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## Public Comments Not Uploaded FW: Advanced Notice Request for 23717 W Victory Boulevard; Starbucks Project; Case Nos. ZA-2024-5222-CU2-ZBA; ENV-2024-5223-CE ("Project")

1 message

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paralegal@channellawgroup.com <paralegal@channellawgroup.com>

Wed, Apr 29, 2026 at 3:26 PM

Reply-To: clerk.plumcommittee@lacity.org

To: clerk.plumcommittee@lacity.org

Cc: jamie.hall@channellawgroup.com, Veronica Lebron <accounting@channellawgroup.com>, admin@channellawgroup.com

Good afternoon,

We are writing to ensure that the Planning and Land Use Management Committee received the attached Advanced Notice Request dated January 2, 2026, related to the above-mentioned matter.

Please confirm receipt.

Thank you.

Shannon Harkins

Paralegal

Channel Law Group, LLP

8383 Wilshire Blvd., Suite 750

Beverly Hills, CA 90211

Office Number: (310) 347-0050

Direct Number: (310) 845-6252

Fax: (323) 723-3960

[paralegal@channellawgroup.com](mailto:paralegal@channellawgroup.com)

**\*\*\*For accounting and invoicing, please contact Veronica Lebron at [Accounting@ChannelLawGroup.com](mailto:Accounting@ChannelLawGroup.com)\*\*\***

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**From:** Candy Rosales <[candy.rosales@lacity.org](mailto:candy.rosales@lacity.org)>  
**Sent:** Thursday, January 8, 2026 5:56 PM  
**To:** Hannah Simon <[admin@channellawgroup.com](mailto:admin@channellawgroup.com)>  
**Cc:** City Clerk Council and Public Services <[Clerk.CPS@lacity.org](mailto:Clerk.CPS@lacity.org)>; Planning CPC <[CPC@lacity.org](mailto:CPC@lacity.org)>; [stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org); [Patrice.Lattimore@lacity.org](mailto:Patrice.Lattimore@lacity.org); Jamie Hall <[jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)>; Veronica Lebron <[accounting@channellawgroup.com](mailto:accounting@channellawgroup.com)>; Shannon Harkins <[paralegal@channellawgroup.com](mailto:paralegal@channellawgroup.com)>  
**Subject:** Re: Advanced Notice Request for 23717 W Victory Boulevard; Starbucks Project; Case Nos. ZA-2024-5222-CU2-ZBA; ENV-2024-5223-CE ("Project")

Good evening,

Your communication has been received.

For any future matters related to the Planning and Land Use Management Committee, please direct your email requests to [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org) instead of [Clerk.CPS@lacity.org](mailto:Clerk.CPS@lacity.org).

Thank you for your cooperation.



**Candy Rosales | Legislative Assistant**

City of Los Angeles | Office of the City Clerk

Tel: (213) 978-1078

**Connect with the Clerk:**



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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities.

On Thu, Jan 8, 2026 at 5:32 PM Hannah Simon <[admin@channellawgroup.com](mailto:admin@channellawgroup.com)> wrote:

Good afternoon,

Following up on the above, please confirm receipt of this request.

Thank you.

Hannah Simon  
Legal Assistant  
Channel Law Group, LLP  
[8383 Wilshire Blvd., Suite 750](#)  
[Beverly Hills, CA 90211](#)  
Office Phone No. (310) 347-0050  
Direct Phone No. (424) 276-7263

Fax: (323) 723-3960

[admin@channellawgroup.com](mailto:admin@channellawgroup.com)

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On Fri, Jan 2, 2026 at 6:44 PM Hannah Simon <[admin@channellawgroup.com](mailto:admin@channellawgroup.com)> wrote:

Good evening,

Please see the attached. Please confirm receipt.

Please keep all from our office cc'd here for all correspondence regarding this request.

Thank you.

Hannah Simon  
Legal Assistant  
Channel Law Group, LLP  
[8383 Wilshire Blvd., Suite 750](#)  
[Beverly Hills, CA 90211](#)  
Office Phone No. (310) 347-0050  
Direct Phone No. (424) 276-7263

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**2025-01-02 Request for Notice.pdf**

158K

# Channel Law Group, LLP

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JULIAN K. QUATTLEBAUM, III  
JAMIE T. HALL \*  
CHARLES J. McLURKIN  
GREGORY T. WITTMANN

Writer's Direct Line: (310) 982-1760  
jamie.hall@channellawgroup.com

\*ALSO Admitted in Texas

January 2, 2026

## VIA EMAIL

Office of the City Clerk  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
Clerk.CPS@lacity.org  
CPC@lacity.org

Los Angeles Department of City Planning  
Stephanie Escobar, City Planning Associate  
201 N Figueroa St.  
Los Angeles, CA 90012  
stephanie.escobar@lacity.org

**Re: Advanced Notice Request for 23717 W Victory Boulevard;  
Starbucks Project; Case Nos. ZA-2024-5222-CU2-ZBA; ENV-2024-5223-CE  
("Project")**

Dear City Clerk and Department of City Planning:

This firm represents West Valley Alliance for Optimal Living regarding the Starbucks Project at 23717 Victory Boulevard in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan ("Project"). We hereby request that the City of Los Angeles ("City") send by electronic mail, if possible or U.S. mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.

- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared for a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions, including any CEQA appeals for environmental clearances, and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. We are also requesting to be added to the official notice list of interested parties pursuant to Chapter 1A Section 13B.11.1(C)(3) of the Los Angeles Zoning Code. This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which require local counties to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notices by electronic mail and U.S. Mail to:

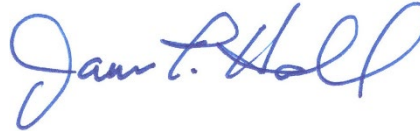
Jamie Hall  
Shannon Harkins  
Hannah Simon  
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8383 Wilshire Blvd.  
Suite 750  
Beverly Hills, CA 90211  
[jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)  
[paralegal@channellawgroup.com](mailto:paralegal@channellawgroup.com)  
[admin@channellawgroup.com](mailto:admin@channellawgroup.com)

City Clerk  
Department of City Planning  
January 2, 2026

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Please call me if you have any questions. Thank you for your attention to this matter.

Sincerely,



Jamie T. Hall

CC via email:

Patrice Lattimore, City Clerk ([patrice.lattimore@lacity.org](mailto:patrice.lattimore@lacity.org))

Candy Rosales, Legislative Assistant ([candy.rosales@lacity.org](mailto:candy.rosales@lacity.org))