

1 RESOLUTION NO. 2024-R____

2 A RESOLUTION OF THE CITY COUNCIL OF CITY OF CULVER CITY, CALIFORNIA,
3 APPROVING EXTENDED CONSTRUCTION HOURS FOR 5700 HANNUM MIXED USE
4 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 WHEREAS, the Extended Construction Hours request specifically asks that earthwork shoring
14 and excavation, concrete pours for mat foundation, concrete pours for decks, and tower crane erection
15 and dismantlement begin at 7:00 AM instead of 8 AM, Monday through Friday; 7:00 AM instead 9:00
16 AM on Saturdays; and 7:00 AM instead of 10:00 AM on Sundays; and with these activities ending before
17 8:00 PM, Monday through Friday; and before 7:00 PM on weekends; and

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

23 WHEREAS, on July 10, 2024, after conducting a duly noticed public hearing on the subject
24 applications, including full consideration of the applications, plans, staff report, environmental
25 information and all testimony presented, the Planning Commission by a vote of 3 to 0, recommended
26 to the City Council approval of the Extended Construction Hours land use permit; as set forth herein
27 below.
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1 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA,
2 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 pursuant to CCMC Section
5 9.07.035.C:

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

7 The proposed construction activities are consistent with the type of construction activities that
8 would be permissible during normal construction hours pursuant to the CCMC. The construction
9 activities that would occur during the extended hours would be of a specific nature, limited to
10 Earthwork Shoring/Excavation, Concrete Pours for Mat Foundation, Concrete Pours for Decks, and
11 Tower Crane Erection/Disassembly. An Environmental Impact Report (EIR) was prepared for the
12 property which disclosed that significant construction noise impacts would occur with or without the
13 extended construction hours commencing at 7:00 am instead of 8:00 a.m. on weekdays, 7:00 am
14 instead of 9:00 am on Saturdays, and 7:00 am instead 10:00 am on Sundays. Mitigation measures
15 were included in the EIR to reduce impacts. The extension of construction time by 1 to 3 hours in
16 the morning would reduce the overall construction time period by 60 days.

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

18 The Applicant is proposing to increase construction hours as follows:

Type of Construction	Daily Construction Hours	Duration	Commencement of Activity
Earthwork Shoring/Excavation	7:00 am to 3:00 pm daily	90 days over 120-day period	2 nd month of construction
Concrete Pours for Mat Foundation	7:00 am to 5:00 pm weekdays and 7:00 am to 6:00 pm weekends	6 nonconsecutive days over 8-week period	7 th month of construction
Concrete Pours for Decks	7:00 am to 5:00 pm weekdays	30 nonconsecutive days over 7-month period	11 th month of construction
Tower Crane Erection/Disassembly	7:00 am to 5:00 pm weekdays	2 separate 3-day events (6 days total)	1 st event on 7 th month of construction and 2 nd event on 20 th month of construction

27 The extension of the construction hours would reduce overall construction time by 60 days,
28 reducing the time period where impacts to the neighboring properties would occur.

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

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

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

2 The construction site totals 2.23 acres.

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

4 This request is made in conjunction with a request for General Plan and Zoning Map Amendments,
5 a Comprehensive Plan, and a Density and Other Bonus Incentives.

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

7 The proposed extended hours would coordinate construction hours across the entire Project site.
8 The proposed extension of hours detailed in Finding B above would allow construction in an
9 effective and efficient way resulting in a 60-day reduction of overall construction. A Project
10 Condition requires the City review and approve a Construction Management Plan that will stipulate
11 construction workers park at approved off site locations. This construction parking related condition
12 will be followed during extended construction hours. The construction activity/hours will comply
13 with all Project conditions and all applicable regulations and will not interfere or adversely impact
14 other activities/uses surrounding the Project Site pursuant to Project technical studies. Nuisance
15 factors such as noise and traffic impacts to adjacent properties were analyzed in the Project EIR
16 and mitigated where possible. The extension of the construction hours would reduce overall
17 construction time by 60 days, reducing the time period where impacts to the neighboring properties
18 would occur. The Project conditions apply to the extended hours and the Public Works Department
19 will review and approve a Construction Management Plan, Pedestrian Protection Plan, and
20 Construction Traffic Management Plan to adequately address potential impacts from the increased
21 hours. Any proposed revisions to these construction plans will require Public Works Engineering
22 Division and the Current Planning Division approval. The City may impose additional measures
23 including construction signage informing the public of extended construction hours, increased
24 sound attenuation, and added traffic control construction personnel.

18 SECTION 2. Pursuant to the foregoing recitations and findings, the City Council of the City of
19 Culver City, California, hereby approves the Extended Construction Hours request subject to mitigations
20 listed in a separate resolution certifying the Project's EIR and conditions of approval/code requirements
21 listed in the ordinance adopting the Comprehensive Plan/Planned Development 18.

22 APPROVED and ADOPTED this 11th day of November 2024.

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26 DAN O'BRIEN, Vice Mayor
City of Culver City, California

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28 ATTESTED BY:

APPROVED AS TO FORM:



29 JEREMY BOCCHINO, City Clerk

HEATHER BAKER, City Attorney