

CALIFORNIA COASTAL COMMISSION  
NORTH COAST AREA  
15 FREMONT, SUITE 2000  
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Filed:	December 13, 1996
49th Day:	January 31, 1997
Staff:	Bill Van Beckum
Staff Report:	December 20, 1996
Hearing Date:	January 9, 1997
Commission Action:	

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: Marin County  
DECISION: Approval with Conditions  
APPEAL NO.: A-1-MAR-96-81  
APPLICANT: RALPH GARSIDE

PROJECT DESCRIPTION & LOCATION: To (1) legalize an 18-ft.-high, 900-sq.ft. barn, a 13.5-ft.-high 1,137-sq.ft.-single-family residential addition, an 18-ft.-high 747-sq.ft. aviary, a bluff-face gazebo, and a series of bluff-face decks, cable-attached retaining walls, and stair landing areas; (2) to fill an area intended for a swimming pool, (3) remove an existing spa, and (4) construct breezeway to connect an aviary to the residence, at 20 Ocean Avenue, Bolinas, Marin County, APN 193-172-04.

APPELLANTS: Ralph Garside  
SUBSTANTIVE FILE DOCUMENTS: Marin County Local Coastal Program; Marin County Coastal Development Permit No. CP-96-014

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 filed. The appeal on the above-described decision was filed on December 13, 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.