

## CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

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Filed:	September 4, 1997
49th Day:	October 23, 1997
Staff:	Bill Van Beckum
Staff Report:	September 24, 1997
Hearing Date:	October 9, 1997
Commission Action:	

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Half Moon Bay

DECISION: Approval with Conditions

APPEAL NO.: A-1-HMB-97-60

APPLICANT: OCEAN COLONY PARTNERS

PROJECT LOCATION: 3950 S. Cabrillo Hwy., Half Moon Bay, San Mateo County, APN 066-580-20.

PROJECT DESCRIPTION: Construction of: 1) a 16-foot-high, 5,800-square-foot manufactured "Butler" building, to contain 4,470 square feet of storage space for golf course maintenance vehicles, 360 square feet of office space, and 970 square feet of space for an employee breakroom with restrooms and locker room; and 2) a 300-square-foot adjoining structure to contain a snack bar and restrooms for use by golfers. Development of related facilities including a 1,200-square-foot concrete apron wash area, asphalt parking area providing ten parking spaces, four connected 12' x 14' storage units, propane tank, sewer filter, pump station, and fuel tank.

APPELLANT: Carmel Navarro

SUBSTANTIVE FILE DOCUMENTS: Half Moon Bay Local Coastal Program; Half Moon Bay South Wavecrest Redevelopment Project Specific Plan; Half Moon Bay Coastal Development Permit No. CDP-23-97; Coastal Commission Coastal Development Permit No. 1-94-04.

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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 filed. The appeal on the above-described decision was filed on September 4, 1997. The 49th day falls on October 23, 1997. The only meeting within the 49 days is October 7-10. In accordance with the California Code of Regulations, on September 4, 1997 staff requested all relevant documents and materials regarding the subject permit from the City, to enable staff to analyze the appeal and prepare a recommendation as to whether a substantial issue exists. City permit file information, transmitted to the Commission by the applicant, was received on September 23, 1997, the day before the final mailing of staff reports to the Commission and interested parties on items on the Commission's October meeting agenda. Thus, the requested information was not received in time for the staff to review the information for completeness or prepare a recommendation on the substantial issue question. In addition, because the documents were transmitted by the applicant rather than the local government, staff has not yet been able to confirm that only the City's exact administrative record materials have been received. Consistent with Section 13112 of the California Code of Regulations, since the Commission did not timely receive the requested documents and materials, the Commission must open and continue the hearing open until all relevant materials are received from the local government.