

Barreras, Gabriel

From: Jonathan Berger [REDACTED]@gmail.com>
Sent: Thursday, November 6, 2025 10:30 AM
To: Barreras, Gabriel
Subject: Cadillac Service Center Appeal

Follow Up Flag: Follow up
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Hi Gabriel,

I hope you're doing well.

I am writing in support of the appeal of the Conditional Use Permit issued to Cadillac for the proposed service center on Jefferson Blvd. I'm a resident of the Raintree Townhouse Community — I'll do my best to keep this brief and respectful of your time.

The core issue here as I see it: a large car service center is being placed directly adjacent to a dense residential neighborhood — one filled with families, children and shared community spaces. This decision is deeply concerning, not only for those of us in Raintree but for anyone who values thoughtful, community-oriented urban planning in Culver City.

I'm the father of a one-and-a-half-year-old daughter and another on the way next year. Like many families here, we spend time on the large Raintree lawn where kids play and neighbors gather for birthdays and playdates. From that very spot — at 4820 Salem Village Ct — you can already see just over the fence rows of Cadillac vehicles lined up just on the other side. It's disheartening to imagine the noise, fumes and industrial activity that will accompany a fully operational service center in such close proximity to our homes.

While I understand the argument for potential tax revenue, it was clear during the planning meeting that those numbers were uncertain and not particularly significant. Even if they were, it's hard to see how this project aligns with Culver City's values and charter, which emphasize sustainability, livability and community well-being.

I recognize that appealing this decision is an uphill battle. Having followed other appeals — such as the Costco Gas Station case — it seems that decisions like these can be difficult to reverse. But at its heart, this is about balancing the interests of large corporations against the quality of life of local residents. It's difficult to imagine how this project makes Culver City a better place for the people who live and raise families here.

I would be happy to discuss my support for this appeal further — whether by email, phone, or in person — if that would be helpful.

Thank you very much for your time and consideration, Gabriel. I truly appreciate it.

Best,
Jonathan Berger
310 [REDACTED]

Barreras, Gabriel

From: Daniel Heshel [REDACTED]@gmail.com>
Sent: Friday, November 7, 2025 11:57 AM
To: Barreras, Gabriel
Subject: Cadillac Service Center - Jefferson Boulevard

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Dear Gabriel,

My name is Daniel Heshel, and I am a resident and homeowner in the Raintree Townhouse Community. I am writing to express my strong support of the appeal of the proposed Conditional Use Permit for the Cadillac Service Center on Jefferson Boulevard.

I have been part of this community for many years — first as a renter, and now as a proud homeowner. My wife and I recently welcomed our first child this past January, and we are deeply invested in the safety and livability of this neighborhood that we love.

The proposal to place an auto service center next door to our residential community is deeply concerning. Quite frankly, it is difficult to imagine a less compatible use of that space. The introduction of constant noise, car emissions, potential fire hazards and increased traffic would severely disrupt the peaceful character of our neighborhood and diminish the quality of life for thousands of residents.

Every evening after work, I take my wife, our son, and our dog to the lawn area directly next to the proposed site. It's part of our daily routine — a time to unwind and enjoy our community. If this project were approved, that space would no longer feel safe or enjoyable for families like mine. We would be forced to reconsider how, or even whether, we can continue to live here.

I strongly urge the City Council to carefully consider the long-term impacts this project would have on Raintree residents and the broader community. I cannot see any compelling reason to approve a development that brings so much risk and so little public benefit. Whatever modest tax gains the city might realize would be far outweighed by the costs to residents' health, safety and quality of life.

Thank you for your time and consideration. I would welcome any opportunity to discuss this matter further or to participate in upcoming hearings.

Sincerely,

Daniel Heshel

From: Corey Kramer <[REDACTED]@gmail.com>
Sent: Friday, November 7, 2025 2:26 PM
To: Barreras, Gabriel
Subject: Appeal of Cadillac Conditional Use Permit

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Hi Gabriel,

I am a long-time resident of Culver City, living on Wesley St near The Platform. I am writing in strong support of the appeal of the Conditional Use Permit for the proposed Cadillac Service Station on Jefferson.

As someone who commutes daily along that corridor, I already experience significant traffic in the area. The addition of a high-traffic service center would only worsen these conditions, creating further delays and safety concerns for drivers, cyclists and pedestrians alike. This stretch of Jefferson is already a critical and often difficult part of my commute, and I cannot imagine the impact of even more vehicles entering and exiting the roadway there.

I also want to speak on behalf of friends in the Raintree community. Locating an auto service center so close to a large residential neighborhood — home to families, seniors and kids — seems entirely inconsistent with the character and priorities of our city.

An auto service facility is not an ordinary business. It brings noise, traffic and potential environmental risks that can negatively affect nearby residents and diminish their quality of life. Having thought to have understood the city's principles and community goals, I cannot understand why such a proposal would move forward in a location that so clearly conflicts with them.

Thank you for your time and consideration.

Regards,
Corey Kramer

From: cindy lin <[REDACTED]@gmail.com>
Sent: Thursday, December 11, 2025 1:38 PM
To: Barreras, Gabriel
Cc: Sean McTearnen
Subject: Excessive noise and fire hazard- Cadillac of Beverly Hills on Jefferson Boulevard
Attachments: Support_Letter_Sample_1.docx

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City of Culver City Planning Commission
Attn: Mr. Gabriel Barreras, Senior City Planner
(gabriel.barreras@culvercity.org); cc. City Clerk's Office
(city.clerk@culvercity.org)
9770 Culver Blvd, Culver City, CA 90232

Dec 11, 2025

***Re: Support for Appeal of Conditional Use Permit P2025-0174CUP –
Cadillac of Beverly Hills Facility at 10150–10200 Jefferson Blvd.***

Dear Mr. Barrera,

As a Raintree homeowner and long-time Culver City resident, I am writing to express my strong support for the appeal challenging the approval of the Conditional Use Permit granted to Cadillac of Beverly Hills for its proposed vehicle service center on Jefferson Boulevard.

For more than a year, our community has endured continuous construction noise from nearby projects along Jefferson. We finally hoped for some peace, yet now we are confronted with the disruptive and potentially dangerous presence of large auto-hauler rigs operating late into the night. Their loud

beeping, idling, and unloading noise have already disturbed our rest and quality of life.

Even more alarming is the fire and environmental hazard posed by storing and servicing vehicles containing lithium-ion batteries just feet from homes and active oil wells, in what the Fire Department itself designates as a ‘Very High Fire Hazard Severity Zone.’ The Planning Commission’s approval did not include sufficient safeguards or independent fire-safety review.

It is deeply concerning that several Planning Commissioners disclosed private meetings with the applicant only after the public hearing closed, preventing residents from responding or asking questions. That lack of transparency erodes public trust and undermines the fairness of the process.

We feel overlooked and unprotected. I respectfully urge the City Council to overturn the Planning Commission’s decision, require proper environmental and safety reviews, and hold the applicant accountable to Culver City’s General Plan and its residents’ welfare.

Sincerely,

Cindy Lin

Sean McTearnen

Raintree Homeowners

████████ Saint Louis Court
Culver City, CA

City of Culver City Planning Commission

Attention:

Mr. Gabriel Barreras, Senior City Planner (gabriel.barreras@culvercity.org);

Mr. Jeremy Bocchino, City Clerk (city.clerk@culvercity.org)

9770 Culver Blvd, Culver City, CA 90232

December 12, 2025

Re: Support for Appeal of Conditional Use Permit P2025-0174CUP (Cadillac of Beverly Hills Facility at 10150–10200 Jefferson Blvd.)

Dear Mr. Barreras, Mr. Bocchino, Honorable Commissioners,

As a homeowner and resident of the Raintree community, I am writing to express my strong support for the appeal submitted by Ms. Lauren Fishelman last October concerning the Conditional Use Permit recently granted to Cadillac of Beverly Hills for an auto service facility at 10150–10200 Jefferson Boulevard.

Since the applicant began limited operations under its temporary permit, my household has endured repeated daytime and late-night disturbances caused by diesel auto-hauler trucks servicing the facility. The constant beeping, backing alarms, and idling—often past midnight—have disrupted the peace and well-being of our family and neighborhood and forced residents to seek police intervention on multiple occasions. These incidents already demonstrate that the site's activities are incompatible with a residential setting and appear to conflict with Culver City's noise standards.

More broadly, I respectfully ask the City to reconcile this decision with Culver City's stated leadership on mobility, public health, and sustainability. How can a city that proudly hosts CicLAvia, the Walk & Roll Festival, the Pride Ride & Rally, and has maintained a Bicycle & Pedestrian Action Plan since 2020—and that is most recently approved hosting Team New Zealand during the next Olympics—entertain granting full permission to an environmentally threatening facility next to so many highly flammable homes?

The fire hazard posed by this project is deeply concerning. The proposed storage and servicing of vehicles containing lithium-ion batteries just feet from our homes—and adjacent to an active oil field and a high-risk brush zone—presents an unacceptable risk. A single thermal runaway incident or oil-field ignition could have devastating consequences for hundreds of families. To my knowledge, no detailed mitigation, emergency-response, or evacuation plan has been presented to the public in a manner that allows meaningful review.

In addition, residents already bear increasing financial obligations to live safely and responsibly in Culver City, including rising property taxes and homeowner insurance premiums. Homeowners make these investments with the reasonable expectation that land-use decisions will not introduce new and foreseeable risks that could undermine safety, insurability, or long-term stability. Introducing a high-risk industrial use immediately adjacent to residential homes shifts an unreasonable burden onto families who are already contributing significantly to the City's tax base.

Our community is not opposed to responsible business development. However, this project represents a heavy industrial use inserted into a dense residential corridor and high-fire-hazard area, in direct conflict with Culver City's General Plan objectives related to environmental justice, noise reduction and wildfire risk mitigation.

I respectfully urge you and the City Council to grant the appeal and revoke the Conditional Use Permit unless and until a full, independent, and transparent environmental review is conducted and appropriate safety, fire-prevention, and noise safeguards are established and enforceable.

Thank you for your time, service, and attention to the welfare of your constituents.

Sincerely,



Vanessa Maksymenko
Raintree Homeowner
[REDACTED]
Culver City, CA