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RESOLUTION NO. 2026-R⁰⁰²

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, (1) DENYING AN APPEAL FILED BY LAUREN FISHELMAN AND AFFIRMING THE PLANNING COMMISSION'S ADOPTION OF RESOLUTION NO. 2025-P011, APPROVING CONDITIONAL USE PERMIT P2025-0174-CUP TO ALLOW THE ESTABLISHMENT OF A NEW VEHICLE SERVICES – MAINTENANCE AND REPAIR FACILITY WITHIN AN EXISTING INDUSTRIAL BUILDING, AND APPROVING A CLASS 1 CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), LOCATED AT 10150–10200 JEFFERSON BOULEVARD IN THE MIXED-USE CORRIDOR 2 ZONE AND (2) ADOPTING AND APPROVING A CLASS 32 CATEGORICAL EXEMPTION FROM CEQA FOR THE PROJECT.

(P2025-0233-Appeal of Conditional Use Permit P2025-0174-CUP, -CE)

WHEREAS, on July 24, 2025, Cadillac of Beverly Hills, (the "Applicant"), filed an application for a Conditional Use Permit (CUP), to establish a vehicle services – maintenance and repair facility within an existing 42,333 square-foot industrial building, including 39 interior service bays, 67 surface parking spaces, associated façade improvements, exterior painting, and resulting no changes to the building height, footprint, or floor area in the Mixed-Use Corridor 2 (MU-2) Zone located at 10150–10200 Jefferson Boulevard (the "Project"). The Project Site's legal description being a portion of Lots 3 and 5 of Tract No. 3343 in the City of Culver City with Los Angeles County Assessor number of 4296-001-002;

WHEREAS, on June 19, 2025, the Planning and Development Director approved Temporary Use Permit (TUP) No. P2025-0141, allowing temporary occupancy to the Applicant to perform limited vehicle services, minor accessories installation, and car washes in order to prepare vehicles for delivery to local dealerships, as conditioned; and,

WHEREAS, to implement the proposed Project, approval of the following applications is required:

1 1. Conditional Use Permit, for operation of a vehicle services – maintenance and
2 repair facility, to ensure the Project complies with all required standards and City ordinances,
3 and to establish all onsite and offsite conditions of approval necessary to address the site
4 features and ensure compatibility of the proposed Project with the development on adjoining
5 properties and in the surrounding neighborhood; and,
6

7 2. Extension of Temporary Use Permit No. P2025-0141-TUP, for the continuation
8 of the uses and all conditions therein until the Applicant is issued final building permits; and
9

10 WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to California
11 Environmental Quality Act (CEQA) Section 15301, Class 1 – Existing Facilities; and

12 WHEREAS, on September 24, 2025, after conducting a duly noticed public hearing on
13 the subject application, including full consideration of the application, plans, staff report,
14 environmental information and all testimony presented, the Planning Commission by a vote of
15 3 to 2, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not
16 result in significant adverse environmental impacts; conditionally approved Conditional Use
17 Permit P2025-0174-CUP; and an extension of Temporary Use Permit, P2025-0141-TUP, for
18 the continuation of temporary uses, and all conditions therein, until the Applicant is issued final
19 building permits, as set forth herein below; and
20

21 WHEREAS, on October 8, 2025, Lauren Fishelman (“Appellant”) filed a timely appeal of
22 the Planning Commission’s adoption of Resolution No. 2025-P011, pursuant to Culver City
23 Municipal Code (CCMC) Section 17.640.030, claiming that the City cannot rely on a Class 1
24 Categorical Exemption and that the required findings for a CUP are not adequately made; and
25

26 WHEREAS, the appeal letter does not include substantial evidence that demonstrates
27 the inadequacy of the Planning Commission’s decision or CEQA determination; and
28

1 WHEREAS, Staff's response to the appeal, incorporated herein by reference, is that the
2 Planning Commission adopted Resolution No. 2025-P011, including adoption of required
3 findings and the Class 1 Categorical Exemption was made on the basis of substantial evidence
4 and in accordance with established procedures and methodologies;

5 WHEREAS, on December 2, 2025, the Applicant submitted the required technical
6 studies demonstrating that the Project qualifies for a supplemental Categorical Exemption
7 pursuant to the California Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill
8 Development Projects; and,

9 WHEREAS, Staff reviewed the technical reports and findings of the Class 32 Categorical
10 Exemption and confirms that the report was prepared on the basis of substantial evidence and
11 in accordance with established procedures and methodologies of CEQA, affirming that the
12 Project will have no significant environmental impacts pursuant to CEQA statutes and
13 guidelines, and that no additional analysis is required; and

14 WHEREAS, Rand Paster & Nelson, LLP submitted a point-by-point response to the
15 appeal on behalf of the Applicant on December 2, 2025, and the response demonstrates the
16 Appellant's claims have no merit nor are supported by credible evidence, provides subsequent
17 clarifications to the Appellant's inaccurate statements of the Project Site and operations,
18 restates the adequacy of the Class 1 CEQA Report, provides the addition of Class 32 CEQA
19 Report to further address the Appellant's concerns, and confirms the Planning Commission did
20 not err in approving the Project; and

21 WHEREAS, on January 12, 2026, after a duly noticed public hearing on the Appeal of
22 the Planning Commission's adoption of Resolution No. 2025-P011, approving Conditional Use
23 Permit, P2025-0174-CUP, and a Class 1 and Class 32 Categorical Exemption to establish a
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1 vehicle services – maintenance and repair facility, fully considering the whole administrative
2 record, including, but no limited to, the Planning Commission’s decision, application materials,
3 plans, staff report, findings, Appellant’s Appeal letter, Applicant response, environmental
4 information and all testimony presented, the City Council by a vote of 5 to 0, denied the
5 appeal filed by the Appellant and affirmed the Planning Commission’s adoption of Resolution
6 No. 2025-P011, including the Class 1 Categorical Exemption, in accordance with CEQA, for
7 Conditional Use Permit, P2025-0174-CUP.
8

9 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES
10 HEREBY RESOLVE as follows:

11 SECTION 1. Since the Planning Commission adoption of Resolution No. 2025-P011,
12 which approved the Project and Class 1 Categorical Exemption for the Project, the Applicant
13 has provided a supplemental Class 32 CEQA Report and supporting technical studies in
14 response to the Appellant’s concerns, and confirmed that the Project will result in no significant
15 impacts per the Class 1 and Class 32 Categorical Exemptions; therefore, no further
16 environmental analysis is required.
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19 SECTION 2. There is substantial evidence, in light of the whole record, including the
20 documents referenced in the foregoing recitals, demonstrating that the Class 1 and Class 32
21 Categorical Exemptions apply to the Project and no exception applies.
22

23 SECTION 3. Pursuant to the foregoing recitations, the City Council of the City of Culver
24 City, California, hereby denies the appeal filed by the Appellant and affirms the Planning
25 Commission’s adoption of Resolution No. 2025-P011, approving Conditional Use Permit,
26 P2025-0174-CUP, and a Class 1 Categorical Exemption from the California Environmental
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1 Quality Act (CEQA) for the proposed vehicle services – maintenance and repair facility at
2 10150–10200 Jefferson Boulevard.

3 SECTION 4. Pursuant to the foregoing recitations, the City Council of the City of Culver
4 City, California, hereby determines and approves a Class 32 Categorical Exemption from the
5 California Environmental Quality Act (CEQA) for the proposed vehicle services – maintenance
6 and repair facility at 10150–10200 Jefferson Boulevard.
7

8 APPROVED and ADOPTED this 12th day of January 2026.

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11 
12 _____
13 FREDDY PUZA, Mayor
14 City of Culver City, California

15 ATTEST:

16 
17 _____
18 JEREMY BOCCHINO, City Clerk

19 APPROVED AS TO FORM:

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21 _____
22 HEATHER BAKER, City Attorney
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CULVER CITY)

Certification of Resolution No. 2026-R002

I, Jeremy Bocchino, City Clerk of the City of Culver City, do hereby certify that the foregoing Resolution was duly passed, approved, and adopted at a regular meeting of the City Council, which was held on the 12th day of January 2026, at the Mike Balkman Council Chambers by the following vote:

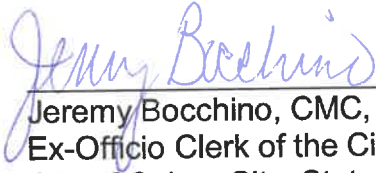
AYES: McMorrin, O'Brien, Vera, Fish, Puza

NOES: None

ABSENT: None

ABSTAIN: None

Certified on this 12th day of January 2026, at the City of Culver City.



Jeremy Bocchino, CMC, City Clerk
Ex-Officio Clerk of the City Council
City of Culver City, State of California

EXHIBIT A
 RESOLUTION NO. 2025-P011
 Case No. P2025-0174-CUP
 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	<p>At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans.</p> <p>SPECIAL: A. The applicant shall remove and replace the existing driveway aprons. New driveway aprons shall be ADA compliant.</p>	Public Works Engineering	Standard/ Special	
2.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works Engineering	Standard	
3.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works Engineering	Standard	
4.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes.	Public Works/ Fire/ Current Planning	Standard	

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 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
5.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works EPO	Standard	
6.	<p>The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department.</p> <p>The Project shall incorporate one or more of the following Trip Reduction Measures:</p> <p>A. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility.</p> <p>i. Pursuant to CCMC Section 17.320.045 – Bicycle Parking, Table 3-6, the Applicant shall provide a minimum of 2 Short-Term bicycle spaces and 4 Long-Term bicycle spaces. Please see CCMC Section 17.320.045.B for permitted bicycle parking locations and design standards.</p>	Mobility & Traffic Engineering, Public Works, Planning	Standard	

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 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	<p>B. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both customers and employees for various bus lines and other public transit and/or Shared-ride related information.</p> <p>C. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking \ EV space may be provided.</p> <p>D. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles.</p> <p>E. Promotion of walking through a “walk to work” program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities.</p> <p>F. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.</p>			
7.	<p>All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City’s Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.</p> <p>SPECIAL:</p> <p>A. The Applicant shall submit a Water Conservation Plan demonstrating how the Project’s car wash component will include a re-circulating (recycling) water system to comply with CCMC Sections 5.03.030, 5.03.040, and California Government Code Section 10951.</p> <p>B. No gasoline fueling will occur onsite.</p> <p>C. Clustered Vehicle Layout: Vehicles will be grouped into small clusters, each limited to approximately 1,000 sq ft (roughly six vehicles), with substantial separation between clusters to serve as fire breaks.</p>	All Depts	Standard / Special	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
	This prevents rapid fire spread and confines potential fires to manageable sizes. D. The Applicant shall provide compliance with NFPA 30A (Code for Motor Fuel Dispensing Facilities and Repair Garages).			
8.	The Applicant shall coordinate with the City's Building Official and Fire Marshal to install a standpipe along the southern portion of the building / site, increasing the site's capacity for fire suppression and risk reduction.	Building / Fire	Special	
9.	The Applicant shall implement a safety plan, to be reviewed and approved by the City's Fire Marshal.	Fire	Special	
10.	The Applicant shall coordinate with the City's Fire Marshal to identify and install a fire-suppression EV storage cabinet at the northeast corner of the Site, identified on the approved Site Plans. The Applicant may store only 1 minimally charged replacement EV battery at the Site at a time. Additional batteries shall remain off-site until a scheduled replacement service requires a battery.	Fire	Special	
11.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
12.	Backflow preventors and/or any other fire apparatus shall be placed on private property.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
13.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the	Current Planning/ City Attorney	Standard	

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 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	Recorder's number and date shall be provided to the Current Planning Division.			
14.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
15.	<p>A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage.</p> <p>In addition to the above, the CMP shall include the following components:</p> <p>A. A Pedestrian Protection Plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when</p>	All Depts	Standard	

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 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer.</p> <p>B. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations.</p> <p>C. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties.</p> <p>D. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property.</p>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<p>E. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas.</p> <p>F. The location and travel routes of off-site staging and parking locations.</p> <p>G. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc.</p> <p>H. A Demolition Debris Recycling Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.</p> <p>I. Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project.</p> <p>J. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties.</p> <p>K. The CMP shall address implementation of the following measures during construction, as applicable:</p>			

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	<ul style="list-style-type: none"> i. Foundation Shoring Plan demonstrating use of noise dampening design methods. ii. Construction Rules Sign that includes contact names and telephone numbers. iii. Daily maintenance of construction site. iv. Dust control by regular watering. v. Construction worker and contractor offsite parking. vi. Staging and storage of construction equipment on-site only. vii. Compliance with noise standards. <p>L. Foundation shoring and/or foundation piles. When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.</p>			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
16.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
17.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
18.	A. The applicant, including the on-site construction superintendent, shall attend a pre-construction	All Depts	Standard /	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
	<p>meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval.</p> <p>B. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site (“Inspectors”) of the construction schedule and shall meet with the Inspectors.</p> <p>SPECIAL:</p> <p>C. Due to the change of use, this project may be subject to the City’s Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit</p>		Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
19.	During all phases of construction, a “Construction Rules Sign” that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
20.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
21.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
22.	<p>The Building Safety Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC.</p> <p>In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development</p>	Building	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.			
23.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building/ Current Planning/ Public Works	Standard	
24.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers' line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
25.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
26.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
27.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no	Building/ Current Planning	Standard	

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
DURING CONSTRUCTION				
	<p>less effective than those provided on the original equipment;</p> <p>B. All construction equipment shall be properly maintained to minimize noise emissions;</p> <p>C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors;</p> <p>D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and</p> <p>E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.</p>			
28.	<p>Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts.</p> <p>Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.</p>	Building/ Public Works	Standard	.

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NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
29.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on August 7, 2025 , by the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All Depts	Standard	
30.	<p>All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City:</p> <p>A digital format compatible with the City’s computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.</p>	All Depts	Standard	
31.	<p>The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.</p> <p>SPECIAL:</p> <p>A. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.</p> <p>B. A Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC</p>	Public Works	Standard / Special	

EXHIBIT A
 RESOLUTION NO. 2025-P011
 Case No. P2025-0174-CUP
 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.			
32.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
33.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: A. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
34.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the City Council at its meeting on	Current Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2025-P011
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 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
	January 12, 2026 , excepted as modified by these Conditions of Approval.			
35.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All Depts	Standard	
36.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All Depts	Standard	
37.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
38.	Loading and delivery operations shall occur on-site, when possible. The Applicant shall coordinate with the Mobility & Traffic Engineering Division to identify the time, frequency, and location limits of vehicle transport and semi-truck loading and deliveries between 9:00AM and 4:00PM, so they do not interfere with traffic and parking patterns on Jefferson Boulevard or other rights-of-way during business hours.	Public Works	Special	
39.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	

EXHIBIT A
 RESOLUTION NO. 2025-P011
 Case No. P2025-0174-CUP
 10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
ON-GOING				
40.	The Applicant shall post contact info at the site, for the public to inform the property manager and City staff of any site or operational issues.	Current Planning	Special	
41.	The approved Conditions of Approval shall be made available on the City’s website and at the Project site.	Current Planning	Special	

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards</u>
<u>Construction Management Plan</u>	<u>CMP</u>
<u>Culver City Municipal Code</u>	<u>CCMC</u>
<u>Electrical Vehicle</u>	<u>EV</u>
<u>Homeowner’s Association</u>	<u>HOA</u>
<u>Standard Urban Stormwater Mitigation Plan</u>	<u>SUSMP</u>
<u>Stormwater Pollution Prevention Plan</u>	<u>SWPPP</u>
<u>Transit Oriented Development</u>	<u>TOD</u>

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit") shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 - "General Property Development and Use Standards". A. The Project shall be developed pursuant to CCMC 17.400.125 – "Vehicle Repair Shops."	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		

EXHIBIT B
 STANDARD CODE REQUIREMENTS
 Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et. seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building		
16.	<p>Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer:</p> <ul style="list-style-type: none"> a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. 	Public Works		

EXHIBIT B
 STANDARD CODE REQUIREMENTS
 Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.			
17.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
18.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABBREVIATIONS

<u>American Public Works Association Standard Plans</u>	<u>APWA Standards.</u>
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