



KURA SUSHI RESTAURANT AT WESTFIELD FASHION SQUARE PLAN APPROVAL APPLICATION

SHERMAN OAKS NEIGHBORHOOD COUNCIL
PLANNING AND LAND USE COMMITTEE MEETING

AUGUST 20, 2020


UNIBAIL-RODAMCO-WESTFIELD

KIM BREWER
SHIVAUN COONEY

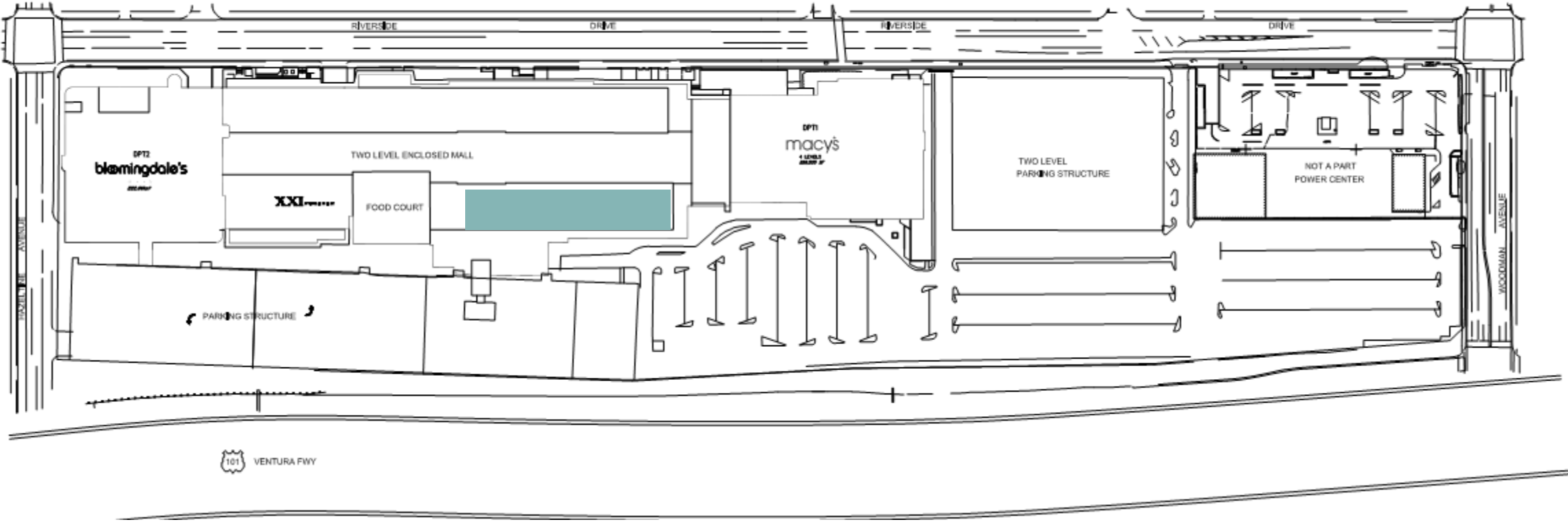
Introductions

- › Kim Brewer - Senior Vice President - Development, URW
- › Logan Abbene - Westfield Fashion Square General Manager
- › Krista Garritano - Liquor License Consultant & Representative for Kura Sushi Restaurant
- › Shivaun Cooney - Counsel, Latham & Watkins

Aerial



Westfield Fashion Square - Restaurant Row Development



 Restaurant Row

Restaurant Row Development



Restaurant Row Development



Pending Request

- Plan approval application for Kura Sushi Restaurant to serve beer and wine under approved Master CUB for Westfield Fashion Square
- Plan approval application for Kura Sushi filed with the City in June 2020; currently under review by the City
- First of several new restaurants coming into the existing shopping center under prior approvals

Implementing Prior Approvals

- In 2017, Westfield obtained approval from the City to add 8 new restaurants to the existing shopping center.
- The approvals included a Master Conditional Use Permit to allow the sale of a full line of alcoholic beverages on-site for 8 restaurants.
- Kura Sushi is the first of these 8 new restaurants.



Product of Community Input

- The approval process for the new restaurants involved extensive community outreach and engagement, including:
 - Several meetings with SONC PLUM Committee
 - Neighborhood meetings and outreach
 - Community information session
 - Mailings to neighbors
- Substantial community support

SONC Support

Officers:

Jill Banks Barad, President , Res. 6
Ron Ziff, 1st Vice Pres. Bus-6
Jeff Hartsough, 2nd Vice Pres. CI-2
Tom Capps, Treasurer, Res. 2
Louis Schillace, Secretary, Bus. 2

Board Members:

Vacant, Res. 1
Levon Baronian, Bus-1
Kristin Sales, CI-1
Howard Katchen, Res. 3
Raphael Morozov, Bus.3
Richard Marciniak, CI-3
Lisa Petrus, Res. 4
Sue Steinberg, Bus. 4
Sidonia Lax, CI-4
Candace Liceaga, Res-5
Avo Babian, Bus-5
Sherry Revord, CI-5
Melissa Menard, CI-6
Jay Deeber, Res. 7
Neal Roden, Bus-7
Jeffrey Kalban, CI-7

July 14, 2016

Heather Bleemers
Los Angeles City Planning Department
6262 Van Nuys Blvd
Van Nuys, CA 91401

Re: CPC-2016-778-VSC

Dear Ms Bleemers:

This letter is to notify you that Westfield, LLC has met with the Sherman Oaks Neighborhood Council Land Use Committee and Board of Directors. The applicant was cooperative and made changes requested by the Board, Committee, and the public. At both meetings the request for rezoning for change of use to allow up to 8 new restaurants in the existing building was unanimously approved. In addition, we note that notices of both meetings were distributed publicly. Members of the public did attend and all testified in favor of the request.

We hereby request that the Planning Department approve Westfield's application.

Yours truly,



Jill Banks Barad, President



Ron Ziff, Chair Land Use Committee

CALIFORNIA



**Sherman Oaks
Neighborhood Council**

**SHERMAN OAKS
NEIGHBORHOOD
COUNCIL**

P O Box 5721
Sherman Oaks, CA
91413
(818) 503-2399

www.shermanoaksonc.org

OR CONTACT

Department of
Neighborhood
Empowerment linked
through our website under
"Resources"

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Jay Deeber, Res. 7
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July 14, 2016

Nina Idemudia
Los Angeles City Planning Department
6262 Van Nuys Blvd
Van Nuys, CA 91401

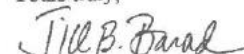
Re: ZA-2016-0777-MCUP

Dear Ms Idemudia:

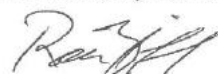
This letter is to notify you that Westfield, LLC has met with the Sherman Oaks Neighborhood Council Land Use Committee and Board of Directors. The applicant was cooperative and made changes requested by the Board, Committee, and the public. At both meetings the request for CUP for alcohol licenses was unanimously approved. In addition, we note that notices of both meetings were distributed publicly. Members of the public did attend and all testified in favor of the request.

We hereby request that the Planning Department approve Westfield's application.

Yours truly,



Jill Banks Barad, President



Ron Ziff, Chair Land Use Committee

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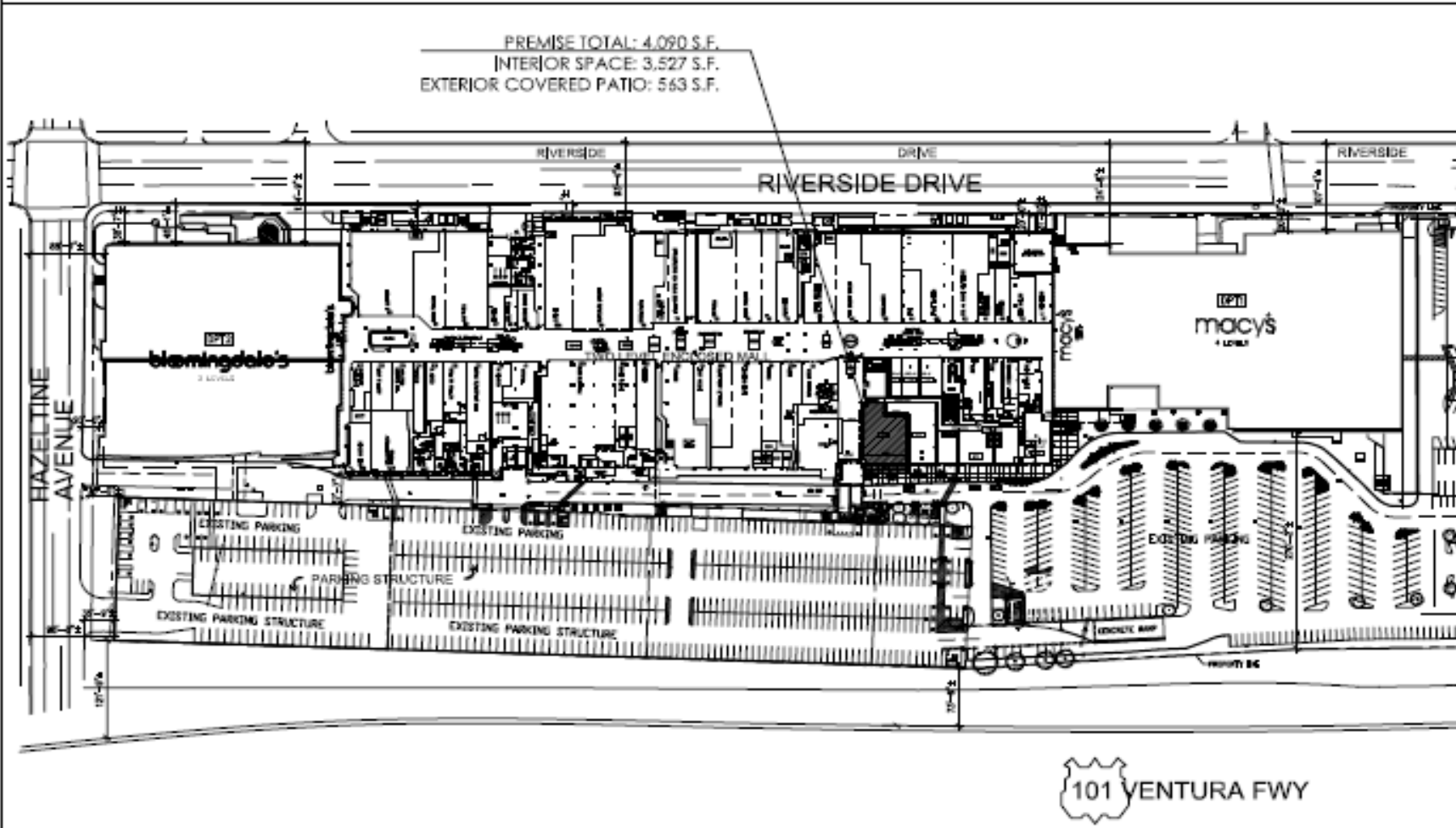
Westfield and SONC 2017 Agreement

- Funding for traffic calming measures on Matilija Avenue and in the Library Square community.
 - Community decisions to determine appropriate measures.
- Hours for Riverside Drive driveways (closed between 10pm and 6am)
- Enhancements to Riverside Drive pedestrian entrance
- Trash compaction area screening on Riverside Drive

Kura Sushi Restaurant

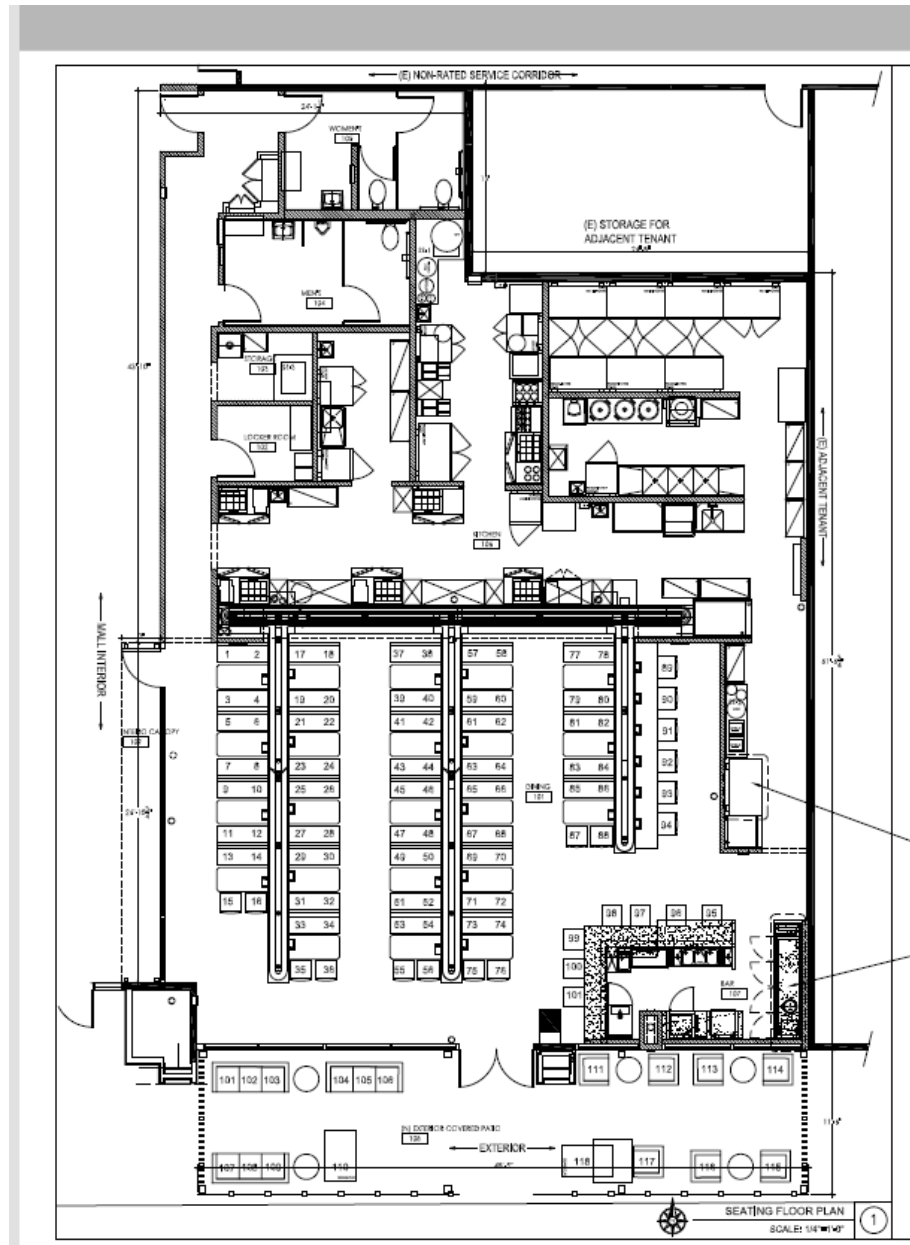
- › Plan approval under Master CUB
- › Consistent with conditions of Master CUB
- › Space 24 within the existing shopping center
- › Interior location next to internal parking areas

Site Plan



Floor Plan

- Interior seating area approximately 3,500 sqft and 101 seats (94 dining; 7 at bar)
- Exterior covered patio approximately 560 sqft and 18 seats
- Hours of Operation:
 - Sunday-Thursday 11am-9:30pm
 - Saturday 11am-10pm



About Kura Sushi

- Authentic Japanese sushi restaurant with several existing locations in California
- First restaurant opened in 1977, now have locations across Japan, Taiwan and the United States.
- Pioneers of the “revolving sushi” concept
- Focus on healthy, fun, and delicious dining

Summary

- Community recognized need and desire for additional sit-down restaurants at Fashion Square
- Extensive outreach and coordination with community on overarching approvals for restaurants that are now being implemented
- Kura Sushi is first restaurant to come in under Master CUB and is consistent with all conditions

THANK YOU



UNIBAIL-RODAMCO-WESTFIELD