

CITY OF SANTA CLARITA
ADMINISTRATIVE HEARING

Monday, June 8
2:00 p.m.
The Centre, Oak Room
20880 Centre Pointe Parkway
Santa Clarita, CA 91350

AGENDA

CALL TO ORDER

ITEM 1 MASTER CASE 24-210: MINOR USE PERMIT 24-028

Case Planner: Kyla Danforth, Assistant Planner I

Applicant: David Ortega

Location: 25647 Rye Canyon Road
 (Assessor's Parcel Number: 2866-009-041)

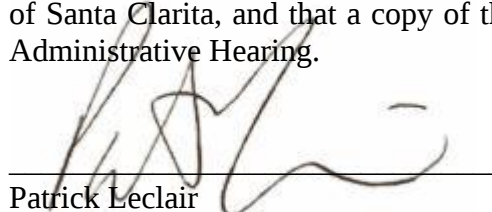
Request: The applicant, David Ortega, is requesting approval of a Minor Use Permit, pursuant to Santa Clarita Municipal Code (SCMC) § 17.43.010, to permit the continued operation of a health and fitness club and instructional use facility, the Filthy Fitness Club. Additionally, the applicant is requesting a 20 percent parking reduction, pursuant to SCMC § 17.51.060, and to make parking lot modifications; adding two parking spaces, restriping parking spaces, repaving the asphalt, and removing and replacing landscape at 25647 Rye Canyon Road, within the Business Park zone.

Recommendation: 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 24-210, including Minor Use Permit 24-028, for continued operation of a health and fitness club and instructional use at 25647 Rye Canyon Road, 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: June 8, 2026

SUBJECT: MASTER CASE 24-210: MINOR USE PERMIT 24-028

APPLICANT: David Ortega

LOCATION: 25647 Rye Canyon Road (Assessor's Parcel Number: 2866-009-041)

CASE PLANNER: Kyla Danforth, Assistant Planner I

RECOMMENDED ACTION

Staff recommends the Hearing Officer:

1. Receive staff presentation;
2. Conduct the Administrative 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 24-210, including Minor Use Permit 24-028, to permit the continued operation of a health and fitness club and instructional use known as the Filthy Fitness Club, and to approve a 20 percent parking reduction and allow parking lot modifications at 25647 Rye Canyon Road, subject to the attached conditions of approval, included as Exhibit B.

REQUEST

The applicant, David Ortega, is requesting approval of a Minor Use Permit (MUP), pursuant to Santa Clarita Municipal Code (SCMC) § 17.43.010, to permit the continued operation of the Filthy Fitness Club, a health and fitness club and instructional use facility (Project). Additionally, the applicant is requesting a 20 percent parking reduction, pursuant to SCMC § 17.51.060, and to make parking lot modifications; adding two parking spaces, restriping parking spaces, repaving

the asphalt, and removing and replacing landscape at 25647 Rye Canyon Road (Assessor's Parcel Number: 2866-009-041), within the Business Park (BP) zone.

BACKGROUND

On August 30, 2024, the property owner, Timothy Waschak, and the applicant received a Notice of Violation (NOV) after a complaint was received by the City of Santa Clarita's (City) Community Preservation Division regarding a gym facility operating without permits. The NOV required the applicant to submit for permits and to obtain a Certificate of Occupancy for the modifications of the interior tenant suite.

On October 2, 2024, the applicant formally submitted a request for an MUP for the health and fitness club and instructional school use. The application was deemed complete on October 7, 2024. During the review process, the parking analysis showed a deficiency in required parking spaces for the commercial building. A meeting was held between the applicant and City staff to discuss the parking comments.

On April 30, 2025, the applicant submitted the first iteration of the parking demand study. The study was completed by Fehr and Peers, an engineering firm specializing in traffic and parking studies.

Based on the feedback provided to the applicant during several meetings held between June and October 2025, the applicant resubmitted the project on November 24, 2025. The resubmittal included an updated site plan proposing to revise their scope of work to include on-site parking lot modifications. The revised scope includes removing and replacing on-site landscaping, the addition of two parking spaces, repaving of asphalt, and restriping parking spaces. Additionally, the applicant submitted an updated parking demand study, prepared by Fehr and Peers, requesting a 20 percent parking reduction; demonstrating that, with the addition of two parking spaces and an updated floor plan, no parking demand issues were observed during peak hours.

The Project was circulated to other applicable divisions for review and comments on the resubmittal. After addressing City staff comments, the Project was publicly noticed on March 23, 2026.

PROJECT DESCRIPTION

The proposed Project would convert approximately 7,000 square feet of office and warehouse space into an instructional use and health and fitness club. The facility would include designated instructional space for practice and training purposes, office space for operations, and a weight/equipment area for training and lifting. The proposed hours of operation would be 24 hours per day, seven days a week. The business uses for the commercial building require 61 parking spaces. With approval of a 20 percent parking reduction, the adjusted parking requirement is 49 spaces. With the addition of two parking stalls, the parking demand would be accommodated by the 49 parking spaces provided on site.

Table 1, below, summarizes the parking analysis provided (attached) for the commercial building:

Table 1:

Business Name	Land Use Category	Number of spaces required
Triscenic	Warehouse	7
<i>Filthy Fitness Club (Proposed)</i>	Instructional	8
<i>Filthy Fitness Club (Proposed)</i>	Professional Office	12
<i>Filthy Fitness Club (Proposed)</i>	Weight Room	34
	Total Required	61
	Current Existing Parking Spaces	47
	Proposed Parking Spaces to be added	2
	Total Required with a 20 percent reduction	49

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 surrounding tenants and property owners on April 1, 2026, providing a 15-day comment period, in accordance with the requirements of the SCMC. During the noticing period, City staff received letters, generated by adjacent properties, objecting to the request. A copy of these letters is attached for reference. Of the letters received, only one requested an Administrative Hearing. The letter requesting the hearing identified the following concerns:

- Parking demand issues.
- Public safety concerns of patrons parking in designated fire lane areas.
- Patrons utilizing parking spaces at adjacent lots while there is available parking at the project site.
- Expansion of membership and potential parking overflow.

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 and is located within the Jobs Creation Overlay Zone. 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, health and fitness, and instructional use
North	BP	Business park – condominiums, tenant spaces with various land uses
East	BP	Business park – office, assembly, and warehousing
South	BP and PI	Business park – office and warehousing Public Institution – City corporate yard
West	BP	Business park – office and manufacturing

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 uses are permitted in the BP zone.

Parking Demand Study

The combined parking requirement for the proposed uses and all previously approved uses within the commercial building is 61 spaces. With the addition of two parking spaces, the site provides 49 off-street parking spaces. The applicant provided a parking demand study (attached) that calculated parking based on the commercial building's proposed floor plan layout. Based on the parking demand study, using Filthy Fitness' check in hours, observational periods were conducted during the peak a.m. and p.m. hours of operation. The parking demand study shows that the requested 20 percent parking reduction would accommodate parking demand during peak hours, showing the parking lot would only be at 75 percent of capacity (37 parking spaces filled) at peak demand hours, and would not create a parking deficiency. Therefore, with approval of the 20 percent parking reduction, parking would be available on-site to serve the warehouse, office, instructional, and health and fitness club uses.

Public comments raised concerns regarding parking demand, fire lane access, and potential overflow parking onto adjacent properties. Based on the parking demand study and the proposed

parking lot modifications, City staff determined that adequate parking would remain available on site during peak operating periods. Compliance with applicable fire access and parking regulations would continue to be enforced through the SCMC and Fire Code requirements.

As it relates to access and circulation, the proposed instructional use and health and fitness club is anticipated as an appropriate use within the BP zone. The existing parking lot, as described above, has sufficient parking per the parking demand study to serve the new use and would not result in an increase in expected traffic volumes for this commercial center.

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. Further, none of the exceptions to categorical exemptions set forth in CEQA Guidelines § 15300.2 apply to the project.

PUBLIC NOTICING

On April 1, 2026, 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 two other comment letters, both in opposition to the Project, were received during the public noticing period.

Public notices regarding the Administrative Hearing were subsequently provided on May 29, 2026, 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.

EXHIBITS

Findings (Exhibit A)
Conditions of Approval (Exhibit B)
Comment Letters
Parking Demand Study
Site and Floor Plan
Landscaping Plan
Aerial Map
Zoning Map

FINDINGS
MASTER CASE 24-210
MINOR USE PERMIT 24-028

On June 8, 2026, the Administrative Hearing Officer held a duly noticed hearing regarding Master Case 24-210, Minor Use Permit 24-028. 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 24-210

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 uses are 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 uses 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 and SCMC § 17.51.060. 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.

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 significant impacts to persons, property, or uses in the vicinity and zone. The physical changes to the existing site are minor, including parking lot

modifications to remove and replace landscape, repave the parking lot, restripe parking spaces, and add two new parking spaces. The applicant is complying with the Special Districts Division for landscaping requirements and would be required to comply with all applicable California Building and Fire Codes for the proposed interior tenant improvements.

The applicant submitted a parking demand study prepared by Fehr and Peers demonstrating that adequate parking would remain available during peak demand periods with the requested 20 percent parking reduction and would not create a parking deficiency for surrounding properties. Compliance with applicable parking and fire access requirements would continue to be enforced through the SCMC and Fire Code.

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 an approximately 7,000-square-foot tenant space located in an existing commercial building located on Rye Canyon Road. The design, location, shape, size, and operating characteristics of the project site are suitable for the proposed use. The project complies with all applicable 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 street improvements and would not cause any traffic-related impacts to the site or its vicinity. The parking lot modifications to resurface the existing asphalt, remove concrete to provide space for two additional parking spaces, restripe the parking spaces, and remove and replace landscaping will be on-site and would not cause any traffic-related issues. The on-site improvements require limited operation time; therefore would not cause any traffic-related issues. The use is proposed in an existing commercial building; 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 commercial building, 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 commercial building, 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 reasonably require strict or literal interpretation and enforcement of the specified regulation:*

The existing parking lot has sufficient parking in accordance with SCMC Sections 17.21.060 and 17.51.060 to serve proposed and existing uses and would not result in a significant increase in expected traffic volumes for this business park center. The parking demand study prepared by Fehr and Peers demonstrates that adequate parking would remain available during peak demand hours with the approved 20 percent parking reduction and that the project would not create a parking deficiency for surrounding properties.

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 instructional use and health and fitness club for Filthy Fitness Club. According to the SCMC, the total parking demand for all uses on-site is 61 parking spaces. Of the 61 spaces, the fitness use accounts for 54 of the parking spaces. With the approved 20-percent parking reduction, the adjusted parking requirement is 49 parking spaces. The parking demand study prepared by Fehr and Peers demonstrates that adequate parking would remain available during peak demand periods, showing that the parking lot would be at a 75 percent capacity, and that the project would

EXHIBIT A

Master Case 24-210: Minor Use Permit 24-028

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not create a parking deficiency for surrounding properties.

The proposed parking lot modifications and approved parking reduction satisfy the requirements of SCMC Section 17.51.060(M) and SCMC Section 17.51.060 (N)(2).

Additionally, the conditions of approval on file, address that any expansion of the gym, and/or any new tenants would be subject to review by the Planning Division. The conditions also address that all parking and loading of vehicles within the right-of-way and neighboring properties is prohibited. Any commercial parking in designated parking spaces is prohibited as well as parking in designated fire lanes. If any safety issues arise, the City reserves the right to annul the approval.

4. *The permit will facilitate access to nonresidential development by patrons of public transit facilities.*

The project site is adjacent to Rye Canyon Road, where existing transit services, including bus stops, are provided. The patrons of the project would have access to transit lines and routes.

**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE 24-210
MINOR USE PERMIT 24-028
PER CODE SECTION 17.24.120 OF THE
SANTA CLARITA MUNICIPAL CODE**

Date: June 8, 2026

Permittee: David Ortega
28019 Woodstock Avenue
Castaic, CA 91384

Location: 25647 Rye Canyon Road
Assessor's Parcel Number (APN): 2866-009-041

Request: The permittee is requesting a Minor Use Permit (MUP) to permit the continued operation of a new health and fitness club and instructional use, Filthy Fitness Club, a weight training facility. Additionally, the applicant is requesting an MUP for a 20-percent parking reduction. The project includes the conversion of an approximately 7,000-square-foot tenant space within an existing building, along with parking lot and landscaping modifications at 25647 Rye Canyon Road (APN: 2866-009-041). The weight training facility will have operating hours for 24 hours a day, seven days a week. A parking demand study prepared for this project demonstrated that with a 20-percent parking reduction, in conjunction with the existing on-site parking and the addition of two parking spaces, there will be sufficient parking to satisfy the Santa Clarita Municipal Code (SCMC) required parking and the analyzed peak parking demand. The project site is located in the Business Park zone in the community of Valencia.

Findings: In granting this approval, the Director of Community Development finds that the required Burden of Proof set forth in Sections 17.24.120 of the SCMC has been met by the permittee. The Director of Community Development 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 (CEQA) Guidelines, and that none of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the project. 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) Municipal Code (SCMC).

- 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 to permit a health and fitness club and instructional use for Filthy Fitness, a 20 percent parking reduction, and to make parking lot modifications, including adding parking spaces, as well as removing and replacing landscaping, in accordance with the approved plans and documents on file with the Planning Division. Any modification of the approved plans, parking demand study, or other documents is subject to further review and approval by the Director of Community Development.
- PL2. The facility will have operating hours of 24 hours per day, seven days a week. Any change to these hours will require approval by the Director of Community Development.
- PL3. All activities associated with the instructional and health and fitness club uses must be within the interior of the tenant space. No outdoor activity is permitted with this approval.
- PL4. The permittee is approved for a 20-percent parking reduction and the construction of two new parking spaces on site. This use requires 54 parking spaces for the 1,641 square feet of instructional use, and the 5,089 square feet of weight room area. This calculation is reflected in the parking analysis and parking demand study on file with the Planning Division. The total parking spaces for all tenants within the commercial building is 61 spaces. With the addition of two parking spaces, 49 off-street spaces will be available. The parking demand analysis provided on file with the Planning Division shows that with a 20-percent reduction and the addition of two parking spaces, the project complies with SCMC parking requirements.
- PL5. The approved MUP for a parking reduction does not run with the land. Future tenants are subject to approval from the City's Planning Division. Any expansion of the approved uses on file is subject to review and approval by the City's Planning Division.
- PL6. Prior to the issuance of the building permit for the tenant improvements, the permittee must complete the approved site improvements, including: the addition of two parking spaces, parking lot modifications, and landscaping, in accordance with the approved plans and documents.
- PL7. Parking or loading of vehicles within the right-of-way, neighboring properties in such a manner as to interfere with the free flow of traffic is prohibited. The City reserves the right to require the property owner to present to the City for approval a plan (or plans) to resolve any parking or loading issues. The City reserves the right to annul this approval in the event of any safety issues due to the parking or loading of vehicles impacting the free flow of traffic.
- PL8. The permittee, including the patrons of Filthy Fitness Club, and/or any associated staff, must not park on adjacent lots or in designated fire lanes. The City reserves the right to annul this approval in the event that any safety issues arise.

- PL9. No long-term commercial truck parking is permitted on site.
- PL10. No signage has been approved with this permit. Prior to the installation of signs, the permittee must submit required plans for review and approval from the City's Planning Division, the City's Building and Safety Division, and all other responsible agencies.
- PL11. Activities such as the use of music must not disturb adjacent tenants or the property's adjacent businesses. The site must comply with the City's Noise Ordinance.
- PL12. The permittee will not permit loitering upon the common areas and parking areas of the premises.
- PL13. Prior to occupancy, the permittee must submit plans to the Building and 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 and Safety Division that may require additional tenant improvements based on the use of the proposed lease space.
- PL14. This approval does not supersede the approval of any other affected agency.

BUILDING AND SAFETY

Plans and Permits

- BS1. Construction drawings must be submitted to the Building and Safety Division Permit Center for plan review and building permit issuance. Structural calculations and energy calculations may be required as 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 and Safety between January 1, 2026 and December 31, 2028 must comply with the following California codes: the 2025 California Building (CBC), Mechanical (CMC), Plumbing (CPC), Electrical (CEC), Fire (CFC), Energy Code, and the 2025 California Green Building Standards Code (CalGreen).
- 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 and Safety Division.
- BS4. The City of Santa Clarita has amended some portions of the California Building Code. A copy of these amendments is available at the Building and Safety public counter and on our website at: <https://santaclarita.gov/building-safety/building-codes-design-criteria/>.

- BS5. Construction drawings may be submitted electronically or by submitting paper plans. In either case an “eService Account” must be created to use our online permitting system. Please log on to: www.santaclarita.gov/eservice and create an account by clicking “register for an Account.”
- BS6. All plans must be prepared by qualified licensed design professionals (California licensed architects and engineers).
- BS7. Construction drawings submitted to Building and Safety must include a complete building code analysis and floor area justification for the proposed building per Chapters 5 and 6 of the California Building Code. The code analysis and justification must contain the following minimum information: types of construction, occupancy groups, occupant loads, any required area increases from frontage and/or fire sprinklers, height of building, number of stories, summary of any fire rated building elements, occupancy separations and all other related data.
- BS8. 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.
- BS9. Construction drawings must include a demolition plan of any existing facilities to be removed that will be included with the tenant improvement work.

Clearances

- BS10. Prior to issuance of building permits, the following clearances are required:

- A. Santa Clarita Planning Division;
- B. Santa Clarita Environmental Services (Construction & Demolition Plan deposit);
- C. Los Angeles County Fire Prevention Bureau; and,
- D. Los Angeles County Sanitation District.

A referral list with contact information is available at the Building and 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

- BS11. 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.

- BS12. 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), restrooms, main entrance, and a path-of-travel from the public way and accessible parking space(s) to the area of improvement.
- BS13. The accessibility upgrades for small tenant improvement projects (with valuations less than \$203,611 for 2025), the California Building code requires up to 20% of the project valuation go to any necessary accessibility upgrades of existing features outside the area of alteration (CBC 11B-202).
- BS14. For larger projects where the adjusted construction costs exceed the valuation threshold, the path of travel serving the specific area of alteration or addition must be upgraded to fully comply with current accessibility requirements.

General Occupancy Requirements

- BS15. Projects with a change of use that result in an increased number of occupants; additional lavatories, toilets, urinals, and/or drinking fountains (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.
- BS16. 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.
- BS17. Tenant spaces used for exercise, fitness or recreation (such as gyms with exercise equipment) shall use 50 square feet per person to determine the occupant load for egress. Tenant spaces with these uses containing 50 occupants or more shall be designed to be Group 'A-3' Occupancy.

Assembly Occupancies

- BS18. For assembly uses (Group A occupancies), please include with the submitted plans a means of egress plan indicating the occupant loads and uses of all rooms, 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.
- BS19. 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.

- BS20. 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.
- BS21. 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.

Additional Information

- BS22. A Certificate of Occupancy will be issued for the new use upon completion and final inspection approval of the project.
- BS23. Where an existing building's structural system includes concrete or reinforced masonry walls with a flexible roof diaphragm, the existing roof-to-wall connections and sub-diaphragms must be analyzed and upgraded per CEBC 503.7 if the scope of work meets any of the following criteria:
- A. Where the area of an addition exceeds 25% of the original building area
 - B. Where the combined area of an addition and alteration exceeds 50% of the original building area
 - C. Where an alteration includes a change from occupancy group B, M, F, S or U to occupancy group A, E, H, I, L, or R, and the altered area exceeds 50% of the building area

All roof-to-wall connections shall be capable of transferring the reduced seismic forces specified in CEBC 304.3.2. Roof-to-wall anchorage connections shall extend into the diaphragm a distance to develop the force transferred into the diaphragm.

- BS24. Any existing construction or uses in the building that are not part of the original building construction or not previously inspected and permitted must be shown on the plans as "unpermitted" and will be subject to one of the following:
- A. If the existing unpermitted construction or use is proposed to remain, then those portions must be considered "New" and must be part of this project. The unpermitted construction and/or use must be fully detailed on the plans per the current code and will be subject to 'field inspections.'
 - B. If the existing unpermitted construction or use is proposed not to remain, then those portions must be shown on the plans to be removed.
- BS25. These general conditions are based on a review of conceptual plans submitted by the applicant to the Planning Division. This list is not a full plan review by the Building and

Safety Division. Detailed comments will be listed during the plan review process when a building permit application and plans are submitted to Building and Safety.

SPECIAL DISTRICTS

SD1. The permittee must comply with the City of Santa Clarita's Parkway Tree Ordinance 90-15 at all times throughout the project.

From: [Jessica Roxbury](#)
To: [Kyla Danforth](#)
Subject: MUP request 24-210
Date: Thursday, April 9, 2026 8:55:19 AM
Attachments: [0714_001.pdf](#)

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

Good Morning Kyla,

I am writing in reference to MUP Request #24-210 for 25647 Rye Canyon Road on behalf of the adjacent commercial association located at 28064, 28042, and 28110 Avenue Stanford, collectively known as Stanford Business Plaza.

At the outset, I would like to formally express our concerns regarding the ongoing and persistent parking issues associated with the tenant, Filthy Fitness. Although this business is currently seeking approval through the MUP process, it has already been operating from the rear portion of the building for several months. Since commencing operations, their use has created a significant and continuous parking impact on the neighboring Stanford Business Plaza.

Specifically, due to their use of the rear entrance—facing our association—customers and staff consistently bypass the designated parking at the front of their building and instead utilize parking spaces within Stanford Business Plaza. This has resulted in an ongoing disruption to our tenants and visitors, as parking availability has been materially reduced.

Despite multiple requests made directly to Filthy Fitness management to address and correct this issue with their staff and clientele, the problem has persisted without improvement. As a result, the Association has been forced to incur additional expenses to install custom signage in an effort to mitigate unauthorized parking within our private lot.

In addition to standard vehicles, there have also been repeated instances of large “Budget”/U-Haul-type trucks associated with this business being parked within the Association’s property, further exacerbating the strain on available parking and creating additional concerns.

Given the duration and consistency of these issues, this is not an isolated or occasional occurrence, but rather an ongoing and unresolved problem that continues to negatively impact the Association.

While we understand that the City may ultimately move forward with approval of this MUP, we respectfully request that these parking impacts be taken into serious consideration. At a minimum, we ask that the business be clearly directed and required to utilize only their designated parking areas and to ensure that their staff and patrons do not encroach upon neighboring private property.

For your reference, I have attached a Google Maps image to better illustrate the site

layout. As you will note, the rear entrance of the unit—where the gym operates—is directly adjacent to Stanford Business Plaza, which has contributed to the continued misuse of our parking facilities.

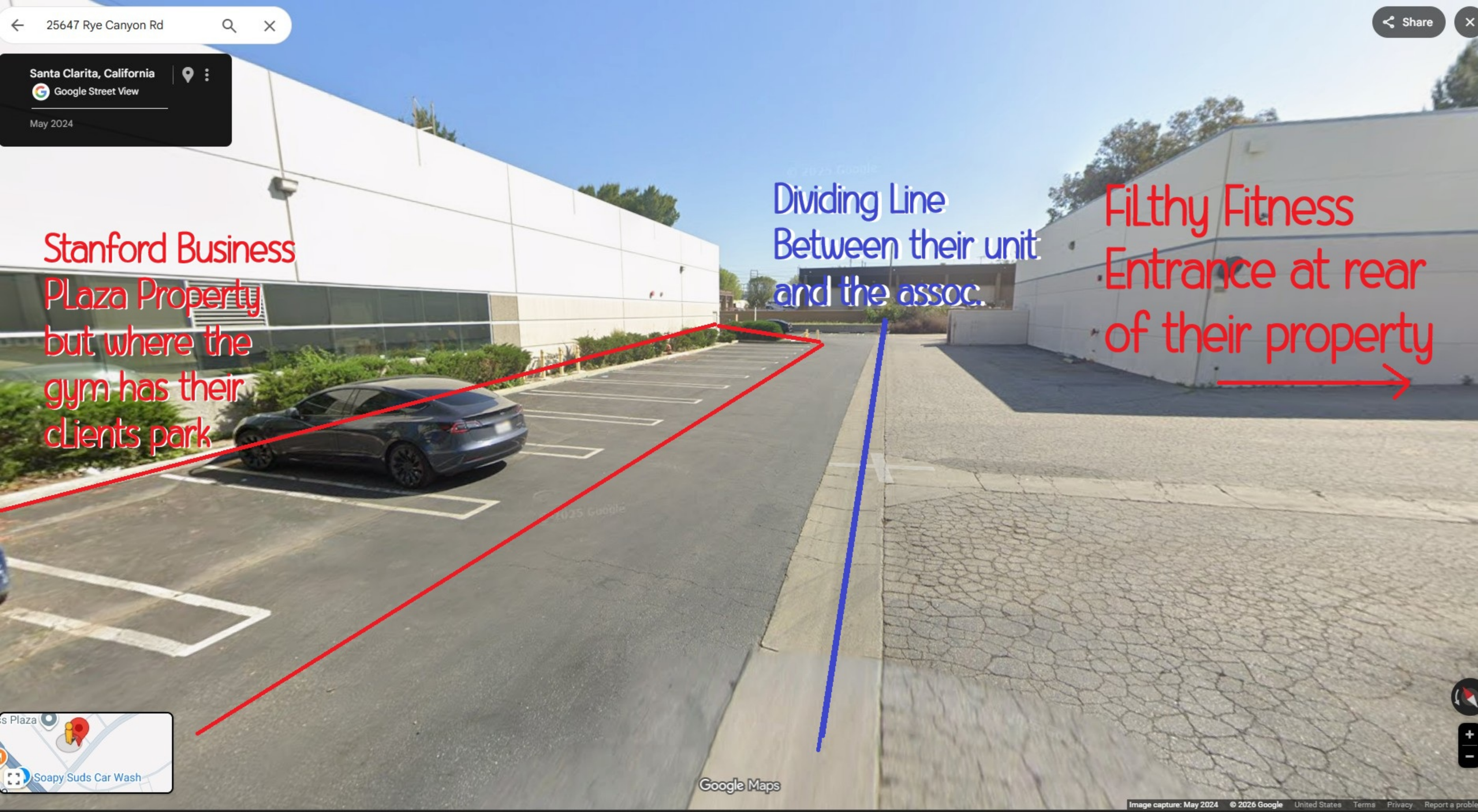
Thank you for your time and consideration of this matter.

Sincerely,

Jessica Roxbury
Association Manager

VANGUARD MANAGEMENT
28245 Avenue Crocker, Suite 103
Valencia, CA 91355
Phone: (661) 775-9400 ext 101
Fax: (661)775-9898

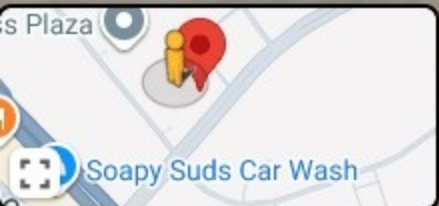
The information contained in this message including any accompanying documents contains information belonging to the sender which is proprietary, legally privileged and/or confidential. This information is only for the use of the individual or entity for which it was intended. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; (iii) notify the sender immediately.



Stanford Business
Plaza Property
but where the
gym has their
clients park

Dividing Line
Between their unit
and the assoc.

Filthy Fitness
Entrance at rear
of their property



Google Maps

Fred Bonyadian
Transparent Products, Inc.
28064 Avenue Stanford
Valencia, CA 92355

April 8, 2026

Mr. Kyle Danforth
Assistant Planar I
City of Santa Clarita
Community Development Department
Planning Division
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

Ref: Master Case 24-210; Minor Use Permit 24-028
Project location: 25647 Rye Canyon Road
(Assessor's Parcel Number 2866-009-041)

Project applicant: David Ortega, Filthy Fitness Club

Dear Kyle,

The applicant has been operating the fitness center for over a year. During this time, their clients have routinely parked behind our building, occupying spaces that do not belong to them. We are currently in the process of posting signage to discourage this behavior.

We have also observed that their clients frequently park in the lots of adjacent neighboring properties.

Reducing the parking requirement for this facility will likely exacerbate the issue, effectively encouraging—or forcing—customers to utilize parking spaces belonging to nearby businesses, as there are no viable alternatives or nearby public parking options.

For these reasons, I strongly discourage granting the MUP unless and until the applicant addresses and resolves the ongoing parking concerns.

Fred Bonyadian



Transparent Products, Inc.



28020 Avenue Stanford
Valencia, CA 91355
(661) 257-0090



Scan for Website

Formal Opposition Letter – Minor Use Permit 24-028

To: City of Santa Clarita – Planning Division
23920 Valencia Blvd., Suite 302
Santa Clarita, CA 91355

Re: Formal Objection – Master Case 24-210 / Minor Use Permit 24-028

Project: Filthy Fitness Club – 25647 Rye Canyon Road

Dear Planning Division,

This letter serves as a formal objection to the above-referenced Minor Use Permit application submitted by Filthy Fitness Club, which seeks approval for a 20% reduction in required parking for the subject property.

Existing Conditions Already Demonstrate Parking Deficiency

Contrary to the applicant's assertion that a reduction in parking would still provide "sufficient capacity," the current conditions clearly show the opposite:

- Parking demand already exceeds available capacity
- Patrons routinely overflow into adjacent properties, including private lots not associated with the business
- Vehicles are regularly observed parking in designated fire lanes, creating serious safety concerns

These conditions are ongoing, documented, and worsening.

No Shared Parking Agreement Exists

The applicant previously approached adjacent property owners seeking accommodation for insufficient parking, but no agreement was granted. Despite this, operations have continued in a manner that effectively relies on surrounding properties.

Approval of this permit would, in effect, formalize a reliance on neighboring properties without consent, which is improper and inconsistent with sound land use planning principles.

Expansion of Use Without Infrastructure Support

The notice indicates the facility operates 24 hours per day, seven days per week, and continues to grow its membership base.

Rather than demonstrating reduced parking demand, the facts show:

- Increased intensity of use
- Expanded customer base
- Greater peak-hour congestion



28020 Avenue Stanford
Valencia, CA 91355
(661) 257-0090



Scan for Website

Granting a parking reduction under these conditions would exacerbate an already non-compliant situation, not remedy it.

Public Safety Concerns – Fire Lane Violations

The regular use of fire lanes for parking presents a serious and unacceptable public safety risk. This alone should weigh heavily against approval.

Fire lanes exist to ensure emergency access. Their obstruction:

- Endangers occupants and neighboring properties
- Creates potential liability exposure
- Demonstrates a lack of operational control by the applicant

A project that already results in repeated safety violations should not be granted additional regulatory flexibility.

Failure to Meet the Intent of the Municipal Code

Minor Use Permits allowing deviations from zoning standards are intended to provide flexibility only where impacts are minimal or mitigated.

Here, the impacts are:

- Material and ongoing
- Externally imposed on neighboring properties
- Increasing over time

Approval would be inconsistent with the purpose and intent of the City's parking and zoning regulations.

Request for Action

Based on the above, I respectfully request that the City:

- Deny Minor Use Permit 24-028, or in the alternative
- Require the applicant to:
 - o Demonstrate actual parking sufficiency without reliance on adjacent properties
 - o Eliminate fire lane violations
 - o Provide formal, executed shared parking agreements, if applicable
 - o Implement enforceable measures to prevent offsite overflow

Additionally, I request that this matter be referred to a Hearing Officer should approval be considered, so that the full extent of impacts can be formally reviewed.



28020 Avenue Stanford
Valencia, CA 91355
(661) 257-0090



Scan for Website

Conclusion

This application seeks to retroactively legitimize an existing deficiency that is already negatively impacting surrounding properties and public safety. The facts demonstrate that parking demand is increasing, not decreasing, and that the requested reduction is unsupported.

For these reasons, approval of this Minor Use Permit would be inappropriate.

Sincerely,

Justin S. Parker

Justin S. Parker

Director, Contracts & Supply Chain

Applied Companies, Inc.

(256) 616 4631

jparker@appliedcompanies.net

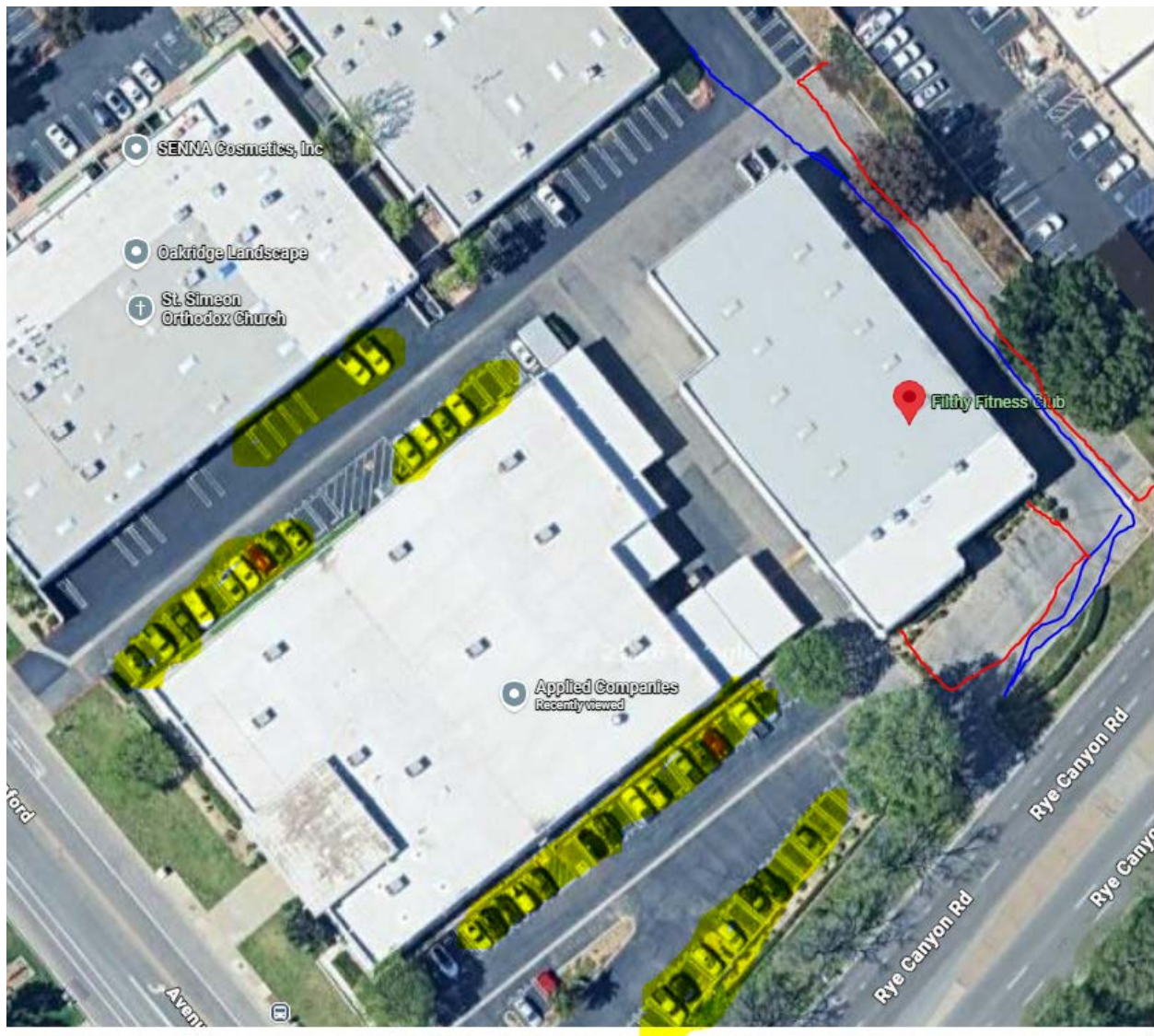


Fire Lane Usage





Allotted Parking for Applicant's Building



The Highlighted Yellow section represents Applied Company's parking spaces.

Additionally, the red box indicates parking for the building in which Filthy Fitness is located.

The blue area is the fire lane.

As seen in the photos above, the company is out of parking and is using fire lane parking.

STANFORD BUSINESS PLAZA ASSOCIATION, INC.

To whom it may concern,

I am writing in reference to an MUP Request #24-210 for 25647 Rye Canyon Road on behalf of the adjacent commercial association located at 28064, 28042, and 28110 Avenue Stanford, collectively known as Stanford Business Plaza.

At the outset, I would like to formally express our concerns regarding the ongoing and persistent parking issues associated with the tenant, Filthy Fitness. Although this business is currently seeking approval through the MUP process, it has already been operating from the rear portion of the building for several months. Since commencing operations, their use has created a significant and continuous parking impact on the neighboring Stanford Business Plaza.

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For your reference, I have attached a Google Maps image to better illustrate the site layout. As you will note, the rear entrance of the unit—where the gym operates—is directly adjacent to Stanford Business Plaza, which has contributed to the continued misuse of our parking facilities.

Thank you for your time and consideration of this matter.

Stanford Business Plaza



GYM ALWAYS HAS AT LEAST
TWO LARGE TRUCKS BEHIND
THEIR UNIT

THE GYM HAS THEIR STAFF AND
VISITORS PARK HERE – PRIVATE
PROPERTY AND WALK ACROSS TO THE
GYM DUE TO NOT ENOUGH PARKING
ON THEIR PROPERTY

GYM USES THEIR REAR
FOR AN ENTRANCE FOR
EVERYONE

Memorandum

Date: 04/30/2025
To: Bill Taylor | Filthy Fitness Club, LLC.
From: Jeremiah LaRose and Alex Sarno | Fehr & Peers
Subject: **Filthy Fitness Club Parking Analysis**

LA25-3618

Project Background

Fehr & Peers conducted a parking analysis on behalf of Filthy Fitness, a members-only fitness club located at 25647 Rye Canyon Road in Valencia. Filthy Fitness seeks to fulfill the City of Santa Clarita's parking requirements to obtain a Minor Use Permit (MUP) for its fitness club. Filthy Fitness has 49 off-street parking spaces available for its members, and city staff determined they must identify 61 parking spaces to comply with city code. **Attachment 1** shows the site plan for the building in which Filthy Fitness is located, detailing the locations of the 49 parking spaces that belong to the building. The city may consider as much as a 20% reduction in the required spaces if a parking analysis demonstrates that the 49 spaces are sufficient to meet the parking demand generated by the site.

Fehr & Peers coordinated with a third-party data collection firm to obtain parking usage for the 49 spaces identified in the club's site plan for each operating hour during peak activity during one weekday, Tuesday, April 15, 2025, and one weekend day, Saturday, April 19, 2025. The date of the counts were chosen to follow local schools' spring break and should represent a typical non-holiday week.

Filthy Fitness provided its member check-in data, which is tracked at the two entry doors, for 24-hour periods of typical days in March 2025. Typical peak periods of check-in activity are between 7 AM and 10 AM, and 7PM and 10 PM daily. According to Filthy Fitness, outside of those hours, gym check-ins are typically fewer than 10 guests per hour. Filthy Fitness provided guest check-in data for the same dates of parking counts.

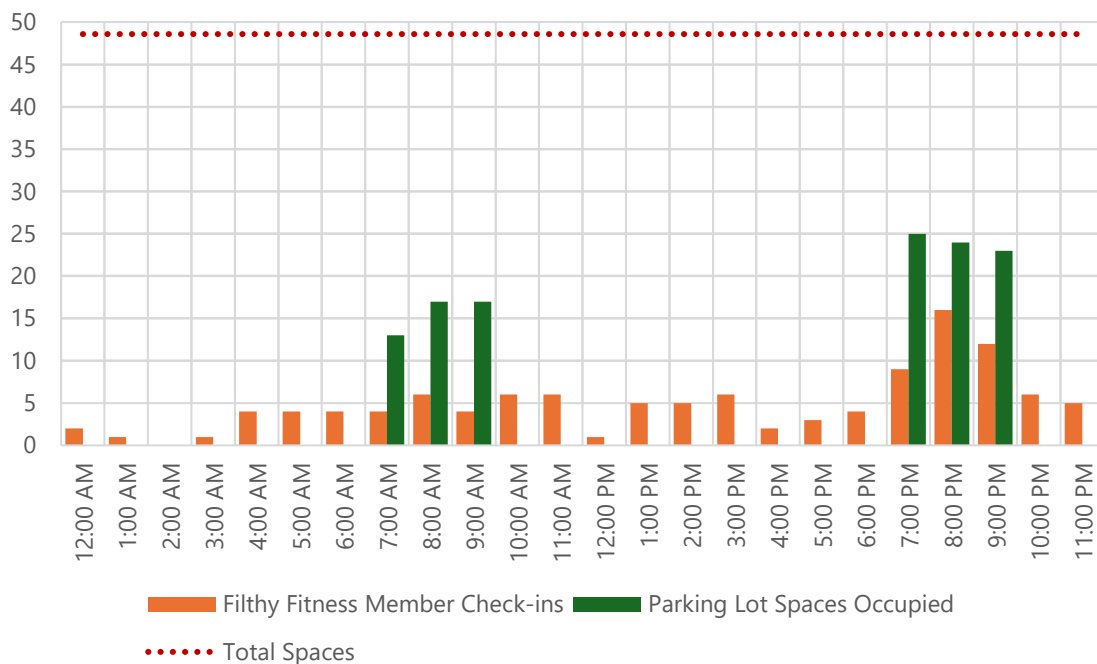


Analysis Findings

Figure 1 and **Figure 2** show all the parking data consolidated by day observed. In both figures, the dashed red line shows the 49 available parking spaces available on site, green bars show the results of the data collected by the third-party data collection firm, and orange bars show the visitor log results provided by Filthy Fitness. The data collection staff counted all vehicles parked on-site regardless if they visited Filthy Fitness, meaning drivers could be visiting sites other than Filthy Fitness.

On Tuesday morning, Filthy Fitness had a maximum of 6 visitors occurring at 8:00, 10:00 and 11:00 AM, and on Tuesday afternoon/evening, they had a maximum of 16 visitors occurring at 8:00 PM. Fehr & Peers observed a higher number of vehicles during the AM and PM peak hours relative to the Filthy Fitness visitor log, which could be the result of gym visitors checking in and staying for more than an hour, and potentially other vehicles using the parking lot for nearby facilities. Data during evening hours show higher guest check-in activity up to a maximum of 16. The highest number of parked vehicles recorded at the site at any given hour, according to Fehr & Peers data, is 25 vehicles which represents 51% of parking capacity.

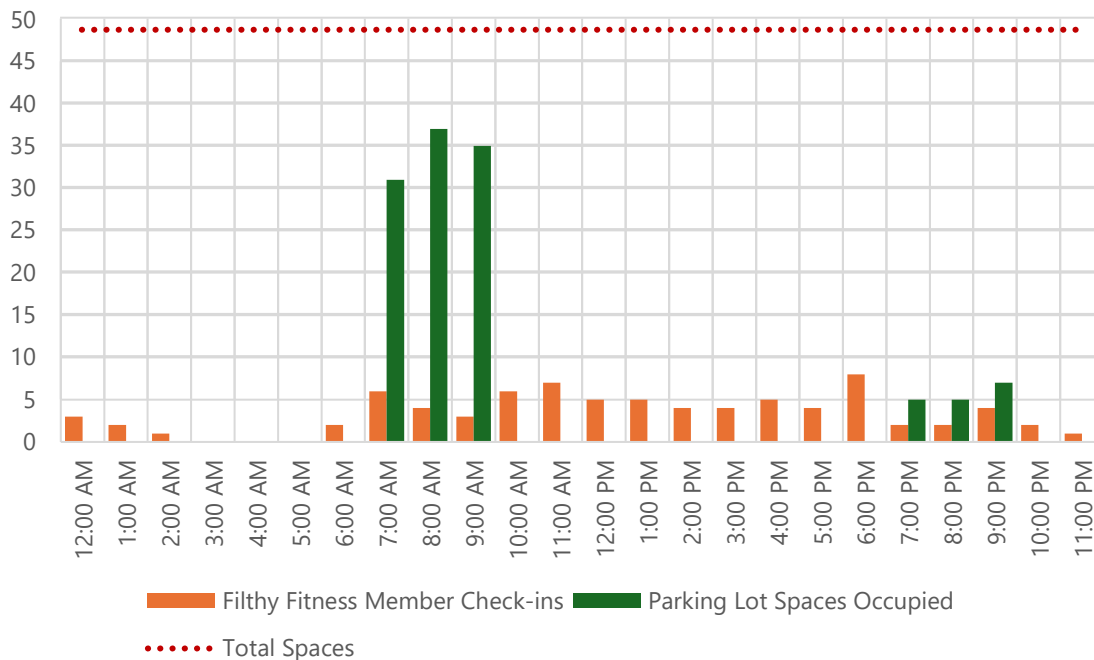
Figure 1. Tuesday (4/15/2025)





On Saturday morning, Filthy Fitness had a maximum of 7 visitors occurring at 11:00 AM, and on Saturday afternoon/evening, they had a maximum of 8 visitors occurring at 6:00 PM, both outside of the expected typical peak but within the range of hourly check-ins during the typical peak hours. Fehr & Peers observed a significantly high number of parked vehicles during the AM peak hours relative to the Filthy Fitness visitor log. The reason for this is unknown, but could be the result of vehicles using the parking lot for other facilities in the vicinity. Parking occupancy more closely matches Filthy Fitness' visitor log during the PM peak hours. The highest number of parked vehicles recorded at the site at any given hour, according to Fehr & Peers data, is 37 vehicles which represents 75% of parking capacity.

Figure 2. Saturday (4/19/2025)

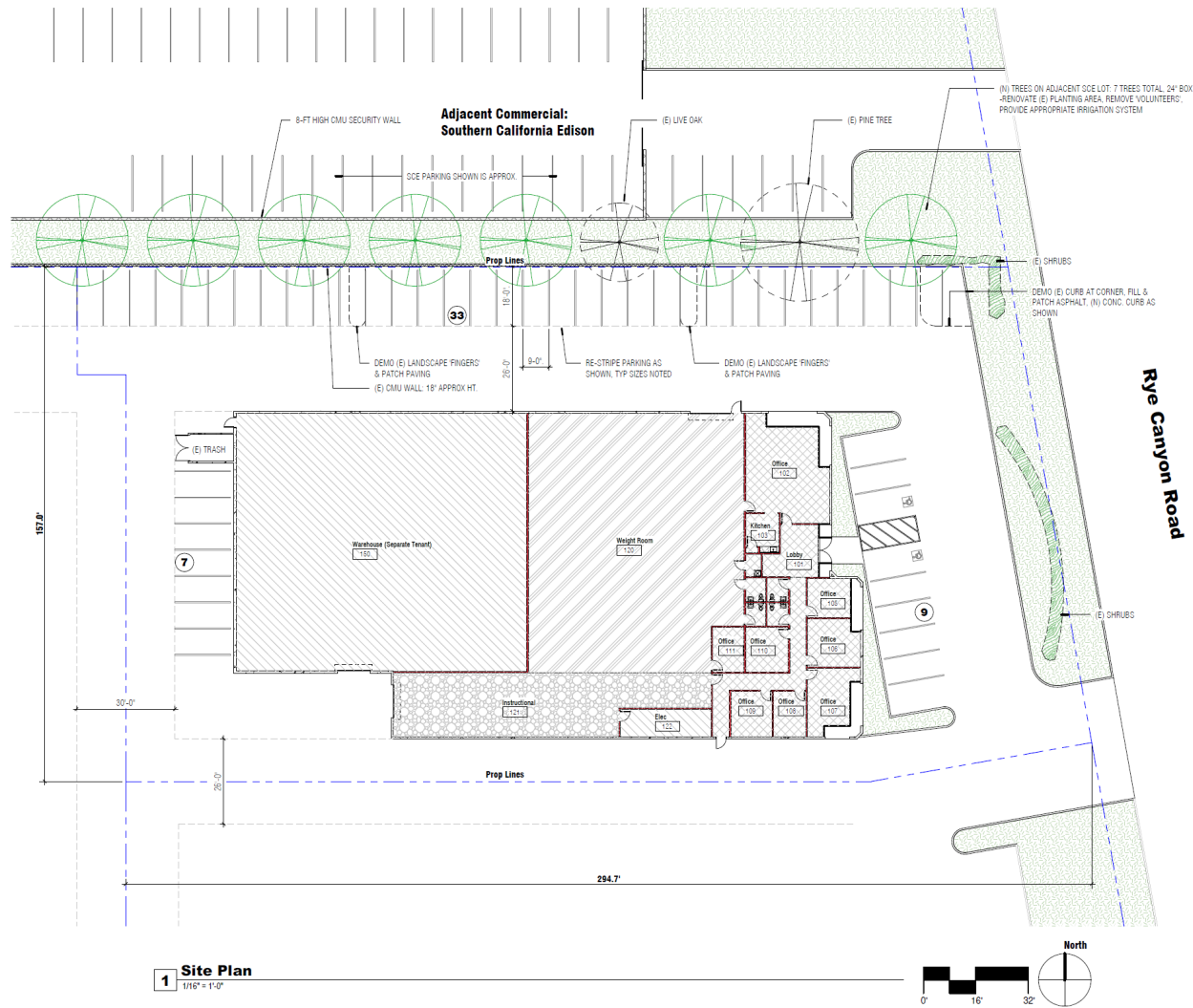


Conclusion

The data collected show that during both weekday and weekend AM and PM peak periods, parking occupancy never reached or exceeded the parking capacity of 49 spaces. During the weekday the highest percent of occupied parking spaces observed was 51%, and during the weekend was 75%. The existing 49 spaces appear sufficient to meet the parking demand generated by the business.

Attachments

Attachment 1. 25647 Rye Canyon Road Site Plan (Filthy Fitness Club)



Project Description

- 1) RE-STRIPE PARKING LOT FOR AN EXISTING 1-STORY COMMERCIAL BUILDING TO SUPPORT GYMNASIUM & PERSONAL TRAINING TENANT / USE.
- 2) USES IN BUILDING: OFFICE, GYMNASIUM, WAREHOUSE
- 3) TOTAL PARKING SPACES PROVIDED: 49
- 4) 7 NEW TREES (24" BOX SIZE) ARE PROPOSED AT PARKING ALONG SIDE YARD, 2 ARE EXISTING:
-9 TREES TOTAL

Legal Description

Property Information
Assessor's ID No:
2866-009-041

Address:
25647 RYE CANYON RD SANTA CLARITA CA 91355

Property Type:
Commercial / Industrial

Building Improvement 1
Square Footage:
17,384 (Assessor)
Year Build / Effective Year Built: 1990

Required Parking by Area					
Tenant	Name	Use Type	Floor Area	Parking Rate @1/	Parking
Filthy Fitness	Weight Room	Fitness / Weight Room	5,089 SF	150	34
Filthy Fitness	Instructional	Instructional	1,641 SF	200	8
Filthy Fitness	Office	Professional Office	3,030 SF	250	12
Filthy Fitness	Utility	-	247 SF	1000	0
			10,006 SF		54
Triscenic	Warehouse	Warehouse	7,038 SF	1000	7
			7,038 SF		7
total			17,044 SF		61
-With 20% Allowance / Reduction:				49 Spaces Required	
-Parking Provided:				49 Spaces (Including 2 Disabled)	

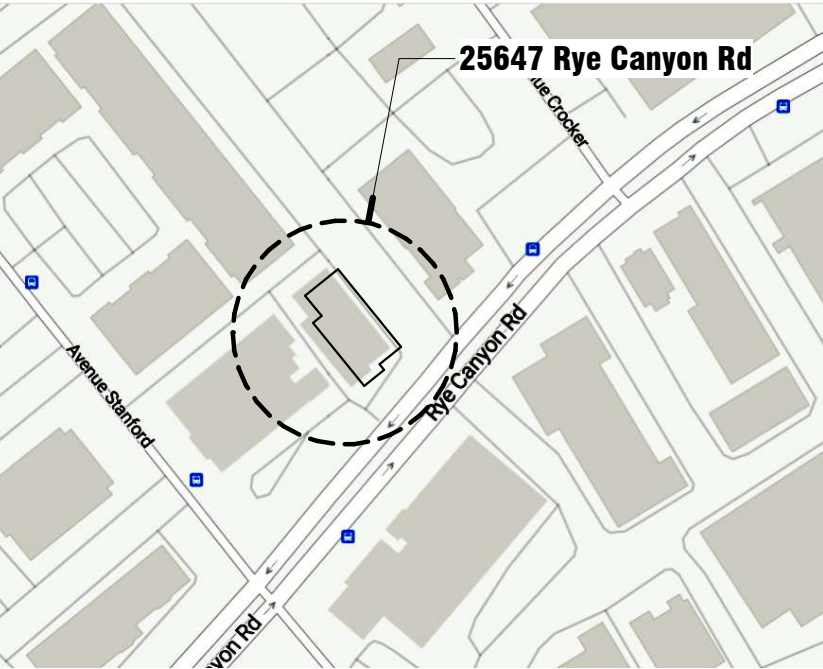
17.03.030 Rules for Measurement.
A. Fractions.
1. Parking Spaces. When the application of this code requires a fractional part of a parking space, such fraction equal to or greater than one-half (1/2) shall be construed as a whole and fractions less than one-half (1/2) shall be eliminated.

Parking Rate Legend

- 150
- 200
- 250
- 1000

9 NUMBER OF PARKING SPACES PER SECTION

Vicinity Map



Planning Approval:

Filthy Fitness Club:
Parking Lot Re-Stripe

25647 Rye Canyon Rd
Santa Clarita CA 91355

issue date

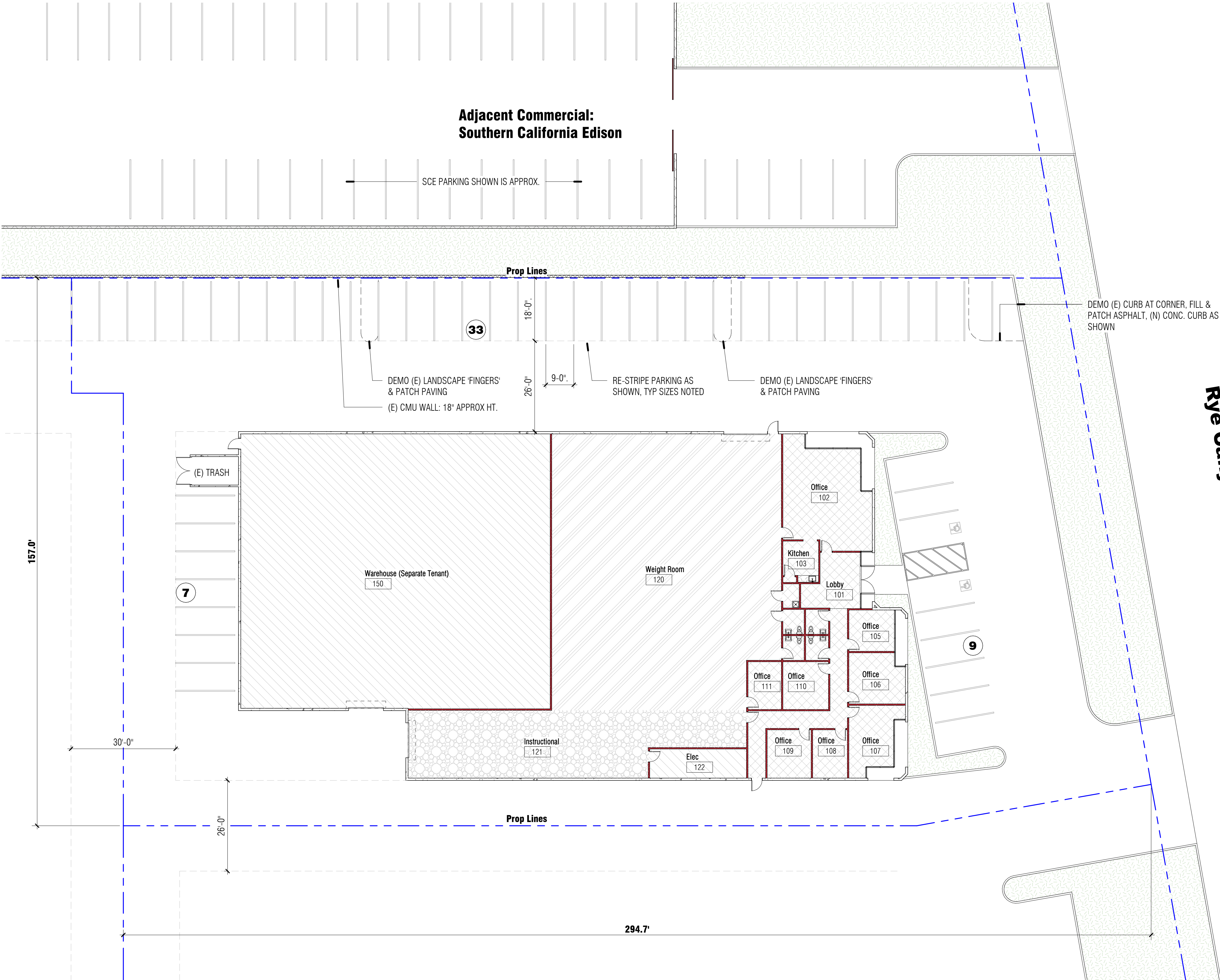
11-3-2025

No.	Description	Date
1	Rev 1	11-13-25
2	Remove Landscape	4-9-2026

Site Plan

As indicated

A-101



1 Site Plan

1/16" = 1'-0"

- 1. THIS DRAWING IS BASED ON LIMITED AVAILABLE DOCUMENTATION OF EXISTING CONDITIONS. INTERIOR PLAN LAYOUT IS SHOWN AS-IS.
- 2. THE SITE PLANS AND BUILDING FLOOR PLANS ARE NOT A SURVEY OF EXISTING CONDITIONS. EXISTING FEATURES ARE SHOWN APPROXIMATELY, WHICH ARE PROVIDED TO SUPPORT THE ENTITLEMENT REQUEST AND TO ADDRESS PRELIMINARY COMMENTS OF THE CITY OF SANTA CLARITA. PLANTS & LANDSCAPE ARE APPROX SIZE & SHAPE.
- 3. NOTES & DIMENSIONS SHOWN ON THE PLANS ARE PRELIMINARY, ALL WORK MUST BE CONFIRMED PRIOR TO SUBMISSION OF PLANS FOR BLDG DEPT APPROVALS BY THE ARCHITECT OF RECORD. REVISIONS TO THE DESIGN MAY BE REQUIRED AS REQUIRED BY EXISTING CONDITIONS AND APPLICABLE ZONING & BUILDING CODES.

AREA AND OCCUPANCY CALCULATIONS

Name	Area	Comments	Occupancy Load Factor	Occupancy Load
WEIGHT ROOM	6,699 SF		50	134
	6,699 SF			
WAREHOUSE	6,988 SF		4000	2
	6,988 SF			
TRASH	127 SF	ACCESSORY TO MAIN OCC.	0	0
	127 SF			
RESTROOM	179 SF	ACCESSORY TO MAIN OCC.	0	0
	179 SF			
OFFICE	1,955 SF		150	14
	1,955 SF			
JAN	33 SF	ACCESSORY TO MAIN OCC.	0	0
	33 SF			
ELEC.	231 SF	ACCESSORY TO MAIN OCC.	0	0
	231 SF			
CIRCULATION	634 SF	ACCESSORY TO MAIN OCC.	0	0
	634 SF			
BREAK	121 SF	ACCESSORY TO MAIN OCC.	0	0
	121 SF			
	16,967 SF			
TOTAL OCCUPANTS				150

AREA FOR OCCUPANCY CALCULATIONS ARE MEASURED USING THE FOLLOWING CRITERIA:

- INTERIOR FACE OF EXTERIOR WALLS
- INTERIOR FACE OF GLAZING
- INTERIOR FACE OF DEMISING WALLS
- SPACES THAT ARE ACCESSORY TO THE MAIN OCCUPANCY ARE NOT COUNTED TOWARDS OCCUPANCY COUNTS.

PLUMBING FIXTURE CALCULATIONS

	MENS		WOMENS	
	WATER CLOSET	LAVATORIES	WATER CLOSET	LAVATORIES
	1 PER 100	1 PER 200	1 PER 25	1 PER 100
75 MEN	1			
75 WOMEN		1	3	1
150 TOTAL				

TOTAL WATER CLOSETS REQUIRED: 4
TOTAL LAVATORIES REQUIRED: 3

TOTAL WATER CLOSETS PROVIDED: 4
TOTAL LAVATORIES PROVIDED: 4

PLUMBING CALCULATION NOTES:
1. FIXTURES ARE CALCULATED USING THE UNIFIED APPROACH FOR THE MOST STRINGENT OCCUPANCY GROUP.
2. ALL RESTROOMS ARE PROVIDED AS GENDER NEUTRAL RESTROOMS.

PROJECT:

FILTHY FITNESS CLUB

25647 RYE CANYON RD.
SANTA CLARITA CA 91355

REVISION:

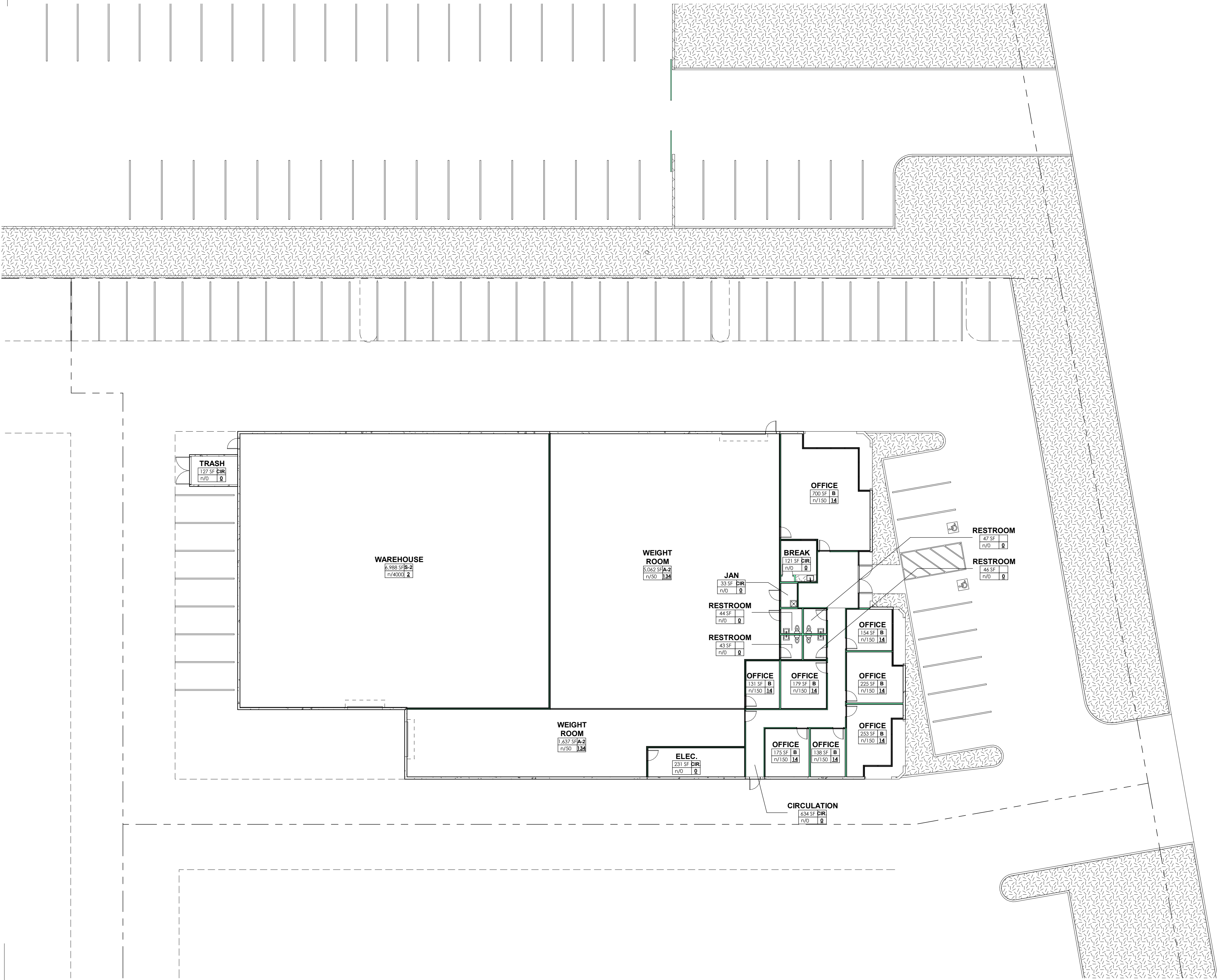
01 SCHEMATIC DESIGN 09/10/25
02 LANDSCAPE UPDATE 04/02/26

ARCHITECT STAMP:

SHEET NAME:

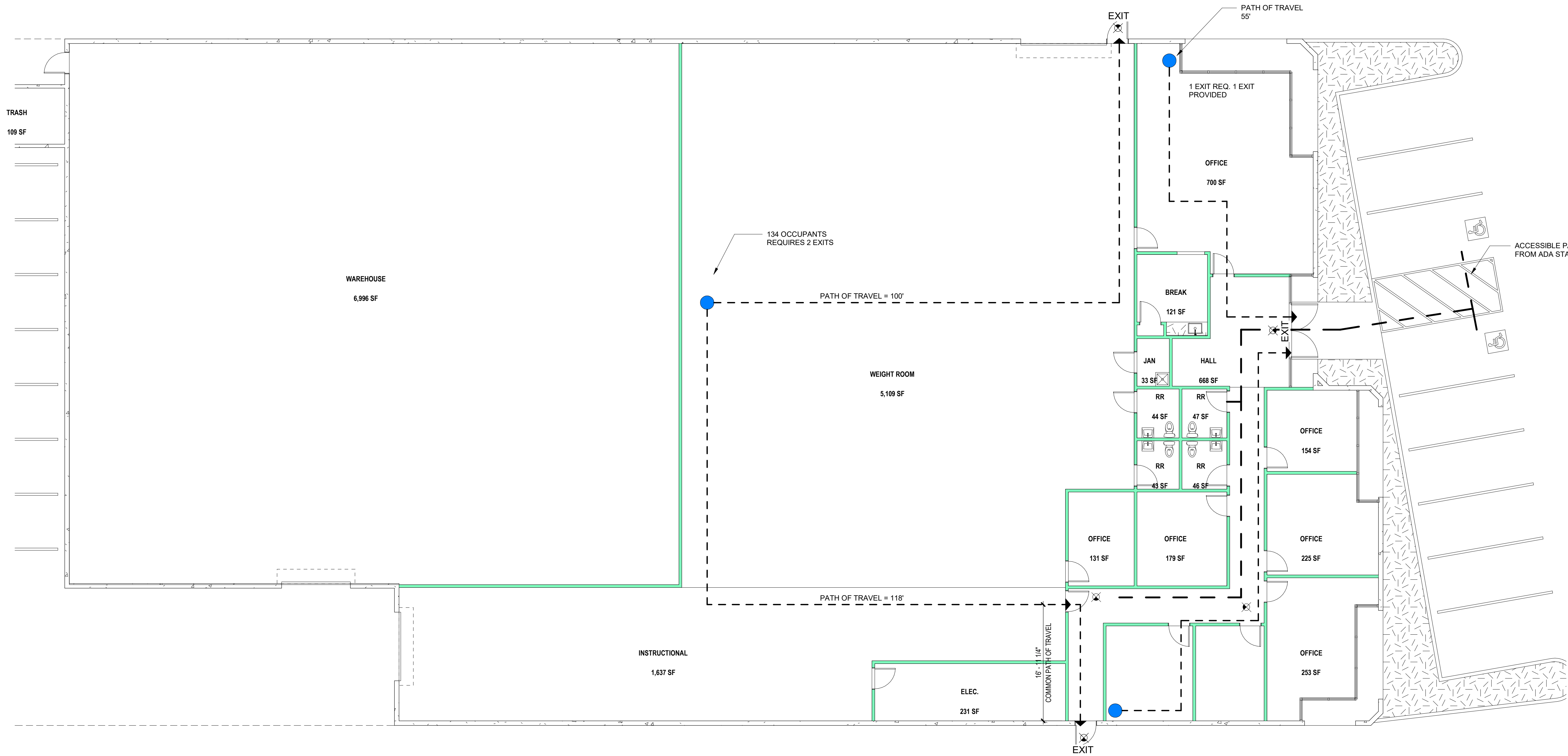
AREA CALCS

A2



1 AREA PLAN
1/16" = 1'-0"

1. THIS DRAWING IS BASED ON LIMITED AVAILABLE DOCUMENTATION OF EXISTING CONDITIONS. INTERIOR PLAN LAYOUT IS SHOWN AS-IS.
2. AREAS ARE MEASURED FOLLOWING THE BOMA STANDARDS AS OUTLINED BELOW.
 - A. EXTERIOR WALLS AND WINDOWS ARE MEASURED TO THE EXTERIOR FACE OF FINISH OR GLAZING
 - B. INTERIOR WALLS AND PARTITIONS ARE MEASURED TO THE CENTER LINE OF THE WALL
 - C. EXTERIOR OVERHANGS ARE NOT INCLUDED.



PROJECT:

FILTHY FITNESS CLUB

25647 RYE CANYON RD.
SANTA CLARITA CA 91355

REVISION:

01 SCHEMATIC DESIGN 09/10/25

ARCHITECT STAMP:

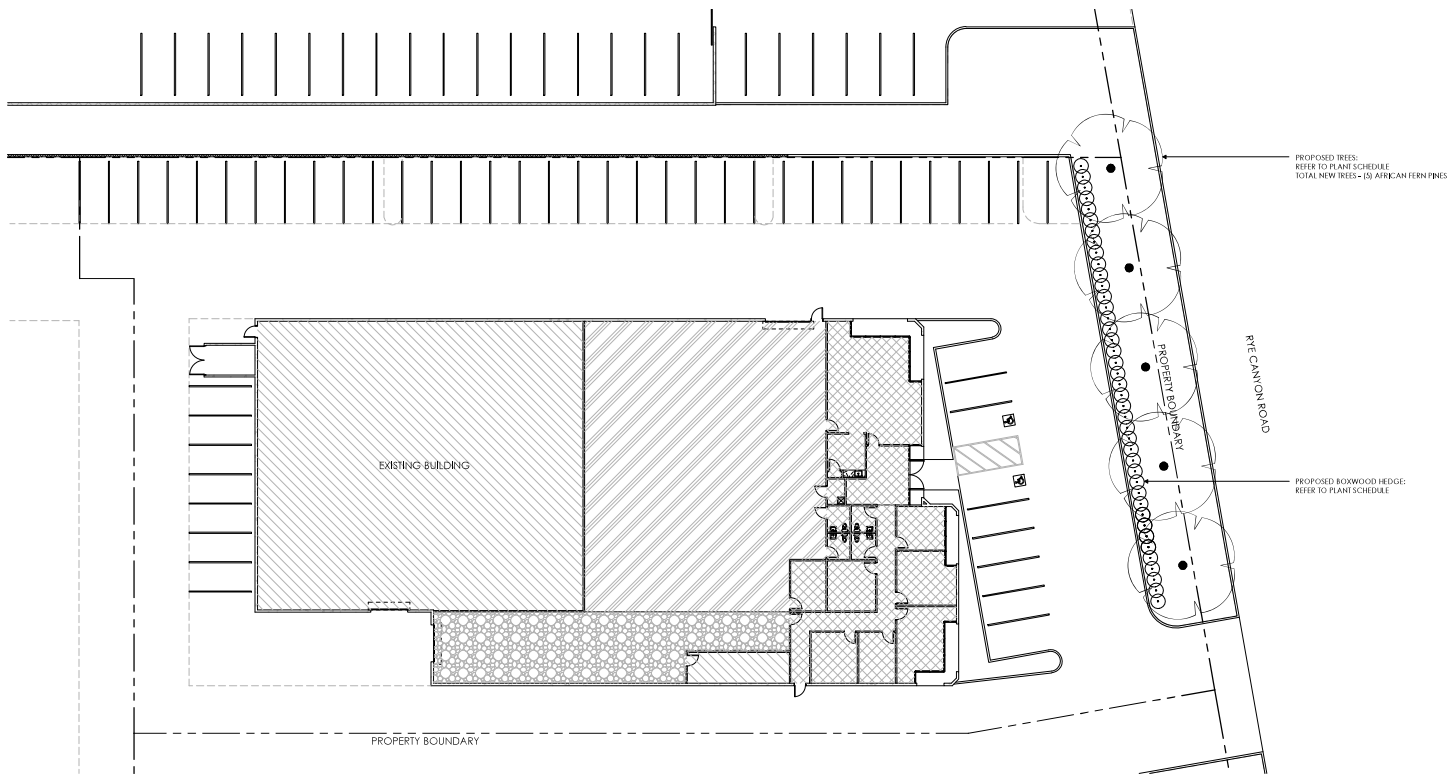
SHEET NAME:

EGRESS / ACCESSIBILITY
PLAN

A3

1 EGRESS PLAN
1/8" = 1'-0"

- EGRESS AND ACCESS PLAN GENERAL NOTES:
1. PER TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR "A" OCCUPANCY IS 250'
 2. PER TABLE 1006.2.1 COMMON PATH OF TRAVEL FOR "A" OCCUPANCY IS 75'
 3. PER TABLE 1006.2.1 COMMON PATH OF TRAVEL FOR "B" OCCUPANCY IS 100'



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	PODOCARPUS GRACILIOR	AFRICAN FERN PINE	24"	BOX	MODERATE	5	STANDARD
SHRUBS							
	BUXUS SEMPERVIRENS	COMMON BOXWOOD	15 GAL.	CONTAINER	MODERATE	41	NA



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



cva design consultants, inc.

3659 HARBOR BLVD. SUITE 202
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CLIENT:

TIM WASCHAK

PROJECT NAME:
FILTHY FITNESS CLUB
PROJECT ADDRESS:
25647 RYE CANYON ROAD
SANTA CLARITA, CA. 91355



SHEET TITLE:

PLANTING PLAN

DATE: 03/31/2026

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

DRAWN BY: JC

JOB NUMBER: P-20251126-01

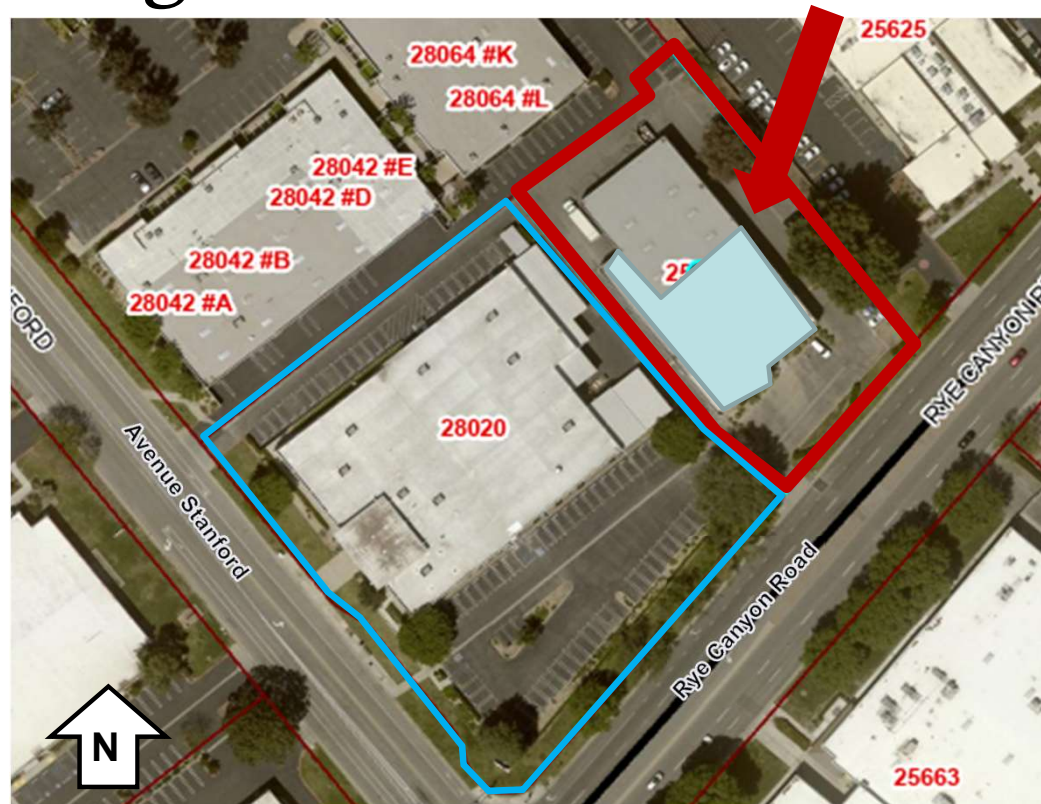
SHEET:

L-1.00



Aerial Map and Zoning

- Located on Rye Canyon Road and near the corner of Avenue Stanford and east of Interstate-5.
- The project is zoned Business Park (BP).
- The properties located adjacent to the property are zoned BP and Public Institution.





Zoning Map

