

**CALIFORNIA COASTAL COMMISSION**

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



W22d

Filed: 11/18/99  
49th Day: 1/6/00  
180th Day: 7/4/00  
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-LJS-99-147

APPLICANT: Stephen P. Rutherford

PROJECT LOCATION: 7080 Neptune Place, La Jolla, San Diego, San Diego County.

PROJECT DESCRIPTION: Remodel and construction of an approximately 1,546 sq.ft., one-story addition to an existing 2,873 sq.ft., one-story single-family residence on an oceanfront lot.

APPELLANTS: California Coastal Commission Chairwoman Sara Wan; California Coastal Commissioner Christine Kehoe

SUBSTANTIVE FILE DOCUMENTS: Appeal Forms

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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 11/18/99. In accordance with the California Code of Regulations, staff will request all relevant documents and materials regarding the subject permit from the City on 11/19/99. As of the date of this writing, this information has not yet been received. The 49<sup>th</sup> day (1/6/00) 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.