

CALIFORNIA COASTAL COMMISSION

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F19h

Prepared March 8, 2021 for March 12, 2021 Hearing

To: Commissioners and Interested Persons

From: Susan Craig, Central Coast District Manager
Ryan Moroney, District Supervisor

Subject: STAFF REPORT ADDENDUM for F19h
Appeal Number A-3-STC-21-0013 (Front Street/Riverfront Mixed Use)

The purpose of this addendum is to modify the hearing procedural note in the staff recommendation for the above-referenced item. The hearing procedural note contained in the published staff recommendation had a minor error in the explanation of relevant hearing procedures for a substantial issue only hearing, which this addendum corrects. This change does not modify the base staff recommendation which is still that the appeal contentions do not raise a substantial LCP (or Coastal Act access and recreation) conformance issue and that the Commission decline to take jurisdiction over the CDP application for this project.

Thus, the staff report is modified to replace the procedural note on staff report pages 1 and 2 with the following:

IMPORTANT HEARING PROCEDURAL NOTE

This is a substantial issue only hearing. Testimony will be taken only on the question of whether the appeal raises a substantial issue. Generally, and at the discretion of the Chair, testimony is limited to three minutes total per side. Please plan your testimony accordingly. Only the Applicant, persons who opposed the application before the local government (or their representatives), and the local government shall be qualified to testify. Others may submit comments in writing. If the Commission determines that the appeal raises a substantial issue, then the de novo phase of the hearing will occur at a future Commission meeting, during which the Commission will take public testimony. If the Commission determines that the appeal does not raise a substantial issue, then the local government CDP decision stands, and is thus final and effective.