

CALIFORNIA COASTAL COMMISSION

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



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Filed: 10/13/99
 49th Day: 12/1/99
 180th Day: 4/10/00
 Staff: BP-SD
 Staff Report: 10/14/99
 Hearing Date: 11/2-5/99

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: City of Oceanside

DECISION: Approval with Conditions

APPEAL NO.: A-6-OCN-99-133

APPLICANT: Thomas Ligouri

PROJECT LOCATION: 1731 South Pacific Street, Oceanside, San Diego County.
 APN 153-091-31

PROJECT DESCRIPTION: Construction of a 973 sq. ft. addition to an existing 2,528 sq. ft. single-family home on a 4,800 sq. ft. oceanfront lot.

APPELLANTS: Allen Evans and Coastal Commissioners Sara Wan and Pedro Nava.

SUBSTANTIVE FILE DOCUMENTS: Certified City of Oceanside Local Coastal Program (LCP)

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 October 13, 1999. In accordance with the California Code of Regulations, staff requested all relevant documents and materials regarding the subject permit from the City on October 14, 1999. As of the date of this writing, this information has not been received. The 49th day (December 1, 1999) from the initial filing would be after the November 12-15, 1999 meeting, but before the December 7-10, 1999 meeting. Pursuant to Section 13112 of the California Code of Regulations, if the Commission fails to receive the documents and materials, the Commission must open and continue the hearing until receipt of the local government's file.