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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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May 19, 2026

VIA EMAIL

Chairman and Honorable PLUM Members
200 North Spring Street
Los Angeles, CA 90012

Clerk.plumcommittee@lacity.org

RE: PLUM Meeting May 26, 2026
Council File No. 26-0497
ENV-2024 5233-CE
23717 Victory Boulevard, West Hills

Honorable Members:

We represent Megdal Pizza, LLC which is the owner of the property (“Owner”) located at 23717 Victory Boulevard in West Hills (“Property”). The Property is the site of a proposed drive-through coffee shop (“Project”) proposed by Starbucks Coffee Company (“Starbucks”) (Case No. ZA-2024-5222-CU2-ZBA). Starbucks was the applicant of the Project at the time the South Valley Area Planning Commission (“APC”) approved the Project and denied the appeal of the West Valley Alliance for Optimal Living (“West Valley”) on March 9, 2026.

On May 8, 2026, Starbucks informed the City that the Owner would be taking over the Project as applicant (“Owner/Applicant”). See attached letter from Starbucks to the City.

Under the City of Los Angeles Municipal Code (“LAMC”) Section 13B.2.2.G.4.c, the APC’s approval of the Project is final. However, pursuant to LAMC Section 13B.11.1.F.2, West Valley has the right to further appeal to Council the approval of the categorical exemption under the California Environmental Quality Act (“CEQA”). On March 24, 2026, West Valley filed a CEQA appeal (“CEQA Appeal”) which is currently set for hearing on your May 26, 2026 agenda.

The matter is time-limited with the last day to act as June 5, 2026. However, the time for the Council to act “may be extended by the mutual consent of the project applicant and the City Council”. See LAMC Section 13B.11.1.F.7.a.

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On behalf of the Owner/Applicant, we are writing to respectfully request that the PLUM Committee continue the CEQA Appeal for 90 days. The reason for this continuance request is that the Owner/Applicant and West Valley have initiated settlement discussions that have a chance to resolve the concerns of West Valley.

It is our understanding that West Valley agrees with this continuance request.

Thank you for your consideration of this continuance request.

Very truly yours,

William F. Delvac

cc: Jeff Bornstein, West Valley
Jamie Hall, Counsel for West Valley
Henry Chu, Associate Zoning Administrator
Stephanie Escobar, City Planning
Mike Sloan, Megdal Pizza