

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**Th6e**



**RECORD PACKET COPY**

Filed: 7/11/00  
49th day: 8/29/00  
180th day: 1/07/01  
Staff: K.Colin  
Staff report: 7/20/00  
Hearing date: 8/10/00

**STAFF REPORT: APPEAL  
OPEN AND CONTINUE**

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**Local government**.....City of Capitola  
**Local decision**..... Approved with Conditions  
**Appeal number**..... A-3-CAP-00-105  
**Applicants**..... Bob & Pam Tomselli  
**Appellants**..... Tim Ryan  
**Project location**.....402 Grand Avenue, Capitola (Santa Cruz County) (APN 036-133-09).  
**Project description**.....Relocate an existing residence away from edge of coastal bluff and convert existing 3-unit apartment into one apartment unit reducing the units from 5 to 2.  
**Substantive file documents**.....City of Capitola Certified Local Coastal Program; Coastal Permit File 00-02.

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**STAFF RECOMMENDATION**

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 reason:

In accordance with section 13112 of the Commission's Administrative Regulations, staff has requested that the local government forward all relevant documents and materials regarding the subject permit within five working days of receipt of that notice. The final day for completion of staff reports for the August meeting is July 20, 2000. As of this date (July 20, 2000) the material necessary for a complete analysis has not yet been received. Without the relevant material from the City it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal.



**California Coastal Commission**  
**August 10, 2000 Meeting in Huntington Beach**

Staff: KC Approved by:

**A-3-CAP-00-105**

Tomaselli

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Pursuant to section 30621 of the Coastal Act, an appeal must be heard within 49 days from the date an appeal of a coastal development permit issued pursuant to a certified Local Coastal Program was filed. The appeal of this City of Capitola permit was filed on July 11, 2000; the 49th day therefore falls on August 29, 2000, after the Commission's August meeting, but before the Commission's September meeting. Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will be tentatively scheduled for a substantial issue hearing at the Commission's August meeting in Eureka.

