



WILLIAM F. DELVAC  
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E: Bill@AGD-Landuse.com

May 20, 2026

BY EMAIL

Mr. Henry Chu  
Associate Zoning Administrator

Ms. Stephanie Escobar  
City Planning Associate  
Department of City Planning  
200 North Spring Street, Room 763  
Los Angeles, CA 90012

[henry.chu@lacity.org](mailto:henry.chu@lacity.org)  
[stephanie.escobar@lacity.org](mailto:stephanie.escobar@lacity.org)

RE: Case No. ZA-2024-5222-CU2-ZBA / ENV-2024-5223-CE-1A  
23717 Victory Boulevard – Change of Applicant

Dear Mr. Chu and Ms. Escobar,

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”) (Case No. ZA-2024-5222-CU2-ZBA). Starbucks Coffee Company (“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 informed the City that the Project is being taken over by the Owner. We would like to request that the City update the case file to replace Starbucks with the Owner as applicant (“Owner/Applicant”). Please see the attached letter from Starbucks to the City.

In order to facilitate that change, we have prepared and had the Owner/Applicant execute and notarize the attached new City Planning Application Form for the case file.

Please let us know if you have any questions or need any additional information.

Very truly yours,

A handwritten signature in blue ink that reads "William F. Delvac".

William F. Delvac

cc: Mike Sloan, Megdal Pizza  
Alix Wisner, AGD



May 8, 2026

Stephanie Escobar  
City of Los Angeles Planning Department  
200 N. Spring Street, Room 763  
Los Angeles, CA 90012

Re: **CHANGE OF APPLICANT**  
ZA 2024-5222-CU2-ZBA  
ENV 2024-5223-CE  
Starbucks Drive -Through  
23717 Victory Boulevard

To Whom It May Concern:

I am writing to formally request a change of the current applicant for the zoning application referenced above.

Effective immediately, please remove **Starbucks Coffee Company** as the applicant and replace them with the property owner, Megdal Pizza, LLC ("Owner")

**Owner/ Applicant:** Megdal Pizza, LLC  
**Mailing Address:** 252 S. Beverly Dr., Ste C  
**Phone Number:** 310 277 0457  
**Email Address:** msloan@elliottmegdal.com

The new applicant is also the legal owner of the property and will be the authorized contact going forward. Please direct all future correspondence, billings, and notices regarding this application to the new applicant listed above.

Thank you for your assistance with this update. Please let me know if any additional forms or fees are required to process this change.

Sincerely,

*Jennifer Geoffroy*  
Jennifer Geoffroy  
Starbucks Store Development Manager  
(480) 303-710-7001

Consent:

*[Signature]*  
Megdal Pizza, LLC

By: Elliot Megdal

Its: Managing Member

# APPLICATIONS



## CITY PLANNING APPLICATION

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible<sup>1</sup>  AHS Eligible  AB 2097 Eligible  Housing Element Streamlining<sup>2</sup>

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application includes letter requesting:

Waived Hearing  Concurrent hearing  Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): \_\_\_\_\_

### THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.  
All terms in this document are applicable to the singular as well as the plural forms of such terms.  
Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

#### 1. PROJECT LOCATION

Street Address<sup>3</sup>: 23717 Victory Blvd., West Hills, CA 91307 Unit/Space Number: \_\_\_\_\_

Legal Description<sup>4</sup> (Lot, Block, Tract): Lot B, Block None, Tract PM 3275

Assessor Parcel Number: 2033-010-043 Total Lot Area: 23,478.2 sf

<sup>1</sup> The Local Emergency Homelessness Crisis (Council File - 22-1545) ended on November 18, 2025, thereby ending the ED1, ministerial processing portion of the program. Projects that have not yet filed their formal Department of City Planning Application will no longer qualify to utilize ED1 provisions unless they also have an approved Housing Crisis Act (HCA) Vesting Preliminary application that is VALID AT THE TIME OF FILING.

<sup>2</sup> Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.

<sup>3</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

<sup>4</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

## 2. PROJECT DESCRIPTION

**Present Use:** Vacant former Pizza Hut/take out restaurant with leased space to cell tower

**Proposed Use:** 1,375 interior sf Drive -Through Coffee Shop (1,479 sf footprint)

**Project Name (if applicable):** Victory & Platt

### Describe in detail the characteristics, scope and/or operation of the proposed project:

Entire site to be demolished, including existing vacant Pizza Hut building, trash enclosure, and pavement. Existing cell tower in center of lot and supporting equipment, as well as cell tower on north lot line and equipment to be removed. Site to be rebuilt from ground up to meet current code, including use and maintenance of new single-story drive-through coffee shop with walk-up window (1,762 sf for building + trash enclosure), parking lot, drive-through lane, transformer, and reuse existing pole sign. Parking will meet LAMC requirements for parking stalls, ADA, and EV requirements. Desired hours of operation are 24 hours. Three/four trees to be removed from center of lot, and new landscaping to be developed in all non-hardscape areas with new trees and ground cover.

Additional Information Attached:

YES  NO

### EXISTING SITE CONDITIONS

Complete and check all that apply:

- |  |   |
|--|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant)  | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad                   |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)   | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park)    |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

### PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Demolition of existing buildings/structures   | <input checked="" type="checkbox"/> New construction: <u>1,762</u> square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures              | <input type="checkbox"/> Additions to existing buildings                       |
| <input checked="" type="checkbox"/> Removal of any on-site tree                   | <input type="checkbox"/> Interior tenant improvement                           |
| <input type="checkbox"/> Removal of any street tree                               | <input type="checkbox"/> Exterior renovation or alteration                     |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input checked="" type="checkbox"/> Change of use and/or hours of operation    |
| <input checked="" type="checkbox"/> Grading                                       | <input type="checkbox"/> Uses or structures in public right-of-way             |
| <input type="checkbox"/> Haul Route   | <input type="checkbox"/> Phased project  |

## HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)<sup>5</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>6</sup>: Existing N/A - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Market Rate Units: Existing N/A - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

## PARKING INFORMATION

Is the project utilizing AB 2097?  YES  NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: \_\_\_\_\_ Required # of Parking Spaces: \_\_\_\_\_

### Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.<sup>7</sup>

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

## PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Preliminary Land Use Report (PLUR) to BOE?  YES  NO (if required)

Is the project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are the dedication requirement(s)? five feet

If dedications are required on multiple streets, identify as such: Victory Blvd.

<sup>5</sup> Number of units to be demolished and/or which have been demolished within the last five years.

<sup>6</sup> As determined by the Los Angeles Housing Department.

<sup>7</sup> Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

### 3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?  YES  NO

Authorizing Code Section: LAMC 12.24.W.27

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested: Approval of a Class 2 Conditional Use Permit for drive-through establishment in QC1-1VL zoning

Authorizing Code Section: LAMC 12.22.A.23

Code Section from which relief is requested (if any): LAMC 12.22.A.23(a)(3)

Action Requested: \_\_\_\_\_

Additional Requests Attached:  YES  NO

### 4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO

If YES, list all case number(s): \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: \_\_\_\_\_ Ordinance No.: 149380

- |  |  |
|--|--|
| <input type="checkbox"/> Condition Compliance Review | <input checked="" type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions  | <input type="checkbox"/> Clarification of D (Development) Limitation         |
| <input type="checkbox"/> Revision of Approved Plans  | <input type="checkbox"/> Amendment to T (Tentative) Classification           |
| <input type="checkbox"/> Renewal of Entitlement      | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use    |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project?  YES  NO

Have you filed, or is there intent to file, a Subdivision with this project?  YES  NO

Have you filed, or is there intent to file, a ministerial application with this project?

YES  NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

### 5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy)  NO

### 6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

#### APPLICANT

Applicant<sup>8</sup> Name: Elliot Megdal

Company/Firm: Megdal Pizza, LLC, a California Limited Liability Company

Address: 252 S. Beverly Drive Unit/Space Number: Ste. C

City: Beverly Hills State: CA Zip Code: 90212-3901

Telephone: 310-277-0456 E-mail: emegdal@elliottmegdal.com

Are you in escrow to purchase the subject property?:  YES  NO

PROPERTY OWNER OF RECORD  Same as applicant  Different from applicant

Name (if different from applicant): \_\_\_\_\_

Address: \_\_\_\_\_ Unit/Space Number: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

<sup>8</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

**AGENT / REPRESENTATIVE NAME:** William Delvac

**Company/Firm:** Armbruster Goldsmith & Delvac LLP

**Address:** 12100 Wilshire Blvd. **Unit/Space Number:** 1600

**City:** Los Angeles **State:** CA **Zip Code:** 90025

**Telephone:** 310-209-8800 **E-mail:** bill@agd-landuse.com

**OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT):** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Company/Firm:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Unit/Space Number:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information<sup>9</sup>**

**(Select only one. Email address and phone number required.)**

Owner  Applicant  Agent/Representative  Other: \_\_\_\_\_

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

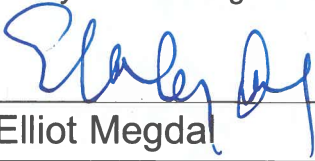
<sup>9</sup> As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature:  Date: 5/20/26  
Print Name: Elliot Megdal

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

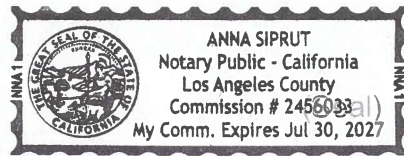
On May 26<sup>th</sup>, 2026 before me, ANNA SIPRUT, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared ELLIBT MEGDAL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANNA SIPRUT  
Signature



## APPLICANT DECLARATION

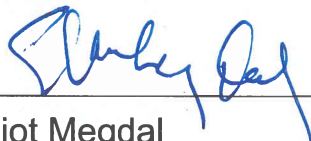
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.
- e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- h. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part.

Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature:  Date: 5/20/26  
Print Name: Elliot Megdal

## NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

### 7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).