



Fact Sheet
Removal of Unpermitted Structures in Lunada Bay
November 28, 2016

What is the project?

The project is the removal of unpermitted structures and debris generally consisting of a stone patio structure along the northwestern section of Lunada Bay (Rocky Point), including a wood bench, table structure, canopy and stone fire pit; and a retaining wall and bench structure located on the southwest corner of Lunada Bay (Resort Point). Additionally, miscellaneous debris located near the Via Bandini storm drain outlet will also be removed.

What is the schedule?

The construction crew will begin working on Monday, November 28th and work is expected to be completed Friday, December 2nd. Working hours are 7 a.m. to 4 p.m. The plan for each day is as follows:

Day	Activity	Notes
Monday, November 28	Mobilize; set up staging area; airlift tools to Resort Point; demolish and remove patio structure debris to middle beach area; relocate tools to Rocky Point; begin demolition of patio at Rocky Point	Airlift operations will be by helicopter; first airlift at approximately 9 a.m.; subsequent airlifts early afternoon.
Tuesday, November 29	Demolish patio at Rocky Point	
Wednesday, November 30	Conclude demolition at Rocky Point and remove debris from Rocky Point and middle beach area to bluff top	
Thursday, December 1	Final restoration at patio locations	Debris to be removed to bluff top by helicopter in the afternoon.
Friday, December 2	Final clean up on bluff top	

Who is performing the work?

The work is being performed by AMPCO Contracting, Inc. City Council awarded the contract to AMPCO Contracting, Inc. in the amount of \$61,511.00 on October 25, 2016.

Will the public have access to the area during the project?

The contractor will be staging bluff top operations at the foot of Avenida Mirola. For safety, public access in the staging area and construction zones, along areas of the bluff top and along portions of the shoreline will be temporarily limited. The Shoreline Preserve pathway near Avenida Mirola will be closed. Other access points to the shoreline, not directly impacted by the construction activity, may be temporarily closed at times. Any open trails are accessible at your own risk.

Parking and Traffic

No parking will be allowed on Paseo Del Mar between Via Bandini and Via Pena during working hours. A street closure will only occur at times of helicopter airlifts.

How will the patio structure be removed?

To guard against potential impacts to the shoreline caused by heavy equipment and loose debris, the contractor will use jackhammers and manual labor to deconstruct the structure. Debris removal will be provided both by walking it up to the bluff top and by helicopter pickup from the site and drop off at roll-off containers situated on the bluff top.

Why is the patio structure being removed?

The identification of this site in July 2014 coincided with the City's efforts to address all encroachments in the City's parklands; unpermitted structures are not in compliance with the municipal code and may be a public safety hazard. In July 2016, the City Council discussed the options associated with the unpermitted structure and concluded that it should be removed. Subsequently, an additional unpermitted structure was identified on the south side of the bay at a location known as Resort Point. Each structure is to be removed. In September 2016, the Planning Commission conducted a public hearing to consider the Coastal Development Permit necessary for removal of the unpermitted structures; thereafter, the City Council approved the permit and awarded a contract for the project to AMPCO. Removal of the structures is consistent with the City's demonstrated commitment to maintaining open space in a natural condition, continues the City's efforts to remove encroachments in parklands, and supports the City's goals of maintaining a pristine coastline without facilities that limit public access while eliminating the City's exposure to liability associated with an unpermitted structure on public property.

Are there other unpermitted structures along the coastline?

The City is not aware of other unpermitted structures.

What environmental impact will the removal of the unpermitted structures have on the surrounding area?

The City's geotechnical consultants, Geokinetics, determined there will be no significant impact associated with the removal of the unpermitted structures. Upon completion of the project, the construction and staging sites will be returned to a natural state. No demolition or construction materials, equipment, debris, or waste will be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion.

What if a new structure is built?

The City does not condone the building of any unpermitted structures. A Coastal Development Permit would be necessary for any future structures, and the City is focused on returning the coastline to its natural pristine condition by taking the actions underway.

Will the City be installing amenities on the bluff top?

Amenities on the bluff top require a Coastal Development Permit, and the City is not seeking permit approval for bluff top amenities. Like the other parkland bluff tops, the City is maintaining the area in its native, natural condition for the benefit of the public.

For additional questions or concerns, please contact City Manager Anton Dahlerbruch at 310.378.0383 ext. 2250 or adahlerbruch@pvestates.org.