



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710

www.culvercity.org

Temporary Use Permit

Culver City Zoning Code Section 17.520

Please complete all applicable sections of this application for approval. *The temporary use permit application shall be filed at least 30 days in advance of the proposed commencement of the use.*

APPLICANT:

Name (print): Gen-Land, LLC c/o LPC West, Inc. Signature: 
Address: 390 N. Pacific Coast Highway Suite 3100
City and Zip Code: El Segundo, CA 90245
Phone: (213) 538-0900 Email: RKane@lpc.com

PROPERTY OWNER:

Name (print): 11111 Jefferson Property Owner LLC
Address: 390 N. Pacific Coast Highway Suite 3100
City and Zip Code: El Segundo, CA 90245
Phone: (213) 538-0900 Email: RKane@lpc.com

Signature of property owner (authorizing the use): 

TEMPORARY USE INFORMATION:

Address: 11111 Jefferson Boulevard (APNs: 4215-001-010, -013, 016, 020)
City and Zip code: Culver City, 90230
Duration of use: From: _____ To: _____ Total number of days: 109 days

TEMPORARY USE DESCRIPTION:

Extended hours of construction. Please see attached letter for more information.

TYPE OF TEMPORARY USE (please check all that apply):

☐ Construction yards	☐ Storage	☐ Temporary structures
☐ Real estate sales offices	☐ Temporary mobile residence	☐ Temporary work trailers
☐ Seasonal sales lots	☐ Temporary real estate sales offices	☒ Other Extended Construction Hours

SUBMITTAL REQUIREMENTS:

1. One site plan of the area showing the site including the placement of the temporary use, existing building on the site, adjacent properties, and boundary streets. If the temporary use is placed in the parking lot, show parking spaces and note how many spaces will be inaccessible. For temporary uses having to do with remodeling, include the use and square footage of the existing building and the floor area of the portion that is being remodeled.
2. Temporary Use fee.
3. Additional requirements may be required based on type of use/ circumstances.

OFFICE USE ONLY

Date Received: _____ Reviewed By: _____ Approval Date: _____ Notes: _____

Allen Matkins

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May 4, 2026

Emily Stadnicki, Current Planning Manager
City of Culver City, Current Planning Division
9770 Culver Boulevard
Culver City, California 90232

Re: 11111 Jefferson Boulevard - Extended Construction Hours Request

Ms. Stadnicki:

We are writing on behalf of Gen-Land, LLC c/o LPC West, Inc. (“**Applicant**”) to request a Temporary Use Permit (“**TUP**”) to authorize extended construction hours for the mixed-use project (“**Project**”) located at 11111 Jefferson Boulevard in Culver City (the “**City**”), California 90230 (the “**Property**”). The Project was approved on October 11, 2021, per Ordinance No. 2021-015 (P2021-0025-CP/ZCMA/DOBI/TPM) and was subsequently modified on May 27, 2025, per Minor Modification P2025-0092.

Pursuant to Condition of Approval #66 and Culver City Municipal Code Section 9.07.035, construction activity is limited 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 a TUP. Thus, **Applicant requests a TUP to allow construction from 7:00 am to 8:00 pm on Mondays through Fridays and from 7:00 am to 7:00 pm on Saturdays and Sundays for a total of 109 days pursuant to the below schedule.** In other words, Applicant requests to start construction one hour early during weekdays, two hours early on Saturdays, and three hours early on Sundays during the extended-hour days.

1. Extended Hours is Requested for 15 months for Discrete Activities

These extended hours are being requested for only a limited duration during key construction phases, as noted below. This request is limited in scope and will merely shift the timing of construction. It will not serve to intensify or otherwise alter the extent of construction that was thoroughly analyzed in the Project’s Environmental Impact Report (SCH No. 2020090329) and subsequent Addendum.

Emily Stadnicki, Current Planning Manager

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- Earthwork Shoring/Excavation Phase
 - 90 extended-hour days over the course of a 150-day period beginning in the 5th month of construction.
- Concrete Phase
 - Four extended-hour days during the 5th month of construction.
 - Twelve extended-hour days over the course of an eighth-month period beginning in the 12th month of construction.
- Crane Erection/Disassembly
 - Six extended-hour days, one each in the 7th, 8th, 9th, 10th, 12th, and 14th months of construction.
- Total: 109 days

2. Extended Hours is Expected to Reduce Construction Time by Approximately 2-3 Months and Provides Additional Benefits

Allowing the extended construction hours is expected to shorten the overall length of construction by approximately two to three months. In particular, **the total number of haul trip days will be reduced by approximately 22 days and the concrete phase by will be reduced by approximately 30 days.**

The concrete phase in particular will benefit from the extra hours because it will reduce the total number of concrete deck pours by six and ensuring that only one mat foundation pour is required. Reducing the number of pours will give the concrete more time to set and dry, producing stronger concrete and minimizing the chance of cracking. This will also enable the construction team to work more efficiently and accomplish larger areas of work each day. As each area of concrete can be completed more efficiently, the workers can move more quickly to other parts of the Property, thereby minimizing the impacts on adjacent properties. Overall, the extended hours should reduce the concrete phase by 30 days.

Additionally, the early start during these phases will also help mitigate any traffic impacts that could otherwise be caused by early morning hauling, deliveries, and worker arrivals. By starting earlier, these activities can ideally occur before the peak morning commute hours, and thus they will be less impactful. Without the early start, the first delivery and haul trips of the day would otherwise fall during peak traffic hours.

Lastly, the extended hours are being requested for the safety of the construction crew. Certain tasks, such as tower crane erection and disassembly, have physical limitations for how much can safely be

Allen Matkins Leck Gamble Mallory & Natsis LLP
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completed within one work day. Thus, the extra hours will allow the construction crew to most safely accomplish the large-scale tasks.

Overall, the extended hours will have numerous benefits to the surrounding community. Applicant and its construction team are dedicated to being considerate neighbors during the construction process, and this request will better allow them to do so. As such, we kindly request that the TUP be granted.

Sincerely,

/s/ Amarveer Brar

Amarveer S. Brar

ASB