



## FE DESIGN & CONSULTING

# Specific Plan Permit Compliance (SPP) Additional Information/Findings 16901-16903 W Ventura Blvd.

Fat Encino Group, LLC (A)  
6775 Santa Monica Blvd. Unit 4210  
Los Angeles, CA 90038

Degidio Brothers III, LLC (O)  
17401 Gresham Street  
Northridge, CA 91325

FE Design & Consulting (R)  
327 E. 2nd St. #222  
Los Angeles, CA 90012

16901-16903 W Ventura Blvd.  
Encino-Tarzana Community Plan Area  
Zone: C4-1VL  
D.M: 168B133  
C.D: 5  
Legal Description: Lot: 6, Block: K,  
Tract: Encino Tract

### REQUEST

Specific Plan Permit Compliance for two new illuminated channel signs, one new blade sign, and a new façade in conjunction with the remodel of an existing restaurant space.

### PROJECT DESCRIPTION

The project is to remodel an existing restaurant space to accommodate a new tenant. The space was until recently a “Johnny Rocket’s” restaurant, and as such matched the corporate branding of that restaurant chain. The new tenant, “Fat Sal’s”, is a growing chain of restaurants with locations in Hollywood, Westwood, San Diego, and Austin. The Encino location will be their fifth location, and they are looking forward to bringing their New York-style sandwiches to the San Fernando Valley.

As part of the remodel of the restaurant, the Fat Sal’s team is renovating the façade of the restaurant and adding new signs. The façade is currently white stucco, and the proposal is to cover the stucco with dark grey faux bricks. The proposed façade also includes new metal beams as architectural design accents. The patio has an existing metal railing which will be replaced with a new, simpler metal design. The patio will also have a new trellis over the top with metal beams and wood accents.



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The project includes two new illuminated channel signs which say “Fat Sal’s” in cursive letters. Each letter will be individually illuminated. The project also includes a small illuminated blade sign which says “Open Late”. Finally, there is an existing pole sign on the roof which has the names of the two businesses in the plaza. The sign currently has the name of the next door cleaners and laundry, and Fat Sal’s will be adding their name to the sign as well. Although this type of sign is not allowed in the Ventura Specific Plan area, the sign predates the adoption of the Specific Plan, so it is allowed to remain as a legally nonconforming sign on the property.

**PERMIT INFORMATION**

1958VN09945 – New roof sign at 16903 Ventura Blvd.

1980LA13740 – New wall sign at 16901 Ventura Blvd. The site plan shows the existing roof sign.

R-0381-0019 – Revocable permit dated 7/22/2003 to allow two tables, 8 chairs, and umbrellas for outside dining at 16901 Ventura Boulevard.

16016-10000-02722 – Pending permit for the interior T.I. at the restaurant. The exterior work will be handled under a separate permit once the SPP case is approved.

**PARKING INFORMATION**

Since there is no change of use or expansion of the business, there is no change in the required parking for the business. Currently, there are 26 parking stalls on-site. The 1,505 s.f. restaurant requires 15 parking stalls (parked at 1:100) while the 1,658 s.f. cleaners requires an additional 4 parking stalls (parked at 1:500). The restaurant’s patio is existing, and uncovered patios are not required to provide parking. However, the proposed remodel does include a new patio trellis which may trigger parking. If the trellis is considered “covering” per LADBS, the 355 s.f. patio would trigger 4 additional stalls, for a total of 23 required parking stalls. These can easily be provided in the 26-stall lot, so there is no change to the parking.

6/2/16 DG



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address1 16901-16903 W Ventura Blvd. Unit/Space Number
Legal Description2 (Lot, Block, Tract) Lots 6-8, Block K, Encino Tract
Assessor Parcel Number 2258018018 Total Lot Area 11,726.3

2. PROJECT DESCRIPTION

Present Use Restaurant
Proposed Use Restaurant
Project Name (if applicable) Fat Sal's
Describe in detail the characteristics, scope and/or operation of the proposed project Specific Plan Permit
Compliance for two new illuminated channel signs, one new blade sign, and a new facade in conjunction with the remodel of an existing restaurant space.
Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)
Site is located within 500 feet of a freeway or railroad
Site has existing buildings (provide copies of building permits)
Site is located within 500 feet of a sensitive use (e.g. school, park)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)
Site has special designation (e.g. National Historic Register, Survey LA)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: \_\_\_\_\_ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing   0   – Demolish(ed)<sup>3</sup>   0   + Adding   0   = Total   0    
 Number of Affordable Units<sup>4</sup> Existing   0   – Demolish(ed)   0   + Adding   0   = Total   0    
 Number of Market Rate Units Existing   0   – Demolish(ed)   0   + Adding   0   = Total   0    
 Mixed Use Projects, Amount of Non-Residential Floor Area:   N/A   square feet

**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?       YES       NO

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any):   11.5.7 C  

Request:   A Specific Plan Project Permit Compliance  

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Authorizing section \_\_\_\_\_ Section from which relief is requested (if any): \_\_\_\_\_

Request: \_\_\_\_\_

Additional Requests Attached       YES       NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s) \_\_\_\_\_  
\_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Condition compliance review                        | <input type="checkbox"/> Clarification of Q (Qualified) classification               |
| <input type="checkbox"/> Modification of conditions                         | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans                         | <input type="checkbox"/> Amendment to T (Tentative) classification                   |
| <input type="checkbox"/> Renewal of entitlement                             |  |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use |  |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

- Development Services Case Management Number \_\_\_\_\_
- Building and Safety Plan Check Number 16016-10000-02722
- Bureau of Engineering Planning Referral (PCRF) \_\_\_\_\_
- Bureau of Engineering Hillside Referral \_\_\_\_\_
- Housing and Community Investment Department Application Number \_\_\_\_\_
- Bureau of Engineering Revocable Permit Number \_\_\_\_\_
- Other—specify \_\_\_\_\_

**6. PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Fat Encino Group, LLC

Company/Firm \_\_\_\_\_

Address: 6775 Santa Monica Blvd. Unit/Space Number 4210

City Los Angeles State CA Zip Code: 90038

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

Are you in escrow to purchase the subject property?  YES  NO

**Property Owner of Record**  Same as applicant  Different from applicant

Name (if different from applicant) DEGIDIO BROTHERS III LLC

Address 17401 GRESHAM ST Unit/Space Number \_\_\_\_\_

City Northridge State CA Zip Code: 91325

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** Eddie Navarrette

Company/Firm F.E. Design & Consulting

Address: 327 E 2nd Street Unit/Space Number 222

City Los Angeles State CA Zip: 90012

Telephone (213)687-6963 x207 E-mail: dafne@fedesignandconsulting.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  Owner  Applicant  
(select only one)  Agent/Representative  Other \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**PROPERTY OWNER**

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature Carol D'Egidio

Date 5-10-16

Print Name Carol D'Egidio

Signature Rosemarie D'Egidio

Date 5-10-16

Print Name Rosemarie D'Egidio

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 10, 2016 before me, MADÉLINE M. CONGÉLOSI  
(Insert Name of Notary Public and Title)

personally appeared CAROL D'EGIDIO AND ROSEMARIE D'EGIDIO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Madelaine M. Congelosi  
Signature

(Seal)



**APPLICANT**

- 10. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - G. I understand that if this application is denied, there is no refund of fees paid.
  - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

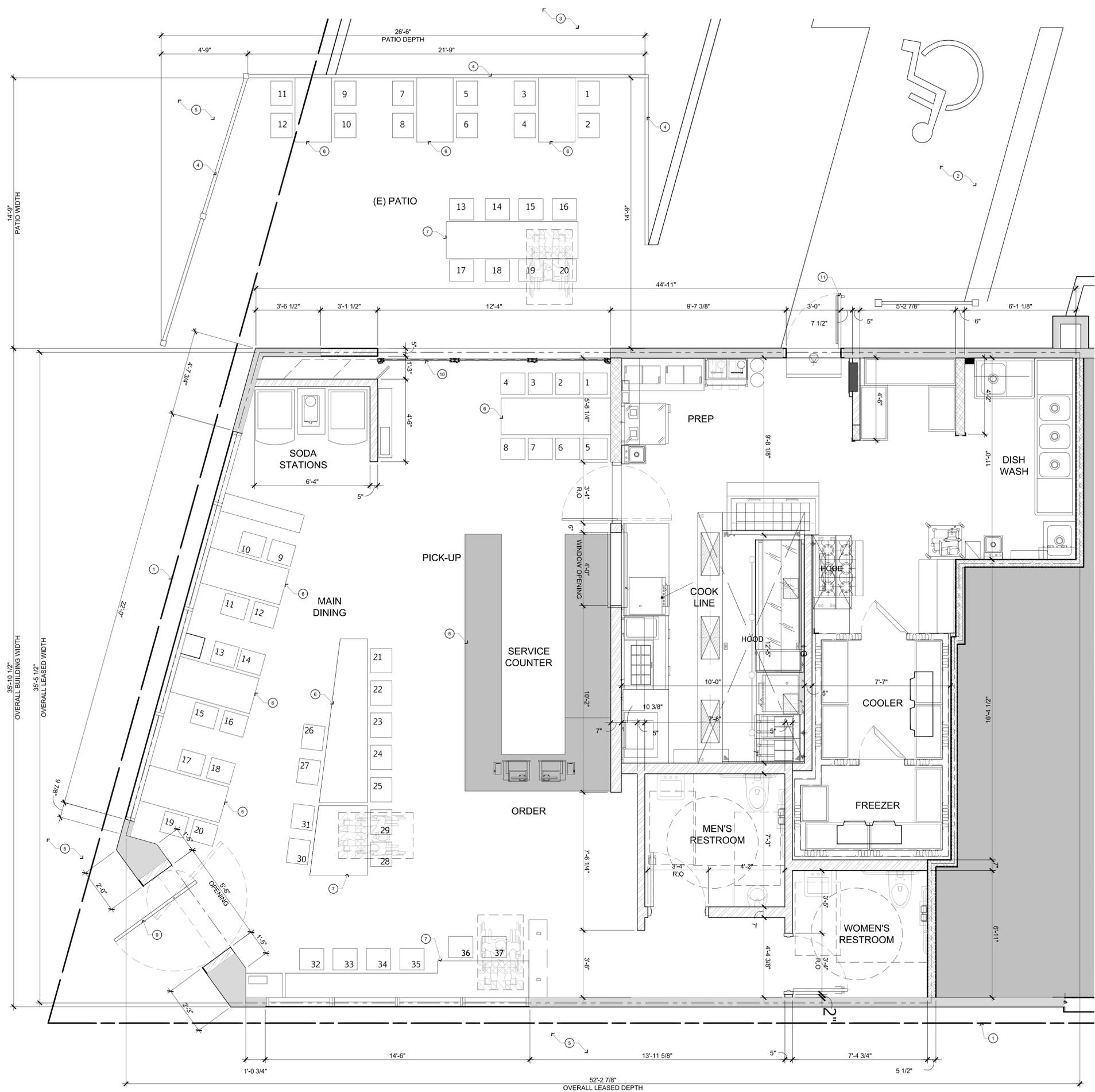
*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: 

Date: 5/10/16

Print Name: Salvatore A. Capek Fat Encino Group, LLC





1 FLOOR PLAN

3/8" = 1'-0"



### PROJECT DATA

PROJECT NAME: ..... FAT SAL'S  
 PROJECT LOCATION: ..... 16901 VENTURA BLVD. ENCINO, CA 91316

**LEGAL DESCRIPTION:**  
 LOT 6/7/8, ENCINO TRACT, BLOCK K, CITY OF ENCINO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

APN: ..... 2258-018-018  
 ZONE: ..... C4-1VL  
 CONSTRUCTION TYPE: ..... TYPE V-B (FULLY SPRINKLERED)  
 OCCUPANCY: ..... A-2 RESTAURANT  
 USE OF BLDG: ..... COMMERCIAL  
 STORIES: ..... 1  
 BUILDING HEIGHT: ..... 20'-0"  
 LOT SIZE: ..... IRREGULAR  
 LOT AREA: ..... ± 11,967 SQ. FT.  
 LOT WIDTH: ..... 98'-4"  
 LOT DEPTH: ..... 125'-0"  
 BUILDING SF: ..... 3,200 SF  
 TENANT A (OCC A-2): ..... 1,542 SF  
 TENANT B (OCC B): ..... 1,658 SF

**LOT COVERAGE:**  
 BUILDING FOOTPRINT (3,200 SF) / LOT (11,967 SF) = 26.7% LOT COVERAGE  
 (E) BUILDING AREA: 3200 SF  
 (E) PARKING LOT AREA: 7660 SF

**SCOPE OF WORK:**  
 TENANT IMPROVEMENT OF (E) RESTAURANT SPACE WITH NEW EQUIPMENT, INTERIOR FINISHES, UPDATE OF (E) TOILET ROOMS, REPLACE EXISTING WINDOWS AND DOORS WITH NEW

**TENANT SQUARE FOOTAGE:**

GROSS LEASED PREMISES:	1860 SQ. FT.
MAIN DINING:	640sf
KITCHEN/SERVICE:	735sf
UNUSABLE:	130sf
<b>TOTAL:</b>	<b>1505sf</b>
PATIO:	355sf
<b>TOTAL:</b>	<b>1860sf</b>

**OCCUPANT LOAD:**

TOTAL NUMBER OF OCCUPANTS =	70
TOTAL NUMBER OF EMPLOYEES AT ONE TIME =	3
DINING (FIXED SEATING):	641 S.F. + 15 = 42
KITCHEN/SERVICE AREAS:	762 S.F. + 200 = 4
<b>TOTAL INTERIOR OCCUPANTS:</b>	<b>46</b>
PATIO (FIXED SEATING):	355 S.F. + 15 = 24

### SEATING

**SEATING:**

INTERIOR SEATING (FIXED):	37
STOOLS:	27
CHAIRS:	10
ADA SPACES:	2 REQ
PATIO SEATING (FIXED):	20
STOOLS:	12
CHAIRS:	8
ADA SPACES:	1 REQ
<b>TOTAL FIXED SEATING:</b>	<b>57</b>

### KEYED NOTES

- 1 PROPERTY LINE
- 2 (E) PARKING LOT
- 3 (E) PLANTER/LANDSCAPE AREA TO REMAIN
- 4 (E) PATIO RAILING TO REMAIN
- 5 PUBLIC SIDEWALK
- 6 (N) FIXED HIGH-TOP TABLES AND SEATING
- 7 (N) FIXED ACCESSIBLE TABLE AND SEATING
- 8 ACCESSIBLE SERVICE COUNTER, 34" MAX A.F.F.
- 9 (E) MAIN ENTRANCE, TENANT G.C. TO REPLACE DOOR W/ NEW PIVOT DOOR PER SCHEDULE
- 10 (N) EXTERIOR SLIDING DOORS TO REPLACE (E) DOOR AND WINDOW
- 11 (E) SERVICE DOOR TO REMAIN



**TAG FRONT**  
 ARCHITECTURE DESIGN INTERIORS  
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FAT SAL'S

16901 VENTURA BLVD.  
ENCINO, CA 91316

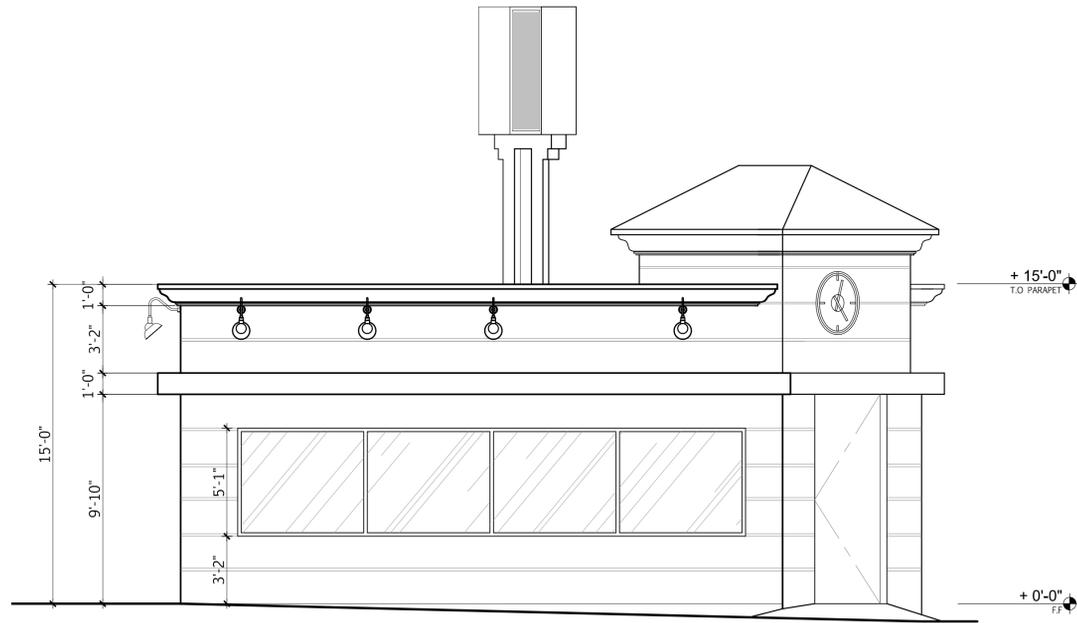
ISSUE	DATE
CITY SUBMITTAL	02/05/2016
PERMIT SET	05/23/2016

REVISION \_\_\_\_\_ DATE \_\_\_\_\_

DATE: 05-16-2016  
 SCALE: 3/8" = 1'-0"

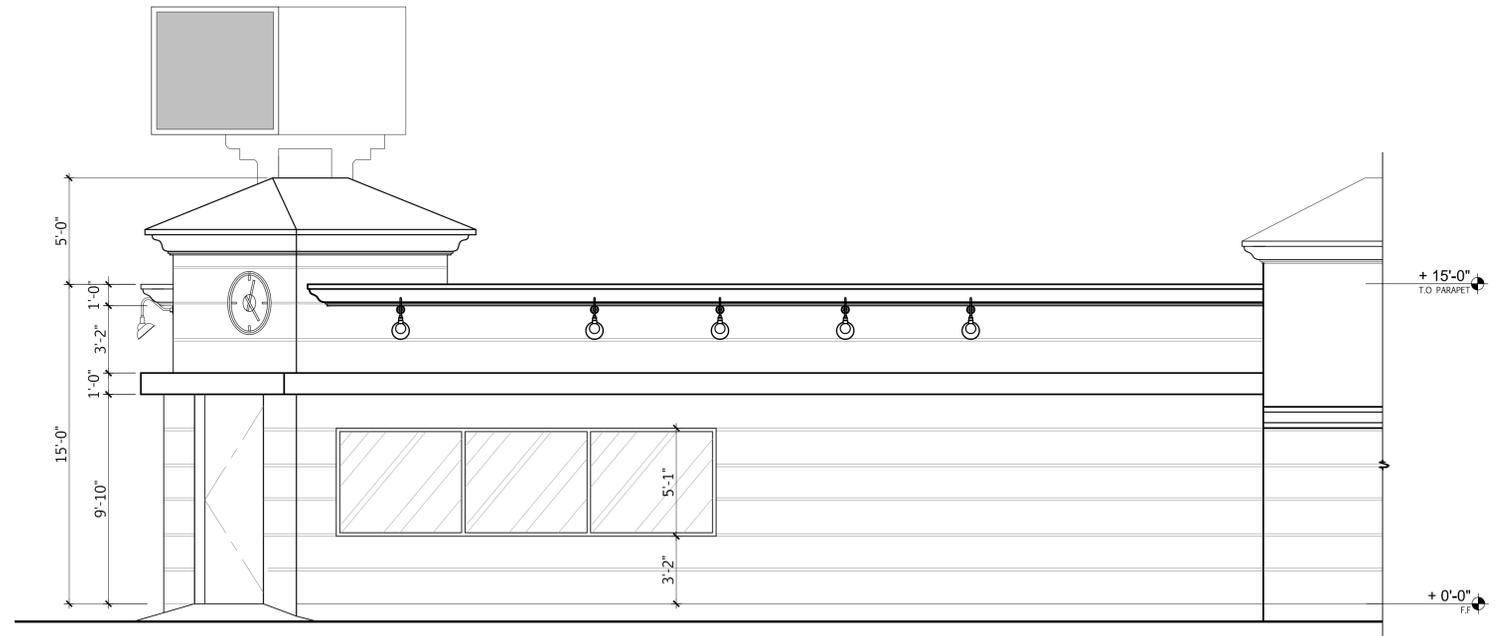
**A 101**

PLANNING  
FLOOR PLAN



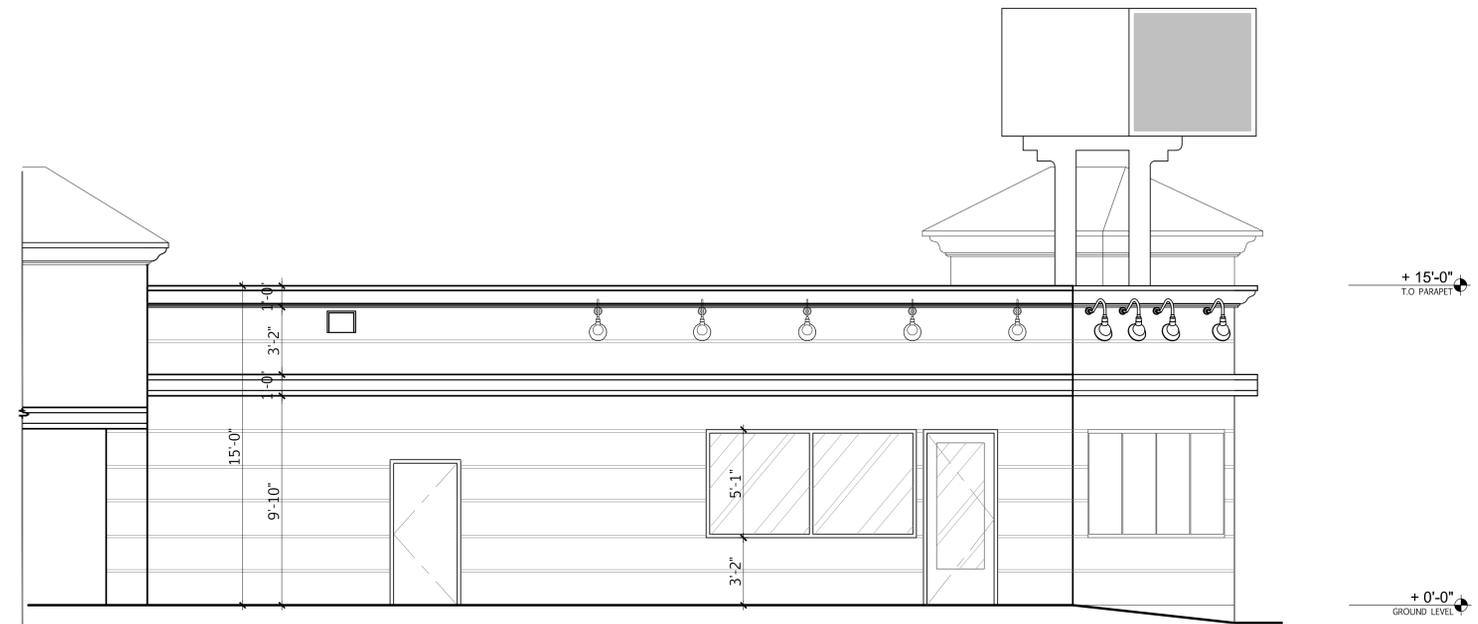
2 EXISTING EXTERIOR ELEVATION - SOUTH SIDE

SCALE: 1/4" = 1'-0"



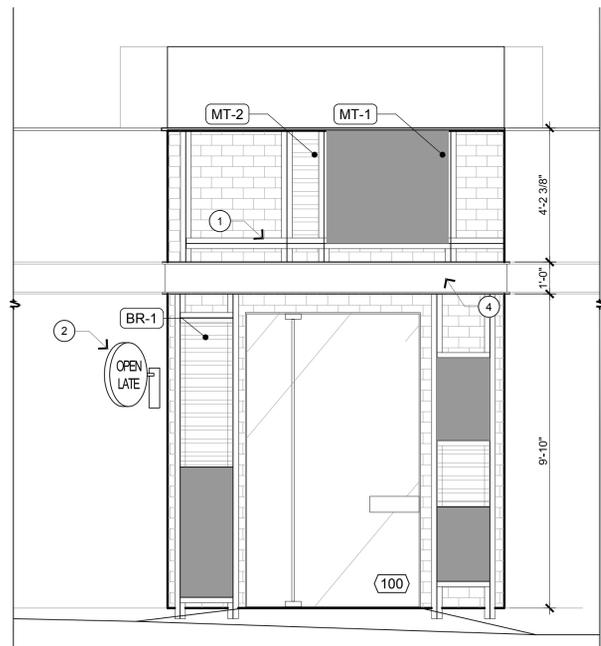
1 EXISTING EXTERIOR ELEVATION - EAST SIDE

SCALE: 1/4" = 1'-0"



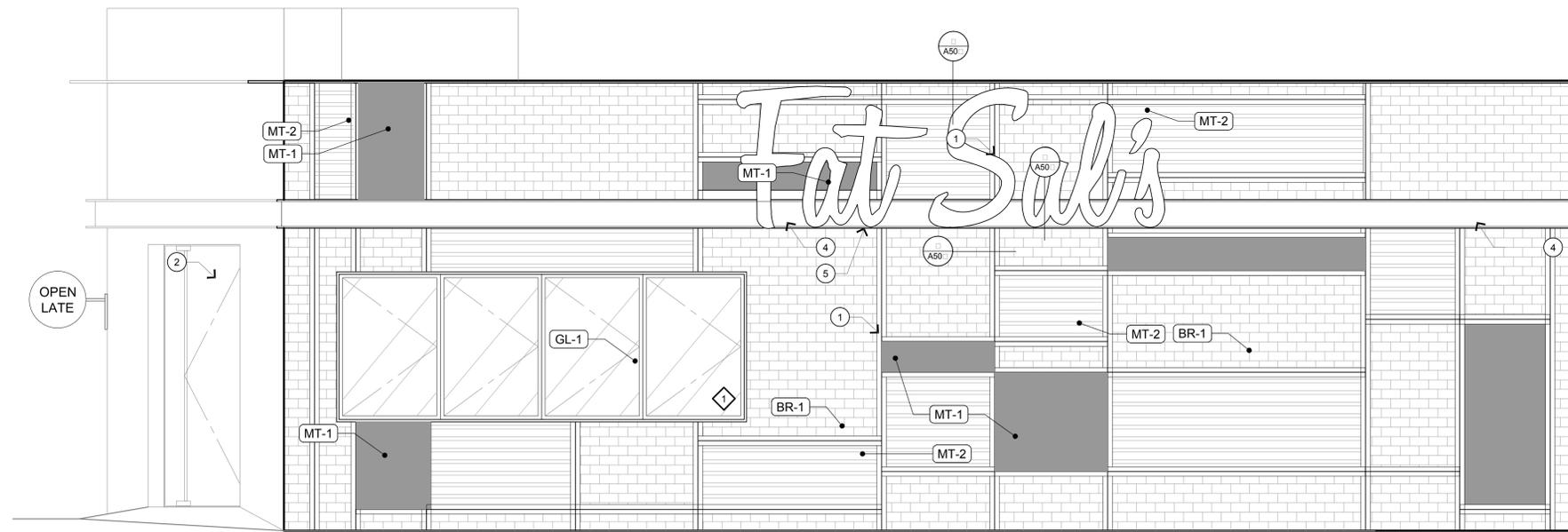
3 EXISTING EXTERIOR ELEVATION - WEST SIDE

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH EAST SIDE

SCALE: 3/8" = 1'-0"

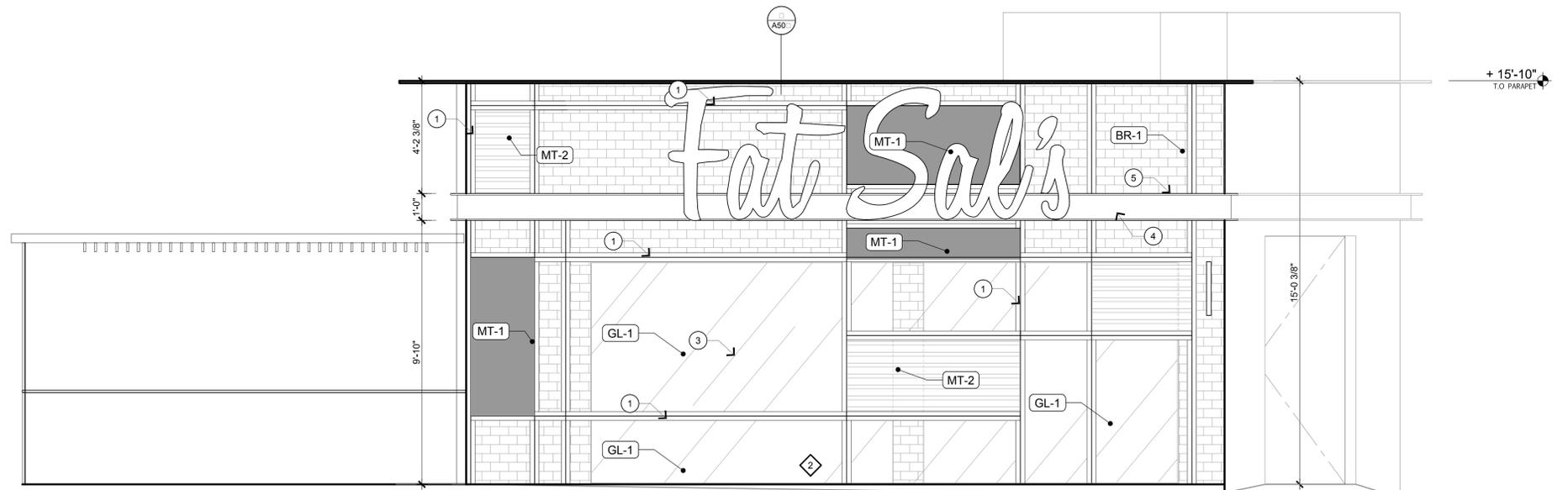


1 EXTERIOR ELEVATION - EAST SIDE

SCALE: 3/8" = 1'-0"

KEYED NOTES

- ① T SHAPE BARS
- ② LOCATION OF THE NEW BLADE SIGN BY TENANT'S SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT
- ③ LOCATION OF THE NEW BUILDING SIGN BY TENANT'S SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT
- ④ LOCATION OF THE NEW SIGNAGE BAND SIGN BY TENANT'S SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT
- ⑤ METAL C-CHANNEL SIGN BAND BY TENANT'S G.C



3 EXTERIOR ELEVATION - NORTH SIDE

SCALE: 3/8" = 1'-0"



Fat Sal's  
ENCINO CENTER  
CLEANERS  
&  
LAUNDRY

Fat Sal's

OPEN  
LATE

FAT SAL'S

FAT SAL'S





IA  
G  
R  
N

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TA  
GE  
FRONT

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**Ventura Blvd. side**

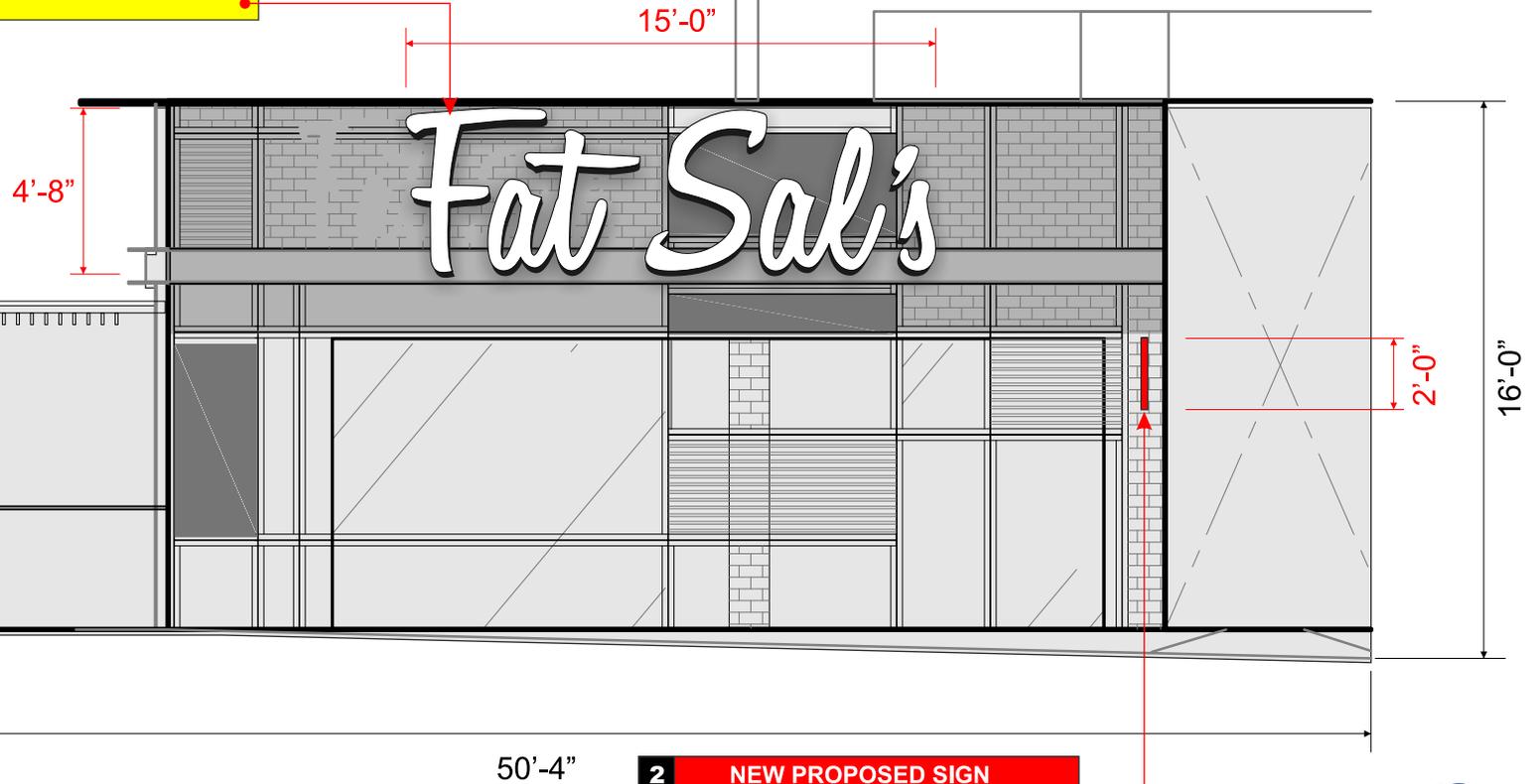
✗ **Max. sq/ft allowed for Ventura Blvd side 80 sq/ft**

- Fat Sal's New Signage at -----> **70 sq/ft**
  - D/F Blade Sign at -----> **4 sq/ft**
- 74 sq/ft**

ACTUAL SIDE VIEW



**1 NEW PROPOSED SIGN**  
**INDIVIDUALLY ILLUMINATED CHANNEL LETTERS**  
 4'-8" (H) x 15'-0" (L) = 70 sq/ft



**2 NEW PROPOSED SIGN**  
**D/F ILLUMINATED BLADE SIGN**  
 2'-0" (Dia.) = 4 sq/ft

**1 EXTERIOR ELEVATION - SOUTH WEST SIDE**  
 SCALE 3/16" = 1'-0"



**Balboa Blvd. Side** ✘ **Max. sq/ft allowed for Balboa Blvd side 250 sq/ft**

- Existing signs used for cleaners & laundry at -----> **47.5 sq/ft**
  - Fat Sal's New Signage at -----> **70 sq/ft**
- 117.5 sq/ft**



**3 EAST SIDE**  
SCALE 1/8" = 1'-0"



**PARKING LOT SIDE 1**

✘ **Max. sq/ft allowed for Parking lot side 197 sq/ft**

- "ENCINO" "CENTER" -----> **17.5 sq/ft**
  - "CLEANERS" "LAUNDRY"-----> **27.75 sq/ft**
- 45.25 sq/ft**

<b>C</b>	"ENCINO"	"CENTER"
	<b>15"(H) x 7'-0" = 8.75 SQ.FT.</b>	<b>15"(H) x 7'-0" = 8.75 SQ.FT.</b>



WEST SIDE

<b>D</b>	"CLEANERS"	"LAUNDRY"
	<b>18"(H) x 9'-6" = 14.25 SQ.FT.</b>	<b>18"(H) x 9'-0" = 13.5 SQ.FT.</b>



**Facing Alley Parking**

✘ **Max. sq/ft allowed for Parking lot side 35 sq/ft**

- "CLEANERS" -----> **19 sq/ft**



NORTH SIDE



**SITE PLAN**

**SIGN LOCATIONS**

