

RECORD PACKET COPY

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA
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Filed: March 21, 1996
49th Day: May 9, 1996
Staff: Bill Van Beckum
Staff Report: March 29, 1996
Hearing Date: April 10, 1996
Commission Action:

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: Sonoma County

DECISION: Approval with Conditions

APPEAL NO.: **A-1-SON-96-18**

APPLICANT: **BODEGA HARBOUR
HOMEOWNERS ASSOCIATION**

PROJECT LOCATION: 20506 Highway One, Bodega Bay, Sonoma County,
APN 103-040-27.

PROJECT DESCRIPTION: Construct a 4,000-square-foot golf course
equipment storage building, construct two golf
course public restrooms and one public restroom,
and recognize an existing maintenance facility
and construct a maintenance bay at the same
facility.

APPELLANTS: (1) League of Women Voters of Sonoma County;
(2) Californians Organized to Acquire Access
to State Tidelands (C.O.A.A.S.T.)

SUBSTANTIVE FILE DOCUMENTS: Sonoma County Local Coastal Program; Sonoma
County CPU 95-333/CP#323, Resolution No. 96-0259.

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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 21, 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.

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