

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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Filed: March 19, 1996
 49th Day: May 7, 1996
 Staff: Jo Ginsberg
 Staff Report: March 22, 1996
 Hearing Date: April 10, 1996
 Commission Action:

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: Mendocino County
DECISION: Approval with Conditions
APPEAL NO.: A-1-MEN-96-16
APPLICANT: JACKSON GRUBE FAMILY INC.
PROJECT LOCATION: 31502 North Highway One, four miles south of Westport, Mendocino County, APN 15-380-05.
PROJECT DESCRIPTION: Development of a ten-unit inn including (1) remodeling the former Orca Inn into two guest units, manager's quarters, two kitchens, dining and reception areas, and bathrooms; (2) constructing eight new individual guest cottages; (3) removing five existing structures; (4) remodeling two existing buildings into a laundry and an employee lunchroom; (5) constructing two observation towers; (6) developing 16 parking spaces; (7) installing new fencing; and (8) placing two new 4' X 8' signs at the entrances.
APPELLANTS: (1) Commissioners Gary Giacomini and Sara Wan;
 (2) Sierra Club Mendocino Lake Group and Mendocino Coast Watch Group;
 (3) Jackson Grube Family Inc.
SUBSTANTIVE FILE DOCUMENTS: Mendocino County Local Coastal Program; Mendocino County CDU #9-95.

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SUMMARY OF STAFF RECOMMENDATION:

The staff recommends that the Commission OPEN AND CONTINUE the public hearing to determine whether 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, an appeal hearing must be set within 49 days from the date an appeal of a locally-issued coastal development permit is received. The appeal on the above-described decision was filed on March 19, 1996. In accordance with the California Code of Regulations, staff has requested all relevant documents and materials regarding the subject permit from the County, to enable staff to analyze the appeal and prepare a recommendation as to whether a substantial issue exists. This information was not received within the limited time available for the staff to prepare a recommendation on the substantial issue question. Pursuant to Section 13112 of the California Code of Regulations, if the Commission fails to receive the documents and materials, the Commission must open the hearing and continue the hearing open until all relevant materials are received from the local government.