

Westfield Fashion Square – Presentation Requirements /  
SONC Land Use Committee Summary  
April 11, 2016

- 1. Provide a brief description of the proposed project; including type of project, size of the lot, square footage of the building, square footage of the open space, height of building, density and parking. For mixed-use projects, please provide breakdown of above information.**

*New Dining Options at Westfield Fashion Square*

Westfield is proposing to offer new sit-down restaurants for Sherman Oaks at Westfield Fashion Square (14006 W. Riverside Drive). The new restaurants will be converted from existing retail areas and back-of-house space within the shopping center. No expansion of the existing building is proposed. Westfield estimates adding no more than 8 restaurants to the center. The restaurants would be added gradually over time as tenants are secured and existing retail leases naturally expire.

*Use of Existing Space within the Shopping Center*

The project will build out a portion of the remaining approved gross leasable area (GLA) of approximately 102,000 sf GLA to add 5,500 sf GLA to bring the total center from 872,662 sf GLA to 878,620 sf GLA. The additional 5,500 sf GLA will all be within the existing building square footage, so it will be a conversion of existing non GLA as opposed to an expansion of the building footprint. Existing non-restaurant GLA of 30,500 sf will be converted into restaurant GLA.

*Loading Dock Relocation Closer to the Freeway*

The project will also relocate an existing loading facility currently located on the south side of the shopping center (between the 101 Freeway and the shopping center). The loading needs to be relocated because it currently resides in front of some of the proposed restaurant locations. The loading will be relocated closer to the freeway in place of approximately 13 parking stalls, but still be located between the 101 Freeway and the shopping center. The path of travel for trucks that use the loading facility would not change to or from the center given the new loading location will be within close proximity to where it resides today.

- 2. Provide information on all zoning, allowable – height, density and parking requirements. What deviations from the allowable zoning is the applicant requesting, including variances and exceptions.**

Ordinance No. 170151, which became effective more than 20 years ago in 1995, currently permits a maximum of three sit-down restaurants and associated alcohol service. at Fashion Square, which is considerably fewer restaurants as compared to similar malls in Los Angeles.

The proposed project will require a Zone Change to modify several existing Q Conditions in Ordinance No. 170141 relating to operation restrictions, including, but not limited to, an increase in the permitted number of full-service restaurants and alcohol licenses on the site, as well as extended mall tenant operational hours relating to the new restaurants. The proposed project will not cause the shopping center to exceed the 975,000 square feet of gross leasable area permitted by Ordinance No. 170151.

It will also require a Conditional Use Permit to allow the sale and service of a full line of alcohol at up to eight additional restaurants.

- 3. Provide graphic illustration of project proposal including side context in the neighborhood or adjacent properties, using a plot plan and photographs. Please provide architectural plans for each floor of the project, elevations, section, material.***

See files attached.

- 4. Provide the committee ten (10) copies of the Master Land Use Application, written description and the graphic illustrations at 8" x 11" or 11" x 17" and ten (10) copies of the written description for the audience. Copies of this material can be in black and white.***

See files attached.