



City of Manhattan Beach

Community Development Department

1400 Highland Avenue, Manhattan Beach, CA 90266
Phone: (310) 802-5500 FAX: (310) 802-5501 TDD: (310) 546-3501

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June 26, 2017

JLL Project and Development Services
Attn: Cheryl Hines, Senior Project Manager
3200 N. Sepulveda Boulevard
Manhattan Beach, CA 90266

RE: APPROVAL FOR AFTER-HOURS CONSTRUCTION AT MANHATTAN VILLAGE MALL

City Council authorized the Director to consider requests for extended construction hours (i.e. other than 6:00 p.m. to 7:30 a.m. on weekdays and 6:00 p.m. to 9:00 a.m. on weekends) at the Manhattan Village Mall for the purposes of facilitating the expansion project, in addition to Mall refresh activities that will take place in the northern half of the site. Conducting certain construction activities during the hours the Mall is open to the public poses a safety hazard. Other construction activities can be conducted entirely indoors, thereby eliminating any potential construction impacts during extended hours.

Each request for after-hours/extended hours/nighttime hours, will be considered individually and on its own merits. Violations or non-adherence to any of the conditions placed on after-hours approvals may constitute cause to revoke the privilege.

Project 1: Installation of sound walls on roof of Center Court area.

Approved hours: 6 a.m. to 10 a.m., Monday – Saturday, June 20, 2017 – July 17, 2017

Conditions:

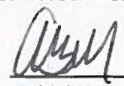
1. All construction equipment must be located on the west side of the building.
2. Prior to any additional roof top work, the sound consultant shall conduct an inspection with the City's designated building inspector to ensure that the sound attenuation meets the thresholds submitted by the acoustical engineer to the City.

Project 2: Installation of extension of clerestory on Center Court.

Approved hours: 9:00 p.m. to 10 a.m., Monday – Saturday, June 20, 2017 – November 15, 2017

Conditions:

1. Prior to undertaking the roof top work, the sound consultant shall conduct an inspection with the City's designated building inspector to ensure that the sound attenuation meets the thresholds submitted by the acoustical engineer to the City.


(Initial Here – Director)



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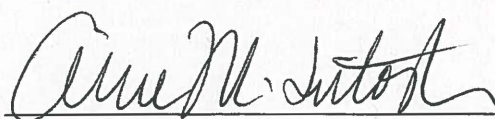
2. No vehicles, equipment, trash containers, and any other related activities for the nighttime work shall be located behind – east – of the Mall building on or adjacent to Village Drive during after-hours construction hours.
3. All construction staging for the clerestory shall take place as close to the Mall building as possible, and entirely on the west side.
4. To the extent possible, workers shall minimize conversation and take any breaks inside the building during the extended hour period.
5. All construction lighting shall be directed away from residential neighborhoods and shielded to prevent light and glare from intruding into homes on Oak Drive to the west and in the Village Estates, homes, and senior apartment facility.
6. Contractor shall make available to tenants, neighbors, and by posting signage on site, a 24/7 mobile number to address concerns and complaints.

Project 3: Interior tenant and common area improvements.

Approved hours: 9:00 p.m. to 10 a.m., Monday – Saturday, June 20, 2017 – November 15, 2017

Conditions:

1. No vehicles, equipment, trash containers, and any other related activities for the nighttime work shall be located behind – east – of the Mall building during after-hours construction hours.
2. All exterior doors shall remain closed and activities shall be kept to Mall interior areas only.
3. To the extent possible, workers shall minimize conversation and take any breaks inside the building during the extended hour period.


Anne McIntosh
Director of Community Development

6/26/17
Date