RESOLUTION NO. 2025-P011

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, 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 LOCATED AT 10150–10200 JEFFERSON BOULEVARD IN THE MIXED-USE CORRIDOR 2 ZONE.

(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 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. Conditional Use Permit, for operation of a vehicle services – maintenance and repair facility, to ensure the Project complies with all required standards and City ordinances, and to establish all onsite and offsite conditions of approval necessary to address the site

features and ensure compatibility of the proposed Project with the development on adjoining properties and in the surrounding neighborhood; and,

2. Extension of Temporary Use Permit No. P2025-0141-TUP, for the continuation of the uses and all conditions therein until the Applicant is issued final building permits.

WHEREAS, the Project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15301, Class 1 – Existing Facilities; and

WHEREAS, on September 24, 2025, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission by a vote of __ to __, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; conditionally approved Conditional Use Permit P2025-0174-CUP; and an extension of Temporary Use Permit, P2025-0141-TUP, for the continuation of temporary uses, and all conditions therein, until the Applicant is issued final building permits, as set forth herein below.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the provisions of the Culver City Municipal Code (CCMC), the following findings are hereby made:

Conditional Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for a CUP are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of a Conditional Use Permit and complies with all other applicable provisions of this Title and the CCMC.

The Project site is located within the MU-2 Zone and has a Mixed Use Corridor 2 General Plan Land Use designation. Pursuant to CCMC Section 17.220.015, "Vehicle Services – Maintenance/Repair" are permitted in the MU-2 Zone subject to approval of a CUP. Vehicle Service uses within this zone are further required to comply with the operational standards outlined in CCMC Section 17.400.125 (Vehicle Repair Shops).

The Project proposes to reuse the existing building. As conditioned, all improvements will conform to the development standards applicable to the MU-2 Zone, including requirements related to building form, height, ground-floor height, and setbacks, as well as the provisions of the CCMC, Title 17 (Zoning), Chapter 17.220.020 (Mixed Use Zoning District Development Standards), and Chapter 17.400.125 (Vehicle Repair Shops).

The MU-2 Zone does not require front yard setbacks (0 feet), and the existing building complies with this standard. Buildings in the MU-2 Zone are permitted a maximum height of 56 feet, with a minimum ground-floor height of 15 feet for non-residential uses. The existing one-story structure has a height of 20 feet, 3 inches and is consistent with these standards.

The site is currently enclosed by walls along the southern, eastern, and northern property lines. Under the CCMC, walls and fences may be up to 8 feet in height when abutting residential zones and up to 9 feet in height when abutting non-residential zones. The existing walls, which are a maximum of 8 feet tall, comply with these requirements and will remain in place as part of the Project.

In accordance with CCMC Section 17.530.025 (Conditions of Approval), conditions have been applied to address potential impacts on surrounding properties. As conditioned in Exhibit A – Conditions of Approval, the Project complies with all applicable zoning district requirements and operational standards.

B. The proposed use is consistent with the General Plan and any applicable Specific Plan.

The Project site is designated Mixed Use Corridor 2 in the General Plan Land Use Map and zoned MU-2. In accordance with CCMC Section 17.220.015, "Vehicle Services – Maintenance/Repair" are permitted within the MU-2 zone subject to approval of a CUP. The MU-2 zone also allows related by-right uses such as "Accessory Installation," "Car Washes," and "Electric Vehicle Charging Stations." Accordingly, the proposed primary and ancillary uses are consistent with the Mixed Use Corridor 2 General Plan Land Use designation. The Project site is not located within a Specific Plan area.

The proposed Project is consistent with the applicable goals, objectives, and policies of the 2045 General Plan as detailed below:

Land Use Element:
GOAL LU (Land Use)-9: Mixed use corridors. A network of mixed use corridors accommodate a diverse range of businesses, neighborhood-serving uses, and housing.

Consistent: *The Project Site is located along Jefferson Boulevard, a designated Mixed Use Corridor 2, and will provide local business and job opportunities for the surrounding community.*

Policy LU-9.1: Complete neighborhoods. Promote new commercial uses and revitalize existing commercial areas in locations that provide convenient access to a range of goods and services for Culver City's residential neighborhoods.

Consistent: *The Project would renovate an existing warehouse building for use as an automotive service center, providing auto services to the neighborhood.*

Policy LU-9.2: Neighborhood-serving commercial location. Encourage existing strip commercial corridors like Washington Boulevard, Sepulveda Boulevard, and Jefferson Boulevard to intensify with standalone uses, concentrating neighborhood-serving commercial uses into mixed use activity centers.

Consistent: *The Project would renovate an existing warehouse building on Jefferson Boulevard for use as an automotive service center, providing neighborhood-serving auto services.*

Policy LU-9.4: Active frontages. Require the first floor street frontage of buildings, including parking structures, to incorporate commercial or other active public uses to enhance pedestrian orientation along commercial and mixed use corridors.

Consistent: *The Project includes the customer and employee entrances from the pedestrian right-of-way on Jefferson Boulevard, creating an active street frontage along the mixed use corridor.*

Policy LU-9.5: Pedestrian and bicycle access to the corridor. Require new project applications to foster pedestrian and bicycle access by providing safe, accessible pedestrian connections and creating secure and convenient bike storage.

Consistent: *The Project includes the customer and employee entrances from the pedestrian right-of-way on Jefferson Boulevard and will provide a minimum of two short-term and four long-term bicycle spaces, which will be provided at the existing bicycle rack at the rear of the building.*

GOAL LU-15: Architecture and site design. High level of quality in architecture and site design in all renovation and construction of buildings.

Consistent: *The Project would renovate the existing warehouse building for use as an automotive service facility, including interior and exterior architectural renovations using high-quality materials, improvements in glazing, and general building maintenance.*

Policy LU-15.1: Walkable and inviting buildings and spaces. Require building design that creates walkable and inviting spaces, such as locating parking behind buildings,

allowing for outdoor plazas and dining, and locating building frontages in close proximity to the sidewalk edge, where appropriate.

Consistent: *The Project will maintain the existing building's entrances, which are located at the sidewalk edge on Jefferson Boulevard. Vehicular parking will be provided on the sides of and behind the existing building.*

Policy LU-15.2: Active street frontages. require active street frontages, including the following: locating uses that engage the street on the ground floor; creating comfortable transitions between the ground floor of a building and the street; using taller floor to floor heights, greater articulation, and finer details at ground floors; creating enhanced entrances; and encouraging ground-floor residential units with stoops, dooryards, or similar features on major corridors outside core business areas.

Consistent: *The Project will maintain and enhance the existing building's entrance locations with new façade materials, glazing, and lighting, which are located at the sidewalk edge on Jefferson Boulevard, creating an active street frontage along the mixed use corridor.*

Policy LU-15.3: Architectural and visual interest in new development. Encourage distinctive architecture and elements that add visual interest to buildings to enhance people's perceptions of Culver City as an interesting and inviting place.

Consistent: *The Project would renovate the existing warehouse building for use as an automotive service facility with a modern white facade, upgraded signage, interior and exterior architectural renovations that incorporate new glazing, painting, and maintain the existing landscape areas.*

Policy LU-15.4: Quality building materials. Require high-quality, long-lasting building materials on all new development projects in the city. Consider embodied carbon when reviewing building material choices.

Consistent: *The Project would renovate the existing warehouse building for use as an automotive service facility, including exterior architectural renovations including new paint, new aluminum composite on the façade, new facade glazing, and new signage.*

C. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity of the subject site.

The proposed design, location, scale, and operating characteristics of the vehicle service use are consistent with the permitted and conditionally permitted uses in the Mixed Use Corridor 2 (MU-2) zone, pursuant to CCMC Sections 17.220.015 (Permitted Uses) and 17.400.125 (Vehicle Repair Shops – Performance and Operational Standards).

The Project site is designated Mixed Use Corridor 2 under both the General Plan Land Use Map and the Zoning Map, which allows for moderate-scale mixed-use development, residential, and general and neighborhood-serving commercial uses. Surrounding land uses are as follows: to the north, the adjacent property is zoned MU-2 and developed with a one-story modular building serving the Los Angeles Community College District

for facilities and maintenance, as well as a vacant parcel used seasonally for outdoor events and festivals; to the east, properties are zoned MU-2 and largely vacant, containing approximately six plugged oil wells; to the south, properties are zoned Planned Development-2 (PD-2) and developed with townhomes and condominiums; and to the west, properties are zoned Mixed Use Industrial (MU-I) with a mix of one- and two-story industrial and office buildings.

Although the existing building was constructed in 1966, it remains consistent with current MU-2 development standards related to building form, height, ground-floor height, and setbacks.

The Project site is located along Jefferson Boulevard, classified as a Primary Arterial in the 2045 General Plan Mobility Element, and further identified as both a designated Truck Route and Transit Priority Corridor. On July 2, 2025, the Applicant submitted a Traffic and Transportation Study Memorandum of Understanding (MOU), confirming that the Project would generate a net increase of 159 daily trips, which constitutes a less-than-significant impact under Vehicle Miles Traveled (VMT) thresholds. Pursuant to the City's Transportation Study Criteria and Guidelines, no further VMT analysis or mitigation measures are required.

All vehicle service operations will occur within the interior of the existing structure, and as conditioned, the Project will remain compatible with surrounding land uses.

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities, and the absence of physical constraints.

The Project site encompasses 1.82 acres (79,133 sq. ft.), significantly exceeding the MU-2 zone's minimum lot size requirement of 10,000 sq. ft. and is well-suited for the proposed Vehicle Service use. The site is generally flat, rectangular in shape, and provides adequate frontage and access to Jefferson Boulevard via two one-way driveways located at the north and south ends. It is surrounded by a mix of similar uses including industrial, and office developments, and is fully served by local utilities. With the conditions outlined herein, the reuse of the existing building, driveways, and surface parking areas will provide sufficient space to accommodate the proposed Vehicle Service operations while minimizing potential impacts related to traffic, noise, lighting, wastewater, and adjacent land uses.

E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety, or general welfare, or injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The proposed use is expected to have minimal impacts on the surrounding community, including adjacent industrial, office, and residential uses. By reusing the existing building, the Project will avoid extensive demolition, grading, shoring, and major construction activities that typically generate traffic, noise, dust, and debris. Construction will be limited in duration, with most work occurring within the building's interior. All

construction materials, equipment, personnel, and activities will be staged on site, preventing spillover into the public right-of-way or onto neighboring properties.

Once construction is complete, daily operations of the vehicle service facility will be confined within the existing structure. Electric vehicle service areas will be located in the southern portion of the building to minimize noise and reduce greenhouse gas emissions near residential uses. Internal combustion service areas will be situated in the northern portion of the building, separated by a demising wall to further limit noise transfer to the south. Additionally, the facility will be equipped with a South Coast Air Quality Management District (SCAQMD) compliant air filtration and exhaust venting system, to further prevent pollutants and odors from affecting the surround community.

Accordingly, the requested CUP would not be detrimental to the public interest, health, safety, or general welfare, nor would it be injurious to persons, property, or improvements in the surrounding commercial district or vicinity.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; (ii) approves Conditional Use Permit P2025-0174-CUP; and (iii) approves an extension of Temporary Use Permit, P2025-0141-TUP, for the continuation of temporary uses and all conditions therein until the Applicant is issued final building permits. All actions and approvals are subject to: the site and floor plans reviewed by the Planning Commission on September 24, 2025; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; the applicable code requirements set forth in Exhibit B attached hereto and incorporated herein by this reference, and. The site and floor plans, and Exhibits A, B, and technical Attachments 1 to 10 are collectively referred to as “Project Requirements.”

SECTION 3. The Project Requirements are hereby imposed on the proposed vehicle services – maintenance and repair facility at 10150–10200 Jefferson Boulevard.

APPROVED and ADOPTED this 24th day of September 2025.

DARREL MENTHE - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, SECRETARY

EXHIBIT A
RESOLUTION NO. 2025-P011
Case No. P2025-0174-CUP
10150-10200 Jefferson Boulevard

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, streetlights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. Landscape and irrigation plans for the public parkway area and raised medians shall be included in the street improvement plans. **SPECIAL:** A. The applicant shall remove and replace the existing driveway aprons. New driveway aprons shall be ADA compliant.	Public Works Engineering	Standard/ Special	
2.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works Engineering	Standard	
3.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works Engineering	Standard	
4.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening that is at least 10 feet wide, and a 6 inch high by 6 inch wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes.	Public Works/ Fire/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures.			
5.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works EPO	Standard	
6.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department. The Project shall incorporate one or more of the following Trip Reduction Measures: A. End of trip facilities including Employee Bicycle Lockers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility. i. Pursuant to CCMC Section 17.320.045 – Bicycle Parking, Table 3-6, the Applicant shall provide a minimum of 2 Short-Term bicycle spaces and 4 Long-Term bicycle spaces. Please see CCMC Section 17.320.045.B for permitted bicycle parking locations and design standards.	Mobility & Traffic Engineering, Public Works, Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	B. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both customers and employees for various bus lines and other public transit and/or Shared-ride related information. C. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking \ EV space may be provided. D. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets or an onsite designated loading area for shared-ride vehicles. E. Promotion of walking through a "walk to work" program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities. F. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission.			
7.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal. **SPECIAL:** A. The Applicant shall submit a Water Conservation Plan demonstrating how the Project's car wash component will include a re-circulating (recycling) water system to comply with CCMC Sections 5.03.030, 5.03.040, and California Government Code Section 10951. B. Limited Fuel Load: Internal combustion vehicles will have minimal fuel, and electric vehicles will be maintained below 50% charge, significantly reducing potential fire intensity.	All Depts	Standard/ Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	C. Clustered Vehicle Layout: Vehicles will be grouped into small clusters, each limited to approximately 1,000 sq ft (roughly six vehicles), with substantial separation between clusters to serve as fire breaks. This prevents rapid fire spread and confines potential fires to manageable sizes.			
11.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
12.	Backflow preventors and/or any other fire apparatus shall be placed on private property.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
13.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
14.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such	City Attorney	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.			
15.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: A. A Pedestrian Protection Plan shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer. B. A Construction Traffic Management Plan shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. C. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. D. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. E. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. F. The location and travel routes of off-site staging and parking locations. G. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. H. A Demolition Debris Recycling Plan shall list the material to be recycled and the name, address, and			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. I. Prior to the issuance of a building permit, the applicant shall obtain the approval of the City's Environmental Programs and Operations Manager for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the project. J. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. K. The CMP shall address implementation of the following measures during construction, as applicable: i. Foundation Shoring Plan demonstrating use of noise dampening design methods. ii. Construction Rules Sign that includes contact names and telephone numbers. iii. Daily maintenance of construction site. iv. Dust control by regular watering. v. Construction worker and contractor offsite parking. vi. Staging and storage of construction equipment on-site only. vii. Compliance with noise standards. L. Foundation shoring and/or foundation piles. When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
16.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
17.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
18.	A. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. B. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors. **SPECIAL:** C. Due to the change of use, this project may be subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit	All Depts	Standard / Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
19.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
20.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
21.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
22.	The Building Safety Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	
23.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations approved by the City, and not in the surrounding neighborhood.	Building/ Current Planning/ Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
24.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers' line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
25.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
26.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/Public Works	Standard	
27.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
28.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official and discontinued during second-stage smog alerts. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.	Building/ Public Works	Standard	.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
29.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on **August 7, 2025**, by the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
30.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.	All	Standard	
31.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering. **SPECIAL:** A. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans.	Public Works	Standard/ Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION				
	B. A Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP.			
32.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
33.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: A. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
34.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on **September 24, 2025**, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
35.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
36.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
37.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	
38.	Loading and delivery operations shall occur on-site, when possible. The Applicant shall coordinate with the Mobility & Traffic Engineering Division to identify the time, frequency, and location limits of vehicle transport and semi-truck loading and deliveries so they do not interfere with traffic and parking patterns on Jefferson	Public Works	Special	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
	Boulevard or other rights-of-way during business hours.			
39.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	

GLOSSARY OF ABBREVIATIONS

American Public Works Association Standard Plans	APWA Standards
Construction Management Plan	CMP
Culver City Municipal Code	CCMC
Electrical Vehicle	EV
Homeowner's Association	HOA
Standard Urban Stormwater Mitigation Plan	SUSMP
Stormwater Pollution Prevention Plan	SWPPP
Transit Oriented Development	TOD

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit') shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 – "Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 - "General Property Development and Use Standards". A. The Project shall be developed pursuant to CCMC 17.400.125 – "Vehicle Repair Shops."	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
12.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
13.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et. seq.	Building		
14.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et. seq. and as amended from time to time.	Building		
15.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building		
16.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code.	Public Works		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
	c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.			
17.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
18.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSARY OF ABBREVIATIONS

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