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PLANNING AND DEVELOPMENT DEPT.  
CURRENT PLANNING DIVISION

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

## NOTICE OF EXEMPTION

September 24, 2025

Los Angeles County Clerk  
Attention: Environmental Filing/Registration  
12400 Imperial Highway, Suite 2001  
Norwalk, CA 90650

Governor's Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

## PROJECT:

Title and Case No.: Cadillac of Beverly Hills Vehicle Service Center  
(Case No. P2025-0174-CUP)

Address/Location: 10150-10200 Jefferson Boulevard, Culver City, CA 90232

Project Description: Conditional Use Permit (CUP) to allow the establishment of a new vehicle services-maintenance and repair facility within an existing industrial building located in the Mixed Use Corridor 2 (MU-2) zone.

APPLICANT: Cadillac of Beverly Hills

## CULVER CITY APPROVAL ACTION:

1. The Culver City Planning Commission on September 24, 2025, approved the Conditional Use Permit for the subject property. The Planning Commission, in approving the project described above, determined that the project is exempt from further environmental impact assessment per the CEQA guidelines:

Type of Exemption: Categorical Exemption  
CEQA Section(s): 153301  
Class: Class 1 – Existing Facilities

2. Reason why project is Exempt (brief): The Class 1 exemption applies because the project is consistent with the General Plan policies and Zoning Code regulations; occurs within City limits within existing parcel and industrial building that is a conversion from one use to another with minor alterations to the existing building with no expansions in floor area or height. The site is not located in an environmentally sensitive area, and it is served by all electrical power, water, sewage, and other public utilities.

A blue ink signature of the name "Gabriel Barreras".

Gabriel Barreras, AICP, Senior Planner