

ARMBRUSTER GOLDSMITH & DELVAC LLP

LAND USE ENTITLEMENTS □ LITIGATION □ MUNICIPAL ADVOCACY

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August 12, 2026

VIA EMAIL

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

Clerk.plumcommittee@lacity.org

RE: PLUM Meeting Alliance Appeal Continuance Request 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/Applicant in the above-referenced case, we request that the last day to act on the appeal be extended from September 11, 2026, until December 18, 2026, and that the PLUM hearing be continued from August 25, 2026, to December 8, 2026

The Property is the site of a proposed drive-through restaurant (“Project”) (Case No. ZA-2024-5222-CU2-ZBA). Following approval of the Project by the Zoning Administrator, the West Valley Alliance for Optimal Living (“Alliance”) appealed the approvals. On March 9, 2026, the South Valley Area Planning Commission (“APC”) denied the Alliance appeal and approved the Project.

The Alliance has the right to further appeal to Council the APC 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 August 25, 2026, agenda.

Currently, the last day to act September 11, 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 continue to have productive discussions such 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 September 11, 2026, to December 18, 2026, and that the PLUM hearing be continued until December 8, 2026.

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Thank you for your consideration of this continuance request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "William F. Delvac", with a stylized, flowing script.

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