



CITY OF MANHATTAN BEACH BOARD OF BUILDING APPEALS MEETING MINUTES

Minutes from the November 14, 2013 meeting
City Manager Conference room
Manhattan Beach City Hall
1400 Highland Avenue
Manhattan Beach, CA 90266
6:00 P.M.

A. CALL TO ORDER- Time 6:00 PM.

Present: Kling, Reimert, Tomaro, King, Apostol
Absent: None
Staff Present: Sal Kaddorah, Building Official
Jacqueline Harris, Code Enforcement Officer
Roy Murphy, Residential Construction Officer

B. APPROVAL OF MINUTES

Approved September 11, 2013 meeting minutes.

Approved 5:0, No change

C. AUDIENCE PARTICIPATION

Jerry O'Conner, Manhattan Beach resident reminded staff and the Board of Building Appeal about the Brown Act. He also advised staff to have the Commission appoint a "chairperson" to conduct the meetings and staff only to act as the liaison.

Gary MaCaulay, Manhattan Beach resident, stated there was a road closure on his street without the proper 72 hour notification. His street was only notified the night before. There should be a better process for proper notification of street closures. He suggested a police permit number and code section on future postings.

Building Official, Sal Kaddorah, addressed Mr. Macaulay concerns by stating that staff will work with the various departments and contractors to assure the proper notification.

D. Board of Building Appeal Items – Review, City Rules and Procedures to alleviate construction impacts in residential neighborhoods:

King suggested red tagging the business license and take away the right to do business in the city of Manhattan Beach if a contractor or sub-contractor violate the construction rules.

The inspector is not to do an inspection if the rules of construction are not posted on site. Put it on the

job card as part of the sign off.

Apostol and King agree with creating a new trash day policy for construction hot spots. However take out “street sweeping” for hot spots.

Roy Murphy, Residential Construction Officer, sends emails to the police department and parking control informing them of any hot spots.

Contractor meetings with City should not be required for all job sites of more than one job on a block. Handouts should be given to jobs under 50%. Too much work for the RCO. Not enough staffing.

Louie Tomaro okay with off-loading permits with notification of at least 48 to 72 hours. Roy Murphy stated he does encourage contractors and neighbors to communicate.

Waste Management should decide whether or not they will hire another person to work the hot spot areas. If they do hire someone the cost will be passed on to the residents. The board voted on not requiring a second person to be added due to cost issues.

“No dogs” should not be included on the job site rules and regulation poster. It’s not seen as a problem. “No smoking” was recommended to leave out as OSHA regulates that part of it so the city should not regulate.

Apostol, Tomaro and King stated that requiring I.D. for all vehicles is not enforceable, not reasonable and not feasible and should not be implemented.

Kaddorah stated that deliveries over 2 hours require a permit. Apostol stated deliveries between 9 a.m. and 3 p.m. is too restrictive. Tomaro suggested we monitor deliveries for now. Sometimes cement deliveries can only be made at 8 a.m. due to other commitments.

City Council should not direct the City Manager to develop a new RCO program to address the hot spots. BBA already meeting and addressing issues and in general is an on-going process of continually improving the program.

King advised not to notify residents near “hot spots” of new or planned construction sites via email. Everyone on the board agreed. Kaddorah stated that residents are already notified by post card regarding a construction meeting.

King moved to strike the verbiage for the city to create a city-issued professional identification ID for all vehicles (residents and construction). Apostol agreed. He stated it would be too costly to implement and hard to juggle.

Reimert feels that we need to coordinate deliveries if 2 construction sites on one block. As far as complaints the city should look at conflict resolution as part of the process. He also suggested that Kaddorah, Harris and Murphy tape a CD to hand out to the contractors when a permit is pulled to outline the process.

Apostol recommends one annual meeting per year as part of the Business License renewal for continual education. King agrees.

Apostol wants to know how feasible it would be to move the porta-potty especially on a walk street where space is very limited. What is the intent?

E. ADJOURNMENT.

The meeting was adjourned at 8 p.m.