



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

September 4, 2025

Shane Swerdlow, Applicant Representative
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

RE: NOTICE OF DECISION – EXTENSION OF TIME, P2025-0202-ET
11039 Washington Boulevard, in the Mixed Use Corridor 1 (MU-1) Zone

Dear Shane Swerdlow:

The Current Planning Division received Culver City Volvo and Mazda's August 20, 2025, request to extend Conditional Use Permit, P2021-0043-CUP, which received final approval on September 21, 2022 (the "entitlements"). The entitlements permit the construction of three additional vehicle repair bays at an existing remote customer auto repair facility serving the Culver City Volvo/Mazda dealerships. The Extension of Time request is **approved**, and the entitlement is extended to **September 21, 2026**.

Refer to Attachment 1 for an Analysis of the Extension request and Attachment 2, the Applicant's Request for an Extension of Time.

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Jose Mendivil, Associate Planner at jose.mendivil@culvercity.org or call directly at (310) 253-5757.

Sincerely,

Mark E. Muenzer
Planning and Development Director

Attachment 1: Findings and Analysis
Attachment 2: Applicant Request for Extension of Time

Copy: Emily Stadnicki, Current Planning Manager
Sammy Romo, Senior Civil Engineer
Tim Koutsouros, Building Official
David Montgomery, Fire Prevention Specialist
Case File

ATTACHMENT 1
P2025-0202 EXTENSION OF TIME
ANALYSIS

Findings

In considering your request, the following findings were made:

1. On June 8, 2022, the Planning Commission approved the entitlements, subject to Planning Commission Resolution No. 2022-P006 conditions of approval. Additionally, the Planning Commission recommended the City Council adopt Zoning Code Map Amendment, P2021-0043-ZCMA, changing the rear 45-feet of the subject site from the Residential Medium Density Multiple (RMD) Zone to the Commercial General (CG) Zone. The Zone Change was required to ensure the entire site and proposed auto repair were consistent with site's General Corridor commercial land use designation and zoning standards and allowed uses (the current designation and zoning are Mixed Use Corridor 1 and MU-1, respectively).
2. On August 22, 2022, the City Council adopted Ordinance No. 2022-004, changing the rear 45-feet of the subject site from RMD to CG. Pursuant to Section 3 of the Ordinance, the zone change took effect 30 days after its adoption, or September 21, 2022. Standard Requirement No. 2 of Exhibit B of Resolution No. 2022-P006 states:

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.

The entitlements' final approval date was September 21, 2022, the effective date of the Zoning Code Map Amendment, and the entitlements were to expire on September 21, 2023.

3. Beginning in late October 2022, after adopted amendments to the Zoning Code eliminated minimum required parking, the applicant began discussions with staff on proposed reductions to the project's parking.
4. On March 27, 2023, the applicant submitted preliminary modification plans to staff for review prior to formal application submittal. The plans showed an overall reduction in parking spaces, elimination of blocked access parking, and a reduction in the drive aisle width by 9 percent. The applicant's proposal eliminated the need for managed parking, but the reduced drive aisle width required approval of an Administrative Modification.
5. The applicant submitted an Extension of Time request on May 30, 2023, and stated that due to COVID-19, auto dealers have faced supply challenges, production shutdowns, semiconductor shortages, labor shortages, global supply chain bottlenecks, and inflation-related challenges, with increased costs for materials and labor. Proposed project changes would cause further delays if they required a Planning Commission public hearing. The applicant stated their intent to move forward with the

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modification process, develop construction-level drawings, and submit for Building Permit plan check.

6. An Extension of Time was granted on July 6, 2023, extending entitlements to September 21, 2024.
7. On November 6, 2023, a minor modification was granted reducing the parking, eliminating blocked access parking and the need for valet parking, and providing bicycle parking pursuant to the Zoning Code.
8. On September 9, 2024, the applicant submitted a second extension request, stating that supply challenges; production shutdowns; semiconductor shortages; labor shortages; global supply chain bottlenecks; and increased costs for materials and labor, continued to delay submittal of Building Permit plans. Further, the Applicant needed time to process an Administrative Modification to reduce the drive aisle width.
9. A second Extension of Time was granted on September 18, 2024, extending entitlements to September 21, 2025.
10. On January 14, 2025, an administrative modification was granted allowing reduction of the north parking lot drive aisle width by 2'-3".
11. On August 20, 2025, the applicant submitted a third extension request, stating that the auto industry has faced new challenges and uncertainty due to the imposition of tariffs, which have created widespread instability in the economy.

Analysis

Pursuant to CCMC Section 17.595.030.D.2: "The burden of proof is on the applicant to establish, with substantial evidence that the zoning approval should be extended. Upon determination that the applicant has made a good faith effort to establish the permit, the Director may extend the time to establish an approved permit for up to an additional 12 months, unless the conditions of approval authorize longer extensions..."

The applicant intends to continue with the project but requires additional time before submitting for Building Permit plan check. The applicant states that the auto industry has faced new challenges and uncertainty due to the imposition of tariffs, which have created widespread instability in the economy. This instability has affected supply chain-related challenges, increased costs, and delayed production. The Applicant continues to refine business operations to address these challenges and meet the changing needs of customers, who increasingly prefer purchasing vehicles from home. The Applicant is also maintaining a robust inventory featuring an expanded selection of electric vehicles.

The issues described above have delayed submission of final Building Permit plans and the Time Extension approval will provide the Applicant with the time necessary to finalize and submit construction-level drawings, obtain a building permit, and commence construction.

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Environmental Determination

Pursuant to the California Environmental Quality Act guidelines, a Class 1, Existing Facilities, categorical exemption finding, was adopted by the Planning Commission on June 8, 2022, determining the Project will not have a significant adverse impact on the environment. Pursuant to Section 15162 of CEQA, the extension request is within the scope of the adopted Class 1 Categorical Exemption and the circumstances under which the Categorical Exemption was determined have not significantly changed and no new significant information has been found that would impact the CEQA finding. Therefore, no additional environmental analysis is required.

Craig Lawson & Co., LLC

Land Use Consultants

August 13, 2025

ATTACHMENT 2

Mr. Mark Muenzer, Planning and Development Director
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

P2025-0202 EXTENSION OF TIME

RE: Case No. P-2023-0043-CUP, -AUP, -ZCMA (11039 Washington Boulevard)

Dear Mr. Muenzer,

I am writing on behalf of Gonzo 11, LLC, Applicant for the above-referenced entitlement case to renovate and expand an existing remote vehicle repair facility and administrative offices serving Culver City Volvo and Mazda ("Project") at 11039 Washington Boulevard ("Project Site") in the City of Culver City ("City"). The Planning Commission adopted Resolution No. 2022-P006 for this Project on June 8, 2022, and the City Council adopted an ordinance approving a Zoning Code Map Amendment on August 22, 2022. On September 18th, 2024, the City granted a 1-year Time Extension, which expires on September 21, 2025. The Applicant requests an additional 1-year Time Extension to allow for the issuance of building permits and commencement of construction.

The years since the approval of the original Project entitlements have been filled with unprecedented changes and challenges for the auto industry. Since the start of the COVID-19 pandemic, auto dealers have faced supply challenges, production shutdowns, semiconductor shortages, labor shortages, global supply chain bottlenecks, and inflation-related challenges, with increased costs for materials, labor, and nearly all aspects of operations. During the past year, the auto industry has faced new challenges and uncertainty due to the imposition of tariffs, which have created widespread instability in the economy. This instability has added a layer of complexity in recovering from the COVID-19 pandemic and associated supply chain-related challenges, increasing costs, and a slowdown in production. The Applicant has continued to devote time to refining operations to address these challenges and meet the rapidly changing needs of customers, who increasingly prefer the convenience of purchasing vehicles from home (without having to travel to a showroom), while also maintaining a robust inventory featuring an expanded selection of electric vehicles.

Over the past year, the Applicant also devoted time to preparing and processing application materials for an Administrative Modification for an approximately 9.4% reduction in drive aisle width in the Project's north surface parking lot, which will allow for new City-required landscaping along the north property line. The Applicant received approval of this Administrative Modification on January 14th, 2025.

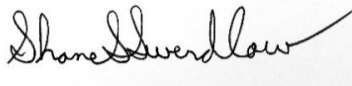
Granting this Time Extension request will provide the Applicant with the time necessary to finalize and submit construction-level drawings, obtain a building permit, and commence construction. Approving this Time Extension will also allow an important local business to continue to thrive and meaningfully contribute to the local community and economy, while achieving the following

guiding principles, goals, objectives, and policies of *General Plan 2045* that emphasize the importance of supporting local businesses:¹

- Support a diversified, adaptable, and sustainable economy with a balance of small and large businesses across a range of industries that provide employment, commercial, and experiential opportunities.
- Provide resources to support the retention and growth of small and large businesses citywide.
- “Buy local” initiatives increase revenue generation and support City services and programming such as parks, police, fire, and public works.
- Maintain a balanced “business ecosystem” that fosters a diversity of types and scales of employers.
- Provide flexibility for businesses.
- Identify and reduce the cost for small businesses to locate and remain in the City.

Please let me know if you need any additional information to process this Time Extension.

Sincerely,

A handwritten signature in black ink, reading "Shane Stuart Swerdlow", is written over a light gray rectangular background.

Shane Stuart Swerdlow
Vice President, Craig Lawson & Co., LLC

¹ These guiding principles, goals, objectives, and policies are listed on *General Plan 2045* pages 18, 160, 166, 167, and 169.