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CITY PLANNING**

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**SAN VICENTE SCENIC CORRIDOR SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW & DESIGN REVIEW**

July 2, 2025

Applicant

JPMorgan Chase Bank, N.A
1111 Polaris Parkway
Columbus, OH 43240-2050

Owner

11770 SVB, LLC
11777 San Vicente Blvd.
Suite 550
Los Angeles, CA 90049

Representative

Ryan Ybarra
Signtech Electrical Advertising
Inc.
4444 Federal Boulevard
San Diego, CA 92102

Case No. DIR-2024-6504-DRB-SPPC

CEQA Number: ENV-2024-6505-CE

Location: 11750 West San Vicente
Boulevard

Council District: 11 – Park

Neighborhood Council: None

Community Plan Area: Brentwood – Pacific Palisades

Specific Plan: San Vicente Scenic Corridor
Specific Plan

Land Use Designation: Community Commercial

Zone: C1.5-1VL

Legal Description: Lot FR 15, Block 28,
Resubdivision of Blocks 27
and 28 and a Portion of
Granville Street “Westgate”
Tract

Last Day to File an Appeal: July 18, 2025

Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15311 (Class 11) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 and 16.50, and based upon the recommendation of the San Vicente Scenic Corridor Specific Plan Design Review Board, I have reviewed the proposed Project and as the designee of the Director of Planning, I hereby:

Approve with Conditions a Project Permit Compliance Review and Design Review for the installation three (3) wall illuminated business identification wall signs, reface two (2) existing signs with tenant panels, and façade improvements – Chase Bank.

The approval of the proposed project is based upon the attached Findings and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. All use, height, and area regulations of the LAMC and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the subject property, except as such regulations are herein specifically varied or required.
3. **Signs.** The project shall be limited to the installation of:
 - a. Three (3) Illuminated Business Identification Signs, as shown in Exhibit A, and shall comply with the following:
 - i. The Business Identification Wall Sign shall feature the text "Chase" with business logo.
 - ii. The Business Identification Wall Sign shall be no more than 20 feet, above the adjacent sidewalk grade (public accessway), as measured to the top of the sign.
 - iii. The Business Identification Wall Sign shall be limited to a maximum 14-inches in height, eight-feet, 2 1/8 inches in width and shall not exceed 12.5 square feet in area.
 - b. Two (2) Tenant Panel Replacements on an existing Monument Sign, as shown in Exhibit A, and shall comply with the following:
 - i. The panel replacements shall feature the text 'Chase' with business logo.
 - ii. The panel replacement shall feature a maximum size of 6 inches, as shown in Exhibit A.
 - iii. The construction materials and colors on a monument sign shall relate to the architectural structures in style, design, materials, and colors.
 - c. No other signs are approved or permitted. All existing signage shall be removed.
4. **Colors and Materials.** The colors and materials of the Business Identification Sign shall be consistent with those approved in Exhibit A.
5. **Sign Illumination.** No flashing or blinking signs shall be constructed, placed, created, or maintained.
6. All power sources, transformers, and cables shall be hidden from view.

Administrative Conditions

7. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

8. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. **Revocable Permit.** If any portion of the structure is determined to be located within the public right-of-way, the applicant shall obtain an approval of a revocable permit from the Bureau of Engineering.
11. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
12. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
13. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
15. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

The installation three (3) wall illuminated business identification wall signs, reface two (2) existing signs with tenant panels, and façade improvements – Chase Bank.

Design Review Findings

1. A recommendation was made by the San Vicente Scenic Corridor Specific Plan Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), the San Vicente Scenic Corridor Specific Plan Design Review Board (DRB) meeting was conducted in person and via telephone and/or videoconference on March 11, 2025, for final review. There was a quorum of five (5) Board Members. The applicant's representative was present at the meeting. After a presentation from the representative and review of the proposed project, the DRB recommended approval (5-0) of the proposed project, as presented.

Project Permit Compliance Findings

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The proposed project involves the installation three (3) wall illuminated business identification wall signs, reface two (2) existing signs with tenant panels, and façade improvements – Chase Bank. No changes to height, setbacks, parking, or development standards are proposed, approved, or authorized. Sections 5, 7, 8, 9, 10, 11, 12, 13, and 14 of the Specific Plan are not applicable because the proposed project is limited to signage.

Section 6 Signs

The proposed project substantially complies with Section 6, Signs, of the San Vicente Scenic Corridor Specific Plan.

Per Section 6.A.1: No Sign shall be constructed, placed, created or maintained which advertises other than a bona fide business conducted, product sold or service rendered on the Premise where the Sign is located, or which identifies by name, logo, and/or address the building or Premise on which the Sign is located, or which announces community news and/or events. The proposed illuminated Business Identification Wall Sign will identify a business located at the subject site. Therefore, the project complies with this standard.

Per Section 6.A.2: No Billboards shall be permitted. The project does not propose a billboard. Therefore, this standard is not applicable.

Per Section 6.A.3: No Roof Signs shall be permitted. The project does not propose a Roof Sign. Therefore, this standard is not applicable.

Per Section 6.A.4: No flashing or blinking signs shall be constructed, placed, created, or maintained, except a flashing or blinking sign depicting on at least 3/4 of its Sign Area the time, date, temperature, and/or community news and events. The proposed signage is conditioned to prohibit flashing or blinking mechanisms. Therefore, the project complies with this standard.

Per Section 6.A.6: No more than one Projecting Sign shall be constructed, placed, created or maintained on any Premise. The project does not propose a projecting sign. Therefore, this standard is not applicable.

Per Section 6.A.7: No Freestanding Signs shall be permitted on any Premise which has a Projecting Sign. The proposed project is limited to three (3) Wall Signs and reface two (2) existing signs with tenant panels, and does not include a new Freestanding Sign. Therefore, the project complies with this standard.

Per Section 6.A.8: No more than one Building Identification Sign shall be constructed, placed, created or maintained on any building, provided that a Building Identification Sign shall be constructed, placed, created or maintained only on an exterior building wall which abuts a secondary highway. Buildings which exceed six stories in height may have one additional Building Identification Sign. The proposed project does not contain a Building Identification Sign. Therefore, this standard is not applicable.

Per Section 6.A.9: The Sign Area of a Business Identification Sign shall not exceed two square feet for each linear foot of the premise which is adjacent to a Public Accessway. Linear footage on more than one street, alley or public parking area cannot be accumulated for the purpose of Sign Area determination. No Business Identification Sign shall exceed 100 square feet in Sign Area. The project proposes three (3) new wall signs with aluminum returns and interior painted white. The Business Identification Sign will each have a sign area of 12.5 square feet. As such, the project conforms with this standard.

Per Section 6.A.10: For all buildings less than six stories in height, the Sign Area of a Building Identification Sign shall not exceed 40 square feet. The proposed project does not contain a Building Identification Sign. Therefore, this standard is not applicable.

Per Section 6.A.11: Signs permanently attached or affixed to exterior windows or doors may not occupy more than 25% of the total window or door area to which they are attached or affixed. The project does not propose window or door signage. As such, the project complies with this standard.

Per Section 6.A.12: No Projecting Sign shall project more than 30 inches from the wall to which it is attached, nor have a vertical dimension which exceeds 4 feet. The proposed project does not propose a projecting sign. Therefore, this standard is not applicable.

Per Section 6.A.13: No Business Identification Sign attached to a building shall extend higher than 20 feet above the adjacent Public Accessway. The Business Identification Wall Signs will sit at 15 feet to the north and west and 15.5 feet to the south, above the Public Accessway. Therefore, the project complies with this standard.

Per Section 6.A.14: No Wall Sign shall project more than 18 inches from the face of the building to which it is attached. The proposed wall sign will sit flushed to the wall. As such, the project complies with this standard.

Per Section 6.A.16: Premises with awnings may have painted on or affixed to the valances thereof in letters, numbers, or symbols not to exceed 9 inches in height the name, occupation, and/or address of the tenant or owner. The project does not propose an awning. As such, the project plans stamped Exhibit A complies with this standard.

Per Section 6.A.17: No Temporary Signs shall be placed or maintained on any premises except that:

- a. A grocery store with 10,000 or more square feet of building floor area shall be permitted Temporary Signs or Signs with changeable letters on each exterior wall abutting a street or public parking area, provided that no one Sign exceeds 20 square feet, and the total area of all such Signs on each exterior wall does not exceed 80 square feet or 5% of the exterior wall area to which it is attached, whichever is less.*
- b. All other Premises shall be allowed one Temporary Sign on each exterior wall of a Premise which abuts a street, alley, exit court, or public parking area indicating that a sale of goods or services is being conducted on said Premise, provided that said Sign does not exceed 10 square feet in area; its letters, numbers, or symbols do not exceed 12 inches in height; and no such Sign is maintained for more than 30 days in any consecutive 180 day period.*

The project does not include temporary signage. As such, this standard does not apply.

Per Section 6.A.18: No Sign which is lighted or illuminated to an intensity in excess of 20,000 lumens shall be constructed or maintained within 200 feet of and facing a residential building. The project does not propose illuminated in excess of 20,000 lumens. As such, the project complies with this standard.

Per Section 6.A.19: No banners shall be permitted which announce, advertise, or commemorate other than local events. The project does not propose banners on the project site. As such, the project complies with this standard.

San Vicente Scenic Corridor Design Guidelines pursuant to Section 15.B.3 of the Specific Plan:

Section V (Signage)

Per Subsection A, the proposed signage is comprised of quality materials with a simple and straightforward design. The sign is designed not to dominate or obscure architectural features and will be flushed to the wall. The sign is designed to be seen from a reasonable distance. The height and width of the sign logo appear to be proportional to the sign area on which it is located. The sign proposes white side lit LED illumination on a non-illuminated backer. Therefore, the proposed sign is consistent with Subsection A of the Design Guidelines.

Per Subsection C, Wall Sign logos are discouraged but may be used if they are tastefully executed and do not repeat the business name. In addition, if a logo is used along with a name of a business it should be graphically presented in proportion to the size of the letters but not exceed 24 inches and in cases where the business name is part of a logo, the sign area of three foot in diameter or two square feet is allowed, but such signs may not project above the top of the wall of the building. As shown in Exhibit A, the proposed Business Identification signage will provide the text 'Chase' with the logo of the business. Subsection C permits logos so as they do not repeat the business name. The wall sign logo height shall not exceed 14 inches in height and 8 feet, 2 1/8 inches in width. Therefore, the proposed sign is consistent with Subsection C of the Design Guidelines.

3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.

A Categorical Exemption, ENV-2024-6505-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act. The project consists of three (3) wall illuminated business identification wall signs, reface two (2) existing signs with tenant panels, and façade improvements – Chase Bank. The City of Los Angeles determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15311 (Class 11) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

The Class 11 Categorical Exemption allows for the construction of minor structures accessory to an existing commercial facility including on-premise signs. The project is proposing three (3) wall illuminated business identification wall signs and the refacing of two (2) existing signs with tenant panels, and façade improvements for Chase Bank and is eligible for this exemption.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the proposed project:

- (a) Location. The project is not located in a sensitive environment. The project is in a commercial district of a developed, urban neighborhood and is consistent with the scale and uses proximate to the area.
- (b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned C1.5-1VL and designated Community Commercial use. The new signage will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- (c) Significant Effect. A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical of a commercial neighborhood. Thus, no unusual circumstances are present or foreseeable.
- (d) Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located approximately 6.44 miles from Topanga Canyon State Scenic Highway. Therefore, the proposed project will not create any impacts to scenic resources within a State designated Scenic Highway.
- (e) Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate the site may be hazardous or otherwise contaminated. Therefore, this exception does not apply.

- (f) Historical Resources. The Project Site has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource.

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures. An appropriate environmental clearance has been granted.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the

determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to
Online Appeal Filing



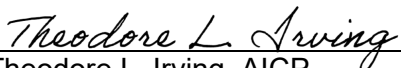
QR Code to Forms for In-
Person Appeal Filing



QR Code to BuildLA
Appointment Portal for
Condition Clearance

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Theodore L. Irving, AICP
Principal City Planner

Reviewed by:



Ira Brown, City Planner

Prepared by:



Sienna Kuo, Planning Assistant
Sienna.kuo@lacity.org



#48200R011718

FRB Rebrand-San Vicente Blvd-Chase Branded
11770 San Vicente Blvd
Los Angeles, CA 90049

SCOPE OF WORK:

- INSTALL (3) NEW ILLUMINATED WALL SIGNS FOR CHASE BANK
- REFACE (2) EXISTING SIGN WITH NEW TENANT PANELS
- PAINT EXISTING STORE FRONT AND EXISTING BEAMS BLACK
- PAINT ROOF ACCESS LADDERS, PAINTED TO MATCH BRICK
- PAINT METAL RAIL - COLOR TO MATCH BRICK

REVISION NOTES:

- R1: Added additional approval version of tenant panel re-faces. Signs 003 and 005 updated to LIF-BLK-24 sets. 004 Updated to LIF-BLK-20 set. - AS - 11/20/23
R2: Added interior floor plan and signage. - AS - 12/13/23
R3: Revised to remove "blue" option for sign types G01 & G02. - gmc - 12/27/23
R4: Updated elevations to provided ones. Added paint color for tenant panel details. Updated penetration notes and BTWR for lettersets. - AS - 01/23/24
R5: Removed A01 from scope of work. - AS - 01/29/24
R6: Floor plan updated to latest version. - AS - 02/09/24
R7: Added new No Smoking within 25 plaques to scope of work. - AS - 02/23/24
R8: Updated elevations and site plan. Added additional black and white elevations and floor plan demolition page. - AS - 05/23/24
R9: Updated lettersets to 14in sets and removed I13-15 from scope of work. - AS - 07/22/24

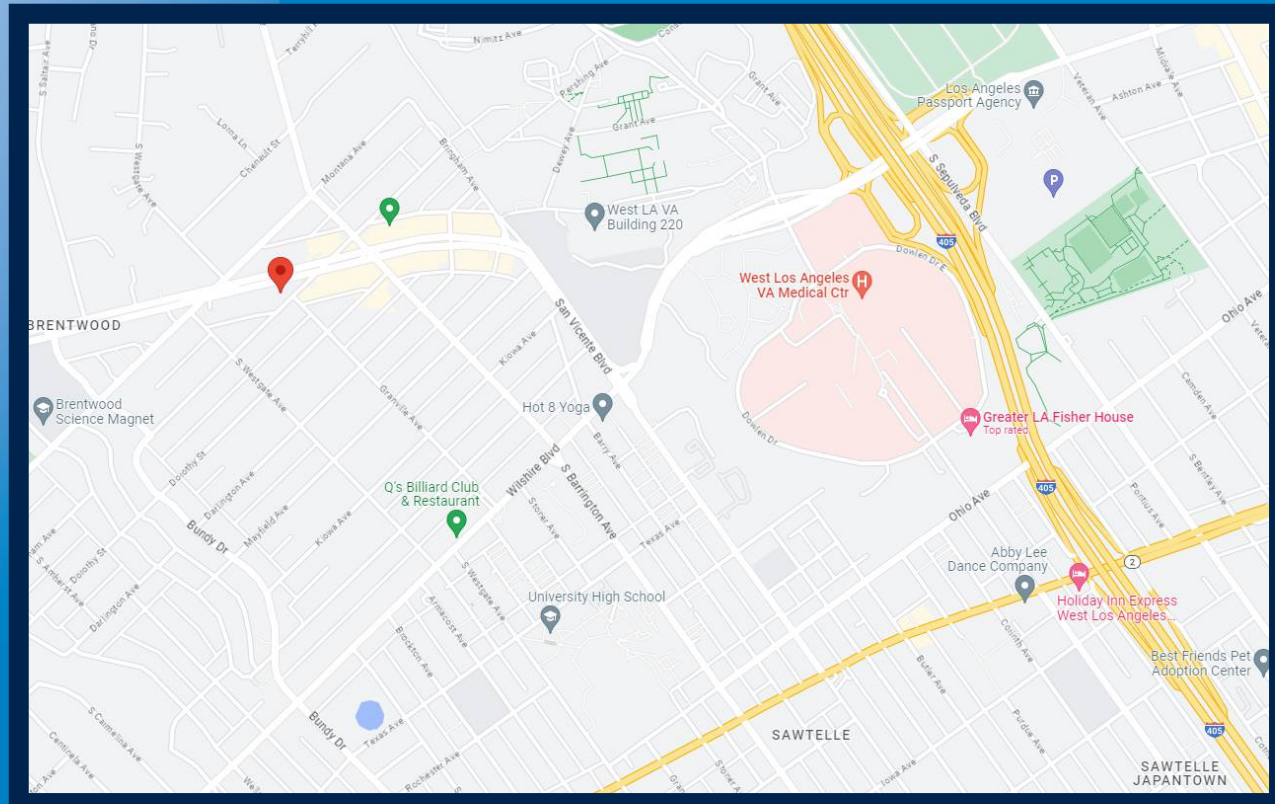


EXHIBIT "A"
Page No. 1 of 11
Case No. DIR-2024-6504-DRB-SPPC



4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#48200R011718

FRB Rebrand-San Vicente Blvd
- Chase Branded
11770 San Vicente Blvd
Los Angeles, CA 90049

Initial Date: 11/13/23
Salesperson: Arthur Navarro
Coordinator: Sam Vrhel
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

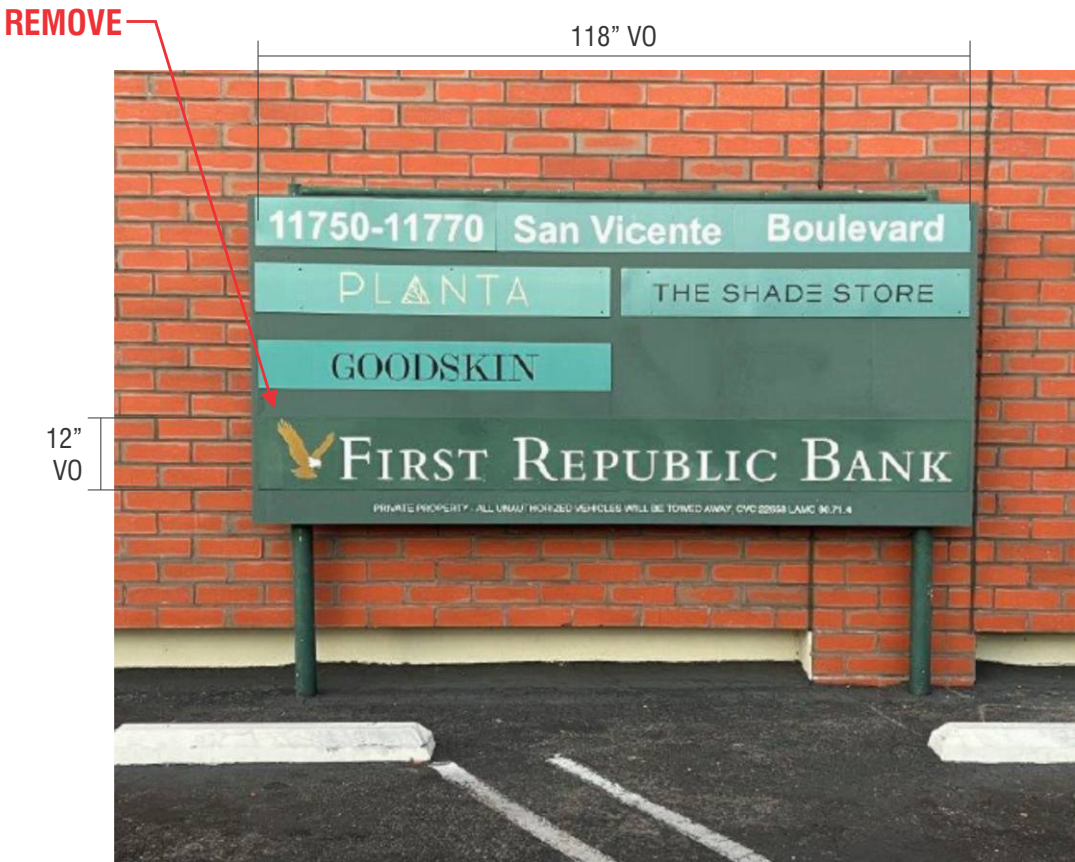
Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 23-01886
Project ID: CHASE_48200R011718_1
Revision: R9 - 07.22.24

SIGNAGE REPLACEMENT OVERVIEW

EXHIBIT "A"
Page No. 4 of 11
Case No. DIR-2024-6504-DRB-SPPC



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



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



G01 PROPOSED CONDITIONS SCALE: 3/8"=1'-0"



G02 PROPOSED CONDITIONS SCALE: 3/8"=1'-0"



SigntechTM

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#48200R011718

FRB Rebrand-San Vicente Blvd
- Chase Branded
11770 San Vicente Blvd
Los Angeles, CA 90049

Initial Date: 11/13/23
Salesperson: Arthur Navarro
Coordinator: Sam Vrhel
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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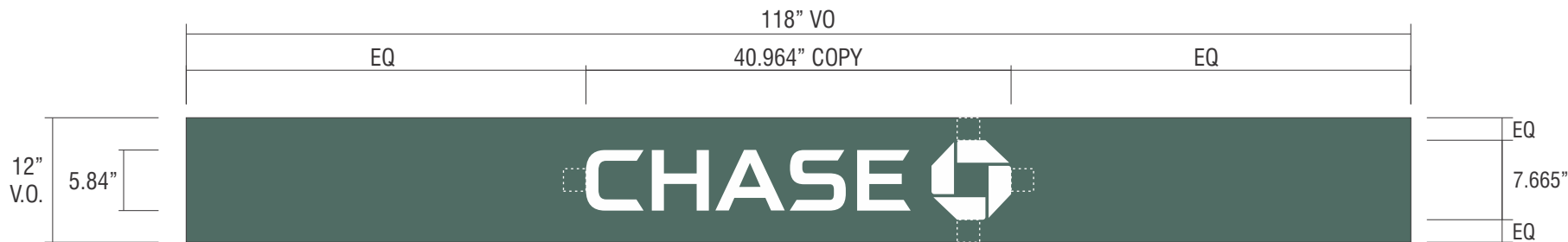
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Drawing Number: 23-01886
Project ID: CHASE_48200R011718_1
Revision: R9 - 07.22.24

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SCALE: 3/4" = 1'-0"

G01

G02

SIGN TYPE

CHA-RF-AL-12X118-VYL

MANUFACTURE AND INSTALL TWO (2) NEW TENANT PANEL REFACES FOR EXISTING SIGNS

FACE: .125" THICK ALUM. PAINTED TO MATCH EXISTING SW 6215 ROCKY RIVER

"CHASE" COPY: 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL

OCTAGON LOGO: 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL



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JP Morgan Chase Bank
#48200R011718

FRB Rebrand-San Vicente Blvd
- Chase Branded
11770 San Vicente Blvd
Los Angeles, CA 90049

Initial Date: 11/13/23

Salesperson: Arthur Navarro

Coordinator: Sam Vrhel

Designer: ASena

Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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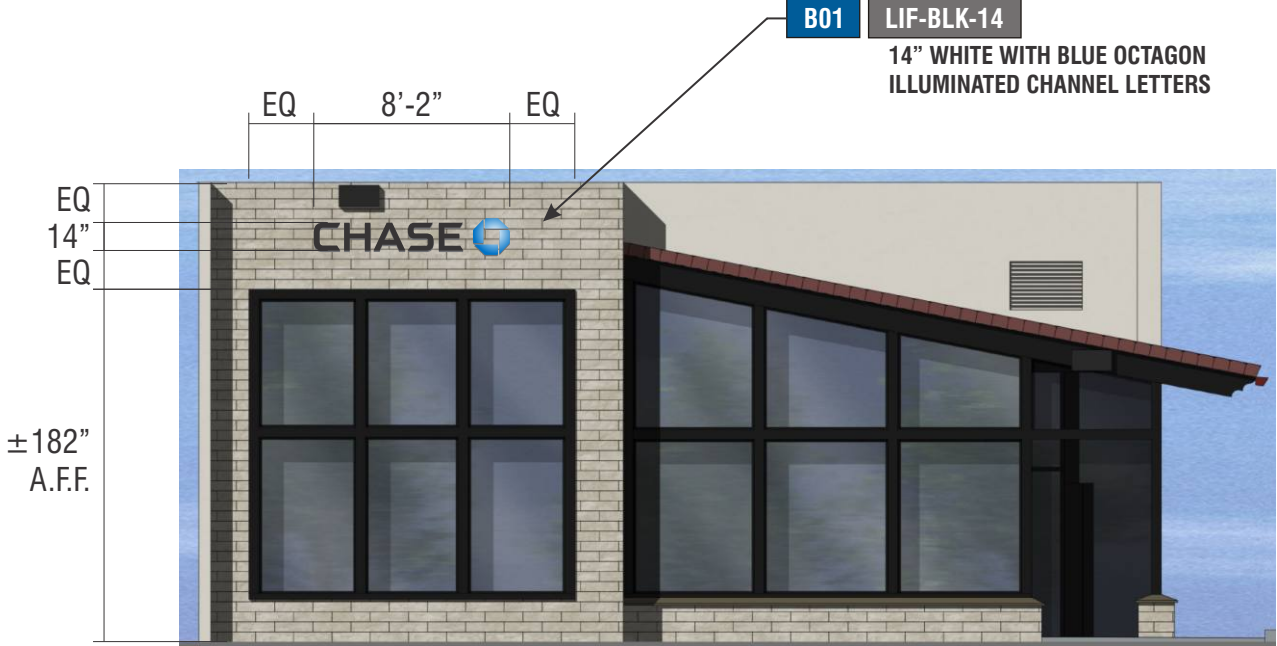
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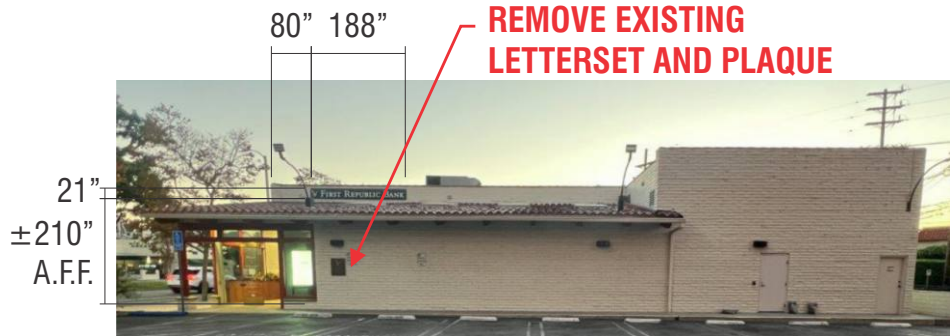
SIGNAGE REPLACEMENT OVERVIEW



EXISTING NORTH ELEVATION SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION SCALE: 1/8"=1'-0"
- ALL EXISTING FIRST REPUBLIC BANK VINYL TO BE REMOVED



EXISTING WEST ELEVATION SCALE: 1/32"=1'-0"

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Page No. 6 of 11
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MATERIAL LEGEND:



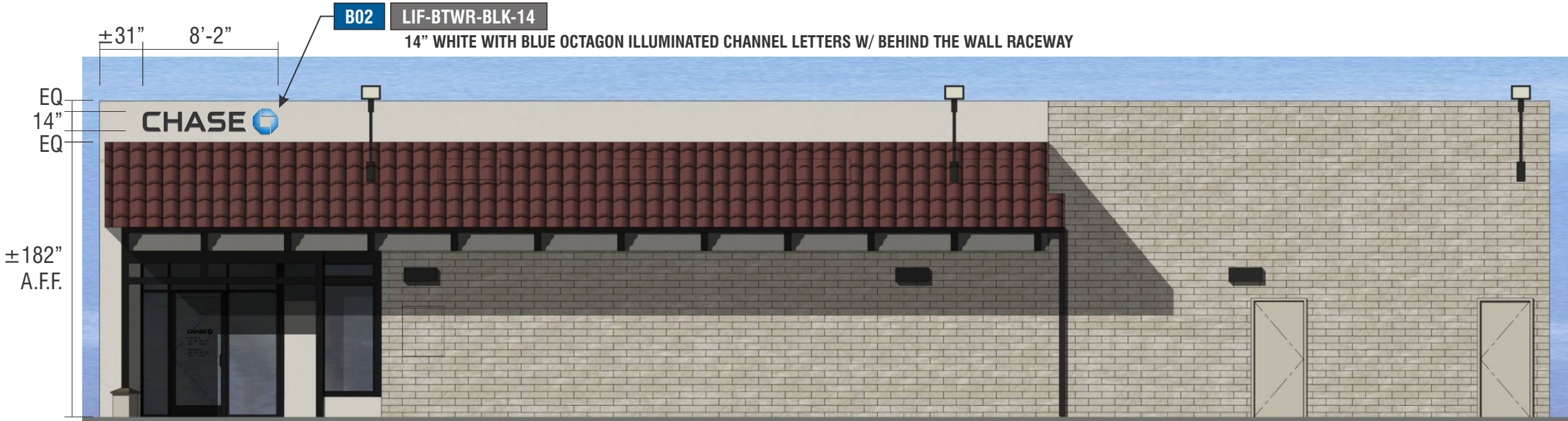
BLACK



EXISTING
PAINTED BRICK
TO REMAIN



EXISTING
TILE ROOF
TO REMAIN



PROPOSED WEST ELEVATION SCALE: 1/8"=1'-0"
- ALL EXISTING FIRST REPUBLIC BANK VINYL TO BE REMOVED



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SIGNAGE REPLACEMENT OVERVIEW

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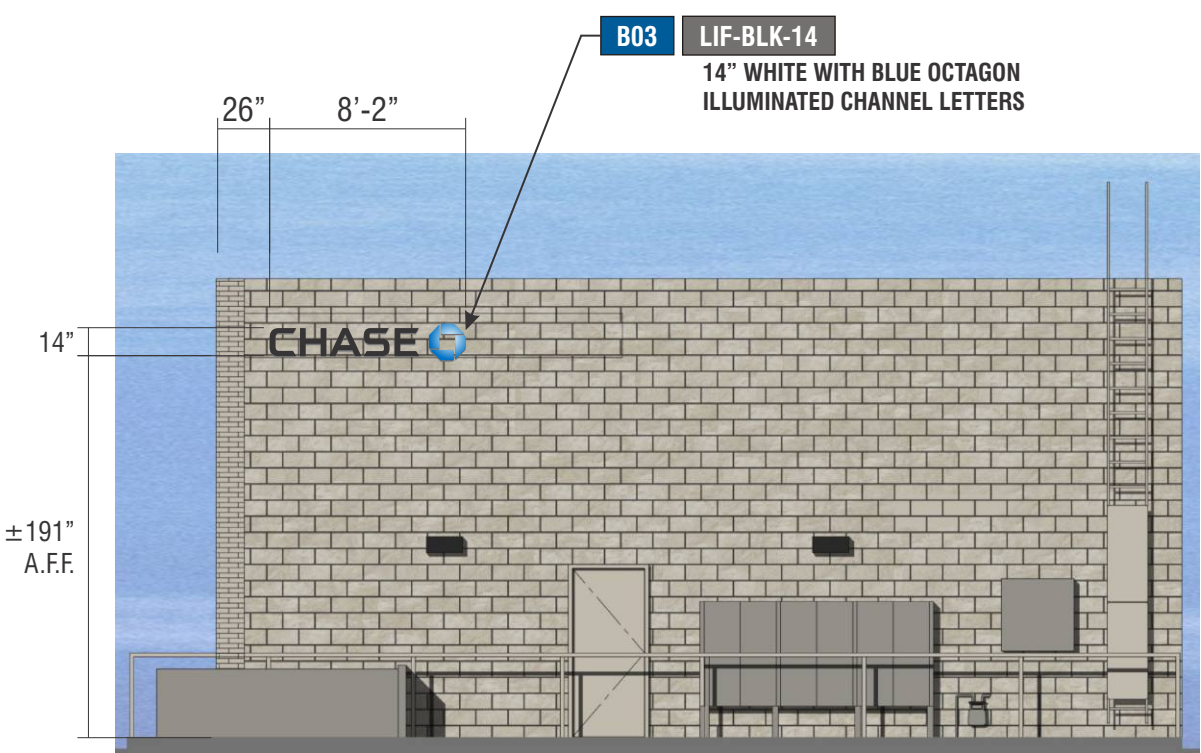
Project ID: CHASE_48200R011718_1

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EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

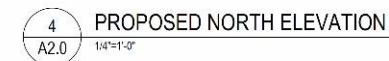
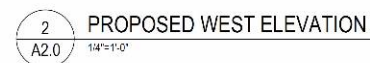
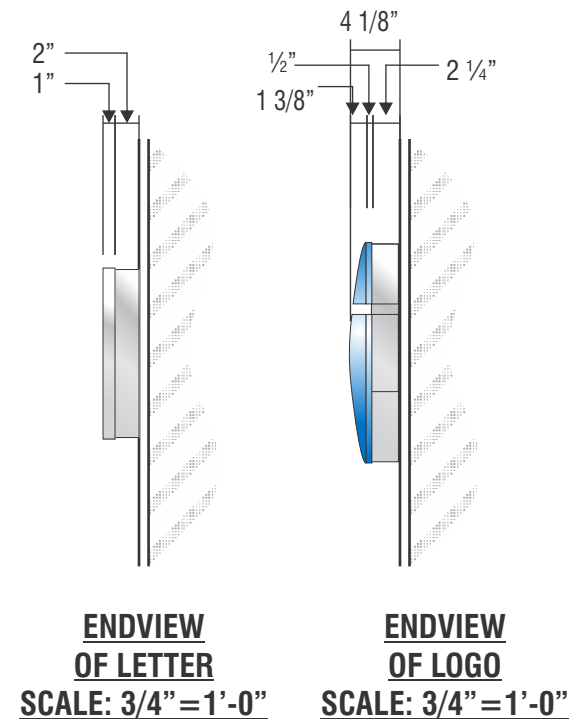
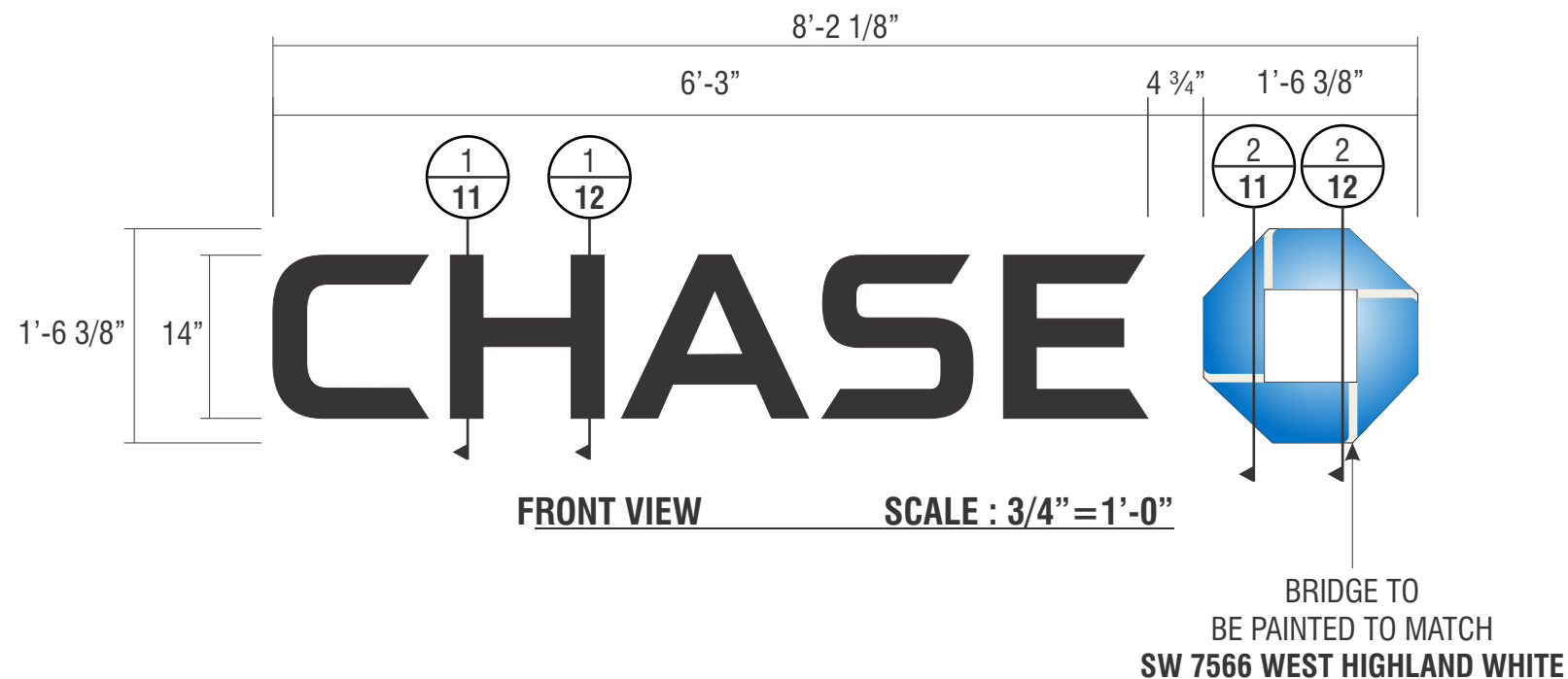


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B01 B02* B03

SIGN TYPE LIF-BLK-14 *BEHIND THE WALL RACEWAY/MIDDLE PENETRATION
- BOTTOM PENETRATION REQUIRED

MANUFACTURE AND INSTALL THREE (3) SETS OF INTERNALLY-ILLUMINATED CHANNEL LETTERS

LETTERS:

FACE: .177" P-95 CLEAR ACRYLIC WITH 3M #3635-222 BLACK PERFORATED VINYL ON 1ST SURFACE AND
(1) LAYER OF #3735-50 DIFFUSER VINYL ON 2ND SURFACE.

TRIMCAP: 1" METALLIC SILVER JEWELITE

RETURNS: .040" x 3" DEEP PRE-PAINTED ALUM COIL.

BACKS: .050" PRE-PAINTED ALUM.

PAINT: IF NOT PRE-PAINTED, PAINT EXTERIOR MATTHEWS
MP-#18101 "CHASE NICKEL", GLOSS (85-90 UNITS),
INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM 7100K STANDARD #701269 6WSG1-MB WHITE LEDs AND SLOAN POWER SUPPLY
AS REQUIRED FOR PROPER EVEN ILLUMINATION

LOGO:

BACKS & RETURNS: .080" ALUM. BACK WITH STACK WELDED .080" ALUM. RETURNS, 3" DEEP.

LOGO CAN FACE: .080" ALUM. BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

PLEX FACE: .118" THERMO-FORMED ARISTECH #6046 BLUE ACRYLIC LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR PLEX 2ND SURFACE FACES.

ILLUMINATION: SLOAN VL PLUS SHORT #701269 BLSA1-MB BLUE LEDs AND SLOAN POWER SUPPLY
AS REQUIRED FOR PROPER EVEN ILLUMINATION

INSTALL: LETTERS TO BE FLUSH MOUNTED ON FLAT SURFACES,
INSTALLER TO SUPPLY SPACERS AS REQUIRED FOR UNEVEN SURFACES.

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3D VIEW OF OCTAGON

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires: Line, Ground, and Neutral.
- Wire Size: Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



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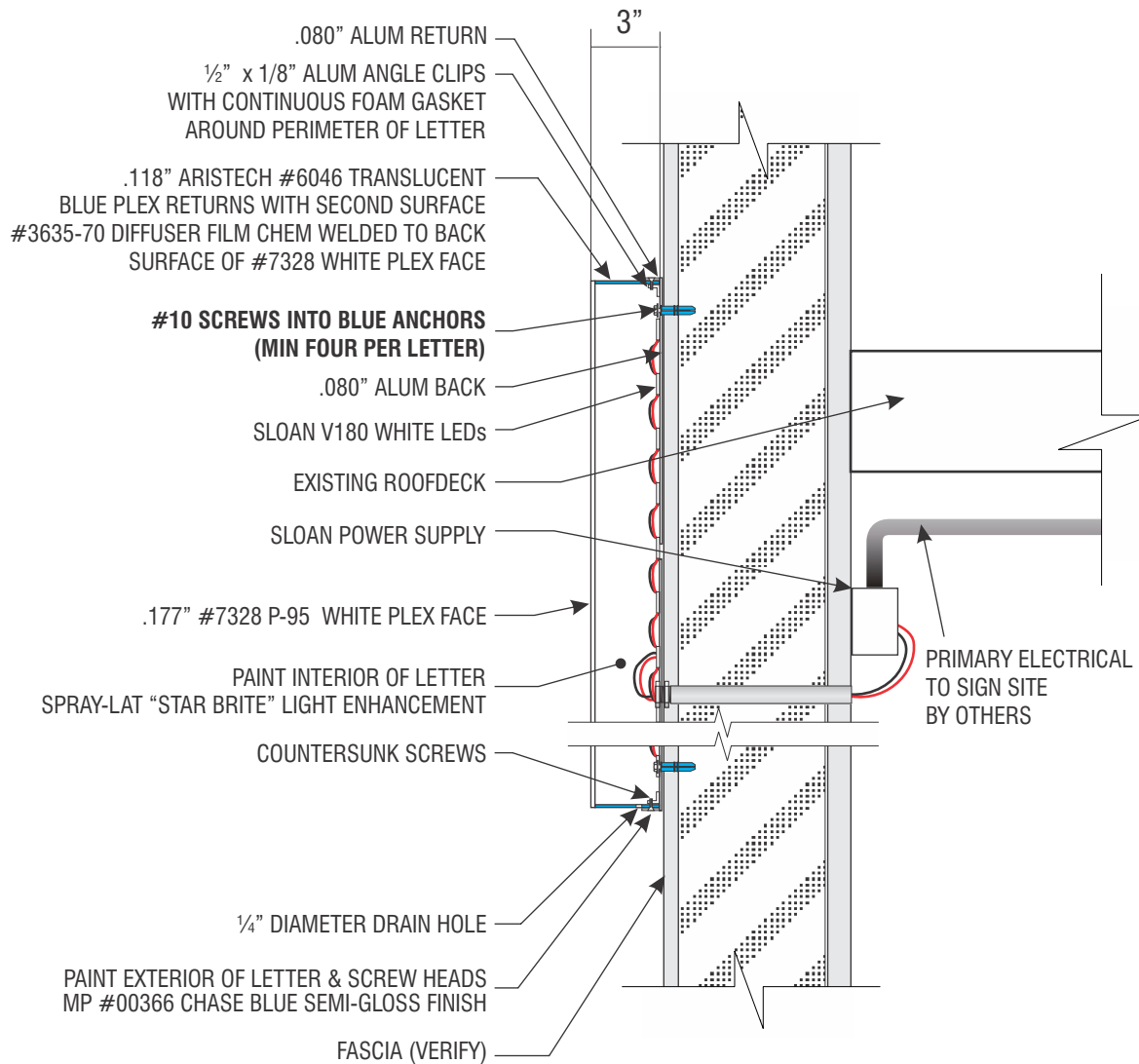
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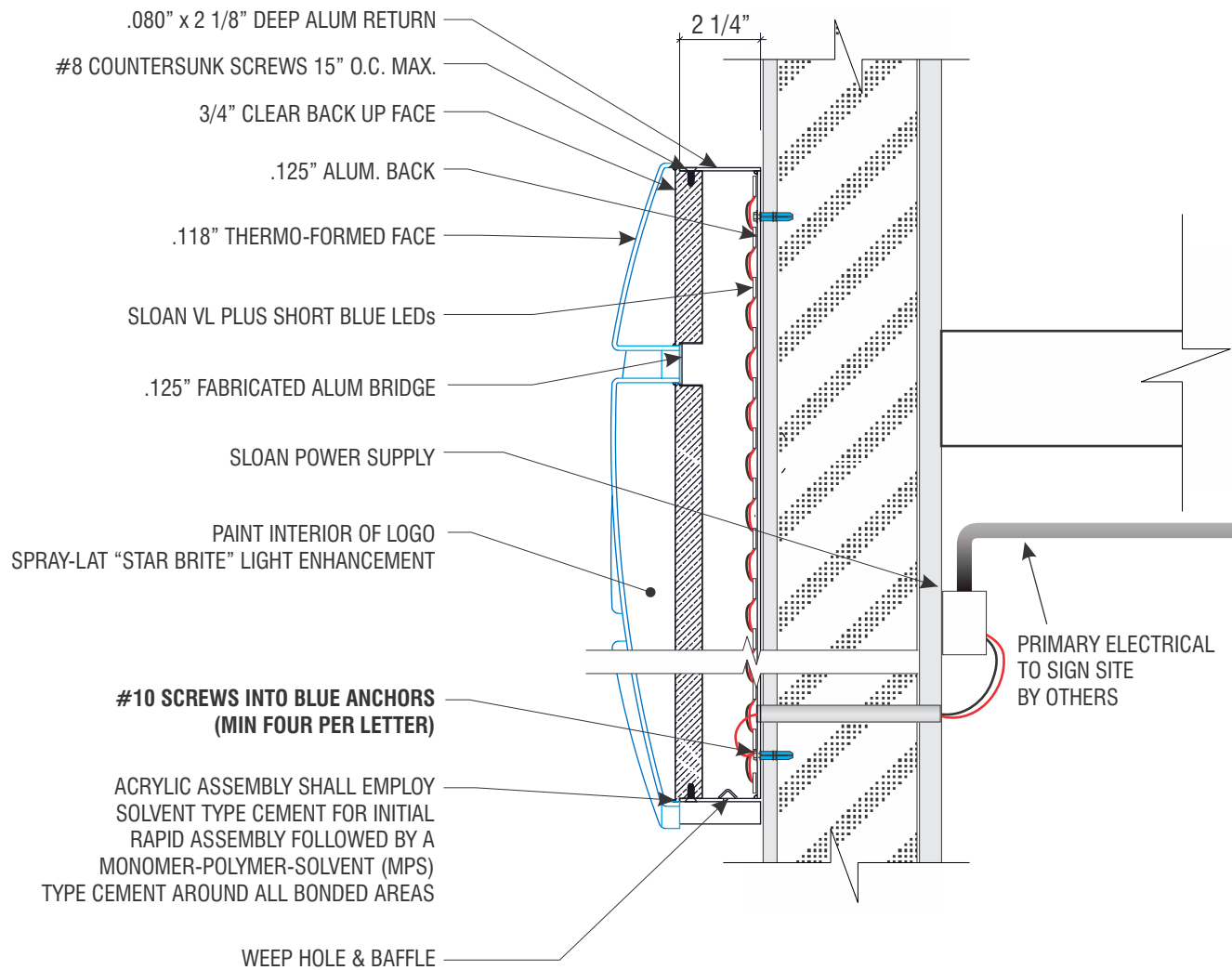
Revision: R9 - 07.22.24

ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.

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1
11 PLEX LETTER SECTION DETAIL SCALE: 1 1/2"=1'-0"



2
11 LOGO SECTION DETAIL SCALE: 1 1/2"=1'-0"

LOW PENETRATIONS



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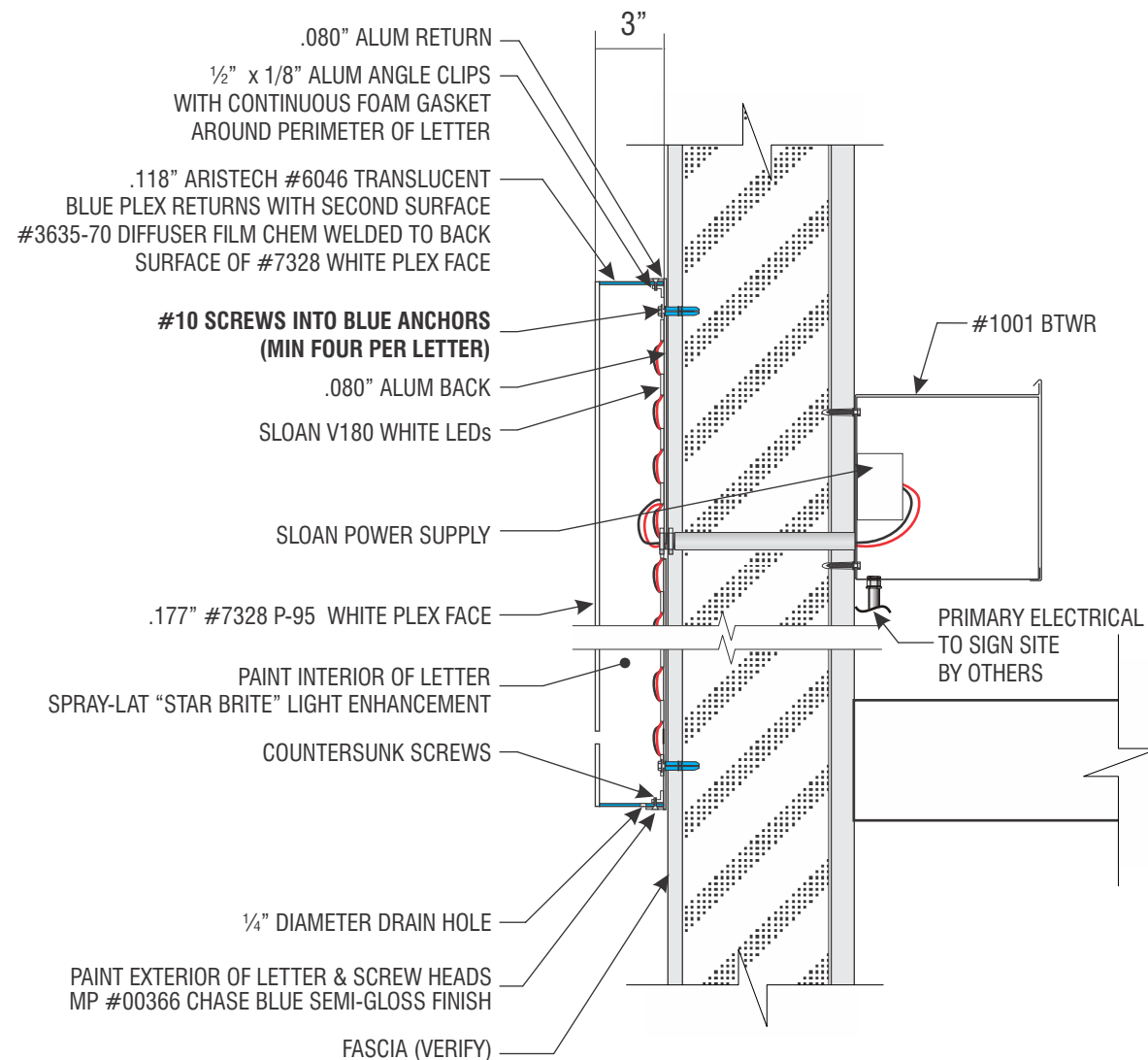
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ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
IN THE FIELD DEPENDING ON WALL TYPE AND ACCESS.

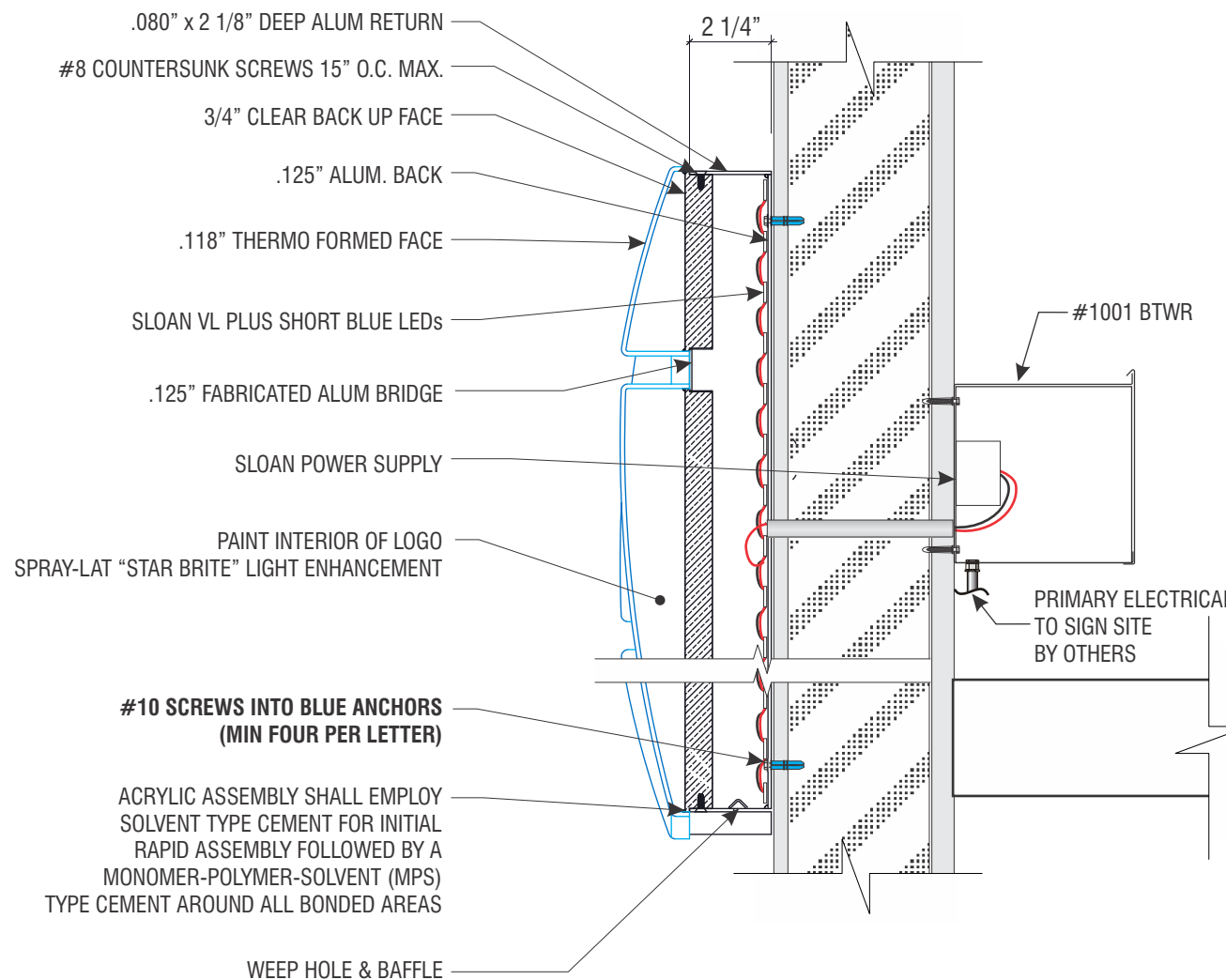
EXHIBIT "A"

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1
12 PLEX LETTER SECTION DETAIL SCALE: 1 1/2"=1'-0"



2
12 LOGO SECTION DETAIL SCALE: 1 1/2"=1'-0"

BTWR / MIDDLE PENETRATIONS



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