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)

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)

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