

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

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September 25, 2025

Nassef Eskander
76 West Pamela Road
Arcadia, California 91007

**NOTICE OF DECISION OF ADMINISTRATIVE SITE PLAN REVIEW P2024-0288-ASPR/DOBI
FOR A 20-UNIT MIXED-USE PROJECT**

4315-4321 Sepulveda Boulevard, Mixed-Use Corridor 1 (MU-1) Zone

Dear Nassef Eskander:

This letter is to inform you that your application for Administrative Site Plan Review and Density and Other Bonus Incentives to construct a mixed-use project with 20 units (1 affordable unit) and 2,847 square feet of ground floor retail located at 4315-4321 Sepulveda Boulevard has been **approved**. A detailed project description, background, analysis, and public outreach summary are incorporated herein as Attachment 1. The approval is subject to the outlined conditions incorporated herein as Attachment 2.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Filing and Processing of Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final.

For any inquiries, please contact William Kavadas, Assistant Planner, at (310) 253-5706 or william.kavadas@culvercity.org.

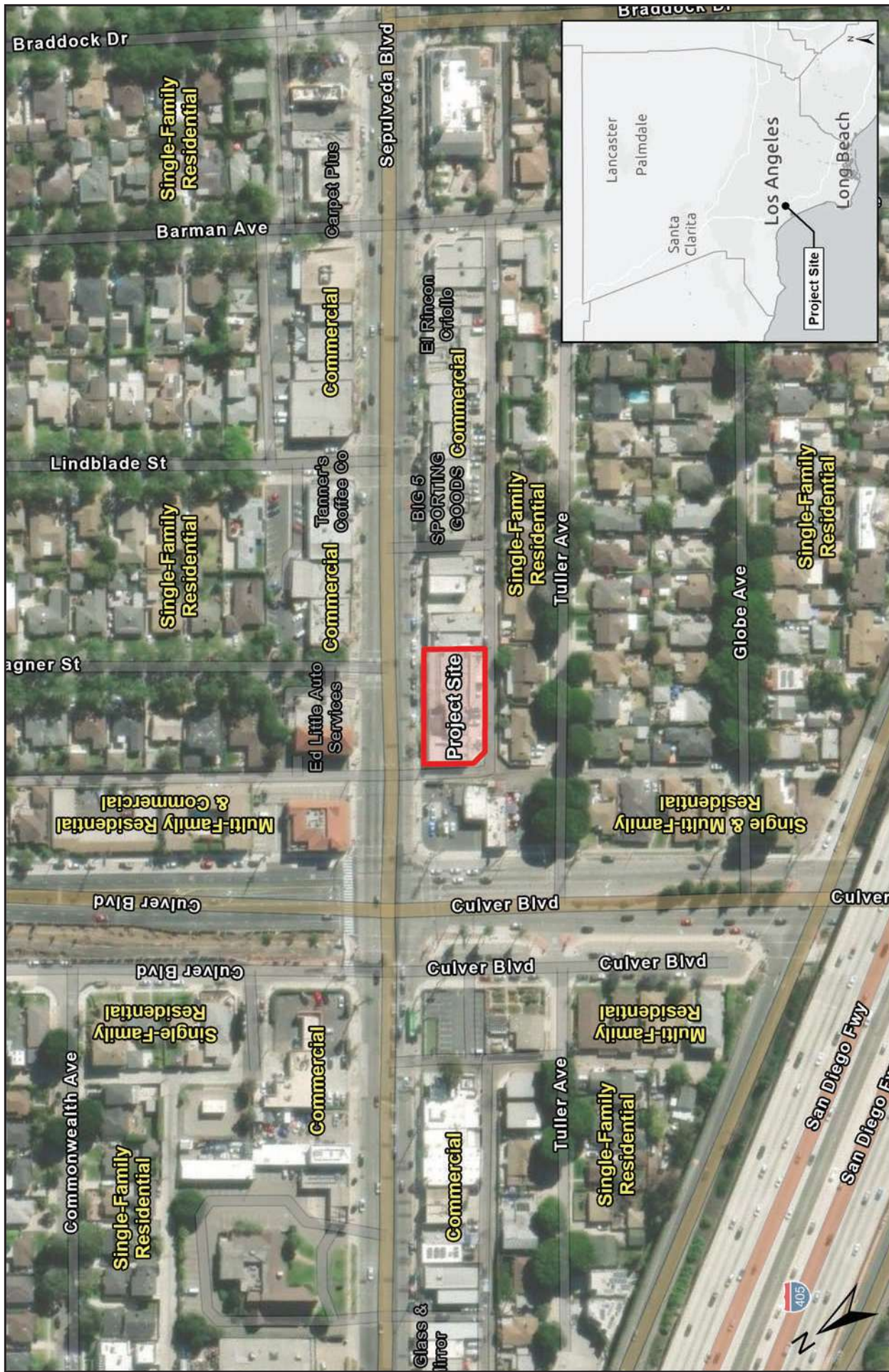
Sincerely,

Mark E. Muenzer
Planning and Development Director

Enclosures:

- Attachment 1 – Project Background, Analysis, and Findings
- Attachment 2 – Conditions of Approval
- Attachment 3 – Preliminary Development Plans dated February, 2021
- Attachment 4 – Class 32 Environmental Technical Analysis

Copy: Decision Letter Binder
Project Review Committee
Case File No. P2024-0288-ASPR/DOBI



Source: TAHA, 2023.

St. Mina Center Mixed-Used Project
Categorical Exemption

TAHA 2023-066

CITY OF CULVER CITY

FIGURE 1

PROJECT SITE AND SURROUNDING LAND USE



Source: NASSEF A. ESKANDER & ASSOCIATES, 2021.

taha
architectural planning

St. Mina Center Mixed-Used Project
Categorical Exemption

TAHA 2023-066

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FIGURE 9
SEPULVEDA BOULEVARD ELEVATION

