

RESOLUTION NO. 2026-R\_\_\_\_

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,  
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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  
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10           WHEREAS, the Project qualifies for a Categorical Exemption, pursuant to California  
11 Environmental Quality Act (CEQA) Section 15301, Class 1 – Existing Facilities; and  
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13           WHEREAS, on September 24, 2025, after conducting a duly noticed public hearing on  
14 the subject application, including full consideration of the application, plans, staff report,  
15 environmental information and all testimony presented, the Planning Commission by a vote of  
16 3 to 2, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not  
17 result in significant adverse environmental impacts; conditionally approved Conditional Use  
18 Permit P2025-0174-CUP; and an extension of Temporary Use Permit, P2025-0141-TUP, for  
19 the continuation of temporary uses, and all conditions therein, until the Applicant is issued final  
20 building permits, as set forth herein below; and  
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22           WHEREAS, on October 8, 2025, Lauren Fishelman (“Appellant”) filed a timely appeal of  
23 the Planning Commission’s adoption of Resolution No. 2025-P011, pursuant to Culver City  
24 Municipal Code (CCMC) Section 17.640.030, claiming that the City cannot rely on a Class 1  
25 Categorical Exemption and that the required findings for a CUP are not adequately made; and  
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27           WHEREAS, the appeal letter does not include substantial evidence that demonstrates  
28 the inadequacy of the Planning Commission’s decision or CEQA determination; and

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 \_\_\_\_ to \_\_\_\_, 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.  
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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.  
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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.  
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8 APPROVED and ADOPTED this 12<sup>th</sup> day of January 2026.  
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12 FREDDY PUZA, Mayor  
13 City of Culver City, California

14 ATTEST:

15 APPROVED AS TO FORM:

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18 JEREMY BOCCHINO, City Clerk

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20 HEATHER BAKER, City Attorney  
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