



(310) 253-5725
www.culvercity.org

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

NOTICE OF EXEMPTION

October 22, 2025

☒ Los Angeles County Clerk
Attention: Environmental Filing/Registration
12400 Imperial Highway, Suite 2001
Norwalk, CA 90650

☐ Governor's Office of Planning and
Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

PROJECT:

Title and Case No.: P2024-0288-SPR/DOBI
Address/Location: 4315-4321 Sepulveda Boulevard
Project Description: 20-Unit Mixed-Use Development



Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

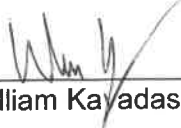
APPLICANT: Nassef Eskander

CULVER CITY APPROVAL ACTION:

1. The Planning and Development Director on September 25, 2025, approved the Site Plan Review and Density and Other Bonus Incentives for the subject property. The Planning Commission, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical Exemption
CEQA Section: 15332
Class: 32; In-Fill Project

2. Reason why project is Exempt (brief): The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value, as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.


William Kayadas, Assistant Planner

THIS NOTICE WAS POSTED
ON October 27 2025
UNTIL November 26 2025

REGISTRAR-RECORDER/COUNTY CLERK