

Dinahs Modification Recommendations

Remove request for waiver of street dedication.

Reduce the 50% density bonus to a maximum of 30%.

Eliminate the use of the property along Centinela as part of their open space buffer. The property does not belong to them.

Increase amount of open space for the tenants and the public.

Sepulveda Corridor project is coming which will eliminate a lane on Sepulveda, mitigate the impact this will have on their ingress/egress.

Find an alternative to Sepulveda Blvd. as the sole ingress/egress point.

Install landscaping and sky sensitive lighting for all exterior lighting?

Install non reflective, non glare windows on any exterior that faces residences?

Install green walls on the west facing walls that local residents will be looking at.

Make micro shuttles available to tenants and the public.

Perform a study on the Cumulative Impact of this project and the currently under construction projects within 2 miles of the proposed project.

Install a fleet of electric cars that will be available to the community.

Focus on and make rentals available to the local student community at LMU and Otis College.

Give the local community input into what type of retail they would like to see.

Offer current retail tenants the opportunity to remain or offer relocation fees.

Inform the community if Dinahs restaurant, a landmark in the community, will be able to maintain their business at that location, or if the opportunity has been offered to them.

Build to a minimum of Silver level LEED certification.

It is unworkable that all ingress and egress is on Sepulveda Blvd. Applicant must find a solution to this.

Have the Department of Transportation make a presentation to the community to show how this project is workable.

Engage in genuine and sincere outreach with the Neighborhood Council and the community to address their concerns.