

RECORD PACKET COPY

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

Filed: December 26, 1996
49th Day: February 13, 1997
180th Day: June 24, 1997
Staff: LRO-SD
Staff Report: January 14, 1997
Hearing Date: February 4-7, 1997



STAFF REPORT: APPEAL

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LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-LJS-96-162

APPLICANT: Thomas and Cinda Hicks

PROJECT LOCATION: 8504 El Paseo Grande, La Jolla, San Diego, San Diego County.

PROJECT DESCRIPTION: Demolition of an existing one-story, 2,300 sq.ft. single-family residence and construction of a three-story, 10,920 sq.ft. single-family residence on a 13,551 sq.ft. oceanfront lot.

APPELLANTS: Joyce Corrigan, Richard Dahlberg, and Coastal Commissioners Gary Giacomini and Fran Pavley

SUBSTANTIVE FILE DOCUMENTS: Appeal applications dated 12/26/96, 12/27/96 & 12/30/96

SUMMARY OF STAFF RECOMMENDATION:

The staff recommends 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, an appeal must be heard 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 received in the Commission office on December 26, 1996. In accordance with the California Code of Regulations, staff requested all relevant documents and materials regarding the subject permit from the City on December 30, 1996. As of the date of this writing, this information has not been received. The 49th day (February 13, 1997) from the initial filing would be shortly after the February 4-7, 1997 meeting. Pursuant to Section 13112 of the California Code of Regulations, if the Commission fails to receive the documents and materials, the Commission should open and continue the substantial issue hearing at the February meeting, awaiting receipt of the local government's file. It is therefore anticipated that the subject appeal will be heard at the March 11-14, 1997 meeting in Carmel, reviewing the matter to determine whether or not a substantial issue exists.