

CALIFORNIA COASTAL COMMISSION

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Filed:	May 18, 1999
49 th Day:	July 6, 1999
Staff:	Jack Liebster
Staff Report:	May 21, 1999
Hearing Date:	June 8, 1999
Commission Action:	

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT:	County of San Mateo
DECISION:	Approval with Conditions
APPEAL NO.:	A-1-SMC-99-33
APPLICANT:	Greg Ward, Jennie & Steve Loft
PROJECT LOCATION:	Ocean Blvd. & Vassar Avenue, Princeton-By-The-Sea, San Mateo County; APNs 047-034-270, 047-034-280, 047-034-290
PROJECT DESCRIPTION:	Construction of a three-story, 2,750-square-foot marine engineering facility and a 1,945-square-foot parking lot on three adjacent ocean front parcels.
APPELLANTS:	Coastal Commissioners Sara Wan and Pedro Nava
SUBSTANTIVE FILE DOCUMENTS:	San Mateo Co. CDP #98-0077, PLN 1999-00043; San Mateo County Local Coastal Program.

STAFF RECOMMENDATION:

The staff recommends that the Commission OPEN AND CONTINUE the public hearing to determine whether 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 hearing must be set within 49 days from the date an appeal of a locally issued coastal development permit is filed. The appeal on the above-described decision was filed on May 18, 1999. The 49th day falls on July 6, 1999. The only meeting within the 49-day period is June 7-11, 1999. In accordance with the California Code of Regulations, on May 18, 1999, staff requested all relevant documents and materials regarding the subject permit from the County, to enable staff to analyze the appeal and prepare a recommendation as to whether a substantial issue exists. The regulations provide that a local government has five working days from receipt of such a request from the Commission to provide the relevant documents and materials. The County has not had time to prepare the local records as the five working day time period has only just begun. Thus, the County permit file information had not been received as of the day of the mailing of staff reports to the Commission and interested parties on items on the Commission's May meeting agenda. Therefore, the requested information was not received in time for the staff to review the information for completeness or prepare a recommendation on the substantial issue question. Consistent with Section 12112 of the California Code of Regulations, since the Commission did not receive the requested documents and materials, the Commission must open and continue the hearing open until all relevant materials are received from the local government.