

# RECORD PACKET COPY

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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
1111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
(619) 521-8036

Filed: February 18, 1998  
49th Day: April 8, 1998  
180th Day: October 5, 1998  
Staff: LRO-SD  
Staff Report: February 19, 1998  
Hearing Date: March 10-13, 1998



### STAFF REPORT: APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-PEN-98-22

APPLICANT: Stephen and Cynthia Rhoads

PROJECT LOCATION: 877 San Antonio Avenue, Point Loma, San Diego, San Diego County.

PROJECT DESCRIPTION: Demolition of an existing one-story single family residence and construction of a two-story, 4,598 sq.ft. single family residence with swimming pool on a 9,906 sq.ft. bayfront lot.

APPELLANTS: Dr. Dwight E. Twist

SUBSTANTIVE FILE DOCUMENTS: Appeal application dated 2/18/98

### 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 February 18, 1998. In accordance with the California Code of Regulations, staff sent a request dated February 19, 1998 to the City for all relevant documents and materials regarding the subject permit. As the appeal was just received one day prior to completion of this report, this information from the City has not yet been received. The 49th day (April 8, 1998) from the initial filing would fall on the second day of the April 1998 Commission meeting. Pursuant to Section 13112 of the California Code of Regulations, if the Commission has not received the documents and materials, the Commission shall set the matter for hearing, and the hearing shall be left open until all relevant materials are received. It is therefore anticipated that the subject appeal will be heard at the April 7-10, 1998 meeting in Long Beach, reviewing the matter to determine whether or not a substantial issue exists.

(8022R)