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December 17, 2024

Peer Chacko, Senior Planner  
Culver City Hall  
9770 Culver Boulevard, 2nd Floor  
Culver City, California 90232

**Re: 5757 Uplander Way - Extended Hours of Construction Request**

Mr. Chacko:

This letter is regarding the request for extended hours of construction for the proposed mixed residential and commercial project (“**Project**”) located 5800 Hannum Ave, 6031 Uplander Way, 5835 Sumner Way, and 5821 Uplander Way, in Culver City (the “**City**”), California 90230, and it is in response to General Comment #2 from the City’s Project Review Committee Comments dated September 19, 2024.

Culver City Municipal Code Section 9.07.035 limits construction activity to:

- 8:00 am to 8:00 pm Mondays through Fridays;
- 9:00 am to 7:00 pm Saturdays; and,
- 10:00 am to 7:00 pm Sundays.

However, Section 9.07.035 also allows construction activity to occur outside of the above hours with approval of an extended construction hours permit that is considered in conjunction with a larger project. As noted in the Project application materials, Applicant for the Project is requesting approval for a 7:00 am daily start Monday through Friday, and an 8:00 am daily start on Saturdays for the duration of Project construction.

The Applicant team is committed to being a good neighbor to the surrounding community during construction, and the request for the extended hours will help ensure this. The extended construction hours will serve the public interest by providing numerous benefits to the community. First, the extended hours will shorten the overall length and duration of construction. This means that any of the Project’s construction impacts to the community will cease as soon as possible.

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Not only will the extended hours shorten the overall length of construction, but it will also shorten each phase of construction. This means that the most noisy or burdensome phases of construction, such as earthwork and excavation, can be completed expeditiously, thereby minimizing the impacts on the community.

Additionally, the extended hours will help mitigate traffic and congestion concerns on a daily basis. By extending the week-day start time from 8:00 am to 7:00 am and the Saturday start time from 9:00 am to 8:00 am, this will help ensure that in-bound construction traffic can occur outside of the morning rush-hour commute timeframe and before most weekend morning activities begin. For instance, during excavation and export activity, the early start time will allow the first cycle of trucks to arrive, load, and leave prior to the morning rush hour. Avoiding morning rush hour will reduce noise, traffic congestion, and emissions. Additionally, certain construction activities, such as concrete and framing, require “just-in-time” deliveries; thus, the additional hour will allow for time-sensitive morning deliveries to take place prior to peak commute. This will be beneficial for the community because it will minimize any delays or travel disruptions that they may otherwise experience on a daily basis.

Lastly, the extended hours will increase the safety of the construction crew. Certain tasks, such as tower crane erection and disassembly, have physical limitations in terms of how much can safely be completed within a work day. Thus, the extended hours will give the team an extra buffer of time, allowing them to have a greater cushion of time to perform more onerous, technical tasks.

As shown above, the one-hour early start Monday-Saturday will have significant positive benefits to the surrounding community and the construction crew. It will enable the overall Project construction to be completed sooner and will minimize the daily traffic impacts to the surrounding neighborhood. Overall, the extended hours will result in a more productive and efficient workflow, which is beneficial for the Project team, the City, and the neighborhood. As such, we kindly request that the extension be granted.

Very truly yours,



Spencer B. Kallick

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