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May 21, 2026

VIA ELECTRONIC MAIL

Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, CA 90012
clerk.plumcommittee@lacity.org
clerk.cps@lacity.org

Re: PLUM Meeting to Consider Proposed Starbucks at 23717 West Victory Boulevard; Council File No. 26-0497; Case No. ZA-2024-5222-CU2-ZBA, Conditional Use Permit and Zone Boundary Adjustment, & ENV Case No. 2024-5223-CE (“Project”)

Dear Honorable Members of the PLUM Committee:

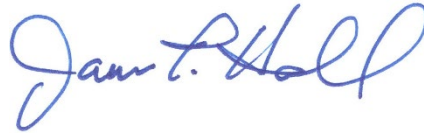
This firm represents West Valley Alliance for Optimal Living (“Appellant”) regarding the proposed development located at 23717 West Victory Boulevard (“Project”). On March 9, 2026, the South Valley Area Planning Commission (“South Valley APC”) issued a Letter of Determination (“LOD”) denying our client’s appeal and sustaining the Zoning Administrator’s determination that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”). On March 24, 2026, Appellant submitted an appeal to the South Valley APC’s CEQA determination. This matter is scheduled to be heard before the PLUM Committee on May 26, 2026.

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 § 13B.11.1.F.7.a.

On May 19, 2026, Megdal Pizza, LLC, the owner of the property (“Owner”) who has now taken over the Project as applicant (“Owner/Applicant”), submitted a letter respectfully requesting an extension of the CEQA Appeal for 90 days so that Owner/Applicant and Appellant may continue settlement discussions. Appellant agrees with this request.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,



Jamie T. Hall

cc: Jeff Bornstein, West Valley Alliance for Optimal Living
William F. Delvac, Attorney for Owner/Applicant
Henry Chu, Associate Zoning Administrator
Stephanie Escobar, City Planning