



October 26, 2017

Mr. Sol Blumenfeld  
Director of Community Development  
City of Culver City  
9770 Culver Boulevard  
PO Box 507  
Culver City, California 90232-0507

Re: Ivy Station – Construction Working Hours

Dear Sol:

We recognize the importance of limiting construction hours so that noisy operations do not interfere with the adjacent residence. Culver City Municipal Code 9.07.035 limits construction to between the hours of 8 AM to 8 PM Monday to Friday and 9 AM to 7 PM on Saturday.

The Ivy Station project is a 5.5 acre site with 1.37 acres of the site within the City of LA (fronting Venice Street) and 4.12 acres of the site within the City of Culver. The project includes 3 stories of subterranean parking, a 5 story office building, a 200 residential apartment building, a 148 boutique hotel, and 55,000 square feet of retail area. The underground parking structure requires the removal/export of roughly 300,000 cubic yards of soil which is the equivalent of 21,000 truckloads. The Project will require 75,000 cubic yards of concrete or roughly 7,500 concrete truckloads.

This letter shall service as our request for an exception to these hours of operation specifically for the purposes of: 1) soil hauling and mass excavation within the 5.5 acre property with trucks hauling off property within the City of LA and 2) concrete placement on the project site, both to occur between the hours of 8 PM to 8 AM, outside of Culver City's allowable construction hours. The soil hauling and mass excavation would commence November 15, 2017 and end on February 15, 2018. The Concrete placement would commence as early as November 15, 2017 and end December 15, 2018. We also ask as part of this approval for permission to work between the hours of 8 PM to 8 AM during the "Holiday Slowdown" period.

This exception to the Code would provide multiple benefits to the City and to the Ivy Station Project. First, the off hour start times would reduce public safety concerns as the heavy traffic is shifted to late hours. Second, the off hour exemption will mitigate the traffic during the peak hours, which will alleviate traffic stress and associated impacts during rush hour. Moreover, the exemption will improve project productivity and efficiency, and will reduce the excavation and concrete schedule durations. Lastly, the ability to schedule the concrete trucks for the larger pours on off hours minimizes the risk of spoilage (If a load sits in the concrete truck for more than 90 minutes it cannot be used, and the truck is sent back to the plant to dispose of the concrete thus creating unnecessary trips and waste).

Attachment No. 3

To support this request, Bernard's Builders (The Ivy Station Project Contractor) contracted with ESA to produce a Noise and Light Technical report (attached dated October 2017) and Kimley-Horn to produce a traffic study (attached dated October 9, 2017). Please note that the site is primarily surrounded by Retail uses with the exception of the Access Apartment complex located South East of the project site. The reports show that the noise and light impacts caused by the Excavation and Concrete Operations when measured by the nearest residence (Access) would not exceed the City's noise level limits.

It should also be noted that all of the Soil Hauling from the project site occurs through the City of LA off of Venice Boulevard to Interstate Highway 10. The Contractor has determined that roughly 20,000 cubic yards of concrete or roughly 27 % of the overall project concrete will be placed from National Boulevard (within City of Culver) during the time frame noted above.

We appreciate the City's consideration in approving this variance request.

Please let me know if you have any additional questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Gordon Howe". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gordon Howe  
Senior Vice President  
Lowe

cc: Tom Wulf, Jeff Allen