

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th8f

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APPEAL STAFF REPORT

OPEN & CONTINUE

Filed: 11/12/2002
49th day: 12/31/2002
Staff: D.Carl
Staff report: 11/19/2002
Hearing date: 12/12/2002
Hearing item number: Th8f

Appeal numberA-3-SCO-02-092, Webb SFD/Coastview Road improvements

Applicant.....Margaret Webb, Trustee

Appellants.....Commissioners Sara Wan and Pedro Nava

Local government.....Santa Cruz County

Local decisionApproved with Conditions (October 4, 2002)

Project location.....Coastview Drive off of East Cliff Drive adjacent to Corcoran Lagoon in the unincorporated Live Oak region of Santa Cruz County.

Project descriptionConstruct single family dwelling and expand Coastview Drive.

File documents.....Santa Cruz County Certified Local Coastal Program (LCP); Santa Cruz County CDP Application File 01-0090; Monterey Bay ReCAP.

Staff recommendation ...**Open and Continue Substantial Issue Hearing**

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 Section 30621 of the Coastal Act, a Coastal Development Permit appeal must be set for hearing no 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 in the Commission's Central Coast District Office on November 12, 2002; the 49th day falls on December 31, 2002. December 31st is after the Commission's December meeting and prior to the Commission's January meeting (currently scheduled for January 7-10, 2003 in Los Angeles). If the item were scheduled for a hearing date after the December hearing, such hearing would be past the 49th day.

Pursuant to Section 13112 of the California Code of Regulations, on November 13, 2002 staff notified Santa Cruz County of the appeal and requested all relevant materials regarding the subject decision be forwarded to the Commission's Central Coast District Office. As of the date of this staff report, these materials have not yet been received. As such, Commission staff is unable to prepare a staff report with a full analysis and recommendation for the Commission's December meeting.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open the substantial issue hearing at its December 2002 meeting and continue the hearing until the next available Commission meeting when a full staff report analysis of the project will be possible.



California Coastal Commission
December 2002 Meeting in San Francisco

Staff: D.Carl Approved by: *D.Carl*

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