

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

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Filed: July 13, 2000
 49th Day: August 31, 2000
 Staff: Jim Baskin
 Staff Report: July 21, 2000
 Hearing Date: August 11, 2000
 Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Crescent City

DECISION: Approval with Conditions

APPEAL NO.: **A-1-CRC-00-33**

APPLICANT: **Del Norte Healthcare District**

AGENT: Xiao Jin Yuan

PROJECT LOCATION: At the western terminus of Front Street at its intersection with "A" Street, on property known as 100 "A" Street (site of former Seaside Hospital), Crescent City, Del Norte County, APNs 118-020-28, 118-030-07, 118-040-33, & -34.

PROJECT DESCRIPTION: Development of the first phase (50 rooms) of a 100-room destination resort hotel and restaurant comprising 57,000 sq.ft of building coverage and extending to a 35-ft.-height at full build-out, and including parking lot, covered entry, walkway, signage, and landscaping improvements.

APPELLANTS: **Commissioners Christina L. Desser & John Woolley**

SUBSTANTIVE FILE: 1) City of Crescent City CDP/UP No. 66 (2000-61); and
 DOCUMENTS 2) City of Crescent City 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 July 13, 2000. The 49th day falls on August 31, 2000. The only meeting within the 49-day period is August 8-11, 2000. In accordance with the California Code of Regulations, on July 14, 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 the mailing of staff reports for the August meeting. It was not possible for the County to prepare for Commission staff a copy of the local record for the project within the time available after filing of the appeal. 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.