

In his 1993 initially proposed Neighborhood Bill of Rights, then councilman Steve Napolitano stated: The purpose of such an ordinance is obvious. It protects neighbors by letting them know what they can expect and what rights they have in regard to neighborhood construction. It protects builders by being a constant reminder to their workers as to their community responsibilities, especially when the general contractor isn't present at the site, and it encourages compliance through continued education. By providing this information and education to neighbors and builders, our community can be an even better place to live and build in.

...This farsighted move was historically significant. Since that time, some efforts have successfully been made to address residents' problems with construction. But problems remain and to address these, and what he has experienced in the relentless frequently intolerable impacts resulting from construction issues in his neighborhood, Dr. Richard MacKenzie has suggested the Declaration of Resident Rights, printed below.

Declaration of Rights of the Residents Manhattan Beach, California

Inasmuch as the present priorities and practiced mission of both the governance and administrative bodies of the City of Manhattan Beach are in deference to the stated mission (2012) of the City:

"The City of Manhattan Beach is dedicated to providing exemplary municipal services, preserving our small beach town character and enhancing the quality of life for our residents, businesses and visitors."

we, the residents, in light of the present profusion of construction activities and associated inconveniences within its 3.9 sq. mile area that are inconsistent with its mission, hereby ask affirmation and adoption of the following amendments to building/construction practices

1. There be no more than two active construction sites within a one block area
2. Hours of construction and construction-related activity during the week be restricted to 8:00 am-5:00 pm Monday-Friday and in accord with other worksites, there be no construction-related activities on Saturdays.
3. Building plans should be reviewed in accord with strict guideline that minimize obstruction of views and flow of ocean breezes to existing homes – those very elements that define Manhattan Beach as a "small beach town."
4. City, in accord with established safe subterranean building guidelines, to establish and strictly enforce rules about how deep subterranean excavation can safely be allowed in our sandy-earthquake-zone community. These rules may vary from one district to another, based on natural soil/sand characteristics of District.
5. Builders are responsible for clean-up and for restoring streets and neighboring properties to pre-construction condition or better upon completion of the project
6. Contractor will repair all damages caused to neighbors' homes due to construction. This will include cracks to drywall or stucco due to vibration and pounding. It will be the responsibility of the contractor or representative to document pre-construction condition of neighboring houses and related structures in a form mutually agreeable to both parties.
7. Noise levels generated throughout the construction process be in compliance with local, state and federal standards
8. City to inspect, insure and certify that dirt/soil is not added to any part of a site to allow illegal circumvention of height limitations
9. Contractor must have a designated representative on site to assure that worker's vehicles are not parked in the immediate construction area on a regular or daily basis.
10. All of the above rules and existing local, state and federal codes will be vigorously enforced by Manhattan Beach police and city staff.
11. That City certified architects photos of finished project be posted at the proposed site for at least 1 month prior to granting of building permit to allow for resident input re compatibility with neighborhood and community.

