

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

521-8036

*W220*

Filed: 11/12/99
49th Day: 12/24/99
180th Day: 5/3/00
Staff: LRO-SD
Staff Report: 11/18/99
Hearing Date: 12/7-10/99

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-PEN-99-143

APPLICANT: Craig Irving

PROJECT LOCATION: 3900 Lomaland Drive (APNs 532-034-04 and 532-510-05)

PROJECT DESCRIPTION: Demolition of a 1,675 sq.ft. single-family home and detached garage and construction of a new 8,010 sq.ft., single-family residence and 800 sq.ft. detached garage and guest quarters on two lots, totaling 1.3 acres.

APPELLANTS: California Coastal Commission Chairwoman Sara Wan; California Coastal Commissioner Christine Kehoe; Carolyn "Shammy" Dingus - Friends of Sunset Cliffs; San Diego Sierra Club - Joanne Pearson

SUBSTANTIVE FILE DOCUMENTS: Appeal Forms

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 11/12/99. In accordance with the California Code of Regulations, staff requested all relevant documents and materials regarding the subject permit from the City on 11/12/99. The City is currently responding to this request; however, as of the date of this writing, all of this information has not yet been received. The 49th day (12/24/99) from the initial filing would be after the December 7-10, 1999 meeting, but before the January 11-14, 2000 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.