

1 RESOLUTION NO. 2022-P021

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3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
4 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
5 EXTENDED CONSTRUCTION HOURS FOR CULVER CROSSINGS
6 PROPERTIES LLC LOCATED AT 8833 NATIONAL BOULEVARD AND 8771
7 WASHINGTON BOULEVARD.

8 (EXTENDED CONSTRUCTION HOURS)

9 WHEREAS, on July 20, 2022, Culver Crossings Properties LLC as the applicant (the
10 "Applicant") of 8833 National Boulevard (formerly 8825 National Boulevard), filed an application
11 for an Extended Construction Hours land use permit, requesting to extend construction hours
12 Monday through Friday from 8:00 am to 8:00 pm to 7:00 am to 8:00 pm to allow concrete pours
13 (concrete mat foundation and decking and columns) and grading and excavation (site
14 preparation). The Project site is described as Los Angeles County Assessor Parcel 4312-015-
15 006 in the City of Culver City, County of Los Angeles, State of California; and,
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17 WHEREAS, the Culver City Municipal Code Section 9.07.035 allows an applicant to
18 request extended construction activity of a specific nature, with a limited duration, in non-
19 residential zoning districts, on construction sites one (1) acre or greater in size, if the exception
20 is determined to be in the public interest; and,
21

22 WHEREAS, on November 9, 2022, after conducting a duly noticed public hearing on the
23 subject applications, including full consideration of the applications, plans, staff report,
24 environmental information and all testimony presented, the Planning Commission by a vote of
25 ____ to ____, recommended to the City Council approval of the Extended Construction Hours
26 land use permit; as set forth herein below.
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1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

3 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
4 Municipal Code (CCMC), the following findings are hereby made:
5

6 **Extended Construction Hours Request**

7 The following required findings for a Temporary Use Permit are hereby made:
8

- 9 **A. The use is limited to a duration that is no more than the maximum allowed
10 duration, as determined appropriate by the review authority.**

11 The Applicant is proposing to increase daily construction hours, Monday through Friday,
12 for the duration of the construction from 8:00 am to 8:00 pm to 7:00 am to 8:00 pm.

- 13 **B. The site is physically adequate for the type, density, and intensity of use being
14 proposed, including provision of services (e.g. sanitation and water), public
15 access and the absence of physical constraints.**

16 The proposal would entail construction that would occupy the entire. A portion of the
17 Project is located within the City of Los Angeles where the start time for construction is
18 7:00 am. The proposed extension of hours from 8:00 am to 7:00 am on Monday through
19 Friday would allow both portions of the Project to would in an effective and efficient way
20 and reduce the overall construction time period by 30 days.

- 21 **C. The design, location, size, and operating characteristics of the proposed use are
22 compatible with the existing land uses on site and in the vicinity of the subject
23 property.**

24 The proposed construction activities are consistent with the type of construction
25 activities that would be permissible during normal construction hours pursuant to the
26 CCMC. An Environmental Impact Report (EIR) was prepared for the property which
27 disclosed that significant construction noise impacts would occur with or without the
28 extended construction hours from 8:00 am to 7:00 am on weekdays. Mitigation
29 measures were included in the EIR to reduce impacts. The extension of construction
hours by one hour would reduce the overall construction time period by 30 days.

- D. The temporary use will be removed, and the site restored as necessary to ensure
that no changes to the site will limit the range of possible future land uses
otherwise allowed by this Title.**

1 The construction activities are temporary and intermittent in nature and are being
2 performed in accordance with Project entitlements. The Project site will entail the
3 construction of an office development to replace the existing office use at the conclusion
4 of construction.

5 **E. Adequate temporary parking will be provided in order to accommodate the vehicle**
6 **traffic generated by the temporary use or special event either on-site or at**
7 **alternate locations acceptable to the review authority.**

8 A Construction Management Plan will be provided for the project. Project construction
9 workers will park at approved off site locations. This construction parking related
10 condition will be followed during extended construction hours.

11 **F. The use will comply with all applicable provisions of local, State, and Federal laws**
12 **or regulations.**

13 The construction activity/hours will comply with the Project conditions and all applicable
14 regulations and will not interfere or adversely impact other activities/uses surrounding
15 the Property pursuant to the technical studies.

16 **G. Other pertinent factors affecting the operation of the temporary use or special**
17 **event have been addressed to ensure the orderly and efficient operation of the**
18 **proposed use or event, in compliance with the intent and purpose of the**
19 **Temporary Use provisions of the CCMC.**

20 Nuisance factors such as noise and traffic impacts to adjacent properties were analyzed
21 in the Project EIR and mitigated where possible. There are construction impacts that
22 cannot be mitigated including air quality, noise, vibration. The proposed extension of
23 construction hours from 8:00 am to 7:00 am on Monday through Friday does not cause
24 these significant and unavoidable impacts. The extension of the construction hours
25 would reduce overall construction time by 30 days, reducing the time period where
26 impacts to the neighboring properties would occur. The Project conditions apply to the
27 extended hours and the Public Works Department will review and approve a
28 Construction Management Plan, Pedestrian Protection Plan, and Construction Traffic
29 Management Plan to adequately address potential impacts from the increased hours.
Any proposed revisions to these construction plans will require Public Works
Engineering Division and the Current Planning Division approval. The City may impose
additional measures including construction signage informing the public of extended
construction hours, increased sound attenuation, and added traffic control construction
personnel.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby recommends to the City Council approval of the request for Extended Construction Hours.

APPROVED and ADOPTED this 9th day of November 2022.

NANCY BARBA, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

Ruth Martin del Campo, Administrative Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
GENERAL				
1.	The Project has approval to extend construction hours on Monday through Friday from 7:00 am to 8:00 pm. The City may impose additional measures on the extended construction hours approval should the City determine it is necessary. These additional measures may include, but are not limited to, construction signage informing the public of extended constructions hours, increase sound attenuation, and added traffic control construction personnel.	Current Planning/ Building/ Public Works	Standard	
2.	A Construction Management Plan is required per the Comprehensive plan that shall require Project construction workers to park at approved off site locations. This construction parking related condition will be followed during extended construction hours.	All Depts.	Standard	