



MEMORANDUM

City of Venice

City Manager's Office

TO: Mayor Holic and City Council Members

FROM: Edward F. Lavalley, City Manager

DATE: August 22, 2018

COUNCIL APPROVAL: Yes

MEETING DATE: August 28, 2018

STRATEGIC PLAN GOAL: Encourage and Support a Growing, Diverse Economy

SUBJECT: Resolution No. 2018-17, Temporary Exceptions to Noise Level Limits

Background: The City Code Section 34 establishes restrictions and prohibitions related to noise emanating from construction projects in the City. The restrictions include designated hours for the operation of noise-producing construction tools. The Code also allows for exceptions to the codified restrictions as granted by the City Council or its designee.

During the recent summer break, the City received a request for an exception to the hourly limits stated in Section 34. The contractor for the new construction project at Village on the Isles requested to begin pouring concrete an hour earlier than the standard 6:00 AM starting time. The reason for the request was to enable the contractor to ensure the continuous arrival of concrete trucks to pour a large concrete slab. In this process the concrete pour has to be continuous, with no interruptions; otherwise there is a risk of seams or cracks in the slab.

Given the complexity of the construction project it would have been difficult to predict in advance when the concrete slab would be poured. Otherwise, the contractor would have stated the details to the Planning Commission or appeared before the City Council to request an exception to the time standard for a designated date.

With assistance from the City Attorney, the attached Resolution is proposed to designate the City Manager as City Council's authorized representative to act on issues associated with City Code Section 34. As indicated in the Resolution, the Manager would consider all relevant factors in determining if an exception to the standard is reasonable, and would be responsible for subsequent performance by the applicant contractor.

Requested Action: City Council is requested to appoint the City Manager to represent Council on issues related to this Code Section when it is otherwise difficult or unreasonable for the applicant to appear before the Planning Commission or City Council to make such requests.

City Attorney Review/Approved: Yes

Risk Management Review: N/A

Finance Department Review/Approved: N/A

Funds Availability (account number): N/A

ORIGINAL(S) ATTACHED: E-mail from City Attorney