



PROJECT NUMBER	HEARING DATE
PRJ2024-001823-(5)	September 23, 2025
REQUESTED ENTITLEMENT	
Community Standards District Modification (“CSD Modification”) No. RPPL2024003728	

PROJECT SUMMARY

OWNER / APPLICANT

La Crescenta Marketplace Properties, LLC/AKS Services

MAP/EXHIBIT DATE

PROJECT OVERVIEW

The applicant requests a CSD Modification to authorize the modification of the sign standards of the La Crescenta-Montrose CSD to allow for an illuminated wall sign maximum letter height increase from the CSD and Master Sign Program-required 18 inches to 36 inches. The current sign was approved by with maximum letter height of 43 ¼ inches. The proposed sign will have a sign area of 38.375 square feet, which is less than the maximum allowable sign area of 100 square feet. The sign will be reviewed under separate zoning conformance review.

LOCATION

2627 Foothill Boulevard, La Crescenta

ACCESS

Foothill Boulevard

ASSESSORS PARCEL NUMBERS

5803-028-006, 5803-029-009, 5803-028-013, 5803-028-012

SITE AREA

8.13 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County (“County”) 2035 General Plan (“General Plan”)/ West San Gabriel Valley Area Plan

ZONED DISTRICT

Montrose

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

CG (General Commercial)

ZONE

C-2-BE (Neighborhood Commercial –Billboard Exclusion)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

La Crescenta - Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of Chapter 22.328 (La Crescenta – Montrose CSD requirements)

CASE PLANNER:

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