

CALIFORNIA COASTAL COMMISSION

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

RECORD PACKET COPY



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Filed: 12/31/98
 49th Day: 2/18/99
 180th Day: 6/29/99
 Staff: LRO-SD
 Staff Report: 1/15/99
 Hearing Date: 2/3-5/99

STAFF REPORT: APPEAL

LOCAL GOVERNMENT: City of San Diego

DECISION: Approved with Conditions

APPEAL NO.: A-6-LJS-98-169

APPLICANT: Scott Moncrieff

PROJECT LOCATION: 602 Camino de la Costa, La Jolla, San Diego, San Diego County.

PROJECT DESCRIPTION: Partial demolition and remodel of an existing non-conforming single-family residence on a .23 acre oceanfront blufftop lot resulting in a two-story, 9,801 sq.ft. single family residence over basement. Also proposed is the removal of an illegal encroachment into the public right-of-way, landscape improvements and associated variances.

APPELLANTS: Joanne Pearson for the Sierra Club; Norma Rink; Vincent Sucato; and the La Jolla Town Council

SUBSTANTIVE FILE DOCUMENTS: Appeal applications dated 12/31/98

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 appeals on the above-described decision were received in the Commission office on December 31, 1998. In accordance with the California Code of Regulations, staff sent a request dated January 4, 1999 to the City for all relevant documents and materials regarding the subject permit. As of the date of this writing, this information from the City has not been received. The 49th day (February 18, 1999) from the initial filing would fall after the February 3-5, 1999 meeting, but before the March 9-12, 1999 meeting. Pursuant to Section 13112 of the California Code of Regulations, if the Commission has not received the requested documents and materials, the Commission must open and continue the hearing until receipt of the local government's file.