

**PROJECT NUMBER**

PRJ2025-002075-(5)

**HEARING DATE****REQUESTED ENTITLEMENT(S)**

Conditional Use Permit No. RPPL2025004191

Site Plan Review No. RPPL2025002158

## PROJECT SUMMARY

**OWNER / APPLICANT**

John Marrujo – Applicant

Aaron Clark - Applicant

**MAP/EXHIBIT DATE****PROJECT OVERVIEW**

Planet Fitness has submitted a Conditional Use Permit to convert the existing commercial space at 2647 Foothill Blvd into a fitness center. The project will be a tenant improvement/interior remodel of an existing retail building—no change to the building’s square footage. Concurrently, the subject property is requesting a minor parking deviation to reduce the shopping center’s overall parking requirement from 497 spaces to the existing 434 spaces, which is a parking reduction of 63 spaces, or about 12.7 percent (63/497).

**LOCATION**

2647 Foothills Boulevard, La Crescenta, CA 91214

**ACCESS**

Foothills Blvd, Rosemont Ave, Raymond Ave

**ASSESSORS PARCEL NUMBER(S)**

5803-028-006, 5803-028-012

**SITE AREA**

8.28 Acres

**GENERAL PLAN / LOCAL PLAN**

General Plan 2035

**ZONED DISTRICT**

La Crescenta-Montrose

**PLANNING AREA**

West San Gabriel Valley

**LAND USE DESIGNATION**

C-G (General Commercial)

**ZONE**

MXD (Mixed Used Development)

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
  - Chapter 22.328 (La Crescenta – Montrose CSD requirements)
  - Section 22.16.050 (Development Standards for A-1 and A-2)

**CASE PLANNER:**

Joshua Pereirs, Regional Planner

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