

RESOLUTION NO. 2026-R__

A RESOLUTION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING
EXTENDED CONSTRUCTION HOURS FOR A MIXED-USE PROJECT
LOCATED AT 11111 JEFFERSON BOULEVARD

(Extended Construction Hours, P2026-0109-TUP)

WHEREAS, On October 11, 2021, the City Council approved the mixed-use development (the "Project") and Environmental Impact Report (EIR), per Ordinance Number 2021-0015 (P2021-0025-CP/ZCMA/DOBI/TPM) subject to conditions of approval and California Environmental Quality Act (CEQA) Mitigation Measures. The Project is more specifically described by Los Angeles County Assessor Parcel Numbers 4215-001-010, 4215-001-013, 4215-001-016, 4215-001-020 in the City of Culver City, County of Los Angeles, State of California at 11111 Jefferson Boulevard; and,

WHEREAS, On May 27, 2025, an administrative modification per Minor Modification P2025-0092 was subsequently approved for the Project, subject to modified conditions of approval, along with an Addendum to the Certified EIR; and,

WHEREAS, On May 4, 2026, Gen-Land, LLC c/o LPC West, Inc. filed an application for a Temporary Use Permit for the Project for Extended Construction Hours to begin at 7:00 AM instead of 8:00 AM on Mondays through Fridays, 7:00 AM instead of 9:00 AM on Saturdays, and 7:00 AM instead of 10:00 AM on Sundays, for a total of 109 days over the course of 15 months of construction, to enable the discrete construction activities of earthwork shoring/excavation, concrete pouring, and crane erection/disassembly to be completed more efficiently, effectively and safely; and,

WHEREAS, the Culver City Municipal Code Section 9.07.035 allows an applicant to request extended construction activity of a specific nature, with a limited duration, in nonresidential zoning districts, on construction sites 1 acre or greater in size, if the exception is determined to be in the public interest; and,

WHEREAS, on July 13, 2026, after conducting a duly noticed agenda item on the subject application, including full consideration of the application, plans, staff report, environmental information

July 13, 2026

1 and all testimony presented, the City Council by a vote of ___ to ___, approved the request for Extended
2 Construction Hours, as set forth herein below;

3 NOW, THEREFORE, the City Council of the City of Culver City, California, DOES HEREBY
4 RESOLVE as follows:

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of the CCMC, Title 17,
6 Section 17.540.020, the following findings are hereby made pursuant to CCMC Section 9.07.035.C:

7 **A. The construction activity is of a specific nature.**

8 The construction activities that would occur during the requested extended construction hours would
9 be of a specific nature, limited to earthwork shoring/excavation, concrete pouring, and tower crane
10 erection/disassembly.

11 **B. The construction activity is of limited duration.**

12 The Applicant is proposing to extend construction hours for a limited duration of 109 extended-hour
13 days (accounting for overlapping activities), over the course of 15 months of construction. On
14 extended-hour days, construction would begin at 7:00 AM instead of 8:00 AM on weekdays (Monday
15 – Friday), at 7:00 AM instead of 9:00 AM on Saturdays, and 7:00 AM instead of 10:00 AM on
16 Sundays. Extended hour days are requested as follows:

- 17 • Earthwork Shoring/Excavation Phase: 90 extended-hour days over a 150-day period beginning
18 in the 5th month of construction.
- 19 • Concrete Phase:
 - 20 ○ 4 extended-hour days during the 5th month of construction.
 - 21 ○ 12 extended-hour days over an 8-month period beginning in the 12th month of
22 construction.
- 23 • Crane Erection/Disassembly: 6 extended-hour days, with one each during the 7th, 8th, 9th, 10th,
24 12th, and 14th months of construction.

25 **C. The construction activity is occurring in a non-residential zone.**

26 The construction site is located in a Planned Development (PD-16) for mixed uses, which is
27 considered a non-residential zone for the purpose of Section 9.07.035. The construction site is
28 surrounded by a MU-HD zone to the east, and a MU-2 zone to the southwest, both of which have
29 existing commercial uses and are also treated as non-residential zones for the purpose of Section
9.07.035. PD-8, located to the north of the construction site is a Planned Development District with
a comprehensive plan for residential uses and a private educational facility.

D. The construction site is one or more acres.

The construction site is 3.43 acres in size which meets the requirements of CCMC Section 9.07.035.

E. It is in the public interest to allow for extended construction hours.

The proposed extended construction hours would enable the construction activities identified in
Finding A to be completed more efficiently, effectively and safely. A CEQA Memo was prepared for
the property concluding that the extended construction hours would not result in any new significant

1 impact or a substantial increase in the severity of previously identified impacts in the Certified EIR
2 or Addendum. Conditions of approval have been included to incorporate all Mitigation Measures
3 and Project Design Features provided in the Certified EIR and Addendum during the proposed
4 extended construction hours to reduce impacts. The following public benefits are expected from
5 extended construction hours for the Project:

- 6 • The construction time would be reduced by approximately 2 months thus reducing the overall
7 time frame during which the community may experience construction impacts.
- 8 • The early start during extended-hour days would help mitigate traffic impacts that could
9 otherwise be caused by hauling, deliveries, and worker arrivals during morning peak traffic
10 hours.
- 11 • Construction crew safety would be improved during large-scale tasks such as tower crane
12 erection and disassembly.

13
14 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of
15 Culver City, California, hereby approves the extended construction hours request subject to the
16 following conditions of approval:

- 17 1. Should negative issues arise, the Planning & Development Director may reduce or revoke the
18 extended hours.
- 19 2. All Mitigation Measures and Project Design Features provided in the Certified EIR and
20 Addendum, including those related to noise mitigation, shall be met to reduce impacts during
21 extended construction hours.
- 22 3. The Construction Management Plan shall be revised to include approved extended construction
23 hours.
- 24 4. Any changes to the Construction Management Plan, Pedestrian Protection Plan, and/or
25 Construction Traffic Management Plan will require approval by the Public Works Engineering
26 Division, Building Safety Division, and the Current Planning Division.
- 27 5. The Planning & Development Director may impose additional requirements on the extended
28 construction hours approval should the City determine it is necessary. Additional requirements
29 may include, but not be limited to, construction signage informing the public of extended
construction hours, increased sound attenuation, and added traffic control personnel.

APPROVED and ADOPTED this 13th day of July 2026.

FREDDY PUZA, MAYOR
CITY OF CULVER CITY, CALIFORNIA

ATTEST:

APPROVED AS TO FORM:



JEREMY BOCCHINO
City Clerk

HEATHER BAKER
City Attorney

July 13, 2026