

May 17, 2018

Mr. Todd Tipton  
Mr. Glenn Heald  
Community Development Department  
City of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Messrs. Tipton and Heald:

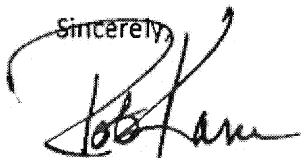
Thank you for your consideration of our application for a Temporary Use Permit (TUP) relating to construction activity at 8777 Washington Boulevard.

In consideration of our neighbors, we would like to modify our TUP request and limit it solely to the request to allow six non-consecutive 24-hour construction days for concrete pouring activities. According to Morley/Benchmark, construction activity would occur during approximately 18 hours within each 24 hour construction day dedicated to concrete pouring.

The concrete pour hours requested reflect the common practice in the construction industry and would provide a benefit to the community by reducing the total length of construction as well as the volume of construction vehicles on the streets during the AM and PM peak hour in addition to providing a more orderly and efficient operation for the concrete pour activities. As noted by our contractors, Morley Construction Company/Benchmark Contractors Inc., this request would reduce the total number of concrete pour days by 50 percent. In addition, the extended day increases the available hours outside of the AM and PM peak hour, thus reducing the number of concrete trucks on the street during the AM and PM peak hours compared to a scenario without this TUP request.

We appreciate the City's consideration of this very limited request for a six day temporary use permit.

Sincerely,



Rob Kane

May 17, 2018

Mr. Todd Tipton  
Mr. Glenn Heald  
Community Development Department  
City of Culver City  
9770 Culver Boulevard  
Culver City, CA 90232

Dear Mr. Tipton and Mr. Heald:

The following is information that may be helpful as you consider the request to grant a Temporary Use Permit to allow limited construction activity outside of the construction hours set forth in Culver City Municipal Code Section 9.07.035 at 8777 Washington.

You have received a request to allow six non-consecutive 24-hour construction days for concrete pouring activities.

Concrete pouring activity requires substantial set up activity as well as substantial traffic coordination to allow multiple trucks to deliver concrete to the site. Among the many aspects of construction on a site such as 8777 Washington, concrete pouring is particularly disruptive to area traffic and neighbors. Should Culver City allow this limited activity to occur during off hours, we will be able to reduce the number of days of concrete pouring activity at 8777 Washington from twelve days to six days, significantly reducing the disruption to traffic and to our neighbors.

That 50% reduction is achieved in great part by allowing trucks to travel along freeways and streets during the morning and evening hours. This speeds their work, allows them to avoid conflict with commuter traffic and reduces the extent to which concrete trucks are sitting in traffic.

A typical concrete pour would begin with set up activity in the overnight hours – setting the concrete pump and placement boom. Concrete trucks would begin arriving on site in the very early morning hours. Some trucks will travel to the site during the morning “rush hour” but trucks should complete their trips and the pump and boom should be dismantled well before the afternoon “rush hour”. Finishing crews, using primarily hand tools, would begin work during the midday hours and continue their work through the evening as the concrete sets.

Overall a concrete pouring and finishing shift should require approximately 18 hours.

We appreciate the City’s consideration of this request.

Sincerely,

Jennifer Connolly  
Project Manager