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Sent: Saturday, October 19, 2019 9:01 AM
To: Ann Yang <anny@hermosabch.org>
Cc: Suja Lowenthal <suja@hermosabch.org>
Subject: Fwd: Construction Noise impacting residential community

Dear Planning Commission & City Council

I am writing you again to ask that you followup on what can be done to mitigate the quality of life impacts that the growth in large residential construction is having on residential neighborhoods in our city.

Thank you for speaking to the performance bond issue in your discussions leading up to the 2700 Manhattan project extensions.

I get that the surety bond companies will likely NOT issue performance bonds for timely-completion of construction projects because the damaged entity is the public at large; not a property owner

But cumulative quality of life impacts from construction noise is real and growing and if performance bonds are not a solution, other potential solutions must be evaluated.

The goal is simply stated:

The residents demand that construction projects are completed efficiently, in a timely manner with a minimum of residential noise.

Does the commission even recognize there is a significant quality of life problem caused when many residential construction projects are dragging on beyond two years from demolition to completion?

What are the residential construction timeline goals?

For instance, 95% completed in less than two years (demo to completion)

98% in 2.5 years?

Where are these goals articulated?

Where are the performance statistics collected and posted?

Where are the trends posted?

How are the fees and penalties targeted to incentivize timely completion with a minimum of unnecessary noise?

What are the components of noise that could be eliminated?

For instance having two workers banging away on framing for 3 months when a crew of 10 could do it in two weeks.

Does the city even look at timelines for individual phases like demolition, excavation or framing to ensure that not only the finances are available **but sufficient crews are available** to complete the phase in a timely manner and minimize the impact to neighborhoods?

Shouldn't there be standards and timelines for major phases and significant penalties if demolition, excavation, framing and other major milestones are not completed in the time allotted in the plan?

If not why?

Shouldn't there be significant and sharply escalating fees for all extensions where the extension was not a direct result of a city mistake or an unforeseeable act of god?

If not why?

What are the major sources of construction noise and what steps can be taken to mitigate this?

Given the amount of construction you would think this would be a priority unless the goal is to drive out the retired or work at home community and turn Hermosa into a bedroom community?

Why can't the city insure construction trucks from multiple projects do not overload any one residential road like 27th street?

Many of these trucks come 50 miles or more and asking them to use wider flatter roads with greater residential offsets would not harm these companies significantly. This could be specified as part of the permit process.

As an example why are contractors allowed to cut stone for 2 weeks onsite when this stone could be easily cut offsite in an industrial area? Cut to fit is very rare and often a sign of poor planning.

There is much that could be done to improve residential quality of life for those who actually live here during the week and it's high time that the city get off its duff and form a task force to seriously consider the impacts and mitigations.

Thank you
Anthony Higgins