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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

Lindsey c <lindseyc877@gmail.com>
To: apcsouthvalley@lacity.org

Tue, Dec 30, 2025 at 4:45 PM

Good afternoon,

The Chick-fil-A drive thru has no issues! There is no need to close it down. It's been a staple on Ventura Blvd for years! Whoever has an issue with a literal drive thru, has too much time on their hands. Please do NOT close the drive thru, you will be limiting business. If that Chick-fil-A closes down, that's less business and revenue, which is something we don't need (give the financial state were in) Thank you for time and for keeping the Chick-fil-A drive thru open!



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

Ericka Nevarez <erickagissel@gmail.com>

Tue, Dec 30, 2025 at 4:51 PM

To: apcsouthvalley@lacity.org

Dear City Officials,

I am writing to express my support for maintaining Chick-fil-A's drive-thru permit and to respectfully urge the city not to revoke it.

I personally rely on the Chick-fil-A drive-thru frequently when I am on the go for personal outings, but most importantly during my lunch breaks. Like many working residents, I have limited time during the workday, and the drive-thru allows me to access a reliable meal quickly and efficiently without disrupting my schedule.

I have only had positive experiences using this drive-thru, and Chick-fil-A stands out as one of the healthier fast-food options available. If the drive-thru were revoked, many people would lose convenient access to better-quality meals during short breaks, which would be especially challenging for those who cannot leave the area or sit down for extended periods.

Additionally, removing this drive-thru would likely force customers to travel to Chick-fil-A locations in neighboring areas, which are already quite far. This would increase travel time, inconvenience local residents, and potentially add unnecessary traffic to surrounding communities.

The drive-thru is a key reason Chick-fil-A remains an easy and dependable option for many of us. I respectfully ask the city to consider how important this service is to local residents and workers before making a final decision.

Thank you for your time and consideration.

Regards,

Ericka Nevarez

Tarzana resident, Encino employee



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A".

Chrissy D <cdelisser039@gmail.com>

Tue, Dec 30, 2025 at 5:11 PM

To: apcsouthvalley@lacity.org

Hello,

My name is Christine DeLisser and I am writing in support of allowing the Chic-Fil A on White Oak and Ventura. I am not able to attend the event in January- but am writing to express my wishes for the consideration of allowing the drive through to continue . As a healthcare professional, the importance plays a role on my life and those that I service in the area.

I hope for this to continue to be available.

Thank you



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

Devin <belairgrl@gmail.com>
To: apcsouthvalley@lacity.org

Tue, Dec 30, 2025 at 5:31 PM

We need the drive through line! Without it, the entire area will be cluttered and cause MORE trouble for the surrounding area!

Thank you,
Devin



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A"

littlemyshell@aol.com <littlemyshell@aol.com>

Tue, Dec 30, 2025 at 5:51 PM

To: apcsouthvalley@lacity.org

Hello,

We live in the neighborhood and find the drive thru convenient and safe. It appears to us they have many protocols in place to keep the line moving quickly, the area safe and free of traffic every time we come to Chic Fila. We support having the drive thru! Otherwise parking will be atrocious and it may affect their business negatively and traffic.

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A"

Best,
Michelle

Sent from the all new AOL app for iOS



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

krisleng97 <krisleng97@aol.com>

Tue, Dec 30, 2025 at 6:12 PM

To: apcsouthvalley@lacity.org

I would like to express my support for keeping the drive thru open and operating at the Encino Chick-fil-A on White Oak and Ventura. My son and I frequent that location at least twice a week for breakfast and dinner while on our commute to and from his elementary school in Encino. We love the friendly employees and delicious food options they provide and if their drive thru permit was revoked, we'd sadly have to find other not as convenient options during our drive. This Chick-fil-A has become a staple in our lives and the drive thru convenience for a single parent like myself is necessary and crucial to being on time for school drop offs in the mornings. We would no longer go to this location if we had to exit the car to order and receive our meal. Please let them keep their drive thru permit. They do a great job of opening up another lane and managing traffic when it's busy and they are an asset to the community.

Thank you for your consideration.

Sincerely,
Kristina Lengyel
818-317-2965



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

Michael Denbeau <mdenbeau@yahoo.com>

Wed, Dec 31, 2025 at 9:28 AM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Hello,

I am writing this email to appeal the decision to revoke the drive-thru permit for the Chick-fil-A on White Oak and Ventura Blvd. The location brings tremendous value and healthy and convenient food options for local residents, students at nearby schools, and workers at businesses in the surrounding areas. Street parking options on Ventura are limited and can be dangerous for drivers parking their cars because of the constant flow of high-speed traffic, especially kids and elderly who may not be as nimble to exit and enter parked cars quickly. The drive-thru significantly ameliorates this safety risk.

I have kids who go to the OLG school across the street, and the Chick-fil-A staff does a great job of managing traffic into the drive-thru throughout the day, including peak lunch hours. I don't have any problems with drop-offs and pick-ups due to the drive-thru. Please reconsider this decision. Thank you for your time.

Mike Denbeau



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

Scarlet Novoa <novoascarlet@gmail.com>

Thu, Jan 1, 2026 at 2:06 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Keeping the drive-through open is essential because it ensures consistent service, convenience, and accessibility for customers who rely on quick and safe options, especially parents with children, individuals with disabilities, elderly customers, and those on tight schedules. An open drive-through helps businesses maintain steady revenue during peak hours, late nights, or unexpected situations when dine-in service may be limited. It also improves customer satisfaction by reducing wait times, minimizing crowding inside the store, and offering a reliable alternative for those who prefer minimal contact. Please keep the drive-through open, as it strengthens customer loyalty, supports operational efficiency, and shows a commitment to meeting customer needs.



Planning APC South Valley <apcsouthvalley@lacity.org>

Support for appeal ofZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

Elizabeth Smith <lalizzie13@yahoo.com>

Thu, Jan 1, 2026 at 4:48 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Hello,

My name is Elizabeth, and I grew up here in Sherman Oaks. I live approximately 2 blocks from the new Chick-fil-A at [5043 Van Nuys Blvd](#) for the past 27 years. I watched the whole place being built and was so happy to have one near my house. I am handicapped and can't walk. I came to get food the day after opening and couldn't believe there was no drive through. I have yet been able to visit being I have no use of my right leg. Disappointed is an understatement. I love Chick-fil-A and being I'm alone and can't stand, although I love to cook, I just can't do it. Please reconsider the drive through for people with disabilities like me. I would love to visit a couple of times a week, but I have been unable. I really hope you reconsider.

Elizabeth Smith
818-221-7007

Allen Matkins

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Nancy S. Fong
E-mail: nfong@allenmatkins.com
Direct Dial: 213.955.5648 File Number: 377975.00097/4919-3073-9077.2

Via Electronic Mail

December 30, 2025

South Valley Area Planning Commission
200 N. Spring St., Room 272
Los Angeles, CA 90012
apcsouthvalley@lacity.org

**Re: Request for Continuance of January 8, 2026 Hearing on
Appeal of July 29, 2025 City Zoning Administrator Determination to
Initiate Hearing to Revoke Conditional Use Permit
Case No. ZA-2017-4754-CU-SPPA-SPP-PA2
Applicant/Appellant: Chick-fil-A
Property Address: 17660 Ventura Blvd.**

Dear Members of the South Valley Area Planning Commission:

Chick-fil-A's appeal of the July 29, 2025 Zoning Administrator Determination in the above-referenced matter is currently scheduled to be heard by the South Valley Area Planning Commission next Thursday, January 8, 2026.

Chick-fil-A and the Encino Property Owners Association (EPOA) are currently engaged in discussions through which they are attempting to resolve their concerns and disputes. The parties have made substantial progress and are close to an agreement to resolve all concerns and disputes. However, additional time is necessary to finalize an agreement.

In light of those ongoing discussions, Chick-fil-A and the EPOA respectfully and jointly request a second continuance of the upcoming hearing. The parties agree that a continuance to a date certain, **March 26, 2026**, will allow sufficient time to finalize an agreement. The Zoning Administrator, Henry Chu, has indicated that he will support this joint request for a continuance.

Very truly yours,



Nancy S. Fong

NSF

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

South Valley Area Planning Commission
December 30, 2025

Page 2

cc: Robert Glushon (rglushon@lunaglushon.com and epoaprez@gmail.com)
Daniel Freedman (danfreed@gmail.com)

1/2/26

SOUTH VALLEY AREA PLANNING COMMISSION

6262 VAN NUYS BLVD, ROOM 1B

To the South Valley Area Planning Commission,

I am writing to express my support for the Chick-fil-A located at the intersection of White Oak Avenue and Ventura Boulevard. As a resident of the San Fernando Valley, my work regularly takes me from Thousand Oaks to Sherman Oaks, and having a Chick-fil-A centrally located along my route provides a reliable, high-quality dining option when moving quickly between meetings.

In my experience as a customer, I have not observed any significant traffic congestion resulting from the drive-thru operations at this location. I live near an In-N-Out Burger, where traffic levels at nearly all hours of operation are consistently heavier than what I have experienced at Chick-fil-A, even during its busiest periods.

Additionally, the owner of this Chick-fil-A has demonstrated a strong commitment to the local community through various investments and initiatives. Her support of her employees has made a positive contribution to the surrounding area and reflects responsible and engaged local business ownership.

Thank you for your time and consideration.

Sincerely,

Chris McNerney

6262 VAN NUYS BLVD, ROOM 1B

DAY OF HEARING SUBMISSIONS



Support for appeal of ZA-2017-4754-CU-SPPA-SPP-_A2-1A

1 message

khandy@socal.rr.com <khandy@socal.rr.com>

Thu, Jan 8, 2026 at 11:25 AM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

Dear South Valley Planning Commission,

On Thursday, January 8, 2026 a public hearing regarding appeal ZA-2017-4754-CU-SPPA-SPP-_A2-1A is scheduled. Unfortunately, I will not be able to attend because I will be working late. However, I wanted to voice my concerns about this matter. As both a citizen and member of the community, the Chick-fil-A drive-thru has been very important to me. It has provided me with healthy meal options. It is a safe way to get food at night.

Health Meal Option

Unlike other fast-food chains, Chick-fil-A offers healthy food options. Having the drive-thru allows customers to get healthy food on their way home from work or school.

Safety

Because I work late, the drive-thru is a safe and convenient meal on the go option. Usually when I come home from work, it is in the evening. The parking lot is too small to accommodate the customers who also want a quick meal on the go. It would not be safe to park in the surrounding neighborhood due to poor lighting on the residential streets.

Economic Bias Against Chick-fil-A

All the other fast-food chains in the area are allowed to have a drive-thru option. Not granting the drive-thru permit would be viewed as an economic bias against Chick-fil-A. Even Starbucks has a drive-thru option.

Employment

The workers who take the orders ensure the traffic is quiet and safe. Many of the workers appear to be college students. By disallowing the drive-thru permit, you will force the company to lay off workers. California, more specifically the South Valley, has suffered too much from the economic loss of jobs.

In summary, I respectfully request that you grant the drive-thru permit to Chick-fil-A for the benefit of the community by providing healthy food options, and for economic reasons by keeping the workers employed. As I noted above, the workers who attend the drive-thru ensure that traffic is quiet and safe.

Thank you,

Kirsten Handy