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LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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May 22, 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”). On behalf of the Owner who is now also the Applicant in the above-referenced case, we request that the last day to act on the appeal be extended from June 5, 2026 to September 11, 2026 and that the PLUM hearing be continued until August 25, 2026.

The Property is the site of a proposed drive-through restaurant (“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 (“Alliance”) on March 9, 2026.

On May 8, 2026, Starbucks requested the City to remove it as applicant for the Project and to replace it with the Owner as applicant (“Owner/Applicant”). See attached letter from Starbucks to the City. Under the Municipal Code, the APC’s approval of the Project is final. However, the Alliance 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, the Alliance filed a CEQA appeal (“CEQA Appeal”) which is currently set for hearing on your May 26, 2026 agenda.

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While the last day to act is currently 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 13B.11.1 F.7.a. The reason for this continuance request is that the Owner/Applicant and the Alliance have initiated discussions that have a good chance to resolve the concerns of the Alliance. It is our understanding that the Alliance agrees with this continuance request.

Again, we request that the last day to act on the appeal be extended from June 5, 2026 to September 11, 2026 and that the PLUM hearing be continued until August 25, 2026.

Thank you for your consideration of this continuance request.

Very truly yours,



William F. Delvac

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