



Lincoln Property Company
915 Wilshire Boulevard, Suite 2050
Los Angeles, CA 90017
T 213.538.0900 F 213.629.0831

Mr. Michael Allen
Current Planning Division
City of Culver City
9770 Culver Boulevard
Culver City, CA 90232

Re: 8777 Washington Boulevard Interior Construction Activity

Dear Mr. Allen:

The 8777 Washington Boulevard project is currently under construction within the Washington National Transit Oriented District. We have carried out our construction activity with care and consideration for community concerns related to traffic and other disruptions within the residential neighborhoods located near the 8777 Washington project, as well as the potential for conflicts between construction activity and commuter travel to and through Culver City. In order to minimize inconvenience to the public, including traffic during AM and PM peak hours, from construction-related activities, we request a temporary use permit pursuant to Comprehensive Plan P2016-0049-CP Condition of Approval 35.E and Culver City Municipal Code Section 9.07.035 to allow limited after hours construction activity. This limited construction activity would occur solely within the building core and shell after standard construction hours between December 2019 and November 2020; because the activity would occur inside the building, there will not be exterior noise issues. In addition, allowing this activity to occur at night will reduce construction trips during the AM and PM peak hours.

The exception being sought is limited in nature and duration as follows:

- 1) Permit certain construction activities to occur between 8:00 pm and 8:00 am Mondays through Fridays (concluding 8:00 am Saturday morning), for a period beginning December 2019 and ending November 2020.
- 2) Permitted construction activities will be limited to selected skilled trades needed to complete the building interiors, such as tile, terrazzo, millwork and painting.

- 3) Permitted construction activities will occur only within the completed core and shell at the ground level and above, within areas that are fully enclosed by walls and/or glazing. No exterior or rooftop work would be permitted during the extended hours, and no exterior noise would be generated.
- 4) Equipment to be used on the ground through fourth floor levels during the extended hours will be limited to hand tools and scissor lifts.
- 5) A maximum of 50 construction workers are expected on site during the extended hours, and all construction worker parking will be provided on-site within the completed subterranean garage.
- 6) No deliveries or trucking to or from the site will be permitted during the extended hours.
- 7) Coverings will be placed within glazed openings in work areas to block light emissions during the extended hours.

As reflected above, the requested exception is limited in scope and duration, and will serve to reduce conflict between construction activities at 8777 Washington with our surrounding neighbors and with commuters and Culver City residents who use Washington Boulevard during the morning and evening peak hours to transit to and through Culver City. The overall construction schedule for 8777 Washington can be reduced by a period of two months with approval of this temporary use permit. By shifting skilled trades to evening hours and by reducing the number of months of construction within the Washington National Transit Oriented District, and extended hours temporary use permit will serve to minimize the potential conflict that occurs during the morning and afternoon peak hours, as construction related traffic converges with residents and commuters who travel along Washington Boulevard via multiple transportation modalities. Taking construction worker traffic off the streets during peak traffic hours, and compressing the overall number of construction days, will reduce the number of construction vehicles during the AM and PM peak hours and improve safety and operations within the transit oriented district.



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The noise, traffic, and light/glare impacts of off-hours construction activity occurring on the exterior of the 8777 Washington building were thoroughly analyzed by ESA/PCR in connection with the issuance of P2017-0107-TUP in 2018. That permit allowed off-hours concrete pours occurring entirely outdoors and within the line of site of nearby structures. That analysis concluded no significant impact would result from that more intrusive and exterior construction activity. The proposed temporary use permit would allow work to occur, including worker parking, entirely within the building's core and shell and outside of the line of sight of surrounding buildings. No impacts are expected to occur. Further, the impacts of such work will obviously be less than the impacts assessed and projected in connection with P2017-0107-TUP, and therefore are not expected to have any impact upon surrounding properties.

Finally, as discussed above, and consistent with CCMC Section 17.520.030, the proposed temporary use is:

- Limited in nature and duration;
- Easily accommodated within the core and shell of the 8777 Washington building which will support perimeter control, parking, utilities and sound and light buffering;
- Compatible with the surrounding urban land uses in proximity to the site;
- In no way limits the range of uses of the property going forward;
- Includes adequate onsite parking;
- Complies with all applicable local, state and federal laws and regulations; and,
- May be conditioned as suggested above to prevent nuisance factors.

Benchmark Construction has prepared a site logistics plan that reflects the above-described request, and which is enclosed with this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Troy Meldrum".

M. Troy Meldrum

Enclosure