

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

FRONT STREET, STE. 300

SANTA CRUZ, CA 95060

(408) 427-4863

HEARING IMPAIRED: (415) 904-5200

Filed: 12/04/96
49th Day: 01/22/97
180th Day: 06/02/97
Staff: JC/cm
Staff Report: 12/18/96 1831P
Hearing Date: 01/08-10/97
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE: OPEN AND CONTINUE

LOCAL GOVERNMENT: Santa Cruz City
DECISION: Approval with conditions *DM 12/18/96*
APPEAL NO.: A-3-STC-96-121
APPLICANT: JACK and CAROL GORDON
PROJECT LOCATION: 116 Fairview Place, Santa Cruz (APN 010-262-38)
PROJECT DESCRIPTION: 5,000 SF single family dwelling
APPELLANT: Robert and Carol Simpkins

SUBSTANTIVE FILE DOCUMENTS: Santa Cruz City Certified Local Coastal Program;
Santa Cruz City permit file #96-035

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 December 3, 1996, and filed on December 4, 1996. The 49th day falls on January 22, 1997. The Commission staff has received a copy of the administrative record for this project on December 10, 1996, and is unable to prepare a staff report and recommendation for the next available Commission meeting.

Due to the lack of sufficient time between the filing of the appeal and the deadline for the submission of staff reports for the January hearing, a full analysis of the appealed project and a recommendation is not possible at this time.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the Substantial Issue hearing at its January, 1997 meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting.