PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
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October 9, 2026
Matt Huffman, Associate Engineer
Culver City Public Works – Engineering Division
9770 Culver Boulevard, 2nd Floor
Culver City, CA 90232

RE: NOTICE OF DECISION FOR TEMPORARY USE PERMIT, P2026-0234-TUP
11029 Washington Boulevard, Mixed Use Corridor 1 (MU-1) Zone

Mr. Huffman:

The Current Planning Division has conditionally approved your Temporary Use Permit (TUP), P2026-0234-TUP, for the temporary off-site parking and staging of a limited number of construction and contractor vehicles within the existing parking lot at the City-owned property at 11029 Washington Boulevard. The temporary use is associated with a City of Culver City Public Works project for sidewalk repairs in the nearby residential neighborhood and is not associated with the proposed Washington Fig Development. The existing commercial building at the site shall not be used or occupied under this TUP. Loading and unloading of vehicles and materials shall occur at the respective construction sites and not at the subject property.

The TUP for the temporary off-site parking and staging shall be effective from October 9, 2026, through February 28, 2027. During this period, the site shall be used solely for the temporary off-site storage and parking of the approved construction and contractor vehicles, subject to the Conditions of Approval outlined in Attachment 1.

This administrative decision may be appealed in accordance with Culver City Municipal Code (CCMC) Section 17.640.030, Appeals, by any interested person within 15 calendar days of approval, by 5:30 p.m.

For any inquiries, please contact Ryan Alcazar, Associate Planner (Contract), at (310) 253-5706 or Ryan.Alcazar@culvercity.gov.

Sincerely,

Emily Stadnicki, AICP
Director of Planning and Development

Enclosures:
1. Attachment 1 – Project Summary and Findings
2. Attachment 2 – Conditions of Approval

Attachment 1
Project Summary and Findings

Request

A Temporary Use Permit (TUP) was requested by the Public Works Department on September 24, 2026, to use the project site for temporary off-site parking of a limited number of "Super 8" construction vehicles and contractor vehicles associated with a City sidewalk repair project from October 9, 2026, through February 28, 2027. The proposed temporary use is limited to the storage and parking of construction vehicles within the existing parking lot. No building use is proposed or permitted under this TUP. Loading and unloading of vehicles and materials will occur at the respective construction sites and will not take place at the project site. The contractor shall comply with all applicable work and noise ordinance hours and shall park vehicles away from the residential side of the property. Temporary signage shall be installed to inform the public that the site is being used for temporary off-site construction vehicle parking associated with the City's Public Works sidewalk repair project and is not affiliated with the proposed Washington Fig housing development.

Location

The subject property is located at the northwest corner of Washington Boulevard and Huron Avenue. The site consists of a 0.27-acre, City-owned corner parcel containing a 4,660-square-foot, two-story vacant commercial building and a paved parking lot with approximately 20 spaces. The building was previously occupied by the Martin B. Retting gun shop and is currently managed by Culver City Maintenance Operations.

Project Description

The proposed temporary use consists of the off-site parking of a limited number of construction and contractor vehicles associated with the City's Public Works sidewalk repair project. The existing parking lot will temporarily be used for the storage and parking of the approved construction vehicles from October 9, 2026, through February 28, 2027. No construction activity associated with the sidewalk repair project will occur at the subject property.

All construction vehicles and equipment associated with the temporary use shall be removed, and the site restored to its original condition, by February 28, 2027, or upon completion of the associated construction project, whichever occurs first.

CCMC Chapter 17.520 requires approval of a Temporary Use Permit (TUP) for off-site contractor construction yards in conjunction with an approved construction project. The proposed temporary use constitutes an off-site construction yard use pursuant to CCMC Section 17.520.015.A.1.

The temporary use is limited to vehicle parking. No building use is proposed or permitted under this TUP. Loading and unloading of construction vehicles, equipment, or materials shall occur at the respective construction sites and shall not take place at the subject property.

Findings

The following findings are hereby made pursuant to CCMC Section 17.520.030:

A. The use is limited to a duration that is no more than the maximum allowed duration, as determined appropriate by the review authority.

The proposed temporary use period is from October 9, 2026, through February 28, 2027, inclusive of the temporary off-site parking of construction and contractor vehicles. The duration of the proposed temporary use is consistent with Section 17.520.015.A.1 of the CCMC, which provides that off-site contractor construction yards may be approved in conjunction with an approved construction project. The TUP shall expire upon completion of the associated construction project or the expiration of the companion permit authorizing the construction project, as applicable.

B. The site is physically adequate for the type, density, and intensity of use being proposed, including provision of services (e.g. sanitation and water), public access and the absence of physical constraints.

The subject site is a 0.27-acre City-owned property containing an existing paved parking lot with approximately 20 parking spaces. The site has generally flat topography and is adjacent to existing roadways and sidewalks. Based on the size and configuration of the site, existing parking area, surrounding access, and limited nature of the proposed temporary use, the site is physically adequate for the temporary off-site storage and parking of construction vehicles.

C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing land uses on-site and in the vicinity of the subject property.

The proposed temporary off-site construction vehicle storage and parking use is located at the intersection of Washington Boulevard and Huron Avenue. The surrounding uses consist of a mix of residential, commercial, and mixed-use development, including offices, retail stores, auto-related uses, and restaurants. The proposed temporary use is limited to the storage and parking of construction vehicles and will not involve construction activity, loading or unloading, or building occupancy at the subject property. The nearest residential uses are immediately adjacent to the rear of the property; however, based on the limited nature of the proposed use and the Conditions of Approval, the temporary use will not negatively affect the surrounding residential uses.

D. The temporary use or activity will be removed and the site restored as necessary to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by this Title.

The proposed temporary use will not result in any permanent changes to the physical layout or character of the site. All vehicles and equipment related to the temporary use shall be removed no later than February 28, 2027, or upon completion of the associated construction project, whichever occurs first, and the site shall be restored to its original

condition. Furthermore, no part of the proposed temporary use will affect the range of possible future land uses.

E. The use will comply with all applicable provisions of local, State and Federal laws or regulations.

The proposed temporary use, including the installation of any temporary improvements, shall comply with all applicable local, State, and Federal laws and regulations and shall not interfere with any other activities on surrounding properties, subject to the Conditions of Approval listed herein.

F. In order to ensure the public health, safety, and welfare, certain conditions of approval are necessary.

Various conditions applicable to the TUP have been determined necessary to ensure the health, safety, and welfare of the community and are incorporated into this approval as listed herein.

Environmental Determination

Pursuant to the project description and the California Environmental Quality Act (CEQA), as amended, the Current Planning Division determined that the Project is Categorically Exempt pursuant to CEQA Guidelines Section 15304(e), Class 4 – Minor Alterations to Land, because the proposed temporary off-site storage and parking of construction vehicles constitutes a minor temporary use of land having negligible or no permanent effects on the environment.

Attachment 2
Conditions of Approval

Pursuant to the authority provided in CCMC Section 17.520.030, Temporary Use Permit (TUP) P2026-0234-TUP is hereby approved, subject to the following conditions:

1. The proposed TUP shall:
   a. Be developed and operated as outlined in the approved site plan; and
   b. Be subject to the terms and conditions outlined in the CCMC and as further modified by the conditions listed herein.

2. The temporary use shall be limited to the off-site storage and parking of the approved construction vehicles associated with the City of Culver City Public Works sidewalk repair project.

3. The temporary use shall be allowed from October 9, 2026, through February 28, 2027, or until completion of the associated construction project, whichever occurs first.

4. No use or occupancy of the existing building is permitted under this TUP.

5. Loading and unloading of construction vehicles, equipment, or materials shall occur at the respective construction sites and shall not take place at the subject property.

6. The proposed operation shall comply with all applicable provisions of local, State, and Federal laws, code requirements, and regulations.

7. Construction vehicles shall be parked away from the residential side of the property to the extent feasible.

8. Any temporary signage installed at the site shall be subject to the approval of the Planning and Development Department and shall be limited to signage identifying the temporary off-site construction vehicle storage and parking use and its association with the separate City Public Works project. Such signage shall not imply any affiliation with the Washington Fig Development.

9. The temporary use shall be conducted in compliance with the City's noise ordinance and within the permitted construction hours defined in CCMC Section 9.07.035:

   a. 8:00 a.m. and 8:00 p.m. Mondays through Fridays;
   b. 9:00 a.m. and 7:00 p.m. Saturdays; and,
   c. 10:00 a.m. and 7:00 p.m. Sundays

10. Vehicle idling and other activities associated with the temporary use shall not create a nuisance or otherwise adversely affect surrounding properties.

11. Pursuant to CCMC 7.02.210, any commercial vehicle, the laden or unladen weight of which exceeds six thousand (6,000) pounds, shall use designated truck routes to access the site, unless actively being used at a construction site.

12. The project and its operations shall comply with all applicable code requirements and standards and shall obtain all necessary City permits required to comply with the Conditions of Approval stated herein.

13. The City reserves the right to periodically inspect the premises without prior notification to ensure ongoing compliance with all Conditions of Approval.

14. Pursuant to CCMC Chapter 17.660, the City reserves the right to modify or terminate this approval of the TUP at any time if any non-compliance with the Conditions of Approval is found, or if it is determined that the improvement or use allowed by the permit has become detrimental to the public health, safety, or general welfare, or that the manner of operation constitutes or creates a nuisance.

15. All vehicles, equipment, trash, and debris associated with the temporary use shall be removed from the subject property no later than February 28, 2027, or upon completion of the associated construction project, whichever occurs first. The site shall be restored to its original condition following removal of the temporary use.