

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

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Filed:	June 6, 2000
49 th Day:	July 25, 2000
Staff:	Robert Merrill
Staff Report:	June 23, 2000
Hearing Date:	July 14, 2000
Commission Action:	

STAFF REPORT: APPEAL**SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT:	County of Mendocino
DECISION:	Approval with Conditions
APPEAL NO.:	A-1-MEN-00-028
APPLICANT:	Bob & Lori Jones
AGENT:	Luz Harvey
PROJECT LOCATION:	South side of Navarro Ridge Road, approximately 1.25 miles southeast of its intersection with Highway One, at 31991 Navarro Ridge Road, Mendocino County, APN 126-060-02.
PROJECT DESCRIPTION:	Construction of an 18-foot-high, 2,524-square-foot single-family residence with an attached 612-square-foot garage; installation of leach field and septic system; connection to existing well and on-site utilities; and temporary occupancy of a travel trailer during construction of the residence.
APPELLANTS:	Navarro Watershed Protection Association; Hillary Adams; and Sierra Club, Mendocino/Lake Group, Roanne Withers

SUBSTANTIVE FILE:
DOCUMENTS

- 1) Mendocino County CDP No. 62-99; and
- 2) Mendocino 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 June 6, 2000. The 49th day falls on July 25, 2000. The only meeting within the 49-day period is July 11-14, 2000. In accordance with the California Code of Regulations, on June 9, 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. However, the requested documents and materials were not received by Commission staff before staff reports had to be finalized for mailing for the May meeting. Thus, 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 13112 of the California Code of Regulations, since the Commission did not timely receive the requested documents and materials, the Commission must open and continue the hearing until all relevant materials are received from the local government.