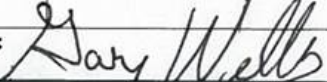


< 757 Results for **construction****RE: 592 30th St. & Extension of Construction Permits****From:** Anne McIntosh <amcIntosh@citymb.info>**To:** Steve Napolitano <snapolitano@citymb.info>; Gary Osterhout <garyosterhout@verizon.net>; Bruce Moe <bmoeb@citymb.info>**Date:** Mon, Mar 25, 2019 5:46 pm

The permit was issued for 592 30th St on 8-29-16. A request for extension was submitted on 8-21-18 stating:

JUSTIFICATION: Show what circumstances beyond your control have prevented you from meeting the time limit, what progress you have made to date, and the present condition of the property. Attach additional information as needed.	Because of weather and personal issues we <u>did not</u> start until <u>mid Nov 2017</u> when we paid for the permits in <u>Aug 2018</u> .
Petitioner's Signature:	Date:
	8-21-18

These requests are common – more than a few projects are not completed within two years. The extension was granted on 8-22-18, and a new expiration date was established as 2-29-19 (6 months).

No further extensions have been granted, and the permit is now expired. The applicant will be required to resubmit to the plan check process in order to reinstate the permit. This typically extends the length of construction by 4-6 months, and there may be considerable cost to the project if there have been code changes that affect any work in progress.

Let me know if there are further questions.

-Anne

Anne McIntosh
Community Development Director

P: 310-802-5503

E: amcIntosh@citymb.info



Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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From: Steve Napolitano <snapolitano@citymb.info>

Sent: Monday, March 25, 2019 3:16 PM

To: Gary Osterhout <garyosterhout@verizon.net>; Anne McIntosh <amcIntosh@citymb.info>; Bruce Moe <bmoeb@citymb.info>

Subject: Fw: 592 30th St. & Extension of Construction Permits

I know you want to hear from council on not staff per the request below, but council didn't make the decisions to extend, so I have to copy staff here to know the answer...

Steve Napolitano
 Mayor
 City of Manhattan Beach

Steve Napolitano
 Mayor

P: (310) 880-7500

E: snapolitano@citymb.info



Office Hours: M - Th 7:30AM - 5:30 PM | Alternate Open Fridays 8:00AM - 5:00 PM | Closed Alternate Fridays | Not Applicable to Public Safety

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From: Gary Osterhout <garyosterhout@verizon.net>

Sent: Sunday, March 24, 2019 2:01 PM

To: Amy Thomas Howorth; Steve Napolitano; Nancy Hersman; David Lesser

Subject: 592 30th St. & Extension of Contruction Permits

Greetings Councilmembers:

On October 3, 2017, you folks agreed to amend the municode to allow home construction permits to extend beyond 2 years when "for good and satisfactory reasons the permittee is unable to continue work within the time required." Under the MuniCode, the Building Official is empowered to grant "one or more extensions for periods not exceeding six calendar months upon written request of the permittee showing that circumstances beyond the control of the permittee have prevented completion of the project. No permit shall be valid for more than 4 years."

Now, I know you all are about transparency and accountability and effective legislation, and I'm sure especially that those leaving the council would want to be sure they aren't leaving mistakes for another council to correct.

So, given the case in point of 592 30th St., which started construction at least on 2/17/16 and is not yet finished, I would like to know exactly the "good and satisfactory reasons" the "permittee was unable to continue work within the time required," and what exactly were deemed the "circumstances beyond the control of the permittee" that prevented completion of the project in the regular time allowed. It seems that with six month extensions, these exceptions have been reviewed and approved three times.

I've attached the notification of construction received 2/17/16, and photos of the location taken 2/24/19. I also included a photo of the home directly to the east of the subject address (594 30th), that started construction 8/2/18 and seems to be having no problem progressing on a normal schedule with the same topography (but with a different builder).

Note that across the street from my house 590 30th, 592 30th, and 594 30th are all under construction simultaneously. Because the state of the sidewalk is all busted up at 592 30th, this means that for 4 years the sidewalk has been impaired, and has been otherwise creating visual blight in the neighborhood for as long.

If I had my guess based on rumors heard, the only reason 592 30th has gone on so long is because the builder likes to stretch out financing and construction crews to his best advantage. To me, neither condition would meet the extension criteria.

I note from the council minutes of the 10/3/17 meeting that Councilmember Montgomery dissented, stating that "there could be a special hearing for exceptions." That possibility sounds pretty good to me.

I look forward to hearing from one of you (and not from city staff) on the basis for the extensions. Those continuing councilmembers might also consider revisiting either or both oversight on permit approvals or a change to the MuniCode providing better definitions and shorter ultimate construction periods. That you allow construction of such a huge house on such a small footprint, especially when we are all about sustainability and concern for the environment, is a topic for another day.

Regards,
Gary Osterhout
598 31st St.