

1 RESOLUTION NO. 2024-P006

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
3 CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF EXTENDED
4 CONSTRUCTION HOURS FOR 5700 HANNUM MIXED USE COMPREHENSIVE PLAN
PROJECT LOCATED AT 5700 HANNUM AVENUE.

5 (Extended Construction Hours)

6 WHEREAS, on October 9, 2023, 5700 Hannum Owner, LLC c/o Lincoln Property Company, (the
7 “Applicant”) filed applications for a General Plan Map Amendment, Zoning Code Map Amendment,
8 Comprehensive Plan, Density and Other Bonus Incentives, and Extended Construction Hours to
9 construct a 6-story, up to 78-foot high, mixed use residential and commercial development on a 2.23-
10 acre site. (the “Project”). The Project is more specifically described by Los Angeles County Assessor
11 Parcel Number 4134-005-015 in the City of Culver City, County of Los Angeles, State of California at
12 5700 Hannum Avenue in Culver City, California, 90230; and,
13

14 WHEREAS, the Extended Construction Hours request specifically asks that earthwork shoring
15 and excavation, concrete pours for mat foundation, concrete pours for decks, and tower crane erection
16 and dismantlement begin at 7:00 AM instead of 8 AM, Monday through Friday; 7:00 AM instead 9:00
17 AM on Saturdays; and 7:00 AM instead of 10:00 AM on Sundays; and with these activities ending before
18 8:00 PM, Monday through Friday; and before 7:00 PM on weekends; and
19

20 WHEREAS, the Culver City Municipal Code Section 9.07.035 allows an applicant to request
21 extended construction activity of a specific nature, with a limited duration, in nonresidential zoning
22 districts, on construction sites one (1) acre or greater in size, if the exception is determined to be in the
23 public interest; and,
24

25 WHEREAS, on July 10, 2024, after conducting a duly noticed public hearing on the subject
26 applications, including full consideration of the applications, plans, staff report, environmental
27 information and all testimony presented, the Planning Commission by a vote of ___ to ___, recommended
28 to the City Council approval of the Extended Construction Hours land use permit; as set forth herein
29 below.

1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY,
2 CALIFORNIA, RESOLVES AS FOLLOWS:

3 SECTION 1. Pursuant to the foregoing recitations and the provisions of the Culver City
4 Municipal Code (CCMC), the following findings are hereby made:

5 **Extended Construction Hours Request:**

6 The following required findings for a Temporary Use Permit are hereby made:

7 **A. The use is limited to a duration that is no more than the maximum allowed duration, as**
8 **determined appropriate by the review authority.**

9 The Applicant is proposing, for limited construction phasing involving earthwork shoring and
10 excavation, concrete pours for mat foundation, concrete pours for decks, and tower crane erection
11 and dismantlement, a start time of 7:00 AM instead of 8:00 AM, Monday through Friday; 7:00 AM
12 instead 9:00 AM on Saturdays; and 7:00 AM instead of 10:00 AM on Sundays; and with these
13 activities ending before 8:00 PM, Monday through Friday; and before 7:00 PM on weekends. The
early start time for these activities will reduce the impacts of traffic and noise resulting from heavy
trucking traffic and will also reduce the overall construction duration by approximately two months.

14 **B. The site is physically adequate for the type, density, and intensity of use being proposed,**
15 **including provision of services (e.g. sanitation and water), public access and the absence of**
16 **physical constraints.**

17 The proposal would entail construction that would occupy the entire. The proposed extension of
18 hours as noted in Finding A will allow early construction phasing involving the activities noted in
19 Finding A to be effective and efficient, reducing the overall construction time period by approximately
20 60 days. The 2.23 acre is sufficient in size to construct the project and utility and city services will
be provided during construction.

21 **C. The design, location, size, and operating characteristics of the proposed use are compatible**
22 **with the existing land uses on site and in the vicinity of the subject property.**

23 The proposed construction activities are consistent with the type of construction activities that would
24 be permissible during normal construction hours pursuant to the CCMC. An Environmental Impact
25 Report (EIR) was prepared for the property which disclosed that significant construction noise
26 impacts would occur with or without the extended construction hours. Mitigation measures were
27 included in the EIR to reduce impacts. The extension of construction as noted in Finding A would
28 reduce the overall construction time period by 60 days.

29 **D. The temporary use will be removed, and the site restored as necessary to ensure that no**
changes to the site will limit the range of possible future land uses otherwise allowed by this
Title.

The construction activities are temporary and intermittent in nature and are being performed in
accordance with Project entitlements. The Project site will entail the construction of a mixed-use
development to replace the existing office use at the conclusion of construction. The surrounding
area includes both office and residential uses.

1 **E. Adequate temporary parking will be provided in order to accommodate the vehicle traffic**
2 **generated by the temporary use or special event either on-site or at alternate locations**
3 **acceptable to the review authority.**

4 A Construction Management Plan will be provided for the project. Project construction workers will
5 park at approved off site locations. This construction parking related condition will be followed during
6 extended construction hours.

7 **F. The use will comply with all applicable provisions of local, State, and Federal laws or**
8 **regulations.**

9 The construction activity/hours will comply with the Project conditions and all applicable regulations
10 and will not interfere or adversely impact other activities/uses surrounding the Property pursuant to
11 the technical studies.

12 **G. Other pertinent factors affecting the operation of the temporary use or special event have**
13 **been addressed to ensure the orderly and efficient operation of the proposed use or event,**
14 **in compliance with the intent and purpose of the Temporary Use provisions of the CCMC.**

15 Nuisance factors such as noise and traffic impacts to adjacent properties were analyzed in the
16 Project EIR and mitigated where possible. The proposed extension of construction hours as Noted
17 in Finding A and if permitted by the City, does not cause significant and unavoidable impacts. The
18 extension of the construction hours would reduce overall construction time by 60 days, reducing the
19 time period where impacts to the neighboring properties would occur. The Project conditions apply
20 to the extended hours and the Public Works Department will review and approve a Construction
21 Management Plan, Pedestrian Protection Plan, and Construction Traffic Management Plan to
22 adequately address potential impacts from the increased hours. Any proposed revisions to these
23 construction plans will require Public Works Engineering Division and the Current Planning Division
24 approval. The City may impose additional measures including construction signage informing the
25 public of extended construction hours, increased sound attenuation, and added traffic control
26 construction personnel.

27 SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of
28 the City of Culver City, California, hereby recommends the City Council approve the Extended
29 Construction Hours request subject to mitigations listed in Planning Commission Resolution No. P2024-
P004 and conditions of approval/code requirements listed in Planning Commission Resolution No.
P2024-P005.

APPROVED and ADOPTED this 10th day of July, 2024.

STEPHEN JONES - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

RUTH MARTIN DEL CAMPO, ADMINISTRATIVE CLERK