

DCA 2/22

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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SANTA CRUZ, CA 95060
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HEARING IMPAIRED: (415) 904-6200

**Th 10 d**

Filed: 1/30/96
49th day: 3/19/96
180th day: 7/28/96
Staff: SM-SC
Staff Report: 2/22/96
Hearing Date: 3/14/96
Commission Action:

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE: OPEN AND CONTINUE

LOCAL GOVERNMENT: San Mateo County
DECISION: Approval with Conditions
APPEAL NUMBER: A-3-96-008
APPLICANT: **KATHLEEN MCKENZIE**
APPELLANTS: Mark Nolan
PROJECT LOCATION: 921 Pigeon Point Road, Pescadero, San Mateo County
PROJECT DESCRIPTION: 9 unit Bed and Breakfast with manager's office, 14 off-street parking spaces, a domestic well, and private stairs to the coastal bluff
SUBSTANTIVE FILE DOCUMENTS: San Mateo County Coastal Development Permit File No. 95-0022; San Mateo County Certified Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission open and continue the public hearing to determine whether a substantial issue exists with respect to the grounds on which the appeal has been filed for the following reasons:

Pursuant to Section 30621 of the Coastal Act, a hearing on a Coastal Development Permit appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the above described decision was received in the Commission office on January 29, 1996, and filed January 30, 1996. The 49th day falls on March 19, 1996. The Commission staff received a copy of the administrative record on February 13, 1996, but has not had adequate time to completely review of this record and prepare a staff report and recommendation within the six working days available prior to the February 22, 1996 production deadline.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the Substantial Issue hearing at its March meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting.