

Westfield FASHION SQUARE

HELP CREATE THE NEXT GREAT DINING EXPERIENCE



Sherman Oaks Neighborhood Council Land Use Committee

June 16, 2016

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- Fashion Square has fewer restaurants than other nearby shopping centers; this is due to an outdated, more than 20-year old zoning condition limiting the shopping center to 3 sit-down restaurants.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 impacts.
- 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.

Summary of Community Commitments

- **Proposed Condition of Approval:** Driveways from the property to Riverside Drive shall close after 10:00 pm daily.
- **Proposed Condition of Approval:** The existing pedestrian entrance to the Shopping Center on Riverside Drive shall be visually enhanced to improve its aesthetic appeal, including through such improvements as enhancements to entry doors, the building façade, signage and landscaping. An exhibit illustrating this conceptual design plan is included as an exhibit of this approval.
- **Proposed Condition of Approval:** The existing trash compactor area on Riverside Drive shall be screened. An exhibit illustrating a conceptual design plan is included as an exhibit of this approval.

Funding for Traffic Calming

- **Signed letter from Westfield with written commitments to fund:**
 - \$100,000 for traffic calming measures on Matilija Ave
 - \$50,000 for traffic calming measures in the Library Square community
 - Fund the cost of one traffic study for each community required by LADOT for approval of such measures

Riverside Dr. Pedestrian Entrance



Riverside Dr. Pedestrian Access – Option 1



Riverside Dr. Pedestrian Access – Option 2



Riverside Drive – Trash Compactor



Riverside Drive – Trash Compactor



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Thank You