

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: July 16, 2001
 49th Day: September 3, 2001
 180th Day: January 12, 2002
 Staff: AM-LB *AM*
 Staff Report: July 19, 2001
 Hearing Date: August 6, 2001
 Commission Action:

Item M-7e

STAFF REPORT AND RECOMMENDATION ON APPEAL
SUBSTANTIAL ISSUE

APPEAL NUMBER: A-5-VEN-01-272 **RECORD PACKET COPY**

LOCAL GOVERNMENT: City of Los Angeles

DECISION: Approval with Conditions

APPLICANT: Don Elster **AGENT:** Guy Bartoli

PROJECT LOCATION: 3511 Via Dolce, Venice, City/County of Los Angeles

PROJECT DESCRIPTION: Construction of a three-story, 38-foot high, 3,559 square foot single family home, on a vacant 2,908 square foot canal fronting lot.

APPELLANTS: California Coastal Commission, Executive Director, Peter Douglas

SUMMARY OF 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 reasons:

Pursuant to 30621 of the Coastal Act, a hearing on a coastal development permit appeal shall be set not later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the above-described decision was filed on July 16, 2001. The 49th day falls on September 3, 2001. The only Coastal Commission hearing scheduled between the date the appeal was filed and the 49 day limit is the August 2001 hearing.

In accordance with Section 13112 of the California Code of Regulation, staff requested on July 16, 2001 that the City of Los Angeles forward all relevant documents and materials regarding the subject permit to the Commission's South Coast Office. These documents were not received as of the date of this staff report.

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