

CALIFORNIA COASTAL COMMISSION

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Filed: 4/3/2000
49th day: 5/22/2000
Staff: D.Carl
Staff report: 4/19/2000
Hearing date: 5/11/2000

**APPEAL STAFF REPORT
OPEN & CONTINUE**

- Appeal number**.....A-3-SCO-00-033, Hinman-Skees Residence
- Applicants**.....Brian Hinman & Suzanne Skees
- Appellants**.....Commissioners Sara Wan and Christina Desser
Citizens For Responsible North Coast Planning
Friends of the North Coast
Sierra Club
- Local government**.....Santa Cruz County
- Local decision**.....Approved with conditions (March 14, 2000)
- Project location**.....Approximately ¼ of a mile inland of State Highway One at the Santa Cruz/San Mateo County border adjacent to Año Nuevo State Reserve, North Santa Cruz County (APN 054-061-16).
- Project description**.....Construct an approximately 15,000 square foot, 3-story, 51 feet high residential dwelling with detached accessory structure and swimming pool, including over 5,500 cubic yards of grading for the building site, courtyard, driveway and access road.
- File documents**.....Santa Cruz County Certified Local Coastal Program (LCP); Santa Cruz County Coastal Development Permit Application File 98-0426.
- Staff recommendation** ...**Open and Continue Substantial Issue Hearing**

Staff recommends that 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, a Coastal Development Permit appeal must be set for hearing no later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the above-described decision was filed in the Commission's Central Coast District Office on April 3, 2000; the 49th day falls on May 22, 2000 (after the Commission's May 2000 meeting but before the Commission's June 2000 meeting).

Pursuant to Section 13112 of the California Code of Regulations, on April 3, 2000 staff notified Santa Cruz County of the appeal and requested all relevant materials regarding the subject decision be forwarded to the Commission's Central Coast District Office. These materials were received on April 11, 2000. Due to staff report noticing and mailing deadlines, Commission staff is unable to prepare a staff report with a full analysis and recommendation in time for the Commission's May meeting.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open the substantial issue hearing at its May 2000 meeting and continue the hearing until the next available Commission meeting when a full staff report analysis of the project will be possible.