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CITY PLANNING**

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July 6, 2023

**Applicant/Owner**

Stephen Samuel  
9401 Wilshire Blvd  
Beverly Hills, CA 90212

**Representative**

JZA  
Jeff Zbikowski  
4043 Irving Place  
Culver City, ca 90232

**Case No.** ADM-2023-4428-DB-ED1-  
VHCA

**Related Case:** PAR-2023-2799-ED1-VHCA

**CEQA:** NA

**Location:** 7749 N WILBUR AVE 91335

**Council District:** 3 - Blumenfield

**Neighborhood Council:** Reseda

**Community Plan Area:** Reseda – West Van Nuys

**Overlay Plan:** NA

**Land Use Designation:** Low Residential

**Zone:** RA-1

Per the revised Executive Directive 1 ([ED1](#)) issued by Mayor Karen Bass on June 12, 2023, projects located in single-family or more restrictive zones cannot use the ED1 Ministerial Approval Process. This revision affects projects in the following zones: OS, A1, A2, RA, RE, RS, R1, RU, RZ, and RW1. The proposed project located at 7749 N Wilbur Avenue is in the RA-1 zone and is not eligible for ED1 processing. However, there are other entitlement options available for your project to be considered for approval, none of which require a legislative act (e.g. General Plan Amendment or Zone Change). To discuss other project review options or to revise the Affordable Housing Referral Form for the project, please contact the Affordable Housing Services Section at [planning.priorityhousing@lacity.org](mailto:planning.priorityhousing@lacity.org), or schedule an appointment for a consultation via [BuildLA](#). Please be aware that modification of entitlement requests will likely require updated and/or additional application materials including environmental clearance documentation. If you have questions related to the status of your case, please contact Principal City Planner Blake Lamb at (818) 374-9914 or [blake.lamb@lacity.org](mailto:blake.lamb@lacity.org) for questions regarding this matter.

Lisa M. Webber, AICP  
Deputy Director