



PLANNING AND DEVELOPMENT  
CURRENT PLANNING DIVISION



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June 18, 2025

Sara Houghton  
ThreeSixty  
3280 Motor Avenue, Suite 226  
Los Angeles, CA 90034

**RE: MINOR MODIFICATION OF A SENATE BILL 35 APPROVAL OF A SITE PLAN REVIEW AND DENSITY BONUS FOR JUBILO VILLAGE, P2022-0122**

4644 Sepulveda Boulevard, in the Commercial General (CG) and Commercial Neighborhood (CN) Zone (at project submittal)

Dear Sara Houghton:

Your application for a Minor Modification to a previously approved request for Senate Bill (SB) 35 streamlined ministerial review of a mixed-use development is **APPROVED** subject to conditions of approval.

The City issued a Senate Bill (SB) 35 Letter of Compliance on June 16, 2022 allowing a streamlined ministerial review of a Site Plan and Density Bonus for a mixed-use development consisting of 95 affordable housing units, and a new religious facility and ancillary administrative and community serving uses (case number P2022-0122). The applicant proposes changes to the SB 35 approval, therefore a modification to the land use permit is required in accordance with Culver City Municipal Code Section 17.595.035. The proposed changes involve updated requests for Density Bonus concessions and waivers as follows:

- Clarify that a previously requested concession to reduce the required 15-foot ground-level front setback is intended to allow a zero-foot setback.
- Request an additional waiver to reduce the required driveway width for projects with 20 or more parking spaces from 25 feet to 20 feet.

Additional modifications to the project, reflecting the refined design proposal submitted with the building permit application, are included in the updated entitlement set and are considered to be in substantial conformance with the Letter of Compliance dated June 16, 2022. A summary of these substantially conforming modifications is provided in Attachment 3.

The proposed modification is determined to be a minor change to the original SB 35 approval pursuant to Culver City Municipal Code (CCMC) Section 17.595.035 and hereby approved pursuant to the criteria in Attachment 1, and in accordance with Government Code Section 65913.4(h) relating to modifications to SB 35 requests. This approval is subject to all applicable code requirements, and Conditions of Approval listed in the original SB 35 Letter of Compliance and attachments (Attachment 4).

Please contact Andrea Fleck, Assistant Planner, at [andrea.fleck@culvercity.org](mailto:andrea.fleck@culvercity.org) or call (310) 253-5737 with any questions.

Sincerely,



Mark E. Muenzer  
Planning and Development Director

Attachments:

1. Criteria and Analysis for Minor Modification
2. Preliminary Development Plans modified May 21, 2025
3. Summary of substantially conforming modifications dated June 6, 2025
4. SB 35 Letter of Compliance dated June 16, 2022

Copy:

Decision Letter File  
Project Review Committee  
Case File No. P2022-0122, and P2025-0068

**ATTACHMENT 1**  
Criteria and Analysis for Minor Modification  
SB 35 Minor Modification to P2022-0122  
Case No. P2025-0068  
4464 Sepulveda Boulevard

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Pursuant to Culver City Municipal Code (CCMC) Section 17.595.035 – Changes to an Approved Project, the Director shall determine whether a proposed change to an approved project is considered major or minor based on five criteria. The requested modification has been determined to be a minor change to the SB 35 Letter of Compliance dated June 16, 2022, on the basis of the applicable criteria listed below.

**1. The proposed modification will not have significant impacts to the surrounding neighborhood.**

The proposed changes are limited and do not increase the project's height, massing, or use intensity. The clarification of the previously requested setback concession only clarifies the allowed extent of the reduction, from 15 feet to zero feet, which is consistent with the original project design concept. The requested driveway width reduction reflects the existing shared driveway arrangement with the adjacent property to the south, and will not alter site access patterns or generate new off-site effects. As such, the proposed changes will not result in significant impacts to the surrounding area.

**2. The proposed modification will not have significant environmental impacts.**

The project remains eligible for SB 35 streamlining and is statutorily exempt from the California Environmental Quality Act (CEQA). The proposed changes do not involve alterations that would trigger new or more severe environmental effects than evaluated as part of the original approval. The proposed updates to the Density Bonus concessions and waivers do not involve changes that would require supplemental environmental review. Therefore, the proposed modification does not result in significant environmental impacts.

**3. The proposed modification will not result in a change to the approved use or a significant change to the project design.**

The proposed modification does not alter the approved mixed-use residential and commercial use of the project. The change to the front setback clarifies the extent of a previously approved concession and remains consistent with the site's original design concept. The reduction in driveway width is a minor adjustment that accommodates the existing shared access condition without affecting the circulation pattern, or overall site layout. The project's design intent, land use, and development intensity remain consistent with the original approval.

**4. The proposed modification will not change the basis on which the environmental determination for the project was made.**

The project was originally found to be statutorily exempt from CEQA under the provisions of SB 35, and the proposed modifications do not alter its eligibility for that exemption. There is no change in the project's scale, density, use, nor a change in any

SB 35 eligibility criteria that would warrant a new environmental determination or affect the validity of the original exemption.

**5. The proposed modification will not change the basis on which the review authority made the findings for approval of the project.**

The proposed modification does not alter the project's eligibility under SB 35, which requires compliance with objective development standards and mandates streamlined approval for qualifying infill housing developments. The modification clarifies a previously requested concession under State Density Bonus Law and adds a new waiver related to driveway width, both of which are consistent with the allowances provided under Government Code Section 65915. The project continues to meet the statutory requirements for both SB 35 streamlining and Density Bonus eligibility, including the provision of affordable housing and required compliance with applicable objective standards. As such, the proposed modifications will not change the basis on which the Director approved the original SB 35 Letter of Compliance.