

RESOLUTION NO. 2022- R_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING EXTENDED CONSTRUCTION HOURS FOR CULVER CROSSINGS PROPERTIES LLC LOCATED AT 8833 NATIONAL BOULEVARD AND 8771 WASHINGTON BOULEVARD.

(EXTENDED CONSTRUCTION HOURS)

WHEREAS, on July 20, 2022, Culver Crossings Properties LLC (Applicant)), developer of a creative office development on a 4.46-acre site at 8833 National Boulevard and 8888 W. Venice Boulevard (Project), filed an application for Extended Construction Hours concurrently with its land use permit application, requesting to extend construction hours Monday through Friday 7:00 am to 8:00 pm (one hour earlier than standard construction hours of 8:00 am to 8:00 pm) to allow concrete pours (concrete mat foundation and decking and columns) and grading and excavation (site preparation). The Project site is described as Los Angeles County Assessor Parcel 4312-015-006 in the City of Culver City, County of Los Angeles, State of California; and,

WHEREAS, the Culver City Municipal Code Section 9.07.035.C allows an applicant to request extended construction activity of a specific nature, with a limited duration, in non-residential zoning districts, on construction sites one (1) acre or greater in size, if the exception is determined to be in the public interest, and either a land use permit or temporary use permit has been issued; and,

WHEREAS, on November 9, 2022, after conducting a duly noticed public hearing on the subject applications, including full consideration of the applications, plans, staff report, environmental information and all testimony presented, the Planning Commission, by a vote of

1 4 to 0, recommended to the City Council approval of the Extended Construction Hours; as set
2 forth herein below.

3 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY,
4 CALIFORNIA, RESOLVES AS FOLLOWS:

5 SECTION 1. Pursuant to the foregoing recitations and the provisions of Culver City
6 Municipal Code (CCMC), the following findings are hereby made pursuant to CCMC Section
7 9.07.035.C:
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9 **A. The construction activity is of a specific nature.**

10 The proposed construction activities are consistent with the type of construction
11 activities that would be permissible during normal construction hours pursuant to the
12 CCMC. The construction activities that would occur during the extended hours would be
13 of a specific nature, limited to concrete pours (concrete mat foundation and decking and
14 columns) and grading and excavation (site preparation). An Environmental Impact
15 Report (EIR) was prepared for the property which disclosed that significant construction
16 noise impacts would occur with or without the extended construction hours commencing
17 at 7:00 am instead of 8:00 a.m. on weekdays. Mitigation measures were included in the
18 EIR to reduce impacts. The extension of construction hours by one hour would reduce
19 the overall construction time period by 30 days.

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

21 The Applicant is proposing to increase daily construction hours, Monday through Friday,
22 for the duration of the construction by one additional hour on weekdays starting at 7:00
23 am rather than 8:00 am. The extension of the construction hours would reduce overall
24 construction time by 30 days, reducing the time period where impacts to the neighboring
25 properties would occur.

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

27 The construction activity will occur in a Planned Development zone that does not include
28 residential uses.

29 **D. The construction site is one or more acres.**

The construction site totals 4.46 acres, with 1.63 acres located in Culver City.

E. The extended construction hours request is made in conjunction with a land use permit.

This request is made in conjunction with a request for a Zoning Map Amendment and a Comprehensive Plan.

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

The proposed extended hours would coordinate construction hours across the entire Project site. A portion of the Project is located within the City of Los Angeles where the start time for construction is 7:00 am. The proposed extension of hours to commence at 7:00 am on Monday through Friday, rather than 8 am, would allow construction of both portions of the Project in an effective and efficient way and reduce the overall construction time period by 30 days. A Construction Management Plan will be provided for the project. Project construction workers will park at approved off site locations. This construction parking related condition will be followed during extended construction hours. The construction activity/hours will comply with the Project conditions and all applicable regulations and will not interfere or adversely impact other activities/uses surrounding the Property pursuant to the technical studies. Nuisance factors such as noise and traffic impacts to adjacent properties were analyzed in the Project EIR and mitigated where possible. There are construction impacts that cannot be mitigated including air quality, noise, vibration. The proposed extension of construction hours, allowing for one additional hour every weekday, does not cause these significant and unavoidable impacts, which would be present even without extended hours. The extension of the construction hours would reduce overall construction time by 30 days, reducing the time period where impacts to the neighboring properties would occur. The Project conditions apply to the extended hours and the Public Works Department will review and approve a Construction Management Plan, Pedestrian Protection Plan, and Construction Traffic 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.

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2 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the
3 City of Culver City, California, hereby approves the request for Extended Construction Hours,
4 allowing for commencement of construction at 7:00 am Monday through Friday, in addition to
5 the standard construction hours allowed on weekends, subject to the Conditions of Approval
6 set forth in Exhibit A.
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9 APPROVED and ADOPTED this 5th day of December 2022.
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12 _____
13 DR. DANIEL LEE, Mayor
City of Culver City, California

14 ATTESTED BY:

APPROVED AS TO FORM:

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16 _____
17 JEREMY BOCCHINO, City Clerk

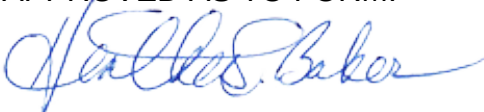
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20 _____
21 HEATHER BAKER, City Attorney
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EXHIBIT A
CONDITIONS OF APPROVAL

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	