LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
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Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	January 15, 2026
HEARING DATE:	January 27, 2026 AGENDA ITEM: 4
PROJECT NUMBER:	PRJ2025-002075-(5)
PERMIT NUMBER(S):	Conditional Use Permit No RPPL2025004191 Minor Parking Deviation No. RPPL2025005158
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	2647 Foothills Blvd, La Crescenta-Montrose Assessor's Parcel Numbers (APNs): 5803-028-006, 5803-028-012, 5803-028-013, 5803-028-009
OWNER:	Michael Chase LLC
APPLICANT:	Aaron Clark
CASE PLANNER:	Joshua Pereira Jpereira@planning.lacounty.gov

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2025-002075-(5), Conditional Use Permit Number ("CUP") RPPL2025004191 and Minor Parking Deviation RPPL2025005158 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

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

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2025004191 AND MINOR PARKING DEVIATION NUMBER RPPL2025005158 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit ("CUP") to authorize the establishment, operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030 (Principal Use Regulations for MXD Zone).

- Minor Parking Deviation to authorize a reduction in required parking for the shopping center (Marketplace Shopping Center) from 497 spaces to the existing 434 spaces, a reduction of 63 spaces (approximately 13 percent) pursuant to County Code Sections 22.112.070 (Required Parking Spaces) and 22.176.010 (Minor Parking Deviation, Applicability).

B. Project

The applicant, Aaron Clark, requests a CUP to convert the existing commercial tenant space (formerly occupied by Rite Aid) at 2647 Foothill Boulevard, into a recreational facility. This consists of a change in use and tenant improvement/interior remodel of an existing tenant space with no change to the existing square footage. Renovations will include replacing Heating, Ventilation, and Air Conditioning systems (HVAC) and duct work, installing a new TV truss and fan, new lighting, and new exterior paint. Any new signage will require the submittal of an application for a site plan review.

The applicant, Michael Chase LLC, requests a Minor Parking Deviation to reduce the number of required parking spaces for the shopping center from 497 spaces to 434 spaces, a reduction of approximately 13 percent. The parking reduction is necessary to account for the deficit in the number of parking spaces the new recreational facility use would require. There are no proposed changes to the existing parking stalls or the parking lot.

The CUP and Minor Parking Deviation are collectively referred to as the Project.

C. Project Background

The Project proposes to convert the former Rite Aid Pharmacy (closed and vacant since January 2024), within the Marketplace Shopping Center, into a Planet Fitness. Recreational facilities generate different activity patterns than traditional retail uses, as

members typically visit multiple times per week. This consistent foot traffic can help support existing businesses in the center—such as restaurants, convenience shops, and service providers—because gym users often arrive before or after work, or during off-peak hours when retail activity is lower. As a result, nearby dining establishments, convenience retailers, and service businesses may benefit from additional spillover activity. The shopping center is a commercial retail complex located at the intersection of Foothill Boulevard and Rosemont Avenue. The building's tenant space will retain its existing square footage, and the proposed work is primarily interior remodeling.

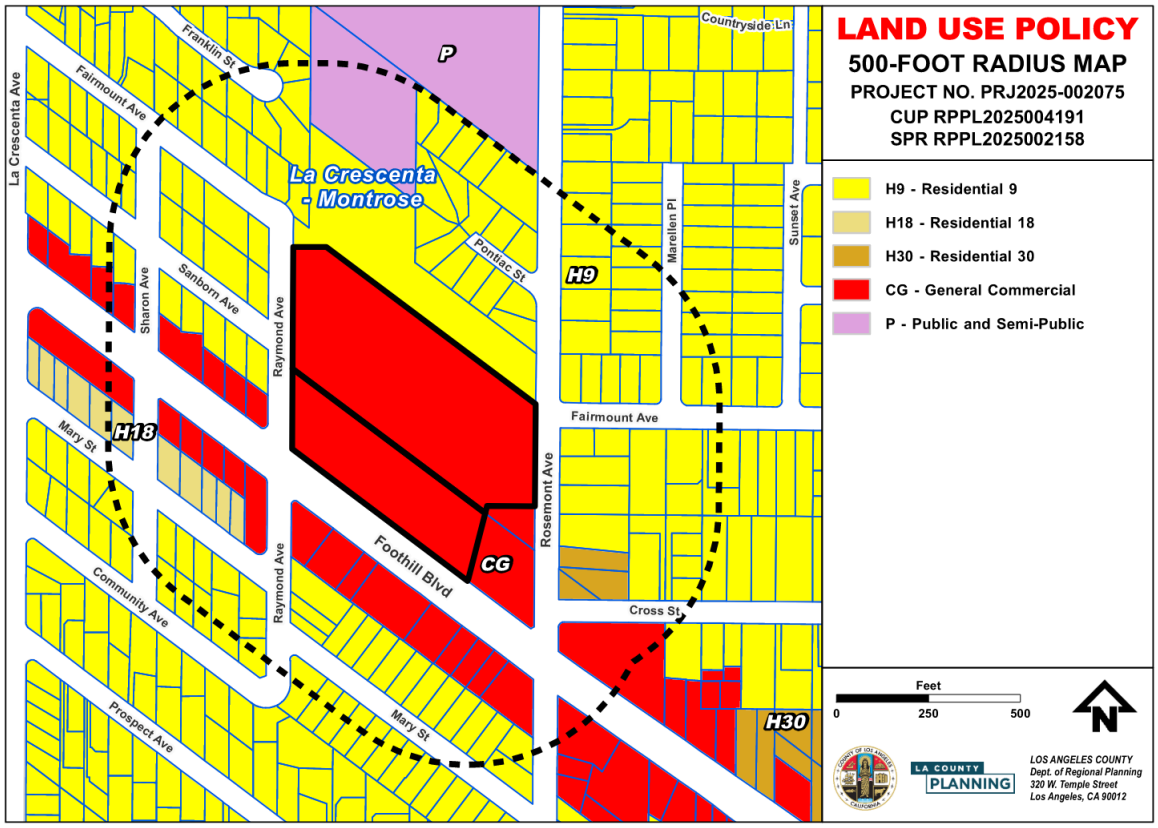
The proposed Planet Fitness would revitalize an underutilized shopping center by filling the long-vacant tenant space. A parking study conducted by Hirsch/Green Transportation Consulting Inc, created in April of 2025, which developed the parking report for the project, found that only approximately 60% of the center's 434 parking spaces are used at peak times, and even with Planet Fitness added, demand would remain well within the available supply. Because gym peak hours differ from retail peak hours, their parking needs rarely overlap, and the local land-use committee unanimously approved the minor 13% parking deviation based on this data. Overall, Planet Fitness would activate a large, empty storefront, strengthen the tenant mix, and increase customer flow, without creating parking strain for the center or the surrounding community.

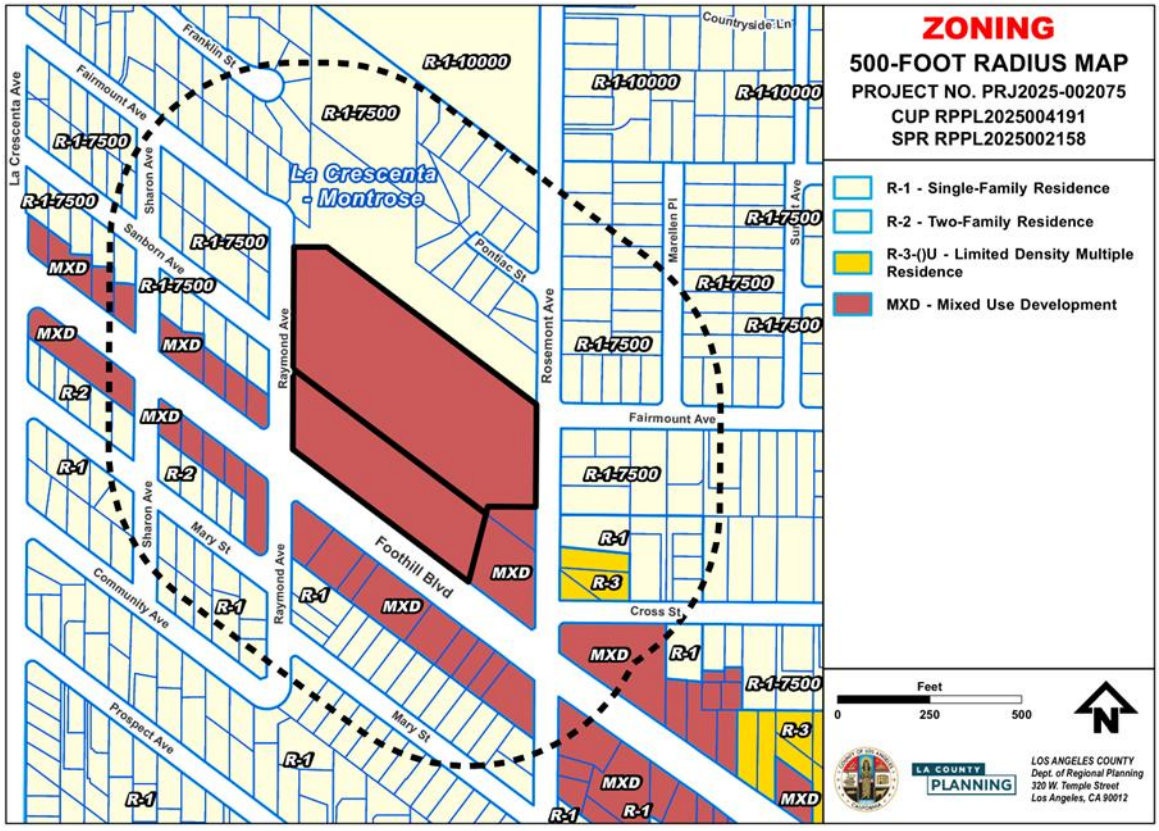
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN ("AREA PLAN")	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	MXD	Commercial Shopping Center
NORTH	H9 (Residential 9 - 0 to 9 Dwelling Units per Net Acre ("du/net ac")) and P (Public and Semi-Public)	R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area)	Church, Parking and Single-Family Residences ("SFRs")
EAST	H9, H30 (Residential 30 – 20 to 30 du/net ac) and CG	R-1-7,500, R-1, R-3 (Limited Density Multiple Residence) and MXD	SFRs and Multi-Family Residences ("MFRs")
SOUTH	CG and H9	MXD and R-1	Commercial Businesses, SFRs and MFRs

WEST	H9, CG and H18 (Residential 18 – 0 to 18 du/net ac)	R-1-7,500 and MXD	SFRs and Commercial Businesses





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494_1		September 12, 1927
2164	C-3 (General Commercial)	October 24, 1932
2781	R-1 (Single-Family Residential	July 31, 1936
5290	C-2 (Neighborhood Business)	March 15, 1949
8223	C-2 (Neighborhood Business)	June 12, 1962
900139z	C-2 -BE (Neighborhood Business – Billboard Exclusion)	September 13, 1990
2025-0006	C-2-BE to MXD	March 11, 2025

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
PP12855	Shopping Center	07/19/1963

Several tenant improvements and signage permits have been approved for the shopping center.

ANALYSIS

A. Land Use Compatibility

The purpose of the CG land use category of the General Plan area is to allow for a mix of local-serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multi-family residences; and residential and commercial mixed uses. The proposed use falls within these categories as it is a local-serving use.The proposed use of a recreational facility is broadly compatible with the site's MXD zoning, which is intended to support a balanced mix of residential and commercial uses that enhance walkability and neighborhood vitality. As a fitness facility occupying an empty retail space within a shopping center, the project aligns with MXD's goal of reactivating underutilized commercial sites and providing community-serving amenities. The recreational facility is conducive to enhancing the general health and welfare of the persons residing or working in the surrounding area by offering a service amenity. Although a CUP is required, the proposed use does not conflict with the intent of the MXD Zone and complements surrounding retail and residential uses. With appropriate conditions—such as parking management, noise mitigation, and thoughtful operating hours—the project is consistent with both the General Plan and the Area Plan, supporting economic revitalization while maintaining neighborhood compatibility.

B. Neighborhood Impact (Need/Convenience Assessment)

The new Planet Fitness at 2647 Foothills Boulevard in La Crescenta is expected to have minimal impact on the surrounding area because it will operate within an existing commercial space and align with the current character of the neighborhood. The gym is replacing a previously occupied retail location, meaning no new land development or major structural changes are required, which helps limit construction disruption and visual changes. Recreational facilities typically generate steady but predictable traffic spread throughout the day rather than sharp peaks, reducing the likelihood of congestion on nearby streets. In addition, Planet Fitness does not serve alcohol, host late-night entertainment, or generate excessive noise, so it is unlikely to disturb nearby residents. Parking demand is also expected to remain manageable, as the site already includes established parking facilities designed for retail use. Overall, by reusing an existing building and offering a low-impact, health-focused service, the new Planet Fitness can integrate smoothly into the community without significantly affecting the surrounding neighborhood.

The Planet Fitness opening in La Crescenta is expected to have a positive impact on the surrounding neighborhood by increasing access to health and wellness while also

revitalizing the local commercial area. Having conveniently located recreational facility encourages residents and employees of all ages and fitness levels to incorporate regular exercise into their daily lives, which can lead to better physical health, reduced stress, and improved overall well-being. Planet Fitness's inclusive, "Judgement Free Zone" approach helps create a welcoming environment for beginners and those who may feel intimidated by traditional gyms, making fitness more accessible to a broader segment of the community. In addition, repurposing a previously vacant storefront brings new energy and activity to the shopping center, increasing foot traffic and supporting nearby businesses. The presence of a well-maintained, frequently visited facility can enhance the appearance and vibrancy of the area, contribute to a stronger sense of community, and promote healthier lifestyles, making it a valuable addition to the La Crescenta neighborhood.

C. Design Compatibility

The Project involves interior tenant improvements and minor exterior storefront upgrades, including repainting, without altering the building's mass, height, or footprint. This approach respects the existing architectural scale and character of nearby structures but also improves the aesthetic of the empty storefront with an active new tenant. The proposed Planet Fitness demonstrates a high degree of design compatibility with the surrounding commercial context of the Marketplace Shopping Center and the broader Foothill Boulevard commercial corridor of the La Crescenta-Montrose Community Standards District. The project has been designed to integrate well with its surroundings and maintain the visual continuity of the shopping center.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

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

BURDEN OF PROOF

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

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the establishment,

operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space, involving negligible or no expansion of existing or former use. The Project Site consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

The proposed project qualifies for a Categorical Exemption (Class 5 – Minor Alterations in Land Use Limitations). The project involves a request for a Minor Parking Deviation to reduce the number of required parking spaces associated with the establishment of a recreational facility within an existing, previously developed commercial tenant space. The requested deviation constitutes a minor modification to existing zoning regulations and does not result in a change in land-use designation, use intensity, or site density. No new construction or expansion of the existing building footprint is proposed, and all improvements are limited to interior tenant improvements within an urbanized commercial shopping center. The project site is located on land with an average slope of less than 20 percent. Based on the parking analysis submitted by the applicant, adequate parking capacity exists within the shopping center to accommodate the proposed use, and the Minor Parking Deviation would not result in any potential for significant environmental impacts related to traffic, parking, noise, or other environmental issue areas. Thus, there are no exceptions to the identified exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Department of Public Works, on September 25, 2025, recommended that the Project proceed to a public hearing without road conditions.
2. The County Fire Department, in a letter dated July 9, 2025, recommended that the Project proceed to a public hearing with the required conditions of approval.
3. The County Department of Public Health, in a letter dated August 21, 2025, recommended that the project proceed to public hearing with general recommendations for the Project.

B. Public Comments

The La Crescenta Valley Town Council, in a letter dated September 2, 2025, recommended that the County approve both the CUP and Minor Parking Deviation.

Report Reviewed By: Michele R. Bush

Michele Bush, Supervising Regional Planner

Report Approved By:

Susan Tae, Assistant Deputy Director

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

PROJECT CODE ANALYSIS

PROJECT ADDRESS:	2647 W FOOTHILL BLVD. LA CRESCENTA, CA 91214
APN:	**5803-028-006**
PROJECT NAME:	PLANET FITNESS **LA CRESCENTA**
PROJECT DESCRIPTION:	TENANT IMPROVEMENT FOR COMMERCIAL RECREATION CLUB IN AN EXISTING RETAIL SPACE, NO CHANGE IN SQUARE FOOTAGE. INTERIOR REMODEL, REPLACING HVAC AND DUCT WORK, NEW TV TRUSS AND FAN, NEW LIGHTING, NEW EXTERIOR RE-PAINT.
EXISTING OCCUPANCY:	**RETAIL**
PROJECT OCCUPANCY:	**A-3** RECREATION
CONSTRUCTION TYPE:	**II-B**
PROJECT SIZE:	**18,363 S.F.**
SPRINKLER:	**NONE**
NUMBER OF STORIES:	1 WITH MEZZANINE
BUILDING HEIGHT:	**32'-0"**
ZONING:	**C2**

APPLICABLE CODES

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2022 NATIONAL ELECTRICAL CODE
ENERGY CODE:	ENERGY CODE: CALIFORNIA ENERGY CODE TITLE 24
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
FIRE PROTECTION CODE:	2022 CALIFORNIA FIRE CODE
APPLICABLE ORDINANCE & MUNICIPAL CODE:	CITY OF **LA CRESCENTA**

PROJECT TEAM

ARCHITECTURE
IGNISIO STUDIOS
15141 WOODLAWN AVE.
TUSTIN, CA 92780
PHONE: 949-727-1745
CONTACT: JOHN MARRUJO
EMAIL: john.marrujo@ignisio.com

DEFERRED SUBMITTALS

UNDER SEPARATE PERMIT:

- SPRINKLER
- FIRE ALARM
- SIGNAGE
- STOREFRONT UPDATE

EXHIBIT A

VICINITY MAP

Ref. North

GENERAL NOTES

1. PRIOR TO SUBMISSION OF PRICING AND START OF CONSTRUCTION AND INSPECTION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. ANY CONFLICT OR OMISSION, ETC., SHALL BE REPORTED TO SPACES BEFORE PROCEEDING WITH ANY WORK.

2. CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

3. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED WITHIN FIVE (5) DAYS OF THE AWARD OF CONTRACT TO THE DESIGNER FOR REVIEW OF EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL.

4. ALL CONSTRUCTION WORK, ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL CONFORM TO THE APPROPRIATE BUILDING DEPARTMENT, AS WELL AS ALL OTHER GOVERNING BODIES AND REGULATIONS.

5. DIMENSIONS:
A. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DISCREPANCIES REPORTED TO SPACES PRIOR TO CONSTRUCTION.
B. DIMENSIONS AND ELEVATIONS ARE TO TOP OF CONCRETE OR PLYWOOD FLOORING, NOT TOP OF FLOOR COVERING.
C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS OR CALL SPACES FOR VERIFICATION OR CLARIFICATION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES AND SHALL CHECK ALL DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY SPACES OF DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS FOUND DURING BIDDING AND/OR CONSTRUCTION PRIOR TO PRICING OR PERFORMING THE WORK. SPACES SHALL RESOLVE ALL SUCH DISCREPANCIES OR ANY DOUBT AS TO THEIR MEANING AND NOTIFY THE CONTRACTOR AND OWNER WITH WRITTEN CLARIFICATION AS TO THE RESOLUTION OF SUCH CONDITIONS.

7. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS.

8. UNLESS SPECIFIED TO BY SUPPLIED "BY THE TENANT" THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL ANY ITEMS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

9. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FABRICATED ITEMS, CUTS OF ALL FIXTURES, EQUIPMENT AND SAMPLES OF ALL FINISHES CALLED FOR TO SPACES FOR APPROVAL PRIOR TO INSTALLATION.

10. THE GENERAL CONTRACTOR SHALL PROVIDE THE MINIMUM INSURANCE REQUIREMENTS SET FORTH IN **ARTICLE II OF AIA DOCUMENT A201**, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AND LEASE DOCUMENT REQUIREMENTS.

11. THE GENERAL CONTRACTOR SHALL MAINTAIN A PERMITTED AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

12. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS OF ALL SUBCONTRACTORS AND TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

13. PROVIDE 2A 10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FT OF TRAVEL DISTANCE FROM ALL AREAS.

14. PLUMBING, ELECTRICAL, SPRINKLER AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED.

15. PLUMBING, ELECTRICAL, SPRINKLER AND HVAC SUBCONTRACTORS SHALL SECURE THEIR OWN SEPARATE PERMITS AND PLAN CHECK.

16. THE **CITY OF LA CRESCENTA** FINAL INSPECTIONS ARE REQUIRED. THE GENERAL CONTRACTOR IS TO SCHEDULE ALL INSPECTIONS 24 HOURS IN ADVANCE.

17. FIRE SPRINKLER SYSTEM(S) PER **N.F.P.A. STANDARD 13** SHALL BE PROVIDED.
a. A MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM MUST BE APPROVED BY THE FIRE PREVENTION DIVISION AND WILL REQUIRE A SEPARATE PERMIT.
b. PROVIDE FIRE SPRINKLER THROUGHOUT. PROVIDE FIRE SPRINKLER MONITORING SYSTEM THROUGHOUT. PROVIDE KNOX BOX.

18. "EXIT" SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27. (**1013.5**) EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTIONS **1013.6.1** THRU **1013.6.3** RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).**1013.6.2**

ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. **(1008)**

19. "EXIT" SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND ENERGIZED FROM SEPARATE CIRCUITS AS SHOWN ON ELECTRICAL PLANS. UNLESS NUCLEAR STAND ALONE FIXTURES ARE SPECIFIED. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR AREAS.
a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OF MORE MEANS OF EGRESS.
b. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
c. EXTERIOR EGRESS COMPONENTS OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION **1028.1**, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION **1010.1.6**, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

20. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUAL ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HR. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BEING STALLED IN ACCORDANCE WITH CHAPTER 27. (**1008.3**) PROVIDE EXIT PATH ILLUMINATION PER **2022 CBC** CHAPTER 10, SECTION **1008**. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (**1008.3.5**)

21. ALL EXITS SHALL BE OPEN-ABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS NOT REQUIRING GRASPING, MOUNTED 30"-44" ABOVE FINISHED FLOOR. REFER TO CHAPTER 10, SECTION 1010.1.9 OF THE **2022 CBC** FOR EXCEPTIONS. ALL DOORS SHALL COMPLY WITH **2022 CBC** CODES
A. CONSTRUCTION SHALL COMPLY TO **2022 CBC** CODES
B. ALL SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED.
C. THE CITY OF **LA CRESCENTA** PERFORMS A GENERAL REVIEW OF THE DRAWINGS AND CALCULATIONS. THE DESIGNER WHO SIGNS THE DRAWINGS SHALL BE RESPONSIBLE FOR A COMPLETE CHECK OF ALL DRAWINGS AND CALCULATIONS. (IF ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE SEPARATE, INCLUDE THIS NOTE ON EACH SET).
D. COMPLIANCE FOR ALL EQUIVALENT HANDICAPPED FACILITIES WILL BE MET FOR THIS PROJECT.
E. LIFE SAFETY SPEAKERS SHALL BE AUDIBLE THROUGH THE FLOOR. SPEAKERS SHALL BE TESTED IN THE PRESENCE OF FIRE DEPARTMENT REPRESENTATIVES PRIOR TO FINAL APPROVAL. COMPLIANCE TO **2022 CBC** FOR HEARING IMPAIRED EMERGENCY SYSTEM WILL BE PROVIDED.

22. COMPLIANCE TO **2022 CBC** STANDARD 7-2 SECTION **716** WILL BE PROVIDED. CORRIDOR SHALL BE OF ONE-HOUR CONSTRUCTION WITH DOOR OPENINGS CONFORMING WITH THE FOLLOWING:
a. A LABELED ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20-MINUTES WHEN TESTED IN ACCORDANCE WITH C.B.C. STANDARD 7-2.
b. SELF-CLOSER OR AUTOMATIC-CLOSER ACTUATED BY A SMOKE DETECTOR IN ACCORDANCE WITH SECTION **716.2.6.6**.
c. AUTOMATIC FLUSH BOLTS, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
d. FULL MORTISE HINGES - THREE MINIMUM.
e. TIGHT-FITTING CLEARANCES AND PROVIDED WITH A GASKET SO INSTALLED AS TO PROVIDE A SEAL WHERE THE DOOR MEETS THE STOP ON BOTH SIDES AND ACROSS THE TOP. CLEARANCES FOR A PAIR OF SWINGING DOORS SHALL BE AS FOLLOWS: WITH A MINUS 1/16 INCH TOLERANCE - 1/8 INCH ALONG THE TOP, 1/8 INCH ALONG THE HINGE AND AND LATCH JAMBS, 1/8 INCH ALONG THE MEETING EDGE OF THE DOORS, AND 1/4 INCH AT THE BOTTOM OF THE DOORS. (DOES NOT APPLY TO EXISTING DOORS.)
f. AN OVERLAPPING ASTRAGAL EXTENDING THE FULL HEIGHT OF THE DOORS IS REQUIRED ALONG THE MEETING EDGES OF THE DOORS. A COORDINATING DEVICE IS ALSO REQUIRED TO INSURE PROPER CLOSING."

23. CONSTRUCTION SHALL COMPLY TO **2022 CALIFORNIA BUILDING CODE**.
24. ALL SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED.
25. THE CITY OF **LA CRESCENTA** PERFORMS A GENERAL REVIEW OF THE DRAWINGS AND CALCULATIONS. THE DESIGNER WHO SIGNS THE DRAWINGS SHALL BE RESPONSIBLE FOR A COMPLETE CHECK OF ALL DRAWINGS AND CALCULATIONS. (IF ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE SEPARATE, INCLUDE THIS NOTE ON EACH SET).
26. COMPLIANCE FOR ALL EQUIVALENT HANDICAPPED FACILITIES WILL BE MET FOR THIS PROJECT.
27. LIFE SAFETY SPEAKERS SHALL BE AUDIBLE THROUGH THE FLOOR. SPEAKERS SHALL BE TESTED IN THE PRESENCE OF FIRE DEPARTMENT REPRESENTATIVES PRIOR TO FINAL APPROVAL. COMPLIANCE TO **2022 CALIFORNIA BUILDING CODE** FOR HEARING IMPAIRED EMERGENCY SYSTEM WILL BE PROVIDED.
28. MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE UNDER A SEPARATE PERMIT AND SEPARATE PLAN CHECK SUBMITTAL (IF PLANS ARE REQUIRED)
29. NO HAZARDOUS MATERIALS, LIQUIDS OR CHEMICALS SHALL BE STORED OR USED WITHIN THE SUBJECT BUILDING AS TO REQUIRE A HAZARDOUS CLASSIFICATION PER THE **2022 CALIFORNIA FIRE CODE**.
30. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO THE WALLS. PROVIDE SCREWS BETWEEN TOP TRACK AND METAL STUDS.
31. SPRINKLER DRAWINGS TO BE SUBMITTED AND PERMIT ISSUED WITHIN 2 WEEKS FROM BUILDING PERMIT ISSUANCE. ARCHITECT OR DESIGNER TO COORDINATE SPRINKLER DRAWINGS WITH ARCHITECTURAL DRAWINGS AND CERTIFY SPRINKLER DRAWINGS.
32. COMPLIANCE TO **2022 CBC, CMC, CFC** AND STATE AMENDMENTS WILL BE PROVIDED. (LIGHT & VENTILATION, RESPECTIVELY.) IF FIRE DAMPERS ARE REQUIRED, IT SHALL AUTOMATICALLY BE CLOSED BY 1) AN INCREASE IN TEMPERATURE AND 2) ACTIVATION OF SMOKE DETECTORS, PER THE **2022 CALIFORNIA BUILDING, MECHANICAL, AND FIRE CODE**.
33. COMPLIANCE FOR ALL EQUIVALENT HANDICAPPED FACILITIES WILL BE MET FOR THIS PROJECT.
34. DRAPERIES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
35. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE COMBUSTIBLE LIQUID, FLAMMABLE GASES, AND HAZARDOUS CHEMICALS SHALL COMPLY WITH **2022 CALIFORNIA BUILDING CODE REQUIREMENTS**.
36. TENANT'S SIGNAGE AND KEYING TO BE PROVIDED BY THE GENERAL CONTRACTOR AND COORDINATED BY PROPERTY MANAGER.
37. ALL WALL FINISHES MUST COMPLY WITH CHAPTER 8 **2022 CALIFORNIA BUILDING CODE**.
38. FOR DISABLED ACCESSIBILITY, THE AREA OF REMODEL, PATH OF TRAVEL DOORS, & RESTROOMS SHALL COMPLY WITH **TITLE 24**.
39. IF ANY PENETRATIONS ARE MADE TO THE FIRE ASSEMBLY, THE PENETRATION MUST BE SEALED WITH APPROVED FIRE RESISTANT MATERIAL.
40. ANY ELECTRICAL, MECHANICAL, PLUMBING, COMMUNICATION CONDUITS, PIPES AND SIMILAR SYSTEMS THAT ARE MADE TO PENETRATE FIRE RESISTIVE ASSEMBLIES ARE TO COMPLY WITH **2022 CALIFORNIA BUILDING CODE**.
41. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAIN'S, NATURAL DRAINAGE COURSES OR WIND.
42. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
43. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
44. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
45. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
46. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
47. ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
48. STORM WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.
49. EXISTING SITE, ACCESSIBLE PARKING STALLS, RESTROOMS, STAIRWAYS, ELEVATORS, AND DRINKING FOUNTAIN SHALL FULLY COMPLY WITH **TITLE 24** AND IS SUBJECT TO FIELD VERIFICATION.
50. FIRE ALARM DRAWINGS TO BE SUBMITTED AND PERMIT ISSUED WITHIN TWO WEEKS FROM BUILDING PERMIT ISSUANCE
51. EXTERIOR SIGNAGE REQUIRES SEPARATE APPROVAL AND SEPARATE PERMIT.
52. NO UTILITIES MAY BE INSTALLED IN LANDLORD PROVIDED DEMISING WALLS.
53. TENANT MUST OBTAIN A FIRE PROTECTION REPORT. GC MUST SUBMIT FPR TO SPRINKLER CONTRACTOR, SAFE ELECTRONICS AND LANDLORD.
54. APPROVAL IS SUBJECT TO VERIFICATION OF CONDITIONS & COMPLIANCE WITH PROCEDURES FROM LANDLORD. AFTER LANDLORD APPROVAL, ANY CHANGES OR MODIFICATIONS IN THE CONSTRUCTION DOCUMENTS OR TENANT IMPROVEMENTS MUST BE APPROVED BY LANDLORD IN WRITING.
55. TENANT GC IS RESPONSIBLE FOR MAKING SURE THAT ALL SUBS COMPLY WITH LANDLORD'S APPROVED PLANS AND CONSTRUCTION CRITERIA. ALL WORK BY TENANT'S CONTRACTOR UNLESS SPECIFIED IN TENANT'S EXECUTED LEASE.
56. COORDINATE CONSTRUCTION WITH LOCAL **LANDLORD MANAGEMENT** AUTHORITY.
57. TENANT CONTRACTOR SHALL PERFORM FIRST-CLASS WORKMANSHIP. ACCEPTANCE CONTINGENT UPON LANDLORD APPROVAL.
58. LANDLORD CANNOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED. WE RECOMMEND THAT THIS SPACE BE FIELD CHECKED TO ENSURE THE ACCURACY OF THESE DRAWINGS.
59. CONSTRUCTION WILL NOT BE ALLOWED TO COMMENCE UNTIL GC HAS MET WITH TENANT COORDINATOR FOR A PRE-CONSTRUCTION MEETING AND LANDLORD HAS BEEN PROVIDED WITH: ORIGINAL RECORDED BOND, INSURANCE, SACRAMENTO BUILDING PERMIT, CA STATE GC LICENSE, CONSTRUCTION DEPOSIT, SUBCONTRACTOR LIST, FIRE PROTECTION REPORT AND CONSTRUCTION SCHEDULE.
60. SUPERINTENDENT MUST PROVIDE 3 COPIES OF AIR BALANCE REPORT, AND CO TO ON-SITE TENANT COORDINATOR BEFORE LEAVING THE PROPERTY UPON CONSTRUCTION COMPLETION.
61. THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAWS.
62. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

GRAPHIC SYMBOLS

X-X — FINISH REFERENCE	WALL TYPES: SEE SHEET D1.0
x — ANNOTATION REFERENCE	D X — DOOR REFERENCE
XX XXX — ELEVATION REFERENCE	W X — WINDOW REFERENCE
X X — DETAIL REFERENCE	# — REVISION
XX FLOOR EL: +X'-X" — CEILING HEIGHT	ROOM 100 — ROOM NAME AND NUMBER
XX XXX — SECTION REFERENCE	NORTH — DIRECTIONAL ORIENTATION
REVISION CLOUD	DEMO PLAN 1/8"=1'-0" 01

ABBREVIATIONS

A	
ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ATA	ATM WITH TELLER ASSIST
AUTO	AUTOMATIC
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BOLLD	BOLLARD
BRDLM	BROADLOOM
BU	BUILT UP
C	
CAB	CABINET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COATG	COATING
COE	CENTERS OF EXCELLENCE
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER
CPT	CARPET
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DTLS	DETAILS
DWR	DRAWER
E	
ELAST	ELASTOMERIC
ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENLGD	ENLARGED
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR
F	
FAB	FABRICATION
FCM	FINANCIAL CENTER MANAGER
FCOM	FINANCIAL CENTER OPERATIONS MANAGER
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FLR	FLOOR(ING)
FPLC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FSA	FINANCIAL SOLUTIONS ADVISOR
FURN	FURNITURE
FWC	FABRIC WALL COVERING
FXD	FIXED
FXTR	FIXTURE
G	
GA	GAUGE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM
H	
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
I	
IFO	INTERIOR FIT OUT
INFILTR	INFILTRATION
INFO	INFORMATION
INSTRUM	INSTRUMENT(ATION)
INSUL	INSULATION
INT	INTERIOR
INTLK	INTERLOCK(ING)
J	
JAN	JANITOR
K	
KIT	KITCHEN
L	
LAV	LAVATORY
LB	POUND
LOUVER	LOUVER
LT	LIGHT
LVLG	LEVELING
M	
M.E.	MATCH EXISTING
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFD	MANUFACTURED
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MORTGAGE LOANS OFFICER
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED
N	
NER	NETWORK EQUIPMENT ROOM
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OH	OPPOSITE HAND
OPNG	OPENING(S)
OPP	OPPOSITE
OPR	OPERABLE
ORNA	ORNAMENTAL
OS	OCCUPANCY SENSOR
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
P-LAM	PLASTIC LAMINATE
PBD	PARTICLE BOARD
PEDTR	PEDESTRIAN
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRTECN	PROTECTION
PTN	PARTITION
R	
RDR	READER
RECES	RECESS(ED)
RECPT	RECEPTACLE
REF	REFER(ENCE)
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RVS	REMOTE VIDEO SPECIALIST
S	
SBB	SMALL BUSINESS BANKING
SCR	SCRIBE
SD	SAFE DEPOSIT
SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SR SBRM	SENIOR SMALL BUSINESS RELATIONSHIP MANAGER
ST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)
T	
T&G	TONGUE AND GROOVE
TCD	TELLER CASH DISPENSER
TG	TEMPERED GLASS
THK	THICK
TLT	TOILET
TOS	TELLER OPERATION SPECIALIST
TRAF	TRAFFIC
TRANS	TRANSPARENT
TRTD	TREATED
TYP	TYPICAL
U	
UCC	UNIVERSAL CALLING CUBE
UCR	UNIVERSAL CONFERENCE ROOM (PRIVATE OFFICE)
UNDRLAY	UNDERLAYMENT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VEH	VEHICLE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WT	WEIGHT
WTRPRF	WATERPROOFING
OTHER	
&	AND
∠	ANGLE
@	AT SPACING OF
℄	CENTER LINE
[	CHANNEL
#	NUMBER
⊥	PERPENDICULAR
ø	DIAMETER
X	WIDTH x HEIGHT
w/	WITH
G.C.	GENERAL CONTRACTOR
TYP.	TYPICAL
O.C.	ON CENTER
MTL.	METAL
MFG.	MANUFACTURER
SPEC.	SPECIFICATION

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUANCE DATE	REVISION #
GENERAL			
G-000	TITLE SHEET	-	-
G-300	SITE PLAN		
DEMOLITION			
ARCHITECTURE			
A-110	FLOOR PLAN		
A-140	ROOF PLAN		
A-310	EXTERIOR ELEVATIONS		

owner

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△ Date Description

Seal / Signature

Project Name
Planet Fitness
La Crescenta, CA

Project Number
PFS - 094

Description
TITLE SHEET

Sheet Info

G-000

architectural

TENANT DIRECTORY

	TENANT DIRECTORY	ORIGINAL SPACE @ CAR/400S.F.	REMODELED SPACE @ CAR/250S.F.	ADDED SPACE @ CAR/250S.F.	FOOD/GYM USE SPACE @ 1/3 OCCU.	OCCUPANTS	CAR STALLS FOOD/GYM USE SPACE @ 1/3 OCCU.	CAR STALLS REQUIRED PER USED
1	RALPH'S MARKET		52,525 S.F.					210.10
2	VERIZON WIRELESS		5,300 S.F.					21.20
3	LESLIES POOL SUPPLIES							–
4	US BANK	3,000 S.F.						7.50
5	PLANET FITNESS – NEW				18,363 S.F.	272	91	–
6	HAN'S BEAUTY STOR	3,600 S.F.						9.00
7	HALLMARK	3,600 S.F.						9.00
8	BAJA FRESH				3,620 S.F.	123	41	–
9	HAIR MASTERS	1,300 S.F.						3.25
10	LA CRESCENTA CLEANERS	1,300 S.F.						3.25
11	MATHNASIUM	1,162 S.F.						2.91
12	THE UPS STORE	1,162 S.F.						2.91
13	OHOO BOBA CAFE				1,163 S.F.	>30	10	–
14	CITIBANK	2,513 S.F.						6.28
15	FOTOMAT	42 S.F.						0.11
16	TOGO'S/BASKING-ROBBINS				2,750 S.F.	101	34	–
17	CRESCENTA OPTOMETRY			1,100 S.F.				4.40
18	ROSEMONT SMILE DENTAL			2,150 S.F.				8.60
19	FOSTER'S DONUTS (below)				1,200 S.F.	27	9	–
20	–			1,000 S.F.				4.00
21	OREILLY AUTO PARTS (below)			5,000 S.F.				20.00
	TOTAL SQUARE FOOTAGE	17,679 S.F.	57,825 S.F.	9,250 S.F.	27,096			
	TOTAL CAR STALLS REQUIRED/USE						184	312
	TOTAL CAR STALLS REQUIRED							497
	TOTAL CAR STALLS PROVIDED							440

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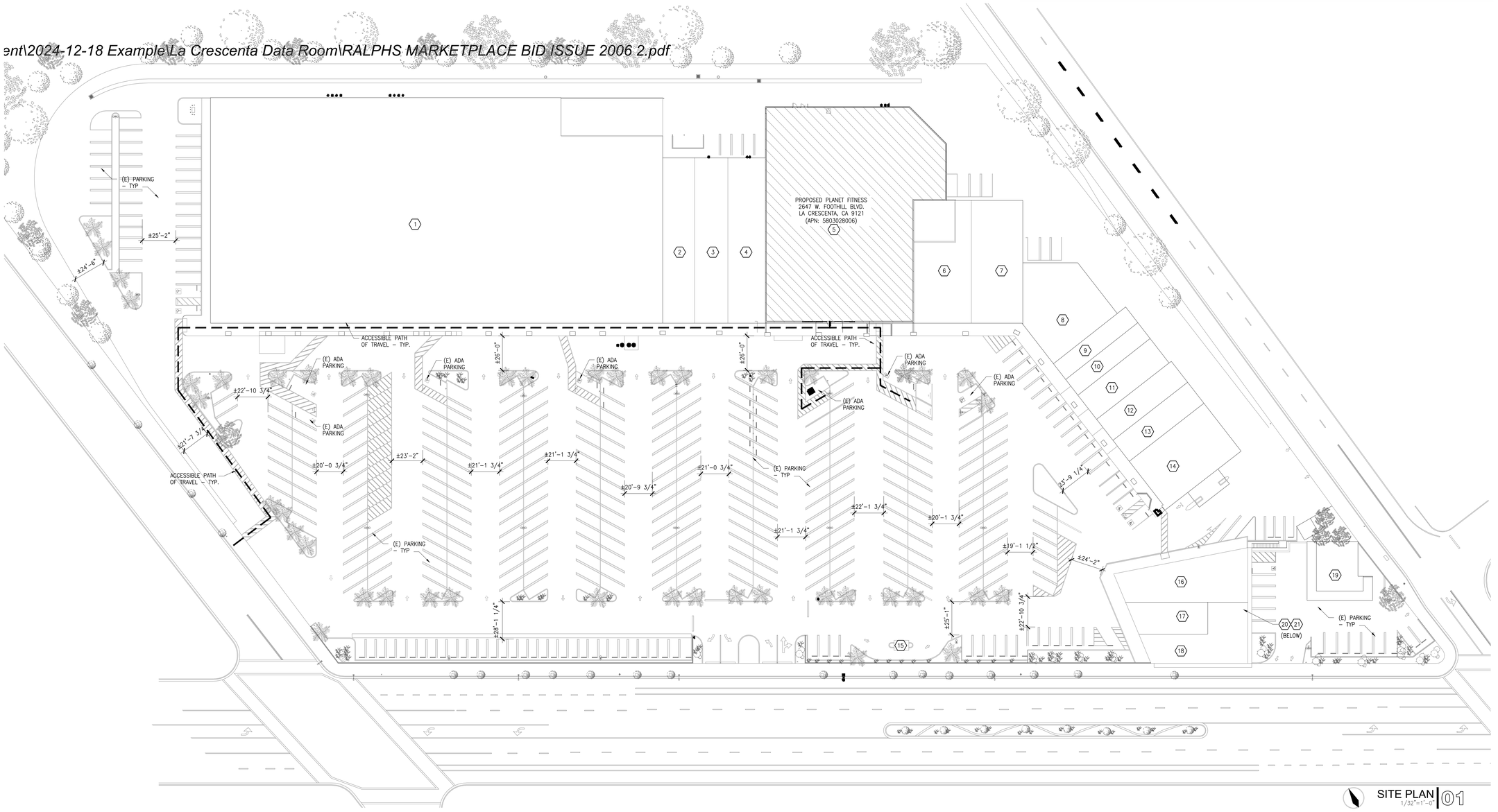

SITE PLAN 1/32"=1'-0" | 01

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△	Date	Description

Seal / Signature

Project Name

Project Number

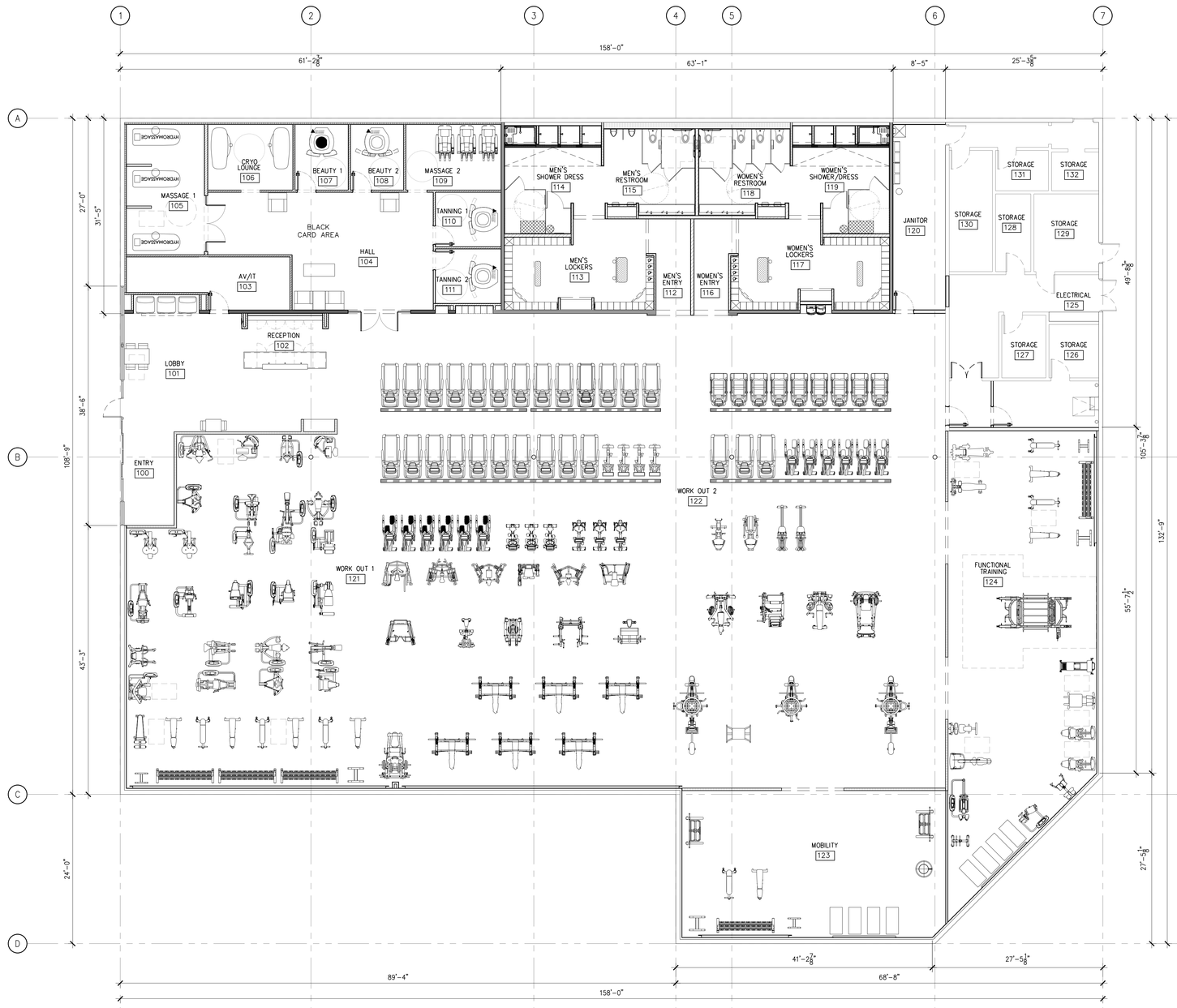
Description
SITE PLAN

Sheet Info

G-300

architectural

OCCUPANT LOAD CALC			
AREA	SQ. FT.	LOAD FACTOR	OCCUPANTS
FITNESS AREA	11,199 S.F.	1:50	224
STORAGE/ELECTRICAL	2,002 S.F.	1:300	7
SHOWERS/RESTROOM	1,050 S.F.	1:50	21
LOCKERS	1,250 S.F.		
BLACKCARD AREA	2,862 S.F.	1:150	20
TOTAL	18,363 S.F.		272



FLOOR PLAN | 01
1/8"=1'-0"

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△ Date	Description

Seal / Signature

Project Name

Project Number

Description
FLOOR PLAN

Sheet Info

A-110

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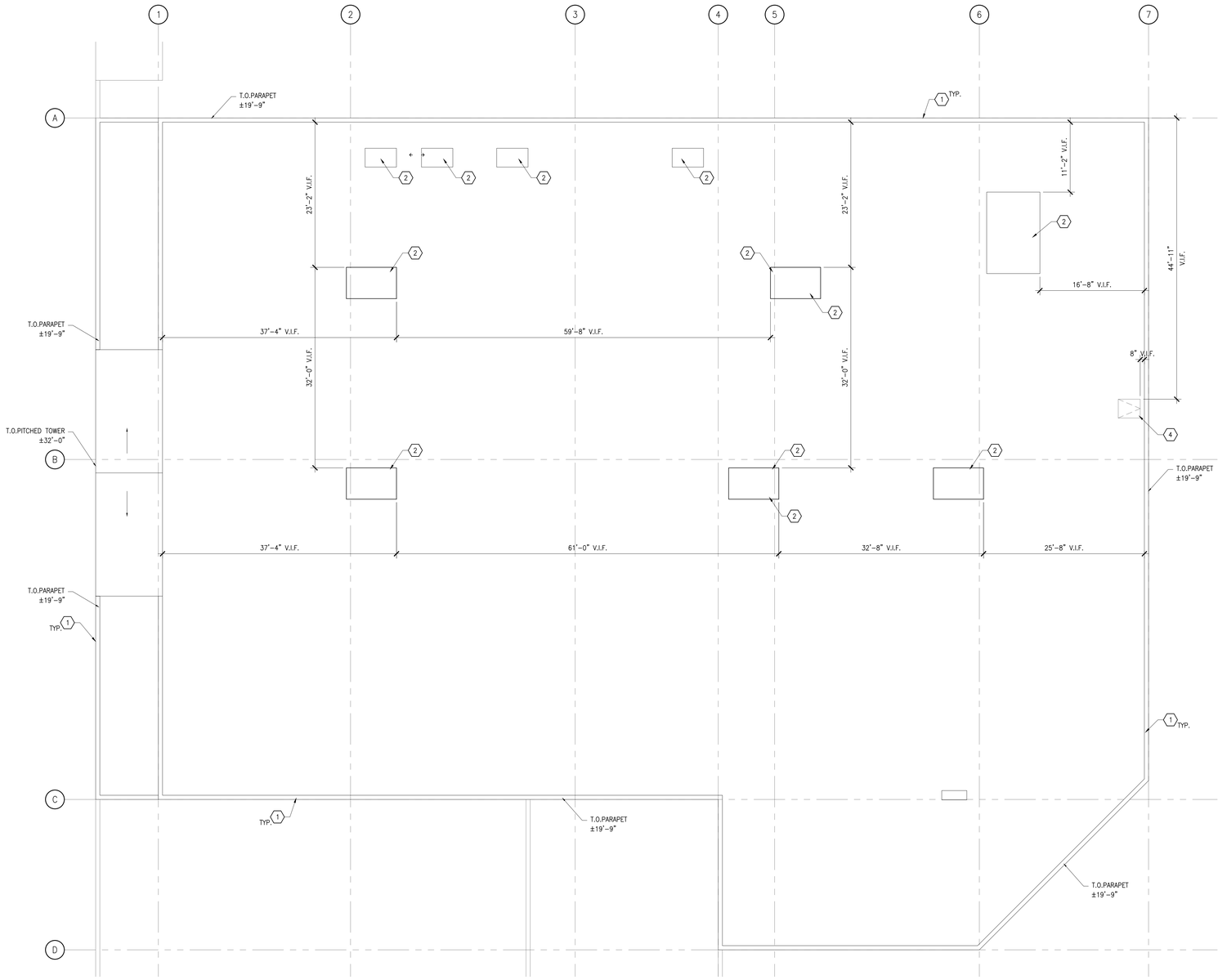
GENERAL NOTES

1. G.C. TO VERIFY EXISTING CONDITION OF ROOFTOP AND REPLACE DAMAGED AREAS AS REQUIRED TO MATCH EXISTING.
2. VERIFY WITH LANDLORD FOR EXACT ROOFING SYSTEM AND SPECIFICATION, G.C. TO MATCH EXISTING SYSTEM AND WARRANTIES.
3. ROOFTOP WALK-PADS TO BE INSTALLED AT CLIENTS DISCRETION

KEY NOTES

1. EXISTING PARAPET.
2. DEMO EXISTING EQUIPMENT, G.C. TO PATCH AND REPAIR AS NEEDED.
3. NEW HVAC UNIT, REFER TO MECHANICAL DRAWINGS.
4. EXISTING ROOF ACCESS HATCH. G.C. TO PATCH AND REPAIR AS NEEDED.
5. EXISTING ROOF DRAIN TO REMAIN.



ROOF PLAN 01
1/8"=1'-0"

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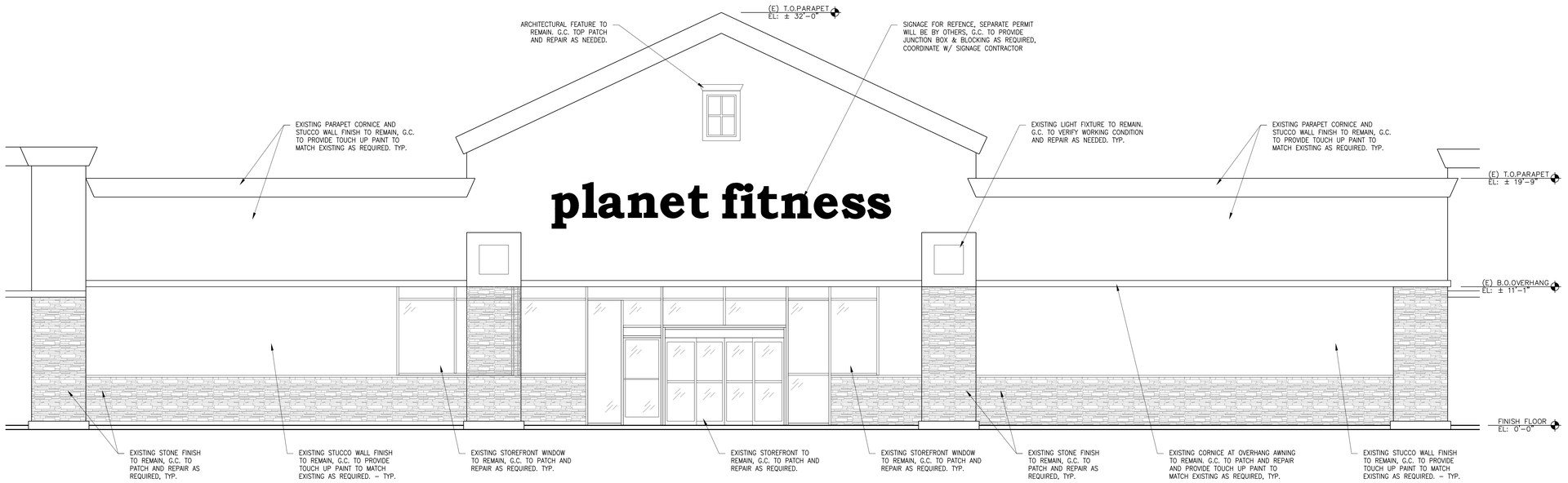
Project Name
Planet Fitness
La Crescenta, CA

Project Number
PFS - 094

Description
ROOF PLAN

Sheet Info
A-140



EXTERIOR FRONT EAST ELEVATION | 01
1/4" = 1'-0"

owner

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△	Date	Description

Seal / Signature

Project Name
Planet Fitness
La Crescenta, CA

Project Number
PFS - 094

Description
EXTERIOR ELEVATIONS

Sheet Info

A-310

architectural

LA COUNTY PLANNING

PROJECT NUMBER	HEARING DATE
PRJ2025-002075-(5)	01/27/2026

REQUESTED ENTITLEMENT(S)
Conditional Use Permit No. RPPL2025004191
Minor Parking Deviation No. RPPL2025005158

EXHIBIT B

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
Michael Chase LLC - Owner Aaron Clark – Applicant	12/08/2025

PROJECT OVERVIEW

A request for a Conditional Use Permit ("CUP") to authorize the establishment, operation, and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space of 18,363 square feet, within the MXD (Mixed Use Development) Zone. Concurrently, the subject property is requesting a Minor Parking Deviation to authorize a reduction in required parking for the shopping center from 497 spaces to the existing 434 spaces, a reduction of 63 spaces or approximately 13 percent. The project will be a tenant improvement/interior remodel of an existing tenant space—no change to the existing square footage.

LOCATION	ACCESS
2647 Foothills Boulevard, La Crescenta-Montrose	Foothills Blvd, Rosemont Ave, Raymond Ave

ASSESSORS PARCEL NUMBER(S)	SITE AREA
5803-028-006, 5803-028-012, 5803-028-013, 5803-028-009	8.28 Acres

GENERAL PLAN / LOCAL PLAN	ZONED DISTRICT	PLANNING AREA
West San Gabriel Valley Area Plan ("Area Plan")	La Crescenta-Montrose	West San Gabriel Valley

LAND USE DESIGNATION	ZONE	COMMUNITY STANDARDS DISTRICT
CG (General Commercial)	MXD	La Crescenta-Montrose

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities
Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Consistency with the West San Gabriel Valley Planning Area Standards District
- 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)
  - Section 22.320.120 (La Crescenta – Montrose Community Standards District)
  - Section 22.176.030 (Parking Deviation, Minor – Findings and Decision)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Joshua Pereira	(213) 893 - 7029	Jpereira@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. PRJ2025-002075-(5)
CONDITIONAL USE PERMIT NO. RPPL2025004191
MINOR PARKING DEVIATION NO. RPPL2025005158

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on January 27, 2025, in the matter of Project No. **PRJ2025-002075-(5)**, consisting of Conditional Use Permit ("CUP") No. RPPL2020004191, and Minor Parking Deviation No. RPPL2025005158 (referred to collectively as the "Project Permits.")

2. **HEARING PROCEEDINGS.** *Reserved*

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Aaron Clark, ("Permittee"), requests the CUP to authorize the establishment, operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space in the MXD (Mixed Use Development) Zone pursuant to County Code Section 22.26.030 (Principal Use Regulations for MXD Zone) on a property located at 2647 Foothills Boulevard, Assessor's Parcel Number ("APN") 5803-028-012, in the unincorporated community of La Crescenta-Montrose.

4. **ENTITLEMENT(S) REQUESTED.** The permittee, Michael Chase LLC ("Shopping Center Permittee"), requests the Minor Parking Deviation to authorize a reduction in required parking for the shopping center (Marketplace Shopping Center) from 497 spaces to the existing 434 spaces, a reduction of 63 spaces or approximately 13 percent, pursuant to County Code Sections 22.112.070 (Required Parking Spaces) and 22.176.010 (Minor Parking Deviation, Applicability). APN 5803-028-012 contains the majority of the retail/commercial uses (where the proposed Planet Fitness will be located). APN 5803-028-006 includes the majority of the parking stalls. APNs 5803-028-013 and 5803-028-009 contain commercial uses and parking.

5. **PREVIOUS ENTITLEMENT(S).** There was a previous entitlement for a minor automotive repair located at the corner of Foothills Boulevard and Rosemont Avenue. Previous entitlement was Zone Exemption Case 6642 dated April 5, 1963. The use is no longer in use**.**

6. **LAND USE DESIGNATION.** The Project Site is located within the CG (General Commercial) land use category of the West San Gabriel Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is located in the La Crescenta-Montrose Zoned District and La Crescenta-Montrose Community Standard District,), and is currently zoned MXD. Pursuant

to County Code Section 22.26.030 (Principal Use Regulations for Zone MXD), a CUP is required for a Recreational Facility.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 - 0 to 9 Dwelling Units per Net Acre ("du/net ac")) and P (Public and Semi-Public)	R-1-7,500 (Single-Family Residential – 7,500 Square Feet Minimum Required Lot Area)	Church, Parking and Single-Family Residences ("SFRs")
EAST	H9, H30 (Residential 30 – 20 to 30 du/net ac) and CG	R-1-7,500, R-1, R-3 (Limited Density Multiple Residence), and MXD	SFRs and Multi-Family Residences ("MFRs")
SOUTH	CG and H9	MXD and R-1	Commercial Businesses, SFRs and MFRs
WEST	H9, CG and H18 (Residential 18 – 0 to 18 du/net ac)	R-1-7,500 and MXD	SFRs and Commercial Businesses

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 111,850 square feet (8.28 acres) in size and consists of four legal lots. The Project Site is irregularly shaped, like a parallelogram, with gentle topography, and is developed with a shopping center and a parking lot. Assessor Parcel Number ("APN") 5803-028-012 contains the majority of the retail/commercial uses (where the proposed Planet Fitness will be located). APN 5803-028-006 includes the majority of the parking stalls. APNs 5803-028-013 and 5803-028-009 contain commercial uses and parking.

The Project consists of a change in use and tenant improvement/interior remodel of an existing tenant space with no change to the existing square footage. Renovations will include replacing Heating, Ventilation, and Air Conditioning systems (HVAC) and duct work, installing a new TV truss and fan, new lighting, and new exterior paint. Any new signage will require the submittal of an application for site plan review. The parking reduction is necessary to account for the deficit in the number of parking spaces within the shopping center.

B. Site Access

The Project Site is accessible via Foothills Boulevard, a 100-foot-wide Major Highway on the County Master Plan of Highways, to the south; Rosemont Avenue., a 66-foot-wide public street, to the east; and Raymond Avenue., a 66-foot-wide public street, to the west. Foothills Boulevard. is accessible via two ingress/egress driveways and Rosemont and Raymond Avenue. are each accessible via one ingress/egress driveway.

C. Site Plan

The site plan depicts the 21-tenant space shopping center located on the north side of Foothills Blvd., between Raymond and Rosemont Aves. The site plan includes the currently vacant 18,363 square-foot tenant space that will house the proposed recreational facility. The proposed recreational facility will contain treadmills, heavy weightlifting stations, additional cardio machines, and stretching areas. The site plan also depicts landscaping along the perimeter of the Project Site and throughout the parking lot, including trees planted at the ends of all parking stall aisles.

D. Parking

The site currently provides 434 parking spaces for the existing retailers. The center offers one-way directional parking, alternating between aisles. The proposed Planet Fitness requires 91 parking spaces, based on occupant load of 272 "The Marketplace" shopping center has applied for a Minor Parking Deviation to authorize a reduction in required parking for the shopping center (Marketplace Shopping Center) from 497 spaces to the existing 434 spaces, a reduction of 63 spaces (approximately 13 percent).

10. **CEQA DETERMINATION.**

Prior to the Hearing Officer's public hearing on the Project, LA County Planning Staff determined that the Project qualified for a Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project involves the establishment, operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space, involving negligible or no expansion of existing or former use. The Project Site consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

The Project involves a request for a Minor Parking Deviation to reduce the number of required parking spaces associated with the establishment of a Planet Fitness, recreational facility within an existing, previously developed commercial tenant space. The requested deviation

constitutes a minor modification to existing zoning regulations and does not result in a change in land-use designation, use intensity, or site density. No new construction or expansion of the existing building footprint is proposed, and all improvements are limited to interior tenant improvements within an urbanized commercial shopping center. The Project site is located on land with an average slope of less than 20 percent. Based on the parking analysis submitted by the applicant, adequate parking capacity exists within the shopping center to accommodate the proposed use, and the Minor Parking Deviation would not result in any potential for significant environmental impacts related to traffic, parking, noise, or other environmental issue areas. Thus, there are no exceptions to the identified exemption.

11. **COMMUNITY OUTREACH.** The Planet Fitness Permittee's representative, Aaron Clark presented the Project to the La Crescenta Valley Town Council ("Town Council") on August 21, 2025. The Town Council heard the items at its scheduled meeting and concluded that it would fully support the Project.

12. **PUBLIC COMMENTS.** Prior to the public hearing, the County Department of Regional Planning ("LA County Planning") staff received an email from a local resident with comments regarding concerns about the Minor Parking Deviation. This concern was later resolved as the applicant, Aaron Clark, presented the Project to the Town Council Land Use Committee, where they explained the scope of deviation would not cause undue hardship to the surrounding area. That being discussed, the constituent had no further comment and no additional emails were sent to staff.

    The La Crescenta Valley Town Council, in a letter dated September 2, 2025, recommended that the County approve both the CUP and Minor Parking Deviation.

13. **AGENCY RECOMMENDATIONS.**

    A. County Department of Public Works: Recommended clearance to public hearing with no conditions In a letter dated September 25, 2025.

    B. County Fire Department: Recommended clearance to public hearing with conditions In a letter dated July 9, 2025.

    C. County Department of Public Health: Recommended clearance to public hearing with general recommendations for the Project in a letter dated August 21, 2025.

14. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code), the community was properly notified of the public hearing by mail, newspaper (Glendale Independent), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On December 15, 2025, a total of

483 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as eight (8) notices to those on the courtesy mailing list for the La Crescenta-Montrose Zoned District and to any additional interested parties

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan , a component of the General Plan, because the CG land use category is intended for a mix of local-serving commercial uses, including retail, restaurants, and personal and professional services; SFRs and MFRs; and residential and commercial mixed uses, categories into which this Project falls. The Hearing Officer further finds that the Project would revitalize an underutilized shopping center by occupying the long-vacant tenant space.

16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

- *Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.*
- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*
- *Policy LU 9.1: Promote community health for all neighborhoods.*
- *Policy LU 9.2: Encourage patterns of development that promote physical activity.*
- *Policy LU 10.9: Encourage land use and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The proposed Planet Fitness aligns with the policies by creating a new commercial recreational facility in a vacant tenant space within the longstanding community shopping center. It will serve as a community-oriented fitness hub, located near existing residences and businesses, offering services for local and regional needs. This facility will provide a space for residents and nearby employees to exercise and socialize, promoting positive human interactions and community building. It is an allowed use intended to support a balanced mix of residential and commercial uses that enhance walkability and neighborhood vitality. The proposed Planet Fitness complies with zoning code requirements by conforming to the property's existing commercial zoning designation and by utilizing an existing retail space rather than introducing a new or incompatible land use. Recreational facilities are an allowed commercial service use within this zoning classification, and the Project involves only interior

tenant improvements with no expansion of the building footprint or changes to the site layout.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the MXD Zone, as a recreational facility is permitted in such zone with a CUP pursuant to County Code Section 22.26.030 (Principal Use Regulations for MXD Zone). The Project involves the adaptive reuse of an existing commercial building, with no expansion of the building footprint, no increase in floor area, and no change to site density. Applicable development standards under County Code Title 22 (Planning and Zoning), including building height, setbacks, lot coverage, and access requirements, are met. The Minor Parking Deviation is consistent with the requirements of County Code Section 22.176.010 (Applicability) in that it is a request for a reduction in parking less than 30 percent in the number of parking spaces required. The MXD Zone allows for a mixture of residential, commercial, and limited light industrial uses, integrating community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. The recreation facility meets the purpose of the subject zoning classification.

18. **PARKING.** The Hearing Officer finds that the proposed Minor Parking Deviation will provide adequate parking for the Marketplace Shopping Center as a whole. The Project requests a reduction in the required number of parking spaces from 497 spaces to the existing 434 spaces, a reduction of 63 spaces, or approximately 13 percent, pursuant to County Code Sections 22.112.070 (Required Parking Spaces) and 22.176.010 (Minor Parking Deviation, Applicability). A parking demand analysis prepared by a qualified transportation consultant demonstrates that the peak parking demand for the proposed fitness center does not exceed the available on-site parking, and that the peak periods for the fitness center—early morning, midday, and evening—do not coincide with the peak periods of other tenants in the shopping center, allowing for effective use of parking throughout the day. The deviation does not remove or reconfigure existing parking spaces nor does it adversely affect vehicle circulation, access, or pedestrian safety within the site. Based on this analysis, the existing 434 parking spaces are sufficient to accommodate the combined parking demand of all tenants, and the Minor Parking Deviation will not result in the need for spillover parking onto adjacent streets or create any safety or operational issues.

19. **SIGNS.** No signage is proposed as a part of this Project. Any future proposed signage would be required to meet the applicable development standards of County Code Chapter 22.114 (Signs). All sign proposals will require the submittal of an application for a Site Plan Review.

20. **WEST SAN GABRIEL VALLEY PLANNING AREA STANDARDS DISTRICT ("PASD").** The Hearing Officer finds that the proposed recreational facility is consistent with County Code Section 22.320.070 (West San Gabriel Valley PASD Zone-Specific Development Standards). The

Project consists of the adaptive reuse of an existing commercial tenant space within an established shopping center. While the Project Site was constructed prior to the adoption of the Area Plan, it does meet the mechanical equipment requirements of the PASD, as all mechanical equipment is located in a manner that avoids obstructing the architectural design of the building, and other mechanical equipment is screened from view. The Project also complies with the height limit in that structures within the MXD Zone shall not exceed a height of 50 feet above grade. The existing structure has an existing maximum height of 32 feet.

21. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.320.120 (La Crescenta-Montrose CSD). The proposed recreational facility complies with the development standards found in County Code Section 22.320.120.F (Foothill Boulevard Area Specific Development Standards), in that recreational facilities require a CUP in the MXD Zone along Foothill Boulevard.

CONDITIONAL USE PERMIT FINDINGS

22. **The Hearing Officer finds that the use proposed use will be consistent with the adopted General Plan for the area:**

The proposed use is consistent with the CG land use designation for the property in the Area Plan, a component of the General Plan. The General Plan states the purpose of the CG land use designation is to allow for a mix of local-serving commercial uses, including retail, restaurants, and personal and professional services; SFRs and MFRs; and residential and commercial mixed uses The proposed Planet Fitness fulfills this purpose by incorporating a recreational facility within a vacant tenant space in an existing shopping center that serves the residents of La Crescenta and surrounding communities.

23. **The Hearing Officer finds the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The proposal is to convert the former Rite Aid Pharmacy (closed and vacant since January 2024), within the Marketplace Shopping Center, into a recreational facility. Recreational facilities generate different activity patterns than traditional retail uses, as members typically visit multiple times per week. This consistent foot traffic can help support existing businesses in the center—such as restaurants, convenience shops, and service providers—because gym

users often arrive before or after work, or during off-peak hours when retail activity is lower. As a result, nearby dining establishments, convenience retailers, and service businesses may benefit from additional spillover activity. The shopping center is a commercial retail complex located at the intersection of Foothill Boulevard and Rosemont Avenue. The building's tenant space will retain its existing square footage, and the proposed work is primarily interior remodeling.

The business will be a net benefit to the health and general welfare of people working and residing in the surrounding area. Establishing a new recreational facility in the neighborhood will enable more residents and stakeholders to improve their physical fitness and provide a positive space for social interaction and positively contribute to the health and welfare of the community. An intended goal of the recreational facility is that residents and workers in the surrounding neighborhoods will find the recreational facility a convenient place to work out near their homes and places of work.

24. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area:**

The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required to integrate said use with the uses in the surrounding area. The existing parking supply at the Marketplace shopping center, which will house the proposed Project, is more than adequate to accommodate the anticipated peak parking demands of both current tenants and the proposed Project, and no significant site access (driveway) or internal (on-site) vehicular circulation issues are expected. The current parking lot functions well, with no significant parking shortage or vehicular circulation conflicts, and the proposed Project will not have any adverse effects on the shopping center's parking operations.

25. **The Hearing Officer finds that the proposed site is adequately served by highways or streets improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate; and by other public or private service facilities as are required.**

The Project Site is accessible via Foothills Boulevard, a 100-foot-wide Major Highway on the County Master Plan of Highways, to the south; Rosemont Avenue, a 66-foot-wide public road, to the east; and Raymond Avenue, a 66-foot-wide public road, to the west. Foothills Boulevard is accessible via two ingress/egress driveways, and Rosemont and Raymond Avenue are each accessible via one ingress/egress driveway. The existing shopping center in

which the proposed Recreation Facility will be located is served by public sewer, public water, and utility providers. As such, the proposed site is adequately served by public and private service facilities, as required.

26. The Hearing Officer finds that a grant term is not appropriate for the proposed recreational facility use because it is a commercial tenant within an existing, fully developed shopping center, consistent with the Area Plan and the General Plan, that would not create adverse environmental or operational impacts to other commercial retail and service uses. The proposed use is compatible with surrounding commercial tenants; maintains the Project Site's existing intensity of use; and complies with all applicable development standards, including building, accessibility, and parking requirements, with the Minor Parking Deviation demonstrating adequate parking.

MINOR PARKING DEVIATION FINDINGS

27. **The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of this Title 22:**

The Shopping Center Permittee has requested a Minor Parking Deviation for this use, supported by a professional parking demand analysis report prepared by Hirsch/Green Transportation Consulting, Inc. which developed the parking report for the Project, found that only approximately 60% of the center's 434 parking spaces are used at peak times. Even with Planet Fitness added, demand would remain well within the available supply. Because gym peak hours differ from retail peak hours, their parking needs rarely overlap, and the local land-use committee unanimously approved the minor 13% parking deviation based on this data. Overall, Planet Fitness would activate a large, empty storefront, strengthen the tenant mix, and increase customer flow, without creating parking strain for the center or the surrounding community This Project involves a tenant improvement, as the Commercial Recreation Club would occupy an existing space that previously housed a Rite Aid store within "The Marketplace" shopping center, a multi-tenant commercial center fronting Foothill Boulevard in the unincorporated community of La Crescenta. No additional physical expansion of the shopping center would be required to accommodate this use.

The proposed Minor Parking Deviation complies with Title 22 (Planning and Zoning) of the County Code because it satisfies the required findings for approval of a deviation from the County's parking standards. County Code Title 22 allows a Minor Parking Deviation when substantial evidence demonstrates that the parking demand generated by a proposed use is less than the number of spaces otherwise required by code and that the reduction will not create parking deficiencies or adverse impacts. In this case, the parking demand study prepared by a qualified transportation consultant documents that the proposed Planet Fitness use would generate a peak parking demand that is below the code-required parking ratio and can be accommodated within the existing number of parking spaces provided within

the common shopping center parking lot. The study further identifies that peak parking demand for the fitness center occurs during early morning, late evening, and off-peak retail hours, when parking demand from other on-site tenants is reduced. The Minor Parking Deviation does not involve the physical removal of parking spaces; does not reduce required accessible parking; and does not adversely affect internal circulation, ingress, or egress. As a result, the deviation maintains adequate parking consistent with the standards of County Code Title 22 and would not result in parking shortages or spillover parking onto adjacent streets or properties, thereby meeting the specific criteria for approval under the County Code.

28. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to: a) avoid traffic congestion, b) provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, c) insure the protection of public health, safety, and general welfare, d) prevent adverse effects on neighboring property; and e) be in conformity with good zoning practice.**

The Marketplace Shopping Center that will host the proposed Project currently offers approximately 434 parking spaces. The parking study for the proposed Planet Fitness at 2647 Foothill Blvd shows that the Marketplace Shopping Center's existing spaces are more than adequate to serve both current tenants and the new gym use, even with the requested 13% parking requirement reduction. Observations conducted between 7 a.m. and 7 p.m. on weekdays and weekends found that the center consistently operated at approximately 60% utilization, with peak demand estimated to remain below 300 spaces, leaving more than 100 stalls unused even during busier periods. The center includes several professional office suites—most operating typical business hours of 8 a.m. to 5 p.m. These office employees and clients tend to utilize parking when Planet Fitness demand is at its lowest, since gym users predominantly peak during early mornings (6 to 8 a.m.) and evening hours (5 to 8 p.m.). Meanwhile, retail uses in the center peak midday, meaning all three groups—office users, retailers, and gym patrons—place their highest parking demand at different times, spreading usage across the day. Because the study demonstrated significant surplus parking during all recorded hours and because the shopping center already shows substantial under-utilization, the addition of Planet Fitness will not strain available spaces. The data instead indicates a complementary pattern of use that supports approval of the minor parking deviation while still ensuring sufficient capacity for all tenants and visitors. Therefore, the Project will not cause or worsen traffic congestion along Foothill Boulevard or other nearby streets due to a lack of on-site parking or vehicular circulation within the shopping center's lot(s). Access to neighboring properties will not be affected by the Project, and no safety concerns are anticipated. Since the existing parking is adequate, no additional parking is needed, and the Project will comply with all applicable zoning requirements.

The proposed Minor Parking Deviation would not result in an adverse impact to the on-site parking supply or circulation within the existing shopping center. The subject tenant space is located within a multi-tenant commercial development that provides a shared parking lot designed to accommodate overlapping parking demand from various uses with differing peak activity periods. A parking demand analysis prepared by Hirsch/Green Transportation Consulting, Inc. demonstrates that the anticipated parking demand associated with the proposed Planet Fitness use is lower than the parking requirement established by the County Code and can be adequately accommodated by the existing parking inventory without exceeding available capacity during peak demand periods. The analysis further indicates that the proposed use generates peak parking demand during off-peak hours relative to other retail and service tenants within the center, thereby allowing for use of parking spaces throughout and minimizing the potential for parking conflicts. The Project does not propose the removal of existing parking spaces, nor does it introduce high-turnover or parking-intensive features such as drive-through facilities, outdoor assembly areas, or special-event programming. Accordingly, approval of the Minor Parking Deviation would not result in parking shortages, circulation constraints, or spillover parking onto adjacent public streets or neighboring properties, and would not adversely affect access, safety, or overall parking lot functionality.

29. **The Hearing Officer finds that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.**

The existing parking supply at the Marketplace shopping center where the proposed Project is located is more than sufficient to meet the expected peak parking demands of both its current tenants and the new development. The recreational facility will not significantly impact peak hours for the plaza because its hours of operation and customer traffic patterns differ from those of typical retail businesses. Recreational facilities generate visits that are spread throughout the day, with users arriving individually or in small numbers rather than in large, concentrated groups. Peak gym usage generally occurs early in the morning, late in the evening, and at times that do not coincide with the busiest retail shopping periods, which are usually mid-day and weekends. The parking stall location for the recreational facility will be located directly in front of the use. This provides patrons with easy access to both the establishment and the parking. The parking stalls are situated in a “one-way” directional path, allowing for a path of travel for cars to situate themselves according to the establishment they are visiting. In addition, Planet Fitness members typically stay for relatively short, staggered workout sessions, resulting in steady turnover rather than prolonged parking demand. Because the Project replaces a former retail tenant that also generated customer traffic and parking demand, the overall intensity of use during the plaza’s peak hours is not expected to increase. As a result, the Planet Fitness operation can be accommodated within

the existing circulation and parking capacity of the plaza without creating congestion or adversely affecting other businesses during peak times. No major issues with site access (driveways) or internal (on-site) vehicular circulation are anticipated. The current parking lot operates smoothly, with no significant parking shortages or circulation conflicts, and the proposed Project will not cause any negative impacts on the shopping center's parking operations.

ENVIRONMENTAL FINDINGS

30. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption, and Class 5, Minor Alterations in Land Use Limitations). The Project involves the establishment, operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space, involving negligible or no expansion of existing or former use. The Project Site consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The request for a Minor Parking Deviation to reduce the number of required parking spaces associated with the establishment of a Planet Fitness recreational facility within an existing, previously developed commercial tenant space. The requested deviation constitutes a minor modification to parking requirements that reflect existing parking, and does not result in a change in land use designation, use intensity, or site density. No new construction or expansion of the existing building footprint is proposed, and all improvements are limited to interior tenant improvements within an urbanized commercial shopping center. The Project Site is located on land with an average slope of less than 20 percent. Based on the parking analysis submitted by the Shopping Center Permittee, adequate parking capacity exists within the shopping center to accommodate the proposed use, and the Minor Parking Deviation would not result in any potential for significant environmental impacts related to traffic, parking, noise, or other environmental issue areas. Thus, there are no exceptions to the identified exemption.

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The use, development of land, and application of development standards comply with all applicable provisions of Title 22 of the County Code.

F. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to: a) avoid traffic congestion, b) provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, c) insure the protection of public health, safety, and general welfare, d) prevent adverse effects on neighboring property; and e) be in conformity with good zoning practice.

G. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption);

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025004191**, subject to the attached conditions; and
3. Approves **MINOR PARKING DEVIATION NO. RPPL2025005158,** subject to the attached conditions.

ACTION DATE: January 27, 2026

MRB: JAP

01/27/2026

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-002075 – (5)
CONDITIONAL USE PERMIT NO. RPPL2025004191
MINOR PARKING DEVIATION NO. RPPL2025005158

PROJECT DESCRIPTION

The project is a request to authorize the establishment, operation and maintenance of a recreational facility (currently a Planet Fitness) within an existing shopping center tenant space at 2647 Foothills Boulevard, in the MXD (Mixed Use Development) Zone, and to authorize a reduction in required parking for the shopping center from 497 spaces to the existing 434 spaces, a reduction of 63 spaces or approximately 13 percent.The project is approved as depicted on the Exhibit "A", subject to the following conditions of approval:

GENERAL CONDITIONS

1. Permittees. Unless otherwise apparent from the context, the term "Permittees" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

   The Permittee, John Marrujo ("Recreational Facility Permittee") is associated with the Conditional Use Permit ("CUP") to authorize the establishment, operation and maintenance of a recreational facility (currently a Planet Fitness) in an existing shopping center tenant space in the MXD Zone.

   The Permittee, Michael Chase, LLC ("Shopping Center Permittee"), requests the Minor Parking Deviation to authorize a reduction in required parking for the shopping center (Marketplace Shopping Center) from 497 spaces to the existing 434 spaces, a reduction of 63 spaces or approximately 13 percent.

   Michael Chase, LLC and John Marrujo are both the Permittees for the CUP and Minor Parking Deviation.

2. Affidavit of Acceptance. This grant shall not be effective for any purpose until the Permittees, and the owner of the subject property if other than the Permittees, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6 and until all required monies have been paid pursuant to Condition No. 8. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of the decision of this grant by the County.

3. Date of Final Approval. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).

4. Indemnification. The Permittees shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittees of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittees of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittees shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. Litigation Deposit. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittees shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittees or Permittees' counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittees shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. Recordation. Prior to the use of this grant, the Permittees, or the owner of the subject property if other than the Permittees, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittees, or the owner of the subject property if other than the Permittees, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. Expiration. This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

8. Inspections. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittees to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittees and/or property owner

from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittees shall deposit with the County the sum of $3,648.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittees' compliance with the conditions of this grant. The fund provides for eight (8) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittees pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittees upon request.

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

9. County Fire Code. All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").

10. County Public Works Requirements. All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

11. Exhibit "A." All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

12. Maintenance. The Permittees shall maintain the subject property in a neat and orderly fashion. The Permittees shall maintain free of litter all areas of the premises over which the Permittees have control.

13. Graffiti. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

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

PROJECT SITE-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

14. Scope of Approval. The project is for the establishment, operation and maintenance of a fitness center or recreational facility (currently a Planet Fitness) within an existing shopping center tenant space.

15. Tenant Improvements. All tenant improvements shall be completed prior to the occupancy of the recreational facility.

16. State Regulations. The Recreational Facility Permittees(s) shall comply with applicable staffing, rules, regulations, and facility requirements established and regulated by the State of California and other applicable agencies.

17. Noise Control. There shall be no music or other noise audible beyond the fitness center premises. All operations within the Planet Fitness shall adhere to the applicable standards in County Code Chapter 12.08 (Noise Control).

18. Parking. The Permittees(s) shall provide parking as authorized by the associated Minor Parking Deviation No. RPPL2025005158. The recreational facility has an occupancy load of 272 persons, as determined by Public Works, which would require not less than 91 vehicle parking spaces be provided based on the applicable ratio after 13% percent reduction in required parking spaces for the overall shopping center parking lot.

    If the recreational facility substantially changes its mode or character of operation or if the Permittees(s) changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the Permittees(s) shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

19. Outdoor Lighting. The Permittees(s) shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the Permittees or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and

shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

20. Security Cameras. A closed-circuit video monitoring system with cameras shall be strategically installed and maintained inside the recreational facility and outside facing the parking lot. Video footage shall be retained for at least one month and shall be made available to the County Sheriff or LA County Planning staff upon request.

21. Loitering. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

PROJECT SITE-SPECIFIC CONDITIONS – MINOR PARKING DEVIATION

22. The Shopping Center Permittee shall have no less than 434 parking spaces at the Project Site. If the proposed recreational facility changes its mode or character of operation, or if the Permittee(s) change(s) the use or occupancy or otherwise modifies the subject property so as to provide less than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director within 90 days of such occurrence.

23. The Shopping Center Permittee shall submit to LA County Planning a draft covenant and agreement to hold parcels (5803-028-012, 5803-028-006, 5803-028-013, 5803-028-009) as one within 45 days of project approval, March 13, 2026.

Attachments:
Public Works dated September 25, 2025
Fire letter dated July 9, 2025
County Department of Public Health letter dated August 21, 2025
La Crescenta Land Use Town Council Letter date September 2, 2025

EXHIBIT E

Conditional Use Permit (CUP) Statement of Findings
Planet Fitness Commercial Recreation Club (Applicant)

Project Location: 2647 W. Foothill Boulevard, La Crescenta

B.1. The use proposed use will be consistent with the adopted General Plan for the area.

The proposed Commercial Recreation Club use (Planet Fitness) is permissible at the subject property via authorization that would be provided by the Conditional Use Permit the applicant is requesting for the use per Subdivision and Zoning Ordinance Interpretation No. 2022--04 (dated Nov. 9, 2022). The applicant has concurrently requested a Minor Parking Deviation for the use as substantiated in a professional parking demand analysis report prepared by Hirsch/Green Transportation Consulting, Inc. The project would be a tenant improvement project as the Commercial Recreation Club would occupy an existing space that formerly housed a Rite Aid store within the existing "The Marketplace" shopping center, a multi-tenant commercial center fronting on Foothill Boulevard in the County unincorporated community of La Crescenta; no additional physical expansion of the existing shopping center would be needed to accommodate the proposed use.

The proposed use is consistent with the adopted General Plan's "General Commercial" (CG) land use designation for the property. The General Plan 2035 states the purpose of the CG land use designation is to encourage "local-serving commercial uses, including retail, restaurants, and personal and professional services..." The proposed Planet Fitness use fulfills this purpose by incorporating a high-qualify fitness center use within a vacant tenant space within an existing shopping center that serves the residents of La Crescenta and surrounding communities. The proposed use fulfills various applicable General Plan policies, including:

- *Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.*

The project fulfills this policy by establishing a new Commercial Recreation Club within a vacant tenant space located within a long-established community-serving shopping center, "The Marketplace," in the County unincorporated community of La Crescenta.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The project fulfills this policy by providing a new community-serving fitness center use within an existing shopping center located in close proximity to existing residences and businesses; this helps provide a diversity of commercial services to meet local and regional needs.

- *Policy LU 9.1: Promote community health for all neighborhoods.*

The project directly advances this policy by providing a new Commercial Recreation Club/fitness center use within an existing shopping center that is located in close proximity to existing homes and businesses.

- *Policy LU 9.2: Encourage patterns of development that promote physical activity.*

The project directly advances this policy by providing a new fitness center near existing residences and businesses. Many patrons will be able to walk or bike to the center, given its close proximity to these nearby uses. And, of course, the fitness center's primary purpose is to increase physical activity/overall physical/mental wellbeing of those who will use the facility.

- *Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.*

The project fulfills this policy by creating a community gathering space where residents and employees of nearby businesses will gather to exercise and socialize with one another, thereby fostering productive human interactions/relations.

B2. The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

To the contrary, the business will be a net benefit to the health and general welfare of persons working and residing in the surrounding area. The US Center for Disease Control's Physical Activity Guidelines for Americans recommend that adults get at least 150 minutes of moderate-intensity aerobic physical activity or 75 minutes of vigorous-intensity physical activity each week (https://www.cdc.gov/physicalactivity/walking/index.htm). Establishing a new fitness center use in the neighborhood will enable more local residents and stakeholders to improve their physical fitness and provide a positive place for social interaction, which only positively contributes to the health and welfare of the community.

The subject shopping center in which the new Commercial Recreation Club/fitness center will be located is located in close proximity to existing residential neighborhoods and businesses, thereby allowing the customers of the new fitness center to conveniently patronize the business without driving. These aspects serve to reduce the need for patrons to drive cars to the fitness studio, which, in turn, positively serves the general welfare of those living and working in the area by taking more single-occupant vehicles off local streets.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

The Marketplace Shopping Center that will contain the proposed project currently provides a total of approximately 434 vehicular parking spaces. A professional analysis of the parking demands for the shopping center indicates that, although the proposed Commercial Recreation Club use would exhibit a higher parking requirement than the retail land use it would replace, the existing parking supply at the site is more than adequate to accommodate the anticipated parking demands of the shopping center's current tenants and the proposed project. Therefore, the proposed project would not result in or exacerbate any existing traffic congestion along Foothill Boulevard or any other streets in the area due to insufficient on-site parking or internal vehicular circulation within the shopping center's parking lot(s). Access to neighboring or nearby properties will not be effected by the project, and no safety issues are expected. Since the existing parking supply at the shopping center is adequate, no new parking is necessary, and the project will conform to the applicable zoning conditions at the site.

Residents and workers in the surrounding neighborhoods will find the Commercial Recreation Club a convenient place to work-out near their homes and places of work, enhancing their overall enjoyment and physical welfare. As noted, it is expected many of the Club's patrons will either walk or ride their bikes to the studio. The proposed use is also a "quiet" use with no appreciable noises associated with the use that could prove detrimental to the use, enjoyment, or valuation of other businesses or nearby residential areas.

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

As noted, there is sufficient on-site parking to accommodate the proposed use so there will be no off-site parking impacts associated with the business' operations; the use is a "quiet" use with no appreciable noise impacts; the use is consistent with the subject property's zoning and General Plan land use designations; and the use will serve as a convenience to persons who work and reside in the surrounding neighborhoods allowing

them a place to meet their neighbors and have fun working out in a group setting, thereby improving the public's overall welfare and health. Combined, these aspects serve only to enhance the public's health and welfare, and the proposed use will do nothing to endanger workers' or residents' safety.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

As depicted on the site plan/Exhibit "A" submitted with this application, the proposed Commercial Recreation Club use will occupy what is now a vacant retail space within a long-established community shopping center. As a fully developed site, the subject property has been improved with all the necessary parking spaces, walls, landscaping, loading facilities and other development features prescribed in Title 22. Moreover, the subject business will maintain compliance with all conditions of approval imposed as part of this CUP application and the associated Exhibit "A" for the shopping center; this will ensure the subject business will be properly integrated into the shopping center and surrounding area.

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

As depicted on the site plan/Exhibit "A" submitted with this application, the existing shopping center in which the proposed Commercial Recreation Club will be located enjoys excellent vehicular access from a variety of driveways fronting on a fully improved public street (Foothill Boulevard). These accessways are of sufficient width and are improved as necessary to carry the vehicular traffic that will be generated by the business.

b. By other public or private service facilities as are required.

The existing shopping center in which the proposed Commercial Recreation Club will be located is served by public sewer, public water, County Sheriff and Fire Departments, and utility providers. As such, the proposed site is adequately served by public and private service facilities, as required.

EXHIBIT E

Minor Parking Deviation Statement of Findings
Planet Fitness Commercial Recreation Club (Applicant)

Project Location: 2647 W. Foothill Boulevard, La Crescenta

B.1. The use, development of land, and application of development standards comply with all applicable provisions of this Title 22.

The proposed Commercial Recreation Club use (Planet Fitness) is permissible at the subject property via authorization that would be provided by the Conditional Use Permit the applicant is requesting for the use per Subdivision and Zoning Ordinance Interpretation No. 2022--04 (dated Nov. 9, 2022). The applicant has concurrently requested a Minor Parking Deviation for the use as substantiated in a professional parking demand analysis report prepared by Hirsch/Green Transportation Consulting, Inc. The project would be a tenant improvement project as the Commercial Recreation Club would occupy an existing space that formerly housed a Rite Aid store within the existing "The Marketplace" shopping center, a multi-tenant commercial center fronting on Foothill Boulevard in the County unincorporated community of La Crescenta; no additional physical expansion of the existing shopping center would be needed to accommodate the proposed use.

B.2. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, are so arranged as to:

a. Avoid traffic congestion;

b. Provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities;

c. Insure the protection of public health, safety, and general welfare;

d. Prevent adverse effects on neighboring property; and

e. Be in conformity with good zoning practice.

The Marketplace Shopping Center that will contain the proposed project currently provides a total of approximately 434 vehicular parking spaces. An analysis of the parking demands for the shopping center indicates that, although the proposed Commercial Recreation Club use would exhibit a higher parking requirement than the retail land use it would replace, the existing parking supply at the site is more than adequate to accommodate the anticipated parking demands of the shopping center's current tenants and the proposed project. Therefore, the proposed project would not result in or

exacerbate any existing traffic congestion along Foothill Boulevard or any other streets in the area due to insufficient on-site parking or internal vehicular circulation within the shopping center's parking lot(s). Access to neighboring or nearby properties will not be effected by the project, and no safety issues are expected. Since the existing parking supply at the shopping center is adequate, no new parking is necessary, and the project will conform to the applicable zoning conditions at the site.

B.3. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

The existing parking supply at the Marketplace shopping center housing the proposed project is more than adequate to accommodate the anticipated highest parking demands of both its current tenants and the proposed project, and no significant site access (driveways) or internal (on-site) vehicular circulation issues are expected. The current parking lot functions well, with no significant parking shortages or vehicular circulation conflicts, and the proposed project will not result in any undesirable effects on the shopping center's parking operations.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

EXHIBIT F

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	December 30, 2025
PROJECT NUMBER:	PRJ2025-002075-(5)
PERMIT NUMBER(S):	Conditional Use Permit No. RPPL2025004191 Minor Parking Deviation No. RPPL 2025005158
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	2647 Foothills Blvd, La Crescenta-Montrose Assessor's Parcel Numbers (APNs): 5803-028-006, 5803-028-012, 5803-028-013, 5803-028-009
OWNER:	Michael Chase, LLC
APPLICANT:	Aaron Clark
CASE PLANNER:	Joshua Pereira Jpereira@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Categorical Exemption (Class 1 Categorical Exemption, Existing Facilities and Class 5 Categorical Exemption, Minor Alterations in Land use Limitations).

15301. EXISTING FACILITIES

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed recreational facility qualifies for this categorical exemption under the California Environmental Quality Act (CEQA) because it involves the establishment, operation and maintenance of a recreational facility (Planet Fitness) in an existing shopping center tenant space, involving negligible or no expansion of existing or former use. The Project Site is also not located in a historical resource, a hazardous waste site, or a scenic highway and there are no significant environmental impacts due to "unusual circumstances" or cumulative impacts associated with the Project. Thus, there are no exceptions to the identified exemption.

Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The proposed

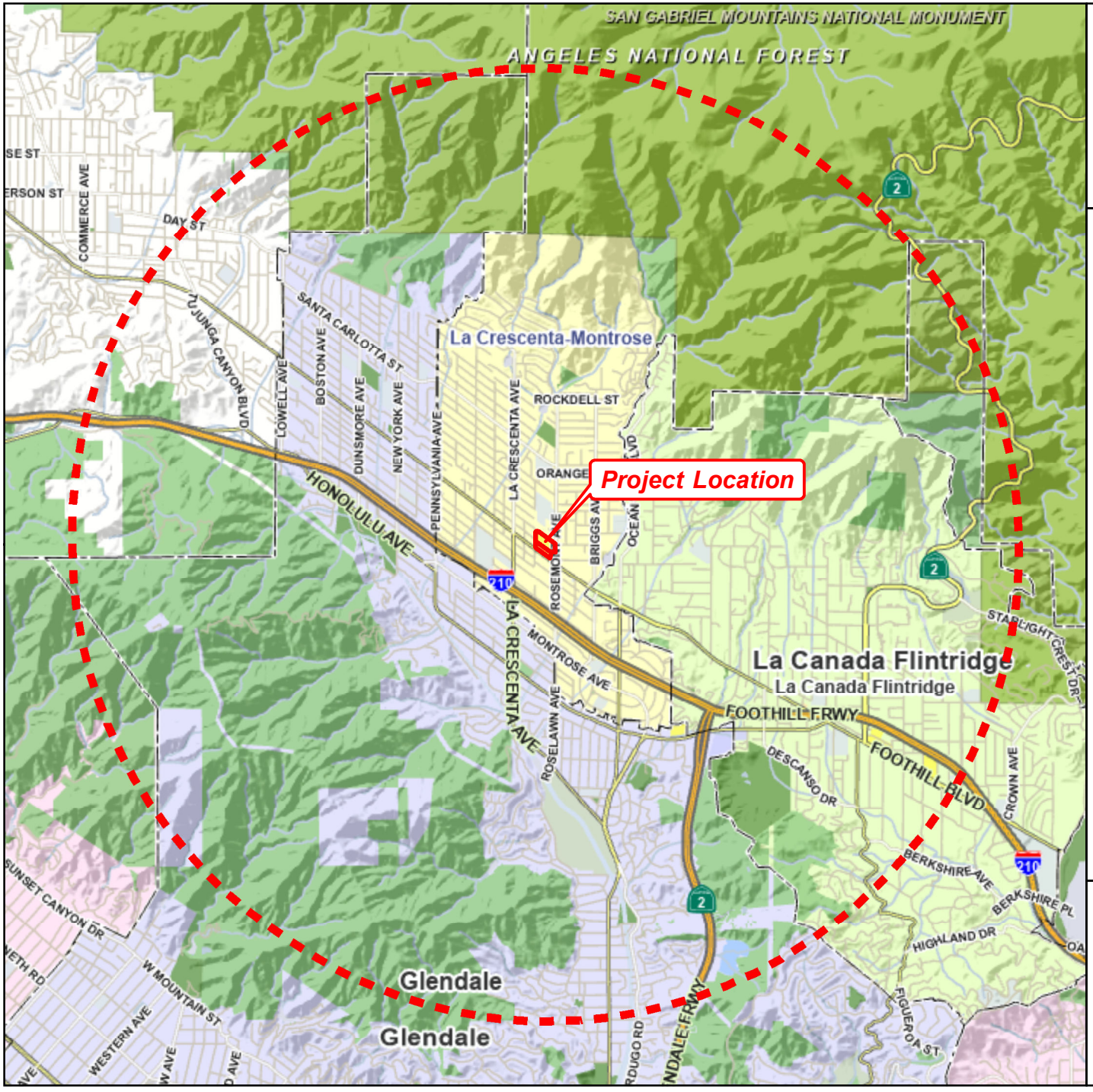
Minor Parking Deviation project qualifies for this Categorical Exemption because the project involves a request for a Minor Parking Deviation to reduce, by 13 percent, the number of required parking spaces associated with an existing tenant space within a shopping center. The requested deviation constitutes a minor modification to existing zoning regulations and does not result in a change in land-use designation, use intensity, or site density. No new construction or expansion of the existing building footprint is proposed, and all improvements are limited to interior tenant improvements within an urbanized commercial shopping center. The project site is located on land with an average slope of less than 20 percent. Based on the parking analysis submitted by the applicant, adequate parking capacity exists within the shopping center to accommodate the proposed use, and the Minor Parking Deviation would not result in any potential for significant environmental impacts related to traffic, parking, noise, or other environmental issue areas. Thus, there are no exceptions to the identified exemption.

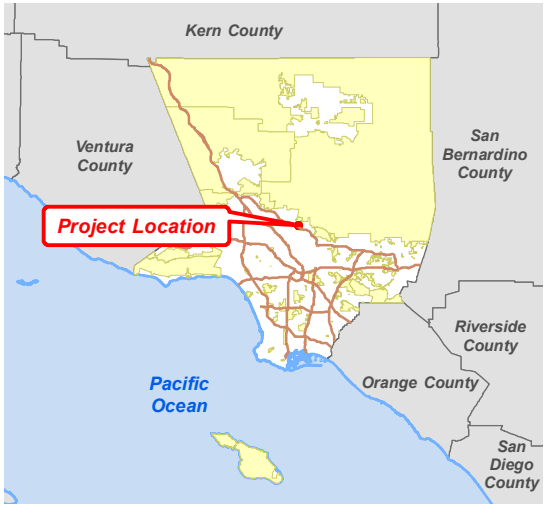
3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

EXHIBIT G





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COUNTY OF LOS ANGELES CALIFORNIA

LA COUNTY PLANNING

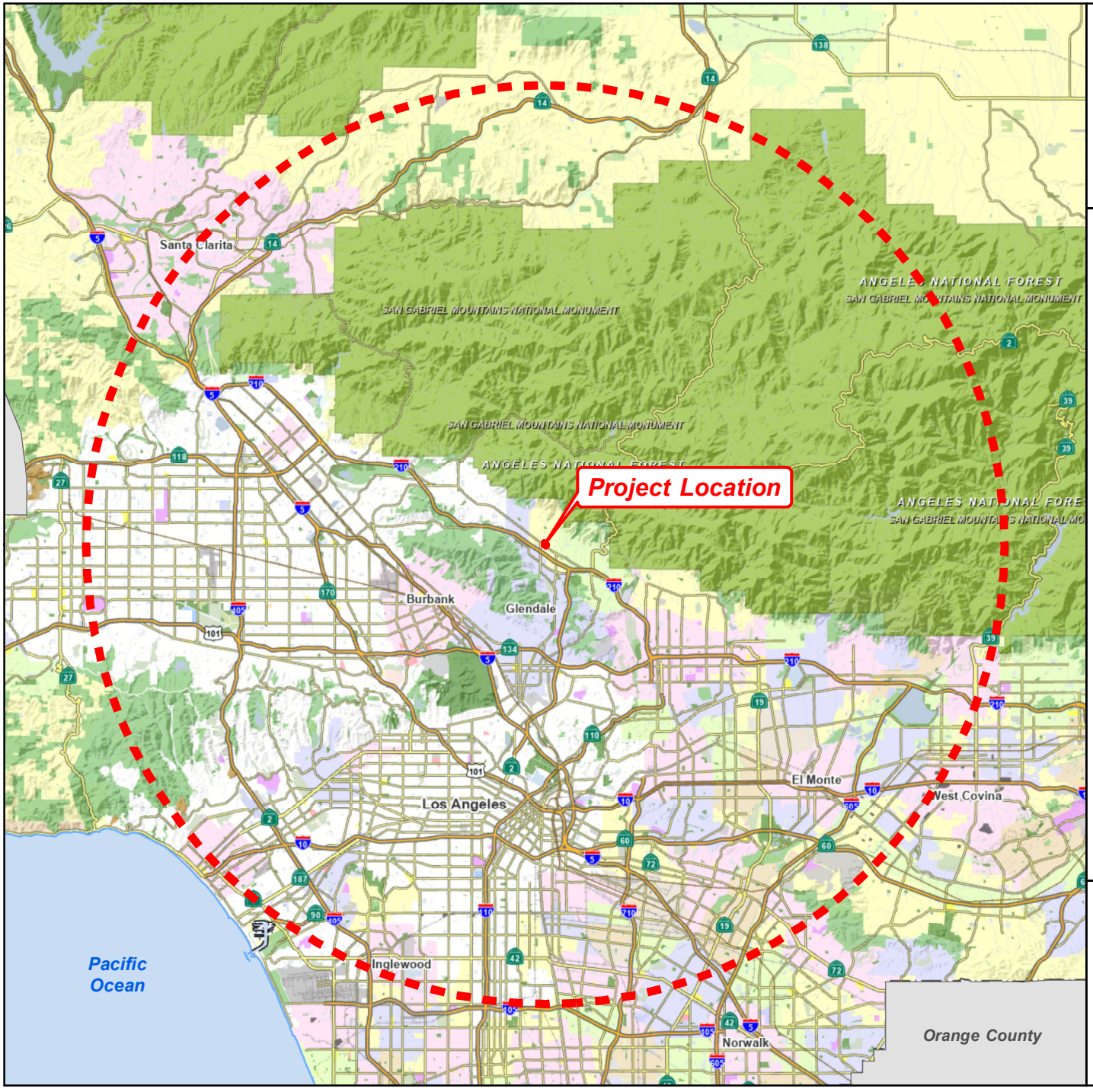
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

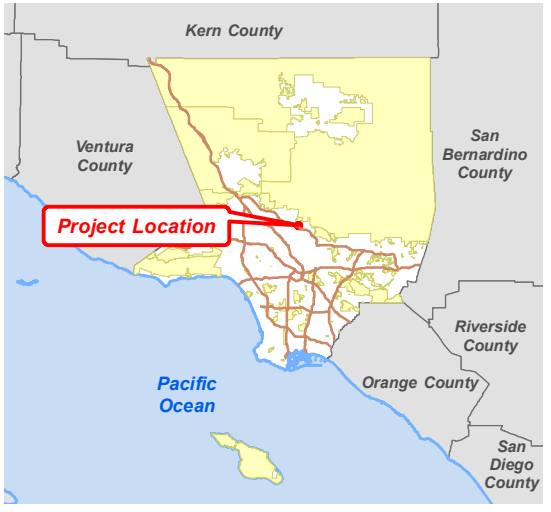
20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

EXHIBIT G





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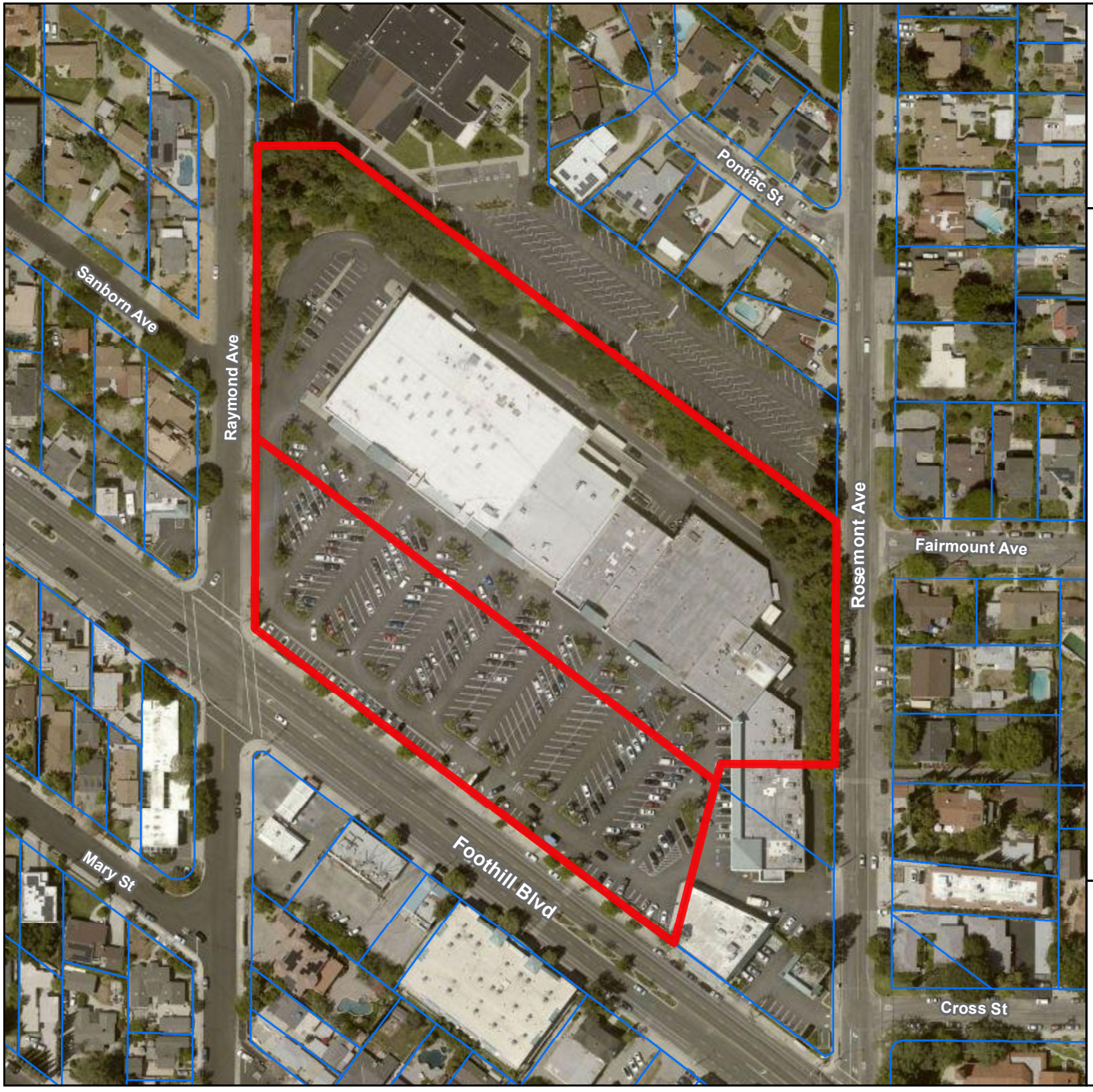
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2025

EXHIBIT G

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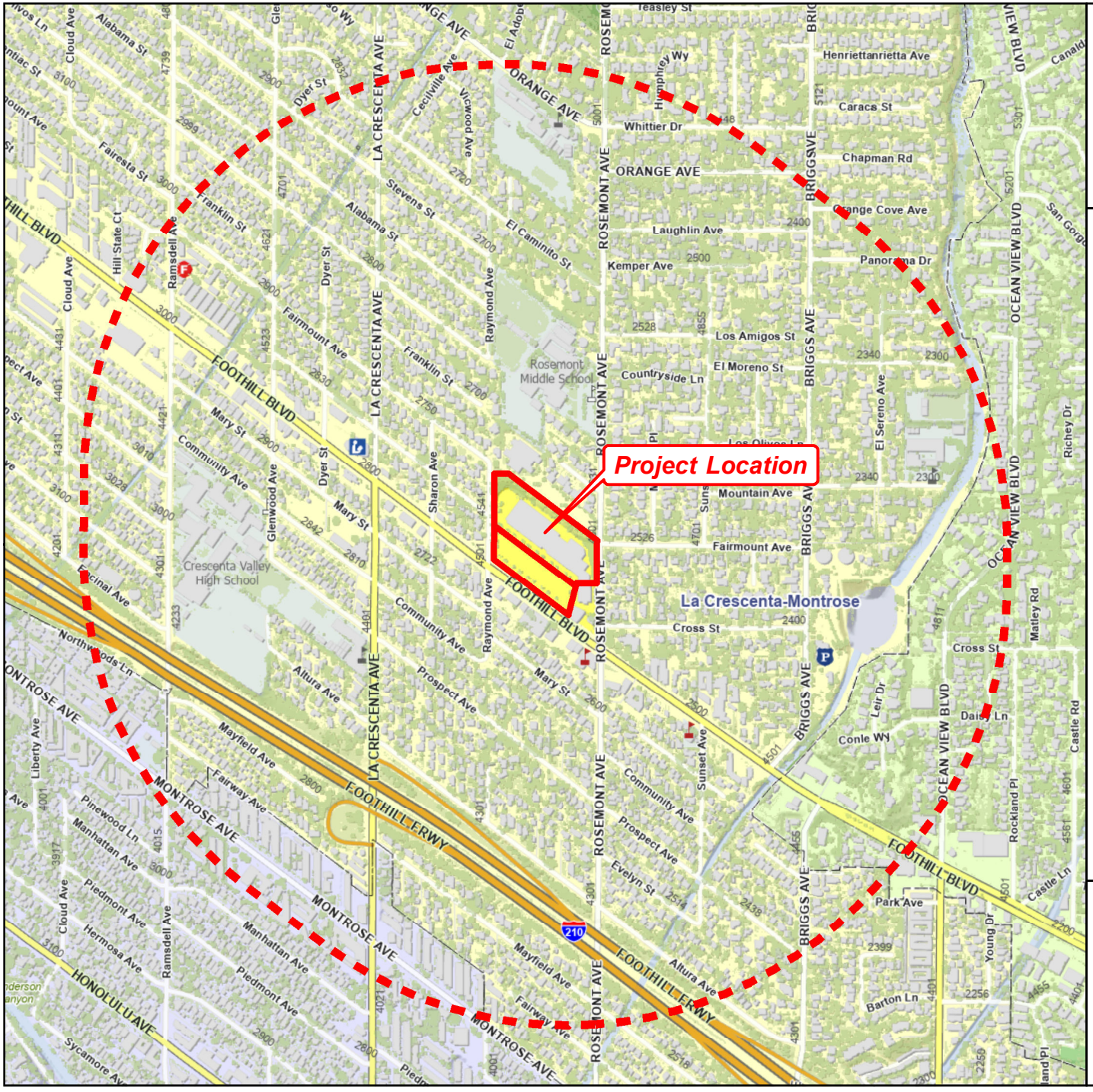
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

EXHIBIT G



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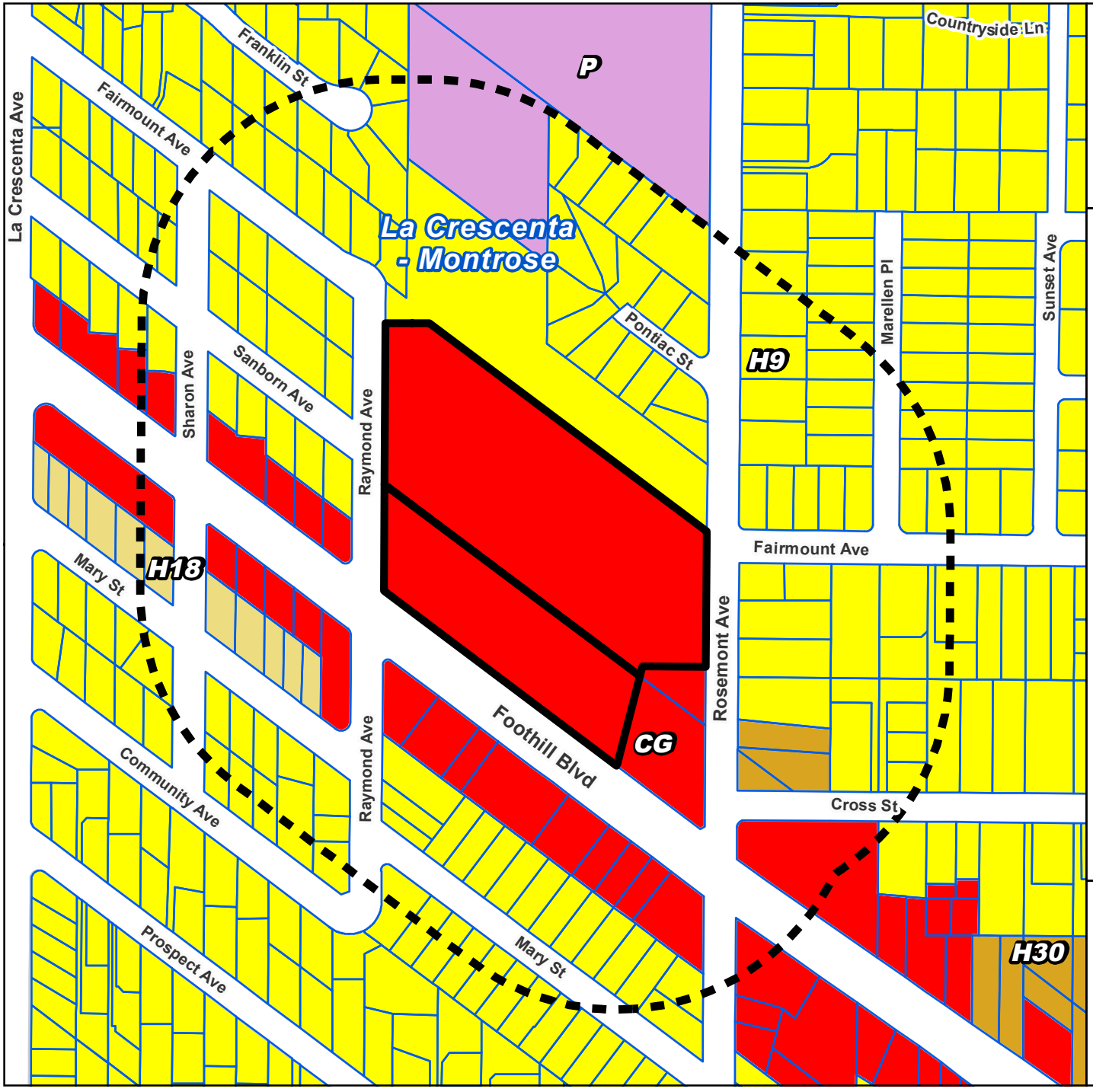
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public

EXHIBIT G

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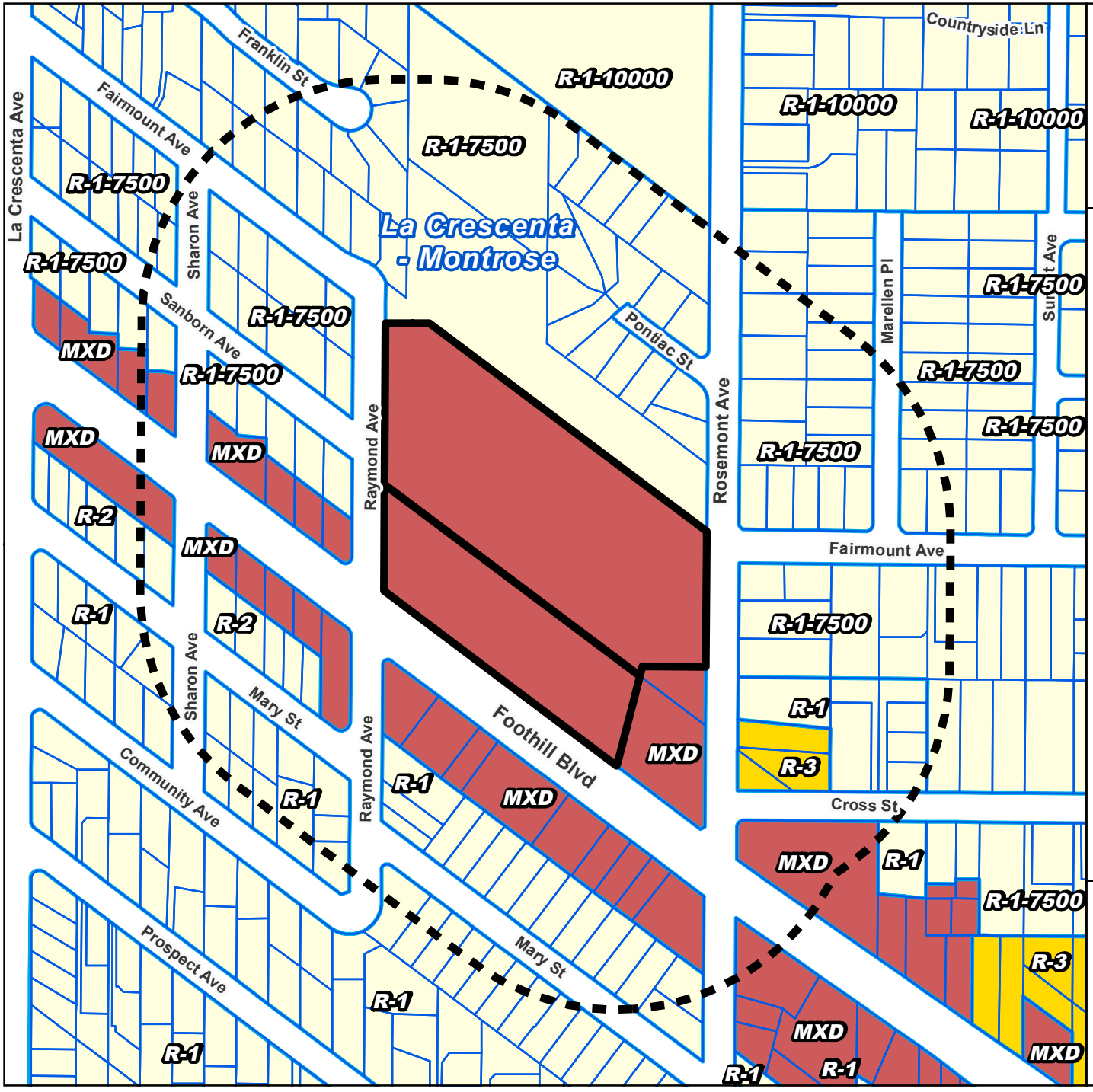
LA COUNTY PLANNING

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



ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002075
CUP RPPL2025004191
SPR RPPL2025002158

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3-()U - Limited Density Multiple Residence
- MXD - Mixed Use Development

EXHIBIT G

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

COUNTY OF LOS ANGELES
Public Health

EXHIBIT H

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

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

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

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

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

www.publichealth.lacounty.gov/eh/

August 21, 2025

TO: Michele Bush
Supervising Regional Planner
Department of Regional Planning

Attention: Joshua Pereira

FROM: Lusi Mkhitaryan, REHS, MPH
Branch Director, Environmental Protection Branch
Department of Public Health

SUBJECT: SITE PLAN REVIEW - DISCREPANCY
2647 FOOTHILL BLVD LA CRESCENTA CA 91214
RPPL2025002158

Thank you for the opportunity to review the application for the project mentioned above. The applicant requests to develop a commercial recreation club (Planet Fitness) in an existing building.

The applicant provided a copy of a Utility Services Statement from Crescenta Valley Water District, indicating water and sewer billing statements.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Community Protection Branch: Environmental Hygiene

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

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.044, Noise Control Ordinance for the County of Los Angeles.

2. Operational noise generated from the stationary equipment and maintenance work shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

3. The following activities shall be monitored closely and restricted to avoid noise impacts to neighbors.
    a. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay, shall not exceed 70 dBA at a residential property, 80 dBA at a commercial property, and 90 dBA at an industrial property.
    b. PA Alarm

4. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
    a. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
    b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
    c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.

d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)
No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. *Std = Standard dB that may not exceed the cumulative period*

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. *Std = Standard dB that may not exceed*

B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

Measuring Location	*Units Installed on or after January 1, 1980 dBA*
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	*55*
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	*50*
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	*50*

Table 4: *dBA levels not to be exceeded on the neighboring property.*

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va
DPH_CLEARED_2647 FOOTHILL BLVD LA CRESCENTA CA 91214_RPPL2025002158_08.21.2025

EXHIBIT H

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2025002158	PROJECT NUMBER:	(N) fitness center (Planet Fitness) @ 2647 Foothill Bl
CITY/COMMUNITY:	La Crescenta-Montrose	STATUS:	Cleared
PROJECT ADDRESS:	2647 Foothill Boulevard La Crescenta, CA 91214	DATE:	07/09/2025

CONDITIONS

1. The proposed Interior Tenant Improvement is to be submitted to the Fire Department Engineering Section for review and approval.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

Reviewed by: Joseph L Youman

July 9, 2025

EXHIBIT H

Joseph Nguyen

Civil Engineering

Los Angeles County – Department of Public Works

Comments provided to Joshua Pereira, Planner:

This is an existing building used by Rite Aid and will be used for a fitness center--Approved without road conditions.

EXHIBIT I

CRESCENTA VALLEY TOWN COUNCIL

September 02,2025

Los Angeles County Department of Regional Planning
Attn: Jose Pereira, Planner
Email: jpereira@planning.lacounty.gov

Re: Recommendation – Proposed Planet Fitness at 2647 Foothill Blvd, La Crescenta (PRJ2025-002075)

Dear Mr. Pereira,

On behalf of the Crescenta Valley Town Council (CVTC) and its Land Use Committee (LUC), we writing to transmit our recommendation regarding the proposed Planet Fitness project at 2647 Foothill Boulevard (PRJ2025-002075).

Planet Fitness representatives appeared before the LUC on August 7, 2025 and presented the project. Following the presentation and brief public comment, the LUC voted to recommend that the Department of Regional Planning approve the Minor Parking Deviation and issue the Conditional Use Permit (CUP).

The Council then heard the item at its regular meeting on August 21, 2025. After the presentation and brief public comment, the CVTC voted to recommend that the County approve the Minor Parking Deviation and issue the CUP.

Please accept this letter as the Council's formal recommendation of support for both approvals. If you have any questions or need additional information, please let us know.

Thank you for your work on behalf of the community and for your attention to this matter.

Sincerely,

Frida Baghdassarian
President

Jeffrey Rodriguez
Vice President

Kerri Bräutigam
Corresponding Secretary