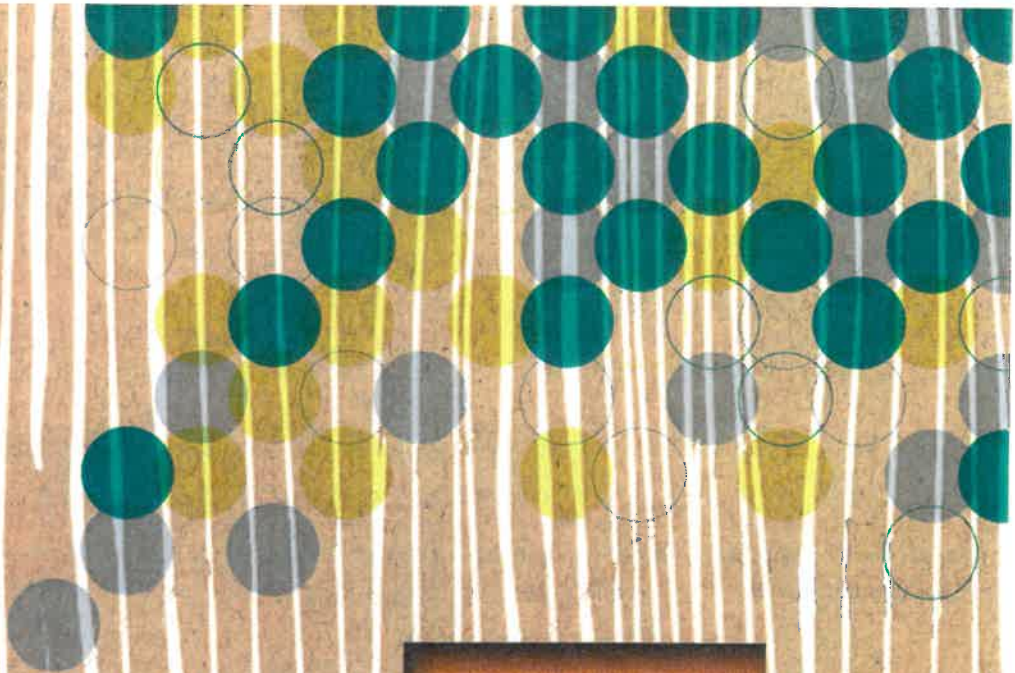


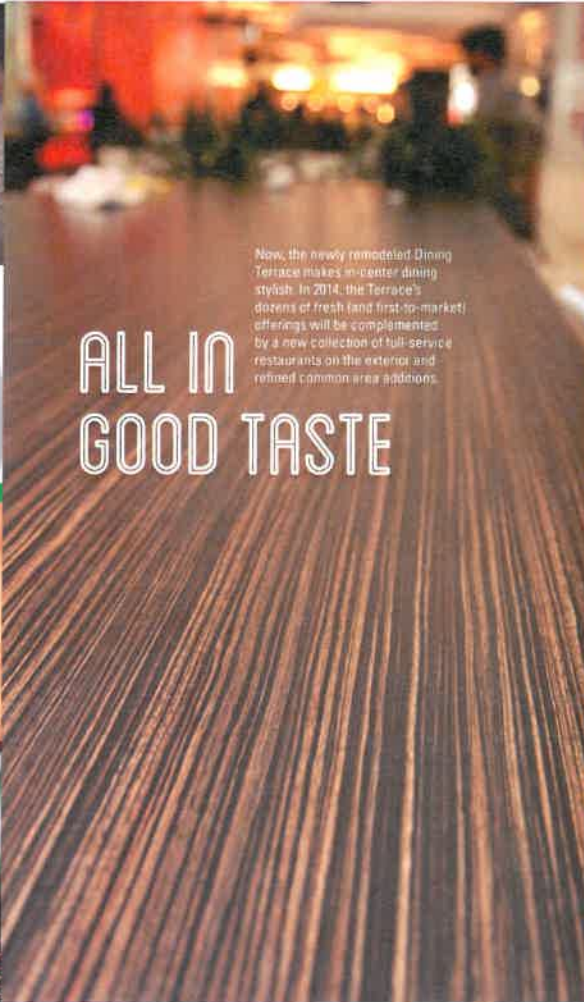
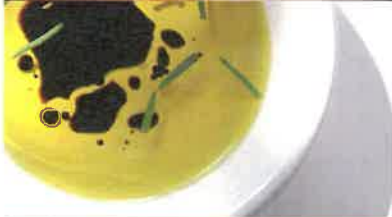
Westfield



WESTFIELD

FASHION





# ALL IN GOOD TASTE

Now, the newly remodeled Dining Terrace makes in-center dining stylish. In 2014, the Terrace's dozens of fresh (and first-to-market) offerings will be complemented by a new collection of full-service restaurants on the exterior and refined common area additions.

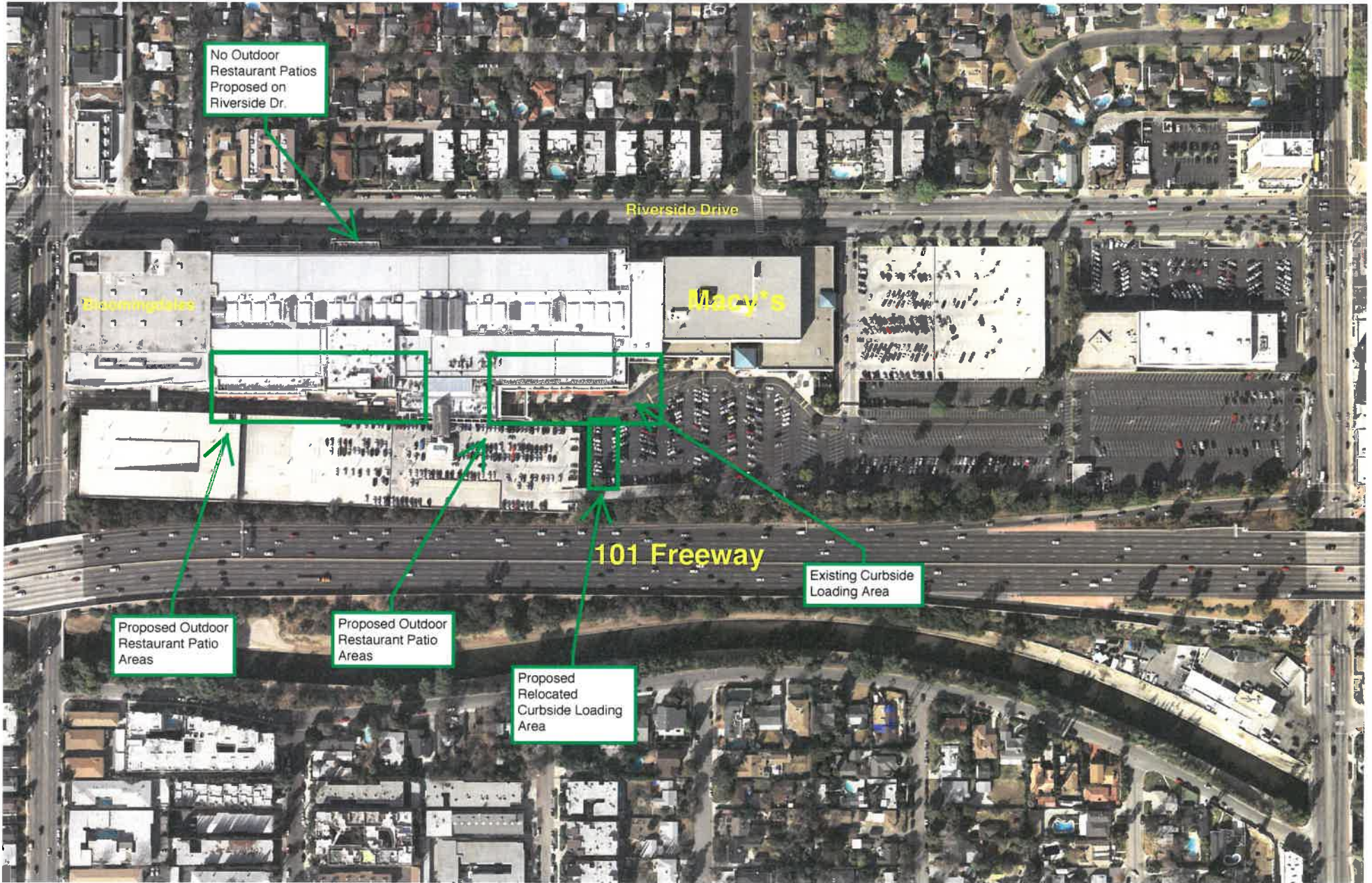


### Sit Down Restaurant Comparison

Property	Westfield Fashion Square	Northridge Fashion Center	Glendale Galleria	Sherman Oaks Galleria	Westfield Culver City	The Oaks	Westfield Topanga	Westfield Valencia	Westfield Santa Anita	Americana
Area	Sherman Oaks	Northridge	Glendale	Sherman Oaks	Culver City	Thousand Oaks	Carriage Park	Santa Clarita	Arcade	Glendale
Food Court	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No
1	Barneys	Bonefish Grill	9021Pho	ArLight Café Bar	BJ's Restaurant and Brewhouse	Bogart's Bar & Grill	Bistro Ka	BJ's Restaurant & Brewhouse	Benihana	Bourbon Steak by Michael Mina
2	9021Pho	CPK	Waba Grill	Buffalo Wild Wings	Olive Garden	Lazy Dog Restaurant & Bar	CPK	Din's NY Diner	CPK	Chi Dynasty
3	Bloomingdale's Café (1)	Claim Jumper	Red Robin	The Cheesecake Factory	Lucille's Smokehouse BBQ	Blue Stove - Nordstrom	Camille's Sidewalk Café	Johnny Rockets	Cha Noodle House	DeLuca's Italian Deli
4		Elephant Bar	Bar Verde at Nordstrom	El Torito Grill	Yen Sushi and Karaoke	Olive Garden	The Cheesecake Factory	Larsen's Steakhouse	The Cheesecake Factory	Din Tai Fung
5		Red Robin		Ruddertrucks	Extreme Pizza	Red Lobster	Frites	Lazy Dog Steakhouse	Dave & Buster's	Frida Mexican Cuisine
6		Macaroni Grill		Hana Grill Gourmet Japanese	Ono Hawaiian BBQ	Red Robin	Giggles N Hugs	Lucille's Smokehouse BBQ	Mai Di Loo	Granville Café
7		Yardhouse		PF Chang's	Odoba Mexican Grill	STACKED Food Well Built	Gyu-Kaku Japanese Cuisine	Red Robin	Johnny Rockets	Jewel City Diner
8		Wood Ranch BBQ		Requested alcohol for cinema		The Cheesecake Factory	Neiman Marcus Café	Salt Creek Grille	Kirin Buffet	Katsuya
9							Nordstrom Café	Sisley Italian Kitchen	Nordstrom Café	Le Pain Auotiden
10							Red Robin	TGI Fridays	Paris Baguette	Project Pie
11								Wokano	Red Robin	The Cheesecake Factory
12									Wood Ranch BBQ	The Melt
13										Trotteria Amici
<b>No. of Sit Down Restaurants</b>	<b>3</b>	<b>8</b>	<b>4</b>	<b>8</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>

### Most Frequently Requested Restaurants by Shoppers





No Outdoor Restaurant Patios Proposed on Riverside Dr.

Riverside Drive

Bloomingdale's

Macy's

101 Freeway

Existing Curbside Loading Area

Proposed Outdoor Restaurant Patio Areas

Proposed Outdoor Restaurant Patio Areas

Proposed Relocated Curbside Loading Area



RENDERING For Illustrative Purposes Only

View from Interior Surface Parking Lot

**Westfield**  
Fashion Square



Rendering For Illustrative Purposes Only

View from Interior of Shopping Center

## Summary of Proposal

- Fashion Square has fewer restaurants than other nearby shopping centers; this is due to an outdated, more than 20-year old zoning condition limiting the shopping center to 3 sit-down restaurants.
- A proposed vesting zone change would allow 8 additional sit-down restaurants, with a conditional use permit for alcohol.
- Restaurants would be converted from existing tenant and back-of-house space; no building expansion is proposed.
- No outdoor patios along Riverside Drive are proposed.
- No significant traffic impacts.
- No significant environmental impacts (MND); an MND is being prepared and will be circulated for public review.
- No reduction in existing parking supply or existing parking requirements is proposed.
- Westfield has met with many constituents in the community and will continue to meet with any community members who are interested in learning about or discussing the proposal.