



**south robertson  
neighborhoods council**

City of Los Angeles Certified Neighborhood Council

PO Box 35836

Los Angeles, CA 90035

(310) 295-9920

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The Honorable Councilwoman Heather Hutt  
10th Council District  
City of Los Angeles  
200 N Spring Street, Suite 420  
Los Angeles, CA 90012

December 11, 2025

Re: Campus Cross Current Mitigation Plan and Impact to the SORO NC Community

Dear Councilwoman Hutt:

I am writing on behalf of the South Robertson Neighborhoods Council (SORO NC) who voted to strongly continue our support for the Campus Crossing Project at 8876-8888 Venice Blvd. This is based on the input from the community we received at our town hall meeting held on December 2, 2025 via Zoom, the lack of complaints our NC has received about the project, and review of the mitigation plans that were presented at the town hall meeting by the Trammell Crow Company representative. The mitigation measures presented demonstrated a strong commitment by the developers to address safety issues, environmental impacts, both noise and hazards, and operational risks within the project. Based on our experience with developments in the South Robertson area, these mitigations along with the traffic control plans will significantly reduce the impact to our community allowing an increase to quality of life that is normally impacted by a construction project of this magnitude.

Over the course of the town hall meeting, the Trammell Crow Company team demonstrated a strong commitment to risk reduction and long-term sustainability during construction. Key mitigation measures include:

1. Both the Sewer Install and Power Install will be conducted in phases to limit traffic impacts and multiple lane closures for the duration of the project.
2. The five phases of the Power Install and the four phases of the Sewer Install will be completed within the Venice Commercial Corridor along Venice Blvd. This section of Venice Blvd does not contain any residential units in our jurisdiction.
3. All high decibel activities for these two installs will be limited to Saturdays from the hours of 9:00AM to 6:00PM.
4. Night work mitigates traffic impacts and reduces construction duration by two months.
5. Night work noise mitigations include white noise equipment back up sensors to mitigate the normal construction noise of vehicles backing up.



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6. Sewer work only closes one lane at a time, two lanes traffic maintained in each direction.
7. Daytime work for the Sewer Install from 9:00AM to 3:30PM will avoid morning and evening rush hour.

Collectively, these mitigations not only address possible construction issues that are normally associated with a project of this magnitude, but also demonstrate proactive planning and responsible construction stewardship of Trammell Crow Company and their subcontractors. As a result, the SORO NC fully supports the continuation of the Campus Crossing Project and respectfully requests that the City of Los Angeles and its departments expedite all requested permits and variances to limit delays that would have an adverse effect on the community and the quality of life for our stakeholders. Delaying requested permits and variances will prolong construction activity, extend road closures, and have the potential to increase safety issues.

The Campus Crossing Project is not only important to the SORO Community, but will be an economic engine for the 10<sup>th</sup> District. The Project is expected to generate substantial benefits, including:

1. **Job Creation:** Both during construction and after project completion, the development will provide employment opportunities for local residents, supporting skilled labor, small businesses, and service providers.
2. **Increased Local Spending:** With the new tenant, the project will attract visitors, clients, and employees who contribute directly to the local economy.
3. **Revitalization and Investment:** The project will encourage additional development in the surrounding area, improving property values and strengthening neighborhood stability.
4. **Long-Term Revenue Growth:** The completed project will contribute to the City of Los Angeles tax base, supporting public services, infrastructure, and future community improvements.

In addition to these economic benefits, the project reflects a forward-looking investment in the well-being and competitiveness of our community. Its design and purpose align with local development goals and demonstrate a commitment to sustainable growth. With the shorter construction timeline proposed by Trammell Crow Company with the mitigations, the SORO NC understands that the limited impact created by the Campus Crossing Project will create dividends for the community if the project was to maintain essential timelines that in the long run will greatly minimize community impacts. For these reasons, the SORO NC strongly supports the advancement of this project and believes it will have a lasting and positive impact on our local economy.



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Thank you for your time, attention, and continued partnership with the SORO NC.

Sincerely,

President  
South Robertson Neighborhoods Council  
[President@soronc.org](mailto:President@soronc.org)