

EXHIBIT I
LETTER FROM CITY PLANNING
DATED JULY 6, 2023

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

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**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

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, 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 for questions regarding this matter.

Lisa M. Webber, AICP
Deputy Director