

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877

F19c

RECORD PACKET COPY

APPEAL STAFF REPORT
OPEN & CONTINUE

Filed: 3/14/2003
49th day: 5/2/2003
Staff: D. Carl
Staff report: 3/20/2003
Hearing date: 4/11/2003
Hearing item number: F19c

Appeal numberA-3-SCO-03-032, Royan SFD
Applicant.....Patrick & Teresa Royan
AppellantsRalph Oswald and E. James Young
Local government.....Santa Cruz County
Local decisionApproved with Conditions (February 12, 2003)
Project location.....Vacant property at 531 Beach Drive (on the seaward/sandy beach side of Beach Drive) in the Aptos-Rio del Mar area of south Santa Cruz County.
Project descriptionConstruct a two-story, roughly 5,000 square foot, single family residence founded on drilled piers. The project requires variances to LCP requirements to increase the allowed number of stories from one to two, and to increase the allowed maximum height from 17 feet to 22 feet..
File documents.....Santa Cruz County Certified Local Coastal Program (LCP); Santa Cruz County CDP Application File 01-0022.
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 March 14, 2003; the 49th day falls on May 2, 2003. May 2nd is after the Commission's April meeting and prior to the Commission's May meeting (currently scheduled for May 6-9, 2003 in Monterey). If the item were scheduled for a hearing date after the April hearing, such hearing would be past the 49th day.

Pursuant to Section 13112 of the California Code of Regulations, on March 17, 2003 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, the County's administrative record has not been received. As such, Commission staff is unable to prepare a staff report with a full analysis and recommendation for the Commission's April meeting.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open the substantial issue hearing at its April 2003 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
April 2003 Meeting in Santa Barbara

Staff: D. Carl Approved by: *DSL*
A-3-SCO-03-032 Royan SFD O&C stfrpt 4.11.2003.doc