style-type: none"> 9am Taylor 18 Elite 11am Taylor 12 Elite 9 more 	18s Event 1 <ul style="list-style-type: none"> 8am Aaron 15 Elite 5 more
5	6	7	8	9	10	11
18s Event 1 <ul style="list-style-type: none"> 1pm Sam 14 Blue 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Jamey 18 Elite 6 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4pm Kenna 14 Elite 7 more 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Jamey 18 Elite 8 more 	<ul style="list-style-type: none"> 4pm Kenna 14 Elite 4pm Kennedy 13 Bl 6 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4:30pm Johnny 16 7 more 	<ul style="list-style-type: none"> 8am Aaron 15 Elite 8am Jamey 18 Elite 4 more
12	13	14	15	16	17	18
<ul style="list-style-type: none"> 1pm Winter 3-6th G 2:30pm Supplemen 6pm Legacy Coach 	Hart District Starts <ul style="list-style-type: none"> 4pm Aaron 15 Elite 7 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4pm Kenna 14 Elite 7 more 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Jamey 18 Elite 8 more 	<ul style="list-style-type: none"> 4pm Kennedy 13 Bl 4pm Walt 17 Elite 5 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4:30pm Johnny 16 7 more 	Boys Open Champio <ul style="list-style-type: none"> 8am Kenna 14 Elite 10am Johnny 17 Eli
19	20	21	22	23	24	25
Boys Open Championships <ul style="list-style-type: none"> 1pm Winter 3-6th G 2:30pm Supplemen 	<ul style="list-style-type: none"> 11am Kylie 16 Black 6 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4pm Kenna 14 Elite 5 more 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Jamey 18 Elite 7 more 	<ul style="list-style-type: none"> 4pm Kenna 14 Elite 4pm Kennedy 13 Bl 5 more 	<ul style="list-style-type: none"> 4:30pm Johnny 16 6pm Winter 3-6th C 6 more 	<ul style="list-style-type: none"> 8am Aaron 15 Elite 8am Anna 12 Black 4 more
26	27	28	29	30	31	Feb 1
<ul style="list-style-type: none"> 1pm Winter 3-6th G 2:30pm Supplemen 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Jamey 18 Elite 5 more 	<ul style="list-style-type: none"> 4pm Anna 12 Black 4pm Kenna 14 Elite 6 more 	<ul style="list-style-type: none"> 4pm Ct 1 Aaron 15 I 4pm Jamey 18 Elite 7 more 	<ul style="list-style-type: none"> 4pm Aaron 15 Elite 4pm Kenna 14 Elite 6 more 	<ul style="list-style-type: none"> 8am Las Vegas Cla: 4pm Anna 12 Black 8 more 	<ul style="list-style-type: none"> 8am Las Vegas Cla: 8am Aaron 15 Elite 3 more

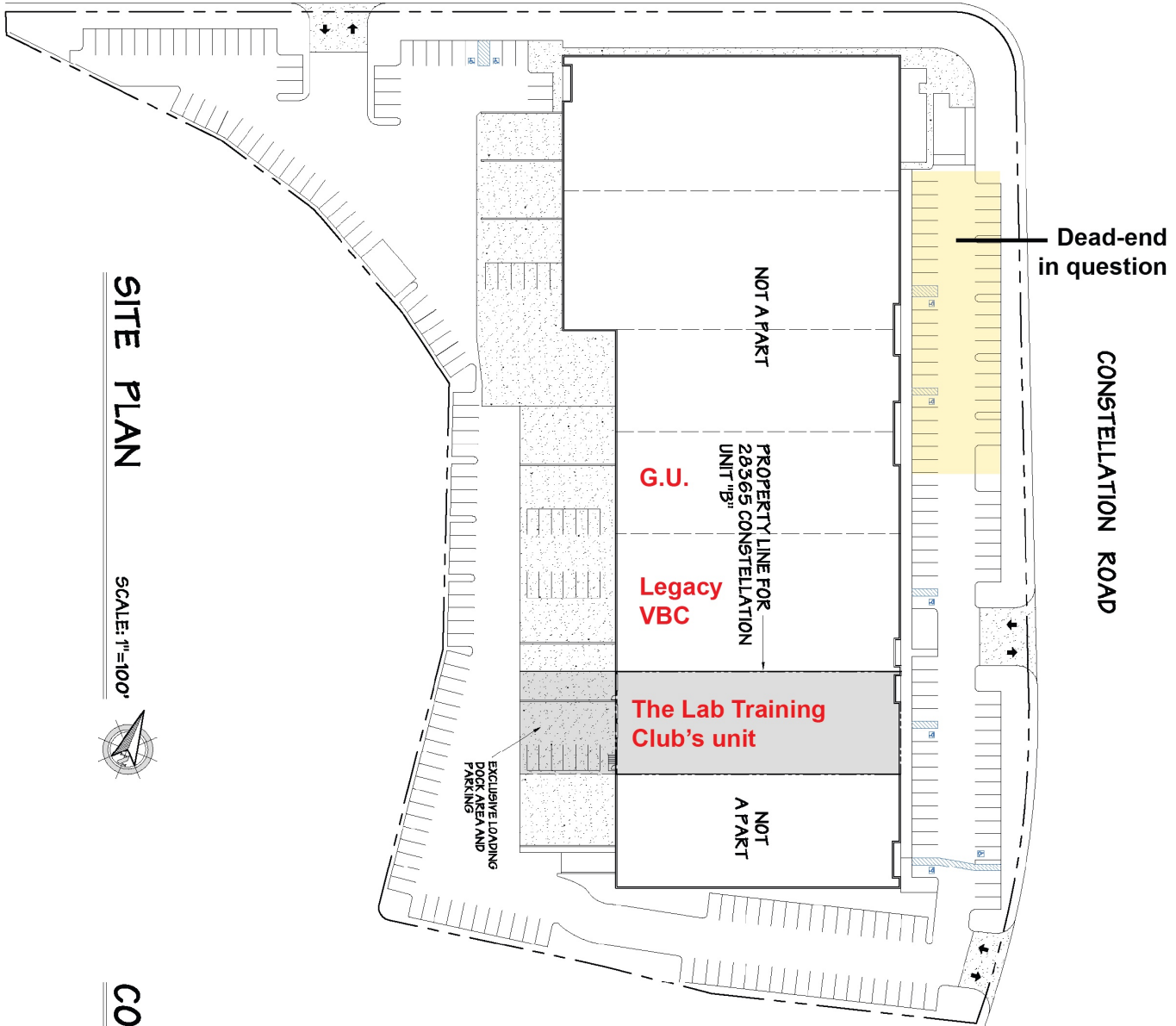
Legacy Public Calendar

Events shown in time zone: (GMT-07:00) Pacific Time - Los Angeles

[Add to Google Calendar](#)

EXHIBIT B

HERCULES STREET



Dead-end
in question

CONSTELLATION ROAD

SITE PLAN

SCALE: 1"=100'



CON

From: [Ann Palos](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Tuesday, October 28, 2025 5:31:59 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Hello Emily,

I hope this email finds you and your family well.

I am sending you this email in SUPPORT of The Lab/Thrive VBC and everything it has to offer our SCV community. My daughter has been playing volleyball for about 3 years now and has experienced ALL of our local volleyball offerings. In my humble opinion, The Lab/Thrive VBC is not only a stellar volleyball club, but an establishment that helps the player become a better well-rounded and positive young adult. I feel this specific type of volleyball club is imperative and makes our community a better place!!! All the volleyball coaches are amazing teachers of the skill and easy to work with. My daughter felt so strongly about this club that she signed up for her first year of club volleyball with them. We live in canyon country and driving to Sylmar is rough, having The Lab/Thrive VBC in our local community is not only is more convenient but also exposes others about this VERY DIFFERENT AND POSITIVE volleyball experience.

Warmly,

Ann Palos

818-321-3746

From: [Chae Chung](#)
To: [Emily Rubalcava](#)
Subject: Public Comment - The Lab Training Club
Date: Wednesday, October 29, 2025 7:05:59 AM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Dear City of Santa Clarita,

I am writing to express my strong support for **The Lab Training Club's Valencia facility**. My 13-year-old daughter started playing volleyball with The Lab from the very beginning, and the experience has been truly transformative. The coaches have helped her grow not only in volleyball skills but also in mentorship, confidence, and leadership.

She used to struggle with communication and showing leadership, but through The Lab's training and encouragement, she has improved tremendously, both on and off the court.

The Lab provides a safe, positive, and professional environment that benefits many young athletes and families in our community. The new Valencia facility will continue to support that mission and bring even more opportunities to local youth.

Thank you for your time and consideration.

Sincerely,
Chae Hong Chung

From: [Azar Hojabr](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Tuesday, October 28, 2025 11:08:55 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Hello,

I am writing to express my strong support for The Lab's plans to establish a new volleyball training facility in Valencia. As a Valencia resident, I have personally experienced the positive impact this organization has had on youth development. For the past two years, I have driven my 12-year-old daughter to their current location, where she has thrived not only as a volleyball player but also in her confidence and personal growth.

The Lab is a women-led, veteran-founded organization that prioritizes the well-being and success of young athletes. Their commitment to fostering a supportive and empowering environment sets them apart in our community.

Securing the right location for their new home is essential, and I am honored that Valencia has been selected as the place where they hope to grow and serve even more families. I respectfully urge the city to support this endeavor. Our community will greatly benefit from a dedicated volleyball facility and a program that exemplifies the values we strive to uphold.

We need more organizations like The Lab / Thrive Volleyball Club here in Valencia—those that invest in our youth, strengthen our community, and inspire future leaders.

Thank you for your consideration.

Azar Saiedfar

Sent from my iPhone

From: [Nikki Lacy](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Tuesday, October 28, 2025 8:00:43 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

To Whom It May Concern:

We are writing to express our strong support for the approval of the new Valencia location for The Lab Training Club.

We first met Coach Caitlin Artis in 2023, after our daughter had missed her previous school volleyball season due to an injury and rehabilitation. Seeking a way to help her regain strength and confidence, we turned to The Lab Training Club for one-on-one lessons. From the very beginning, the coaching approach was encouraging, uplifting, and highly personalized to our daughter's individual needs. It was clear that the coaches were fully invested—not just in her athletic development, but in her growth as a confident young woman and emerging leader.

Our daughter's experience with The Lab and its Thrive Volleyball Club has been nothing short of transformative. Through private lessons, clinics, and eventually earning a spot on a Thrive team, she has developed remarkable growth in her skills, understanding of the game, self-confidence, and friendships. The staff and founders have created an environment that is inclusive, motivating, and community-focused, where players of all skill levels are valued and supported.

Beyond athletics, The Lab Training Club has demonstrated a strong commitment to the community. Last season, the organization coordinated a food drive for the SCV Food Bank and contributed to relief efforts for those impacted by local fires. Their dedication to giving back exemplifies the kind of positive impact they bring to the Santa Clarita Valley.

For our family, The Lab and Thrive Volleyball Club are truly one of a kind. We have no desire to be part of any other organization. The planned Valencia facility—just four miles from our home—will be an incredible asset, particularly as our daughter begins to drive independently. The location will make it safer and easier for her to attend practices, train more consistently, and participate in team and community activities.

The club's influence extends beyond the court. Our daughter's team includes players from seven different high schools across the Santa Clarita Valley. We've seen these girls—once considered rivals—now supporting one another at school games, celebrating each other's successes, and forming lasting friendships. As parents, it's been heartwarming to witness how this program builds not just athletes, but confident, connected young women who uplift one another.

Approving The Lab Training Club's Valencia location would provide tremendous benefits to local youth and the broader community. We are eager to see this facility open and are confident it will continue to foster teamwork, leadership, and community spirit in Santa Clarita.

Thank you for considering our perspective and allowing us to share our experience with The Lab Training Club and Thrive Volleyball Club.

Sincerely,
Victor and Nikki Lacy

From: [Veronica Elson](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Wednesday, October 29, 2025 1:50:13 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

To Whom it May Concern,

I am writing to express my strong support for the Lab/Thrive Volleyball Club and their plan to open a new facility in our community. As a parent of a 12-year-old daughter who has been part of their program for about two years, I have witnessed firsthand the profound and positive impact The Lab/Thrive has had on my child and many other young athletes beginning their volleyball journeys.

When my daughter first joined, she had limited volleyball experience and lacked confidence. Through the dedicated coaching, mentorship, and nurturing environment provided by The Lab/Thrive, she has not only developed her athletic skills but has also grown tremendously as a person. At a critical time in her development, she has become more confident, independent, and resilient; qualities that extend far beyond the volleyball court.

Our connection to The Lab/Thrive is deeply personal. During a time when our family faced significant challenges as I battled breast cancer, the coaches, staff and families within The Lab/Thrive community stepped in to provide support and encouragement to my daughter. They helped her stay focused, positive, and motivated during a difficult period. Their care and commitment truly demonstrate what makes this organization special; it is more than a volleyball club; it is a community that lifts up and empowers its players.

Having a facility close to home in Valencia would be a wonderful addition for many families. It would provide more young athletes with access to a positive, supportive, and safe environment where they can grow not only as players but as individuals. The Lab/Thrive VBC is a place that builds confidence, character and community.

Thank you for your time and consideration. I am both excited and hopeful that our community will welcome The Lab/Thrive Volleyball Club and support the opening of this new facility in Valencia so more kids can experience the same positive impact my daughter has.

Sincerely,
Veronica Elson

From: [Andrew Franzman](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Wednesday, October 29, 2025 10:13:21 AM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Ms. Rubalcava:

I am writing to express my strong support for The Lab and their proposed facility in Valencia. As a father, I have personally witnessed how the coaches and staff have positively impacted young athletes. They are not simply strengthening their volleyball skills, they have enhanced young people's confidence, discipline, and teamwork. The Lab's coaches and staff offer a professional and uplifting environment, emphasizing character alongside competition.

A Valencia location would provide more athletes with access to this exceptional program, where they can engage in healthy and team based activity. My daughter, Lena Franzman has grown significantly over the last three years, both on and off the court, due to The Lab and Thrive VBC's guidance and supportive culture.

This facility will undoubtedly be an asset to the Valencia community, serving as a safe and inspiring space for young individuals to thrive. Thank you for your consideration, and as a volleyball family, we remain hopeful that The Lab's request is fulfilled.

Kindly,

Andrew Franzman

From: [Adriana Chagollan](#)
To: [Emily Rubalcava](#)
Cc: [Kasey Weldon](#)
Subject: Public comment The Lab Training Club
Date: Wednesday, October 29, 2025 9:31:40 AM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Hello, I am writing to express my full support for The Lab Training Club's Valencia facility and to sincerely thank Thrive for the positive role they have played in our community and in my family's life.

My daughter, Zoe, has been part of The Lab family, and during a very difficult time as she battles an illness, the club has shown us incredible compassion and support. The coaches and staff have gone above and beyond to stay connected with her, offer encouragement, and make her feel like she's still part of the team. Their kindness and care have made a real difference for her and for us as a family.

The Lab and Thrive are more than just sports programs—they build confidence, leadership, and community. Their commitment to helping young athletes grow both on and off the court is something truly special, and I believe our community is stronger because of them.

I respectfully urge the City to support The Lab's Valencia facility so they can continue providing these opportunities and making a positive impact on more families like mine.

With sincere gratitude,

Adriana Rendon

Parent of Zoe

From: [Steve Han](#)
To: [Emily Rubalcava](#); [Kasey Weldon](#)
Subject: Public comment-the Lab Volleyball training club
Date: Thursday, October 30, 2025 11:32:56 AM

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To whom it may concern,

I am writing this letter on behalf of the Lab training club. Our daughter's volleyball journey took a winding path but eventually led us to the Lab. This has been transformational for our daughter and for us as well. Her volleyball skills have improved but more importantly, we have seen her confidence soar, leadership develop, and empathy expand.

The Lab is unique in the Santa Clarita area because the coaches emphasize character, responsibility, and leadership that is often lacking in our current society. Our daughter has assisted in food drives held at the lab, cleanup of different areas in the Santa Clarita community, and I have seen the entire group come together and rally around a girl who developed a severe illness. We know we cannot find this in any other volleyball club. We wholeheartedly support the leadership at the Lab and are grateful for all they have done for our daughter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Steve Han
Stevenson Ranch
213 453 9161

From: [Kimberly Wedding](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Thursday, October 30, 2025 4:53:23 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Dear Ms. Rubalcava,

I'm writing to share my family's strong support of The Lab Training Club's Valencia facility.

As a member of this community and someone who has witnessed the positive impact of The Lab Training Club firsthand, I'm happy to share that this organization is more than just a training space—it's a place where young athletes grow in confidence, skill, discipline, and character.

The coaches lead with integrity and professionalism, creating an environment that's structured, positive, and supportive.

The Lab has been a cornerstone for families like mine, offering not only elite-level instruction but also a sense of belonging and purpose. Beyond the court, they've organized charity drives, hikes, and team bonding events, further giving back to the community.

This facility will be a true asset to Valencia, enriching the lives of our youth and strengthening local families.

Thank you for your help in bringing this meaningful resource to our city.

Warmly,
Kimberly, Anthony and Lexie Wedding
Pacific Hills, Saugus

--

Berly Wedding

(m) 917.601.5664

From: [Analiza Francisco](#)
To: [Emily Rubalcava](#)
Subject: Public Comment-The Lab Training Club
Date: Thursday, October 30, 2025 11:33:29 PM

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To Whom It May Concern,

I am writing to express my strong support for The Lab Training Volleyball Club and their continued use of the Valencia facility. The Lab has made a meaningful and positive impact not only on my daughter as an athlete, but on our entire family.

For my daughter, The Lab has provided more than volleyball training, it has given her confidence, discipline, leadership skills and a sense of belonging. The coaches lead with integrity, patience, and genuine care. They create an environment where athletes are encouraged to grow not only in their sport, but also as young people preparing for their future.

The Lab is more than a training facility. It is a safe haven for athletes and their families. The coaches consistently lead by example, encouraging athletes to give back and support others. They participate in community service such as volunteering at food banks and helping local families in need. Because of this, The Lab fosters a spirit of unity, compassion, and responsibility that greatly benefits our community.

Supporting The Lab means investing in the youth and in the future of our community. Their presence in Valencia strengthens family involvement, builds positive relationships, and creates opportunities for our young athletes to thrive both on and off court.

Thank you for your time and consideration. I hope you will continue to support The Lab Training Volleyball Club so that more families and young athletes can experience the positive and lasting impact that they have generously brought into ours.

Sincerely Yours,
The Francisco Family

From: [lupe puente](#)
To: [Emily Rubalcava](#)
Subject: Public Comment - Tha Lab Training Club
Date: Saturday, November 1, 2025 10:11:31 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Good evening Emily,

I wanted to take a moment to share how much of a positive influence The Lab Training Club has been for my family and for our community as a whole.

Since joining 3 years ago, we've seen not only physical growth and confidence develop in our daughters, but also a deeper sense of discipline, teamwork, and motivation. The environment they have built is supportive, encouraging, and truly focused on helping everyone reach their best no matter their age or skill level.

Beyond our family, I've watched The Lab Training Club bring people together across our community. It's more than just a training space; it's a place where friendships form, goals are achieved, and positive energy spreads far beyond the gym training center. They've created a culture that inspires athletes to push themselves, support one another, and take pride in becoming stronger, physically and mentally.

The Lab would be a huge asset to the Valencia community if given the chance. The light they bring is inspiring but more importantly contagious.

Thank you,

Guadalupe Puente

From: [Brylee Villa](#)
To: [Emily Rubalcava](#)
Subject: Public Comment - The Lab Training Club
Date: Saturday, November 1, 2025 3:00:33 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Hello Emily,

The Lab Training Club location in Valencia would be an incredible addition to the Santa Clarita community and a benefit to young girls interested in playing volleyball. I've personally been playing with The Lab/Thrive VBC since I was 13 and am now preparing to start my 16/17s team club season with Thrive VBC. Throughout my time, The Lab's coaching staff has consistently demonstrated professionalism, structure, and genuine care for every athlete. They dedicate time each day to ensure that every girl feels supported both on and off the court.

Having The Lab's new Valencia facility would positively impact even more athletes and families in the area, offering a space where players can grow in skill, confidence, and teamwork. The Lab has created an environment that encourages not just athletic development, but also character growth and community. Extending this love and dedication throughout Santa Clarita would strengthen and bring vitality to our entire community.

I fully support The Lab Training Club and all that it represents. The positive environment, dedicated coaches, and commitment to helping young athletes thrive make it a truly special program that deserves the opportunity to expand and continue impacting more lives.

Thank you for taking the time to read my message and consider the positive influence The Lab Training Club/Thrive VBC continues to have on so many young athletes.

Thank you,

Brylee Villa

From: [Deanna Villa](#)
To: [Emily Rubalcava](#)
Subject: Public Comment - The Lab Training Club
Date: Saturday, November 1, 2025 2:59:33 PM

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As a mother, I've had the privilege of watching my daughter grow tremendous both as an athlete and as a young lady through her experience with The Lab/Thrive VBC. She began playing with The Lab Training Club when she was 13 and is now preparing to start her 16/17s team club season with Thrive VBC. During her time with the program, I've been continually impressed by the coaching staff's professionalism, structure, and genuine care for every athlete. The coaches dedicate time each day to ensure that every girl feels supported, encouraged, and value both on and off the court.

The addition of a Lab Training Club facility in Valencia would be an incredible benefit to the Santa Clarita community, especially for young girls who are passionate about volleyball like my daughter. It would provide more athletes and families with access to a program that not only develops volleyball skills, but also builds confidence, teamwork, and character.

The Lab has created an environment that prioritizes growth, respect, and community. Expanding this culture of excellence and support into Valencia would have a lasting, positive impact strengthening the sense of community and opportunity for young athletes across Santa Clarita.

I wholeheartedly support The Lab Training Club and all that it represents. The positive environment, dedicated coaches, and commitment to helping young athletes thrive make it a truly special program that deserves the opportunity to grow and continue shaping lives for the better in the Santa Clarita Valley.

Blessings,
Deanna Villa

From: [Selina Perez](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Saturday, November 1, 2025 11:13:51 AM

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The Lab has brought growth and joy to our daughters and family. This facility is a wonderful addition that will support and strengthen our community. Our daughters have excelled in an environment built on professionalism, structure, and genuine positivity. The atmosphere that has been created encourages growth, discipline, and confidence both on and off the field. The Lab has been such a positive environment for our daughters and it will be for future families to come.

Thank you,
Selina Perez

Sent from my iPhone

From: [arlee vitug](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Friday, October 31, 2025 1:02:01 PM

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To The City of Santa Clarita

This heartfelt letter is a short narrative on how grateful we are to be part of The Lab Training Club/Thrive VBC, for the past two years. Coming from a different club and making a decision to stay at was one of the best decision we ever made for our daughter. This volleyball club portrays such a welcoming and positive culture making it easy for someone new to thrive and to feel that they belong. Like most other girls, our daughter started taking clinics and private sessions with coach Caitlin, then followed by the Junior Summer League, which lead to the day when she excitedly told us, “this is my new club”. We are now on our second season and we have witnessed how the club progressed into something extraordinary. We have witnessed players and athletes from other clubs, other towns, and different cities come by to partake in one of their many programs. The Lab/Thrive has transformed into a volleyball community lead by the one and only Caitlin Artis. She has created the standards and

principles of this club which embodies not only greatness and leadership skills in volleyball, but her teaching does extend in building great characters and responsible individuals that the community will be proud of. Opening The Lab/Thrive gym here in Valencia will definitely help the city in molding amazing young athletes from our own beautiful town as they train alongside with other Thrive volleyball players, lead by their top notch coaches, in a wonderful gym that they all deserve and that they can call their HOME.

Sincerely,

Ron and Arlee Maclang

From: [Vic Villa](#)
To: [Emily Rubalcava](#)
Subject: Public comment -the lab training club
Date: Saturday, November 1, 2025 6:17:35 PM

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Dear Emily,

As a father, I've had the privilege of watching my daughter grow both as an athlete and as a young woman through her experience with The Lab/Thrive VBC. She began playing with the program when she was 13 and is now preparing to start her 16/17s club season with Thrive VBC. Over the years, I've seen firsthand how The Lab's coaching staff provides exceptional guidance combining professionalism, structure, and genuine care for every athlete. They dedicate their time to ensure that each player feels supported not only on the court but in all aspects of life.

The proposed Lab Training Club location in Valencia would be an incredible addition to the Santa Clarita community and an invaluable opportunity for young girls like my daughter who are passionate about volleyball. Having this facility closer to home would allow even more athletes and families in our area to benefit from The Lab's positive and development-focused environment. It's a place where players learn teamwork, build confidence, and develop strong character alongside their athletic skills.

The Lab Training Club has cultivated a culture rooted in hard work, integrity, and community values that extend far beyond the sport itself. Bringing that same level of dedication and encouragement to Valencia would greatly strengthen and enrich the Santa Clarita community.

I fully support The Lab Training Club and all that it represents. The positive environment, committed coaches, and emphasis on helping young athletes reach their full potential make it a truly special program worthy of expansion.

Thank you for your time and for considering the lasting impact The Lab Training Club/Thrive VBC continues to have on so many young athletes and families.

Sincerely,
Victor Villa

From: [Amy Studarus](#)
To: [Emily Rubalcava](#)
Cc: [Amy Studarus](#)
Subject: Support: The LAB Training Club's Valencia facility
Date: Saturday, November 1, 2025 3:01:17 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Hi Emily,

I may be a bit late but I needed to make sure I communicated to you on this space that The Lab is trying to get permits for.

My daughter has been playing volleyball since she was 8. She has played at all the local club facilities and it was not until we started doing clinics with The Lab that she really took off in her skills. It has been more of a positive experience in attitude and in hands on training than anywhere else we have been. They are building a culture of positivity and being a great team player--regardless of what team they are on--that is invaluable.

This last season, my daughter played on their 12u Gold club team. The Lab did an amazing job of team building and to this day, we are all like family--even if we are on different teams this year. I have not seen this happen with other groups.

I used to play volleyball at Saugus High School and on one of the very first club volleyball teams for the Santa Clarita Valley in the mid to late 90s so I understand the game and the culture very well. There are so many girls that try out for all of the clubs in SCV and not enough teams to place them on. Our valley needs more gym space for the girls in our community to grow at and this is a perfect place to do it at. SCV should be a leading example of how we can have multiple teams in a neighboring area and share a love of the game and for those other players that play it.

Please push this permit through so we can open up more space for the girls in our community to play volleyball and build friendships.

Thank you so much,
Amy Studarus
(661) 644-6212

From: [Kasey Weldon](#)
To: lisaichman@gmail.com
Cc: [Emily Rubalcava](#); [Jason Crawford](#)
Subject: Coordination Efforts with Gymnastics Unlimited – The Lab Training Club (MC #25-093)
Date: Monday, November 3, 2025 6:31:43 PM
Attachments: [The Lab Gymnastics Good Faith Coord.pdf](#)

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Hello Lisa, with respect to Gymnastics Unlimited, we are submitting the attached Good-Faith Coordination Package outlining voluntary steps The Lab Training Club (Thrive VBC) is prepared to implement to ensure smooth parking and access for your clientele, and ours, promoting safe and coordinated use of the property for all tenants.

We understand that your preference has been for our families to park primarily at the rear of the property. While that configuration is not totally practical for our operations, we've identified several alternative steps that achieve the same goals of smooth circulation, safety, and minimal overlap while ensuring Gymnastics Unlimited's operations remain unhindered.

We appreciate the opportunity to work collaboratively and trust that these efforts demonstrate our commitment to being good neighbors.

Highlights include:

- Encouraging our clientele where to park to keep the northeast area by your entrance clear;
- Posting and distributing a parking-area diagram to families;
- Staggered practice start times to reduce overlap; and
- Optional parking-monitor staff support during initial operations if we find overlap between transition periods.

We'd genuinely value your acknowledgment or feedback by Thursday, November 6 so we can incorporate any reasonable input before the upcoming hearing. For clarity and consistency, we ask that communication remain via email correspondence. We've copied the city planner so our efforts are reflected in the record, and so that all coordination remains transparent.

Thank you,
Kasey Weldon
Co-Owner/Dir. of Operations
[Thrive Volleyball Club](#)
[The Lab Training Club](#)
Ph: 661-210-3306



From: [Kasey Weldon](#)
To: daddyker@aol.com
Cc: [Emily Rubalcava](#); [Jason Crawford](#)
Subject: Coordination Efforts with Legacy VBC – The Lab Training Club (MC #25-093)
Date: Monday, November 3, 2025 7:16:50 PM
Attachments: [The Lab Legacy Good Faith Coord.pdf](#)

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Hello Walt, with respect to Legacy VBC, we are submitting the attached Good-Faith Coordination Package outlining voluntary steps The Lab Training Club (Thrive VBC) is prepared to implement to ensure smooth parking and access for your clientele, and ours, while promoting safe and coordinated use of the property for all tenants.

We understand that your opposition remarks did not include specific concessions or requests. To proactively mitigate any potential issues, this package outlines our voluntary efforts to ensure continued safety and coordination among tenants.

Highlights include:

- Encouraging our clientele where to park to keep the front-right area by your entrance clear;
- Posting and distributing a parking-area diagram to families;
- Staggered practice start times to reduce overlap; and
- Optional parking-monitor staff support during initial operations if demand warrants.

We'd genuinely value your acknowledgment or feedback by Thursday, November 6 so we can incorporate any reasonable input before the upcoming hearing. For clarity and consistency, we ask that communication remain via email correspondence. We've copied the city planner so our efforts are reflected in the record, and so that all coordination remains transparent. We appreciate your consideration and the opportunity to work collaboratively toward safe, efficient operations for all tenants

Thank you,
Kasey Weldon
Co-Owner/Dir. of Operations
[Thrive Volleyball Club](#)
[The Lab Training Club](#)
Ph: 661-210-3306



GOOD-FAITH COORDINATION

The Lab Training Club/Thrive VBC

28365 Constellation Road, Valencia, CA 91355

To: Legacy Volleyball Club

Master Case: #25-093

CONTEXT

While Legacy Volleyball Club's written opposition did not explicitly request any operational changes or concessions, The Lab Training Club recognizes the concerns expressed regarding parking, traffic flow, and general safety. It should be noted that The Lab's zoning classification, occupancy load, and assembly use have already been reviewed and cleared by the City's Planning and Building & Safety Divisions as part of the permit process. The following voluntary measures are therefore offered not as required conditions, but as additional good-faith steps to ensure continued safe and coordinated operations among tenants. A parking map is included in this package to illustrate the relative parking areas for each business in question and to show where The Lab will direct its clientele to park in order to maintain smooth circulation and safety. It's also important to note that the other five tenants within the complex have not raised any parking or operational conflicts related to our use.

PURPOSE

The Lab Training Club is committed to maintaining safe, efficient, and coordinated operations with the neighboring units at the Rye Canyon Industrial Center. The following measures are offered in good faith to support shared use of the property and to promote positive neighbor relations.

1. SCHEDULING

Legacy has expressed concern around traffic congestion and overlapping peak hours.

Based on GU's and Legacy's public calendars: GU begins classes at 2:30pm in 1 hour blocks. Legacy begins practices at 4pm in 2 hour blocks. The Lab agrees to staggered scheduling to reduce congestion.

- The Lab will not begin any large groups that consist of 2+ courts until at least 4:15 or 4:45pm to allow staggered schedules between all three units through the afternoon and evening.
- For the first 60 days, between 4:15-8:15pm, if we find any overlapping between The Lab or Legacy's entering/exiting schedules, The Lab will staff a parking monitor in the rear of the building to ensure proper and safe flow of traffic. The Lab will pay for staff's time.

2. TOURNAMENTS

The Lab agrees to not host any SCSN or USAV affiliated tournaments that could cause an overflow of traffic or parking demand. Regular team practices, clinics, and controlled in-house training sessions will continue as permitted under the approved MUP.

3. PARKING AND ENTRY

Legacy has expressed concern around pedestrian traffic in the rear of the building.

The Lab will implement parking and circulation guidance for our clientele to promote safety and reduce overlap with neighboring businesses. Along with staggered scheduling:

- The Lab will instruct and encourage its families to park primarily in the rear, left, and front-left portions of the lot to balance parking and traffic flow, while reducing congestion near Legacy's rear entrance.
- The Lab will post on our website, distribute a parking diagram, and orientation notice to all families showing these preferred areas.
- This approach reduces unnecessary crossing through active courts while maintaining ADA and parent access.
- Staff will periodically monitor parking behavior during the initial months and adjust communications as needed to maintain efficiency and safety.

ACKNOWLEDGEMENT

These measures are offered voluntarily to foster coordination and mutual respect between tenants. They are not required conditions of approval but reflect The Lab's commitment to maintaining a safe, well-organized environment for all families and tenants on-site.

THE LAB TRAINING CLUB/THRIVE VBC

(Signature)

Print Name: Kasey Weldon

Title: Co-Owner

Date: _____

LEGACY VOLLEYBALL CLUB

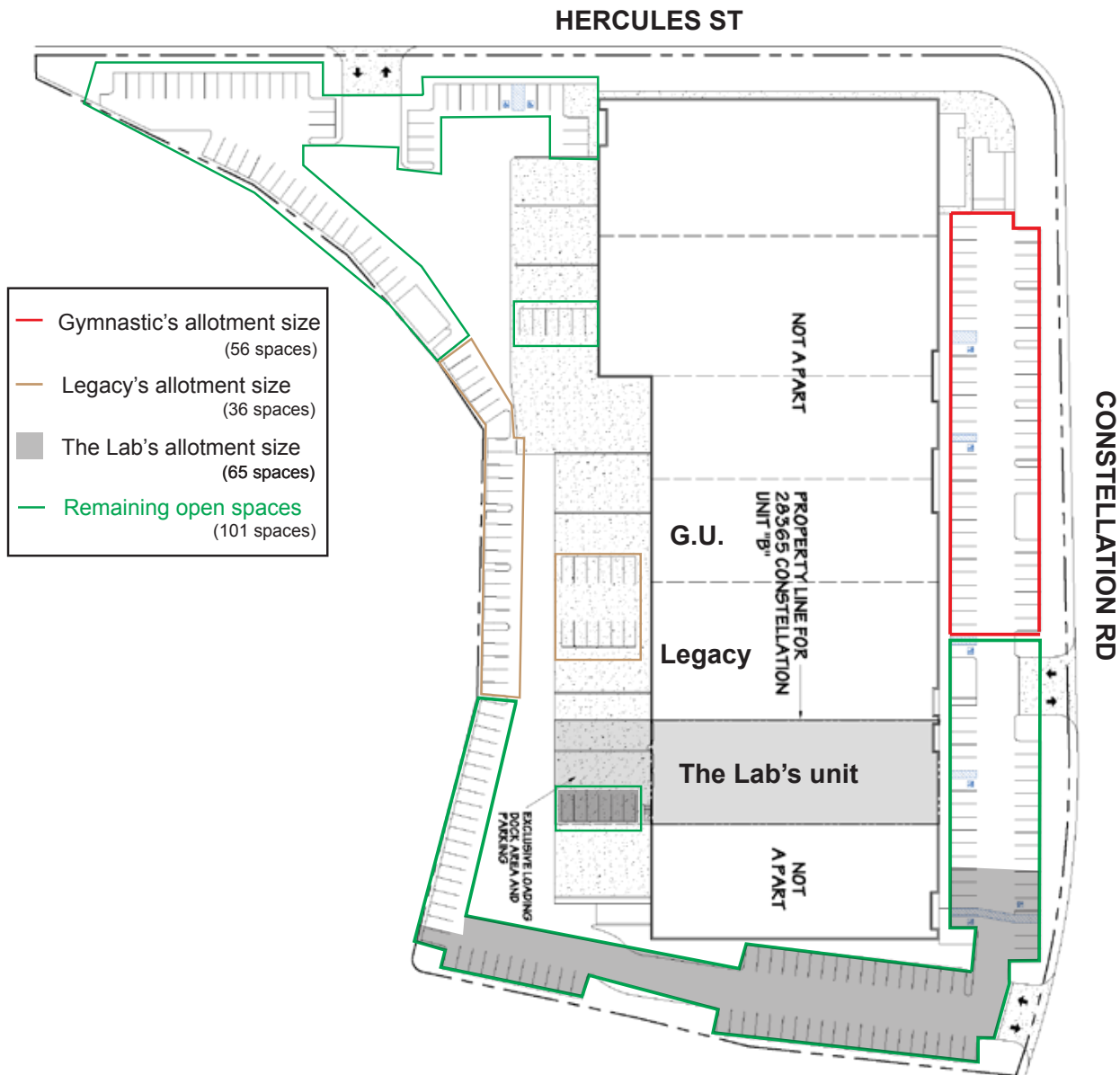
(Signature)

Print Name:

Title:

Date: _____

**ILLUSTRATIVE PARKING DISTRIBUTION
BASED ON CITY PARKING ANALYSIS (MC #25-093)**



DESCRIPTION

This illustration depicts the relative sizes of the parking areas corresponding to Gymnastics Unlimited, Legacy Volleyball, and The Lab, based on the City's parking analysis (spaces are not assigned by unit). Given The Lab's location near the corner of the building, our parking can be naturally distributed between the southeast, south, and southwestern areas of the lot for convenient access to our unit. This arrangement leaves the northeast and eastern areas of the lot available primarily for Gymnastics Unlimited's clientele, ensuring their families retain ample access and convenience. Legacy Volleyball's clientele will continue to park and enter from the rear, with the additional spaces providing flexibility for all users.

It's also important to note that no other tenants within the complex have raised any parking or operational conflicts related to our use. We continue to make every effort to coordinate responsibly and ensure compatibility with all neighboring businesses.

From: [Splash Beverages USA](#)
To: [Emily Rubalcava](#)
Subject: Master Case 25-093; Minor Use Permit 25-015
Date: Tuesday, November 4, 2025 2:06:13 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Subject: Objection to Minor Use Permit – Parking and Traffic Concerns

Dear Emily,

I am writing regarding the notice of Administrative Hearing for a Minor Use Permit recently received. In the project description, it is stated that the “proposed use meets on-site parking requirements.”

After discussion with the current property owner and on-site tenants, we must respectfully disagree. The proposed use does **not** meet the on-site parking requirements and would further exacerbate the already congested traffic situation in the area. Additionally, the Homeowners Association has reviewed the matter and determined that the proposed usage would violate existing CC&Rs concerning parking and traffic.

Any additional parking demand created by the proposed tenant would pose a significant safety risk for all parties involved. For these reasons, we strongly oppose the issuance of this permit and respectfully request that the City take these concerns into serious consideration during the review process.

Thank you for your attention to this matter.

Sincerely,
John Kim
Splash Beverages
28377 Constellation Rd.
Valencia, CA 91355

From: [Steve Lorenze](#)
To: [Emily Rubalcava](#)
Subject: Public Comment – The Lab Training Club
Date: Thursday, November 6, 2025 12:25:51 PM

CITY WARNING: This email was sent from an external server. Use caution clicking links or opening attachments.

Thank you so much for allowing me to offer my thoughts on the proposed new location of The Lab Training Club. I have been a resident and homeowner in Santa Clarita since shortly after my graduation from UCLA way back in the day. I have recently retired from the public schools where I served in many roles including classroom teacher, assistant principal of special education, principal and director of special education. I believe I understand the city quite well, and truly understand the needs of families and their children who have played a significant role in my 39 year school career.

My wife and I had our children a little later in life. We believe this has been a huge blessing as we are a bit more settled and have been able to provide opportunities for our kids that we may not have been able to do early in our careers. Our two sons were both ice hockey players for over 10 years. During the Covid years, the City of Santa Clarita was instrumental in bringing our town's ice rink back to life. I saw the positive impact this had on, not only my children, but so many others that view The Cube as their second home. It was a brilliant move by the City and one for which my family will be forever grateful.

Our daughter is a volleyball player. She plays locally on her high school's varsity team. After the high school season, she plays club volleyball with The Lab Training Club/Thrive Volleyball Club. Throughout the year, she trains with The Lab Training Club. Their current gym is located in Sylmar. We have looked at the options available and determined the best place for our daughter is The Lab, even if it means driving to Sylmar. We believe this for a few reasons:

First, the coaches at The Lab are the best in the area. They are completely dedicated to the girls they train. There are numerous examples of what they have done to support our girls and they treat volleyball as their profession. It is their full-time job.

Let me give you an example of what I mean. Last year, my daughter played on her school's 8th grade volleyball team. They would play other schools in the area. Towards the end of the season, there were some pretty serious wildfires in the Castaic area. Our team had made it into the playoffs and were scheduled to play a team that had several girls from Castaic on it. Given the circumstances, the game was postponed. The following game was also postponed.

Eventually, the games were rescheduled. Unfortunately, the playoffs ran into the beginning of club season and the dates of the rescheduled games conflicted with my daughter's club practice. My daughter is very committed to her team and never misses practice. This was a very stressful situation for us. We did not want to let the club team down by missing practice, but we did not want to let the school team down

by missing a playoff game. Caitlin and Kasey, owners of The Lab/Thrive, told my daughter to miss practice and play in the school's game. We agreed to do this but were stressed about missing practice.

As I was sitting in the stands, waiting for the game to begin, I saw Coach Caitlin walk into the gym. I then saw a Thrive teammate walk in. Then another, and another and another. Caitlin and Kasey had rescheduled practice for the club team, had the girls and their parents drive to my daughter's 8th grade game and support her. That was the most thoughtful thing anyone has ever done for my daughter. And yes, I was brought to tears. I will forever be grateful to them. It was even more special because half the team who drove up to an 8th grade volleyball game in Santa Clarita was from Van Nuys, Sylmar or Sherman Oaks. The Lab and Thrive attract a diverse group of girls from all backgrounds. I want that for my daughter. It's good for her. My daughter was even invited to join a team that played twice a week at the public park in Van Nuys. It was an experience not many girls from Valencia get. It was all because of Caitlin and Kasey.

I have known Caitlin and Kasey for about 3 years. They are a power couple, for sure. To be honest, I love them as if they were my own daughters. They are doing everything right. They follow the rules, work really hard, treat people well and serve as examples for our daughters. They are exactly the type of people that make our community strong. They have had a huge impact on my family as well as all the other families at The Lab/Thrive.

Have they faced some opposition along the way? Of course, but it usually comes down to those uncomfortable with competition. Arguments may be made by a few about parking, but the parking lot is extremely large and, to the best of my knowledge, Caitlin and Kasey have successfully met the City's parking requirements.

There is a reason Santa Clarita is such a well-run and beautiful city. It's because we have rules and policies that we all must follow. When everyone does what they are supposed to do, the City works. Caitlin and Kasey are doing everything they are supposed to do. By approving their application, the City will get two business owners that provide a tremendous service to a diverse group of girls. The City will get a business that brings girls from all walks of life into the gym and involved in the great game of volleyball. These are girls from backgrounds that are not sufficiently being served at this time.

Caitlin, Kasey, The Lab and Thrive will fit in beautifully with our Awesome Town reputation.

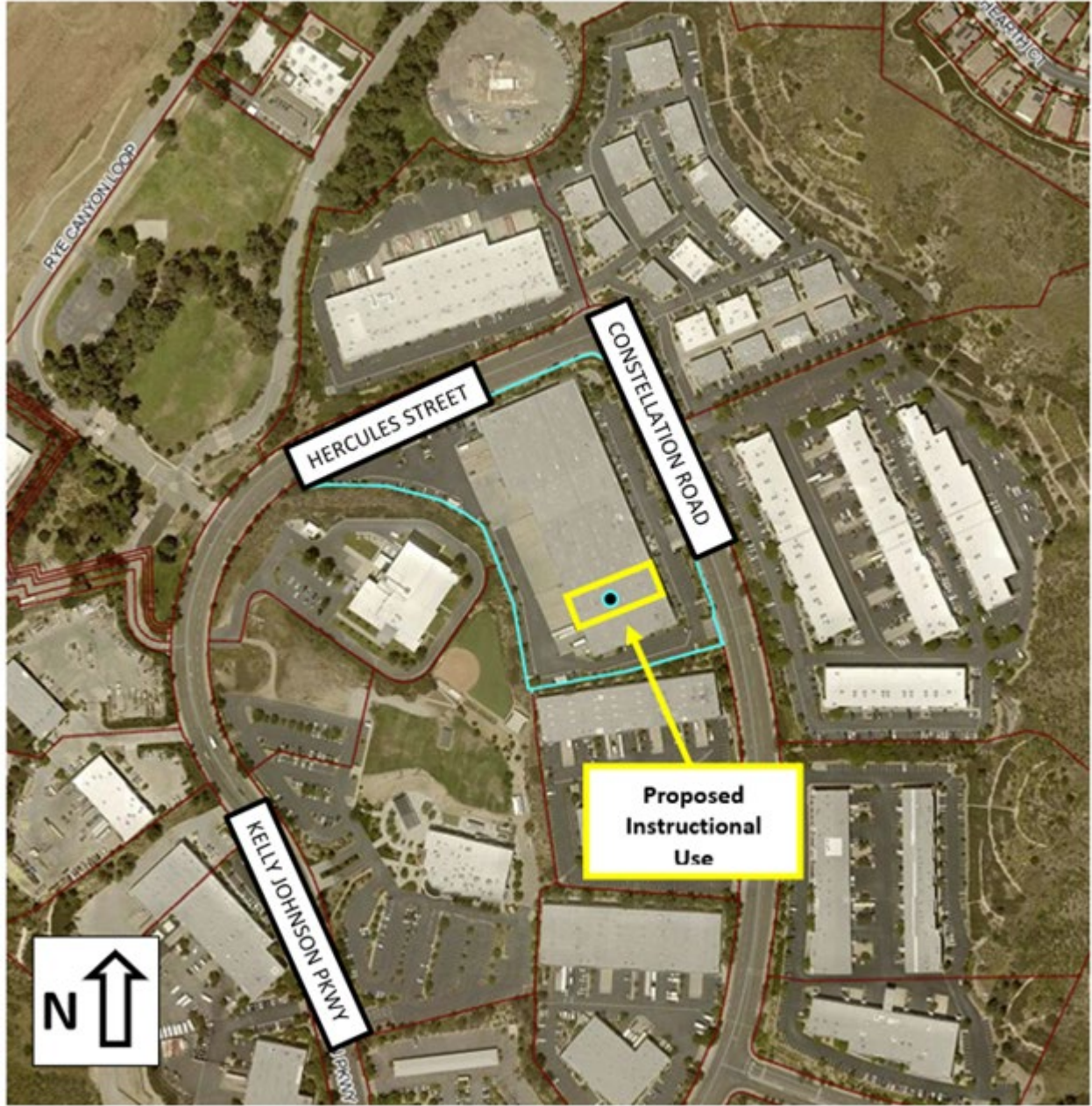
If I can be of any support to The Lab Training Club, please feel free to contact me.

Steve Lorenze
(661) 210-7500

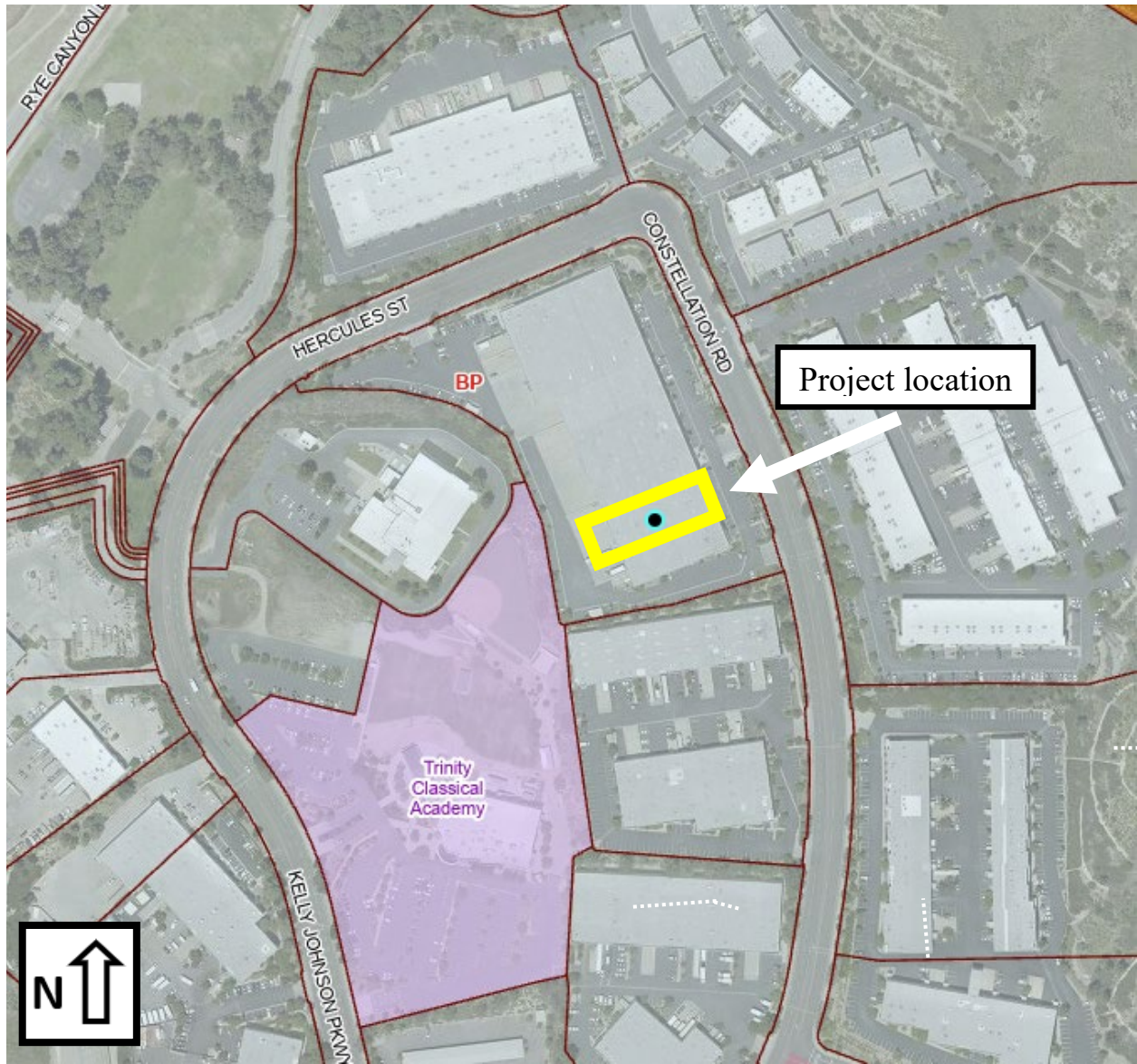
AERIAL AND ZONING MAP

Master Case 25-093: Minor Use Permit 25-015
28365 Constellation Road, Unit B
(Assessor's Parcel Number: 2866-047-123)

Aerial Map



Zoning Map



ZONING KEY

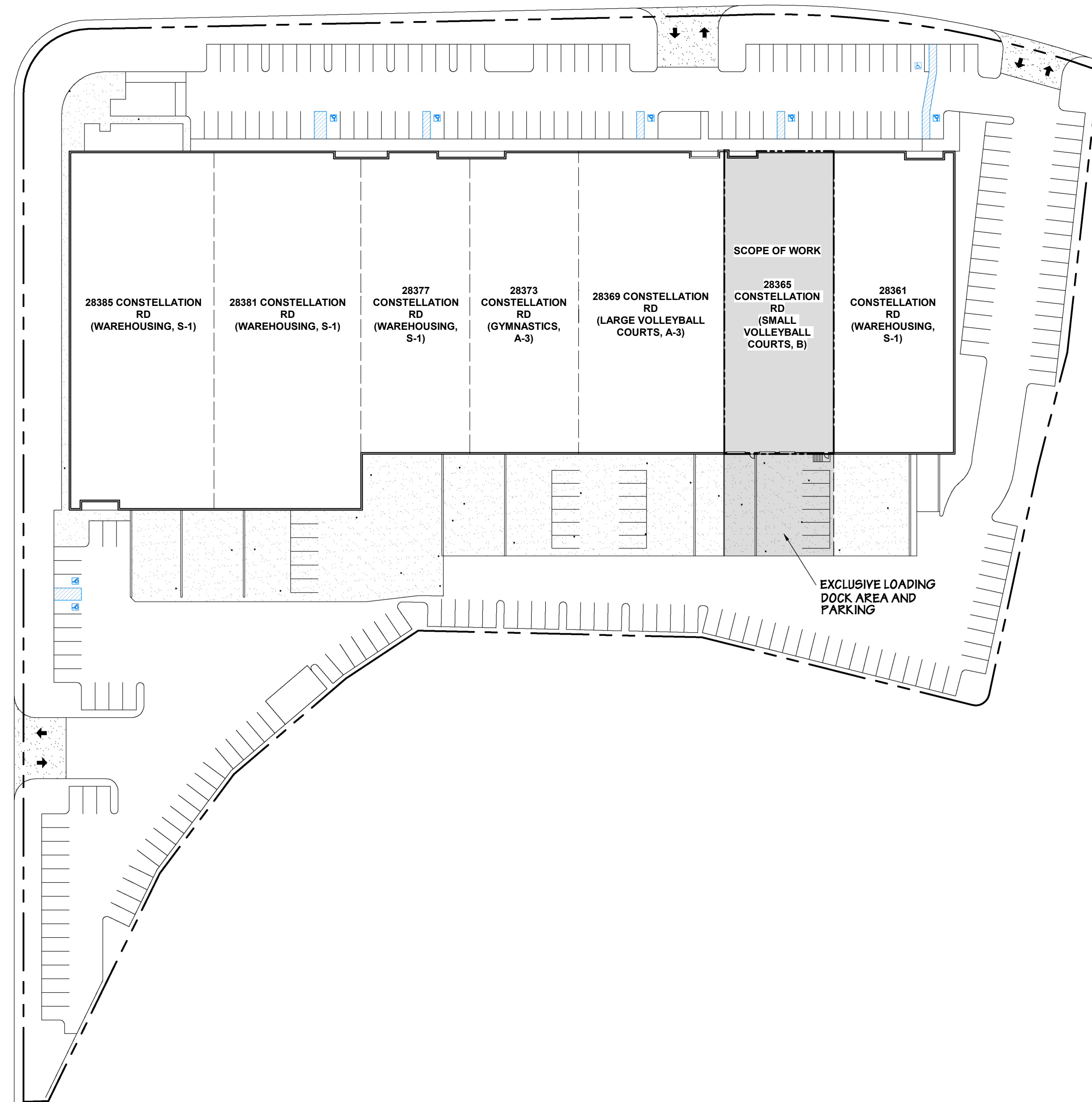
BP – Business Park

SITE & FLOOR PLAN

Master Case 25-093: Minor Use Permit 25-015
28365 Constellation Road, Unit B
(Assessor's Parcel Number: 2866-047-123)

CONSTELLATION ROAD

HERCULES STREET



ARCHITECT:
 SYNARCHOS, INC
 1930 W GLENOAKS BLVD, STE 6
 GLENDALE, CA 91201
 TEL: (747) 477-5071
 HELLO@SYNARCHOS.COM

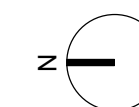
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OWNER:
THRIVE VOLLEYBALL

PROJECT:
THRIVE VOLLEYBALL
 28365 CONSTELLATION
 VALENCIA, CA 91355

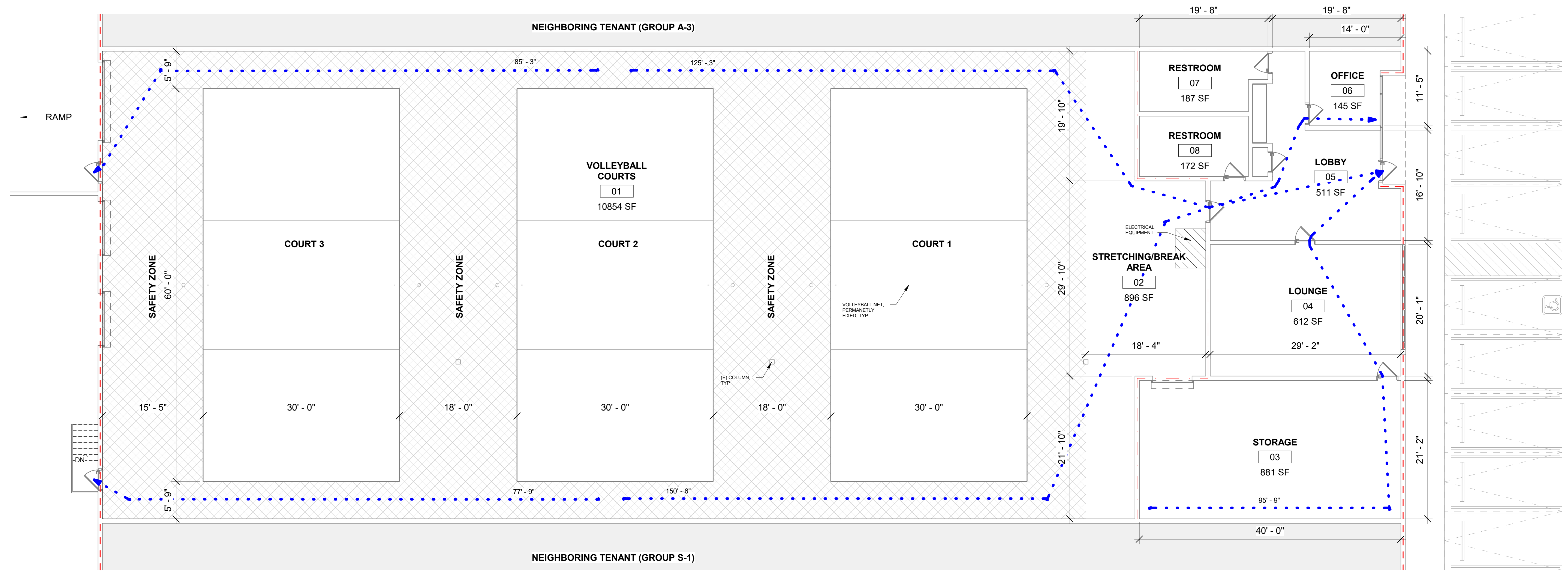
PROJECT INFO:
 DATE: 08-19-2025
 PROJECT NO: 25CT104
 SUBMITTAL: PLANNING CORRECTIONS

SCALE:
1" = 100'



SHEET NAME:
**EXISTING SITE PLAN AND
 PARKING LAYOUT**

SHEET NUMBER:
A3



PROPOSED GROUND FLOOR
1/8" = 1'-0" 1

PROJECT INFORMATION

SCOPE OF WORK

CHANGE OF USE AND OCCUPANCY OF EXISTING WAREHOUSE AND OFFICE (S-1, B) TO VOLLEYBALL COURTS AND OFFICE (A-3, B).

ZONING

LEGAL DESCRIPTION : P M 341-38-39 LOT 1 CONDO UNIT B (AIRSPACE AND 1/7 INT IN COMMON AREA)

ADDRESS: 28365 CONSTELLATION RD #B
VALENCIA, CA 91355

TOTAL LOT AREA : 7.29 ACRES
ZONING : BP
ZONING OVERLAY: HS
GENERAL PLAN: BP
ENTERPRISE ZONE: YES
FIREZONE: YES

EXISTING BUILDING INFO

YEAR BUILT: 2003
BUILDING AREA: 126,894 SF
CONSTRUCTION TYPE: V-B/III-B (UNLIMITED AREA BUILDING)
EXISTING OCCUPANCIES: A-3, B, S-1
SPRINKLERED: YES
STORIES: 1

NEW TENANT SPACE:

AREA: 14,257 SF
OCCUPANCIES AND USE: 2,531 SF (OFFICE, B)
11,726 SF (VOLLEYBALL COURT, A-3)
OCCUPANT LOAD: 112 OCCUPANTS

FLOOR PLAN GENERAL NOTES

- SAFETY ZONE TO BE PAINTED ON FLOOR TO PERMANENTLY DELINEATE SPACES AND COURTS

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 1-HR RATED WALL
- 2-HR RATED WALL
- COURT SAFETY ZONE, PAINTED
- EGRESS, PATH OF TRAVEL
- 100'-0" EXIT ACCESS TRAVEL DISTANCE

GENERAL - OCCUPANT LOAD						
#	NAME	AREA	FUNCTION OF SPACE	OCCUPANCY	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
01	VOLLEYBALL COURTS	10854 SF	SPORTS COURT, 12 PER COURT	A-3		36
02	STRETCHING/BREAK AREA	896 SF	ASSEMBLY, UNCONCENTRATED	A-3	15 SF	36
03	STORAGE	881 SF	STORAGE AREAS	B	300 SF	3
04	LOUNGE	612 SF	BUSINESS AREAS	B	150 SF	4
05	LOBBY	511 SF	ASSEMBLY, UNCONCENTRATED	B	15 SF	32
06	OFFICE	145 SF	BUSINESS AREAS	B	150 SF	1
07	RESTROOM	187 SF		B		
08	RESTROOM	172 SF		B		
						112

NOTE

- ROOM 01 (VOLLEYBALL COURTS) SETS THE OCCUPANT LOAD FACTOR OF 12 OCCUPANTS PER COURT PER COMMENTS FROM THE CITY OF SANTA CLARITA BUILDING DEPARTMENT.
- "SAFETY ZONE" IS A NON OCCUPIABLE AREA AROUND EACH COURT FOR SAFETY CLEARANCES. SAFETY ZONES SHALL NOT HAVE FURNITURE OR SPECTATORS AT ANY TIME.



ARCHITECT:
SYNARCHOS, INC
1930 W GLENOAKS BLVD, STE 6
GLENDALE, CA 91201
TEL: (747) 477-5071
HELLO@SYNARCHOS.COM

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OWNER:

THRIVE
VOLLEYBALL

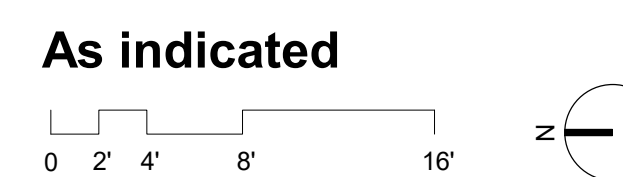
PROJECT:

THRIVE VOLLEYBALL
28365 CONSTELLATION
VALENCIA, CA 91355

PROJECT INFO:

DATE: 08-19-2025
PROJECT NO: 25CT104
SUBMITTAL: PLANNING CORRECTIONS

SCALE:



SHEET NAME:

PROPOSED FLOOR PLAN

SHEET NUMBER:

A1

Parking Analysis Form

Site Address: 28365 Constellation Road, Valencia, CA 91355

*Please provide additional spreadsheet in same format if necessary

					Total Spaces Provided	258
Bldg./ Unit	Business Name	Land Use Category	Area (Square Feet)	Parking Ratio	# of spaces required	
28361	Rowi Corporation	Office	3,996	1:250	15.98	
		Warehouse	20,826	1:1000	20.82	
28365	The Lab Training Club	Office	1,268	1:250	5.072	
		Storage	881	1:500	1.76	
		Instructional School	11,750	1:200	58.75	
28369	Legacy Volleyball Club	Office	1,500	MC10-124	6	
		Instructional School	18,187	MC10-124	30	
28373	Gymnastics Unlimited	Office	1,500	MC06-260	6	
		Instructional School	13,066	MC06-260	50	
28377	Splash Beverages	Office	1,500	1:250	6	
		Warehouse	12,641	1:1000	12.64	
28381	PUREWAVE by Pado	Office	1,500	1:250	6	
		Warehouse	19,518	1:1000	19.52	
28385	Hypercel Corporation	Office	1,500	1:250	6	
		Warehouse	12,928	1:1000	12.93	
					Total Spaces Required Round Up	258

NOTICE OF EXEMPTION



TO:

FROM:

County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

City of Santa Clarita
Community Development
23920 Valencia Boulevard, Suite #302
Santa Clarita, CA 91355

Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

DATE: November 12, 2025

PROJECT NAME: Master Case 25-093: Minor Use Permit 25-015

PROJECT APPLICANT: The Lab Training Club

PROJECT LOCATION: 28365 Constellation Road, Unit B (Assessor's Parcel Number: 2866-047-123)

PROJECT DESCRIPTION: The applicant is requesting a Minor Use Permit (MUP) to operate a new instructional use providing volleyball training through both group/team classes and private sessions. The hours of operation will be from 3:00 to 10:00 p.m. daily. The proposed use meets on-site parking requirements, and all business-related activity would take place within the interior of the tenant space. The subject property is located in the Business Park zone within the community of Valencia.

This is to advise that the Hearing Officer Planning Commission City Council of the City of Santa Clarita has approved the above project on November 12, 2025. Review of the project by the Department of Community Development found that the project is exempt from the provisions of the California Environmental Quality Act.

EXEMPT STATUS: California Environmental Quality Act under Article 19 Section 15301, the project is exempt under Class 1. A Class 1 exemption consists of the operation, repair, maintenance, or minor alterations of existing private structures or facilities with no expansion of existing use. This includes the subdivision of existing commercial buildings/properties where no physical changes occur.

Person or agency carrying out the project: City of Santa Clarita, Community Development Department

This is to certify that the Notice of Exemption with comments/responses and record of project approval is available for public review at:

City of Santa Clarita
Community Development Department
23920 Valencia Boulevard, Suite 302
Santa Clarita, California 91355
(661) 255-4330

Contact Person/Title: Emily Rubalcava, Assistant Planner II

Signature: _____



CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

NOTICE OF ADMINISTRATIVE HEARING FOR A MINOR USE PERMIT

APPLICATION: Master Case 25-093; Minor Use Permit 25-015

PROJECT LOCATION: 28365 Constellation Road, Unit B
Assessor's Parcel Number: 2866-047-123

PROJECT APPLICANT: The Lab Training Club

PROJECT DESCRIPTION: The applicant is requesting a Minor Use Permit (MUP) to operate a new instructional use providing volleyball training through both group/team classes and private sessions. The hours of operation will be from 3:00 to 10:00 p.m. daily. The proposed use meets on-site parking requirements, and all business-related activity would take place within the interior of the tenant space. The subject property is located in the Business Park zone within the community of Valencia.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the California Environmental Quality Act under Article 19 Categorical Exemptions, Section 15301 Class 1. A Class 1 exemption consists of the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures. The proposed change of use qualifies as a Class 1 exemption.

In order to give the use regulations the flexibility necessary to achieve the objectives of the Santa Clarita Municipal Code (SCMC), certain uses are permitted, subject to the granting of an MUP. Because of their unusual characteristics, these specific uses require special consideration so that they may be located properly with respect to the objectives of the SCMC and with respect to their effects on surrounding properties. In order to achieve these goals, the Director of Community Development is empowered to grant approval with conditions, defer the decision to the Hearing Officer, or deny applications for an MUP.

Because written requests for an administrative hearing were submitted during the original noticing period for the application, an administrative hearing before the Hearing Officer has been scheduled. The written requests cite concerns about parking and traffic.

The City of Santa Clarita Hearing Officer will conduct an administrative hearing on this matter on the following date:

HEARING DATE: November 12, 2025
TIME: At or after 2:00 p.m.
LOCATION: The Centre, Oak Room
20880 Centre Pointe Parkway
Santa Clarita, CA 91350

The hearing agenda can be found at <https://santaclarita.gov/planning/administrative-hearings/> by November 7, 2025.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the administrative hearing described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearings.

For further information regarding this proposal, please contact the project planner at the City of Santa Clarita Permit Center, 23920 Valencia Blvd., Suite 140, Santa Clarita, CA 91355. Telephone: (661) 255-4330. Website: www.santaclarita.gov/planning. Send written correspondence to: 23920 Valencia Blvd., Suite 302, Santa Clarita, CA 91355. Project Planner: Emily Rubalcava, Assistant Planner II; erubalcava@santaclarita.gov

Patrick Leclair
Planning Manager

Master Case 25-093
Minor Use Permit 25-015
28365 Constellation Road, Unit B
Assessor's Parcel Number: 2866-047-123
The Lab Training Club

