

## CALIFORNIA COASTAL COMMISSION

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## RECORD PACKET COPY

# Th 11b

Filed: September 14, 2001  
49<sup>th</sup> Day: November 2, 2001  
Staff: Randall Stemler  
Staff Report: September 21, 2001  
Hearing Date: October 11, 2001  
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of Mendocino

DECISION: Approval with Conditions

APPEAL NO.: A-1-MEN-01-051

APPLICANT: Gene A. & C.J. Meredith

AGENT: Bud Kamb

PROJECT LOCATION: At 17230 Ocean Drive, south of Fort Bragg, Mendocino County (APN 017-330-10).

PROJECT DESCRIPTION: Construct an 8,610-square-foot, two-story residence with three separate elements connected by a 210-foot-long bridge/library, with a driveway, well, septic system, and landscaping.

APPELLANT: Coastal Commissioners John Woolley and Mike Riley

SUBSTANTIVE FILE:  
DOCUMENTS

- 1) Mendocino County CDP No. 12-2001; 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 September 14, 2001. The 49<sup>th</sup> day falls on November 2, 2001. The only Commission meeting within the 49-day period is October 9-12, 2001. In accordance with the California Code of Regulations, on September 17, 2001, 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 filing of the appeal and the subsequent notification of the appeal occurred too soon before the mailing of Commission staff reports for the October meeting to enable the County to copy and submit the requested documents and materials before the mailing. Thus, the requested information was not requested or 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.