

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5260  
FAX (415) 904-5400

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Filed: Sept. 15, 2000  
49<sup>th</sup> Day: Nov. 3, 2000  
Staff: JAS-SF  
Staff Report: Sept. 21, 2000  
Hearing Date: Oct. 11, 2000  
Commission Action:

## STAFF REPORT: APPEAL

## SUBSTANTIAL ISSUE DETERMINATION

**APPEAL NO.:** A-2-SMC-00-034

**APPLICANT:** Christian Mickelsen

**AGENT:** Fred Herring

**LOCAL GOVERNMENT:** San Mateo County

**LOCAL DECISION:** Approval with Conditions

**PROJECT LOCATION:** 155 Broadway, Princeton-by-the-Sea, San Mateo County, APN 047-023-330

**PROJECT DESCRIPTION:** Construct a 3,949-square foot three-story warehouse and office building for marine-related uses on a 7,500-square-foot lot. An existing two-story warehouse on the site would be removed.

**APPELLANT:** Paul Perkovic

**SUBSTANTIVE FILE DOCUMENTS:** San Mateo County PLN 1999-00811 (Mickelsen); San Mateo County Local Coastal Program

**STAFF RECOMMENDATION:** Open and Continue

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## **STAFF RECOMMENDATION ON SUBSTANTIAL ISSUE**

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 September 15, 2000. The 49<sup>th</sup> day falls on November 3, 2000. The only meeting within the 49-day period is October 10-13, 2000. In accordance with the California Code of Regulations, on September 18, 2000, 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 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 October 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.