

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Norwalk, CA 90650

From: (Public Agency): Culver City

Planning and Development Department

9770 Culver Blvd., 2nd Floor, Culver City, 90232

(Address)

Project Title: Cadillac of Beverly Hills Vehicle Service Center

Project Applicant: Cadillac of Beverly Hills

Project Location - Specific:

10150-10200 Jefferson Boulevard, Culver City, CA 90232 (APN: 4296-001-002)

Project Location - City: Culver City

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit (CUP) to allow the establishment of a new vehicle services-maintenance and repair facility within an existing 42,333 square-foot industrial building located in the Mixed Use Corridor 2 (MU-2) zone.

Name of Public Agency Approving Project: City of Culver City

Name of Person or Agency Carrying Out Project: Jim Suhr, Applicant

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 1 Existing Facilities (15301); Class 32 In-Fill Development (15332)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The Class 1 and Class 32 exemptions apply because the project is consistent with the General Plan policies and Zoning Code regulations; it occurs within City limits on an existing parcel of less than 5 acres surrounded by urban uses, within an industrial building that is a conversion from one use to another, and with minor alterations to the existing building with no expansions in floor area or height. The site is not a habitat for endangered, rare, or threatened species; it is not located in an environmentally sensitive area; and, it is served by all electrical power, water, sewage, and other public utilities. Technical environmental studies found there to be no significant impacts to traffic, noise, air quality, or water quality per CEQA guidelines.

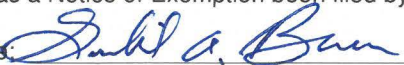
Lead Agency

Contact Person: Gabriel Barreras, Senior Planner Area Code/Telephone/Extension: 310-253-5776

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes ☐ No ☒

Signature:  Date: 1/13/2026 Title: Senior Planner

☐ Signed by Lead Agency ☒ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____