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CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

11 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036

Filed: June 23, 1998
49th Day: August 11, 1998
180th Day: December 20, 1998
Staff: EL-SD
Staff Report: June 24, 1998
Hearing Date: July 7-10, 1998

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-NOC-98-84

APPLICANT: City of San Diego

Agent: Mike Westlake

PROJECT LOCATION: 11480 North Torrey Pines Road, North City, San Diego County.

PROJECT DESCRIPTION: Construction of an expansion to an existing 74-room lodge, including demolition of some existing structures, the addition of 101 guest rooms (for a total of 175 rooms) and 4,500 sq.ft. of additional meeting/banquet area; the proposal also includes construction of a three-story, semi-subterranean parking garage.

APPELLANTS: Coastal Commissioners Sara Wan and Pedro Nava

SUBSTANTIVE FILE DOCUMENTS: Appeal applications dated June 23, 1998

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 the locally-issued coastal development permit is received. The appeal on the above-described decision was received in the Commission office on June 23, 1998. In accordance with the California Code of Regulations, staff requested all relevant documents and materials regarding the subject permit from the City on June 24, 1998. As of the date of this writing, this information has not been received. The 49th day (August 11, 1998) from the initial filing would be the first day of the August 11-14, 1998 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 July meeting, awaiting receipt of the local government's file.

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