

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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Filed: Aug. 21, 2000
49th Day: Oct. 9, 2000
Staff: JAS-SF
Staff Report: Aug. 24, 2000
Hearing Date: Sept. 13, 2000
Commission Action:

STAFF REPORT: APPEAL**SUBSTANTIAL ISSUE DETERMINATION**

APPEAL NO.: A-2-SMC-00-028

APPLICANT: Steve Blank

AGENT: John Wade

LOCAL GOVERNMENT: San Mateo County

LOCAL DECISION: Approval with Conditions

PROJECT LOCATION: 4100 Cabrillo Highway, Pescadero, San Mateo County,
APN 089-221-090

PROJECT DESCRIPTION: Construction of a three-story, 15,000-square-foot single-family residence (6,000-square-foot underground) with outlying bedrooms and underground tunnels, a swimming pool, a 2,500-square foot equipment barn, a 2,700-square-foot horse stable, and a farm labor housing unit on a legal 261-acre parcel.

APPELLANTS: Commissioners Sara Wan and Dave Potter, California Coastal Commission

SUBSTANTIVE FILE DOCUMENTS: San Mateo County PLN 1999-00960 (Blank); San Mateo County Local Coastal Program

STAFF RECOMMENDATION: Open and Continue

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 August 21, 2000. The 49th day falls on October 9, 2000. The only meeting within the 49-day period is September 12-15, 2000. In accordance with the California Code of Regulations, on August 22, 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 September 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.