

**Attachment No. 8**  
**10150-10200 Jefferson Boulevard Project**  
**April 10, 2025, Community Meeting No. 1**

**MEETING MINUTES**

**Date:** Thursday, April 10, 2025

**Time:** 7:00 p.m. – 8:20 p.m.

**Location:** Raintree Condominium Clubhouse, 2000 Raintree Circle  
and virtually via Zoom

**Public Attendance:** 26 individuals in person and 14 individuals virtually

**Project Team:** Jim Suhr, Suhr & Associates (Applicant Representative)

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**RECAP**

**1. Applicant Team shared Project details**

- Beverly Hills Cadillac is proposing a 38-39 service bay (50% Electric Vehicle / 50% Internal Combustion) vehicle maintenance facility within an existing building – no changes are proposed to existing height, floor area, or circulation.
- The project site is located in the MU-2 Zone and vehicle services - maintenance/repair requires a Conditional Use Permit (CUP)

**2. Proposed Business Operations**

- Hours: Weekdays (7 AM–6 PM), Weekends (9 AM–4 PM)
- DC fast charging stations located outside
- No overnight parking of vehicles (potential condition requested by community)

**3. Key Community Concerns & Applicant Responses**

- Battery storage/explosion risk - batteries stored in ventilated racks at rear of property
- Parking will be provided for 40–50 employees – currently 76 on-site parking spaces
- Traffic (~100 daily vehicles) & access, especially PM peak-hour congestion, traffic study/EIR? – the Applicant emphasized no idling and no truck traffic;
- Environmental determination to be review per the California Environmental Quality Act (CEQA) – the community will receive notification of comment periods
- Noise/air quality – there will be no openings adjacent to Raintree Circle. Exhaust mitigation can be addressed in potential studies

- Security, including overnight parking of cars outside and overnight – applicant's proposal is not yet finalized, full details will be determined.

#### **4. Next Steps**

- Applicant to apply for Preliminary Project Review (PPR)
- CUP decision expected by late Summer/early Fall 2025

### **10150-10200 Jefferson Boulevard Project**

### **July 17, 2025, Community Meeting No. 2**

#### **MEETING MINUTES**

**Date:** Thursday, July 17, 2025

**Time:** 7:00 p.m. – 8:00 p.m.

**Location:** Project Site, 10150-10200 Jefferson Boulevard  
and virtually via Zoom

**Public Attendance:** 17 individuals in person and 20 individuals virtually

**Project Team:** Jim Suhr, Suhr & Associates (Applicant Representative)  
Dan Broderick, CEO, Cadillac of Beverly Hills  
Tony Plett, Operations Manager, Cadillac of Beverly Hills  
Jeremiah LaRose, Fehr & Peers (Traffic Consultant)  
Danielle Caparas, Fehr & Peers (Traffic Consultant)

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#### **RECAP**

##### **1. Applicant team provided Project overview**

- Reuse approximately 43,000-sf industrial building as vehicle maintenance facility - no changes in height, floor area, parking lot, or site circulation
- MU-2 zone allows vehicle services, maintenance/repair, and carwash with Conditional Use Permit (CUP)
- Project will have 39 service bays in the interior of the building (50% EV / 50% Internal Combustion)

##### **2. Business Operations**

- Hours Weekdays (7 AM–6 PM), Saturdays (8 AM–4 PM)
- Approximately 40 employees

### 3. Key Community Concerns & Responses

- **Noise / Odor**
  - Internal combustion engine/tire services to be in northern half of building, away from Raintree Condominium and residential uses
  - Electric Vehicle (EV) services (zero-emission) to be in southern half of building
  - HVAC-scrubber to comply with SCAQMD emissions and odor standards
- **EV Safety**
  - 2 EV chargers located at rear of building
  - 1-2 EV batteries stored in locked cabinet at NE corner, away from Raintree
  - EVs kept at ~20% charge – CCFD conditioned no charge above 50%
- **Parking / Loading**
  - 110 parking spaces total proposed
  - On-site parking for employees and costumers – no parking on Jefferson Boulevard with be complied with
  - Transport trucks will not obstruct Jefferson Boulevard
- **Increased Traffic**
  - Fehr & Peers MOU calculated 159 net new vehicle trips, no VMT impact (City reviewing)
  - 1% traffic increase calculated on Jefferson Boulevard, between Overland and Duquesne Avenue
  - Community concern for left turn onto Jefferson (S) from site
  - Community suggested “Adopt Jefferson Boulevard” for Cadillac to do litter removal
- **Site security**
  - Project will provide locked gates, fencing, lighting, CCTV cameras, vehicle anti-theft technology

### 4. Next Steps:

- Mid-July: Applicant to receive PRC comments, followed by CUP application submittal
- Early October: Public Hearing