

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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**RECORD PACKET COPY****Tu 11b**

Filed: May 1, 2002  
 49th Day: June 19, 2002  
 180th Day: Oct. 28, 2002  
 Staff: AM-LB  
 Staff Report: May 23, 2002  
 Hearing Date: June 11, 2002  
 Commission Action:

**STAFF REPORT AND RECOMMENDATION ON APPEAL**  
**SUBSTANTIAL ISSUE**

**APPEAL NUMBER:** A-5-PPL-02-162

**LOCAL GOVERNMENT:** City of Los Angeles

**DECISION:** Approval with Conditions

**APPLICANT:** Bel Air Bay Club, Ltd.

**PROJECT LOCATION:** 16800 Pacific Coast Highway, Pacific Palisades, City/County of Los Angeles

**PROJECT DESCRIPTION:** Renovation of the Lower Club Facility including the demolition of 30,701 square feet of the existing 51,120 square foot facility and construction of 40,709 square feet, resulting in a 61,128 square foot Lower Club Facility.

**APPELLANTS:** Martin J. Murphy  
 Harold J. Tuchyner  
 Robert Locker  
 Pacific Palisades Residents Association

**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. The first appeal of the above-described decision was filed on May 1, 2002. The 49<sup>th</sup> day falls on June 19, 2002. The only Coastal Commission hearing scheduled between the date the first appeal was filed and the 49-day limit is the June 2002 hearing. The appeal period runs until May 29, 2002. As of this writing there have been four appeals submitted to the South Coast District office. The Executive Director intends to file an appeal prior to the close of the 20 working-day appeal period.

As of the date of this staff report, the Commission's South Coast District office has not received relevant documents and materials regarding the subject permit from the City of Los Angeles (Section 13112 of the California Code of Regulation).

