

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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HEARING IMPAIRED: (415) 904-5200

Filed: 11/18/96
49th Day: 01/06/97
180th Day: 05/17/97
Staff: RH/JS/cm
Staff Report: 11/25/96 1827P
Hearing Date: 12/10-13/96
Commission Action:



2499

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of Monterey

DECISION: Approval with Conditions

APPEAL NO.: A-3-MCO-96-118

APPLICANT: Peter Marble

PROJECT LOCATION: 3301 Seventeen Mile Drive, Townhouse #9, Del Monte Forest, Monterey County, APN 008-521-009.

PROJECT DESCRIPTION: Second story addition to an existing townhouse.

APPELLANTS: Mr. and Mrs. James Moriarty and Col. and Mrs. Clarence Mitchell.

SUBSTANTIVE FILE DOCUMENTS: Monterey County Coastal Development Permit AP96023; Monterey County certified Local Coastal Program.

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 Section 30621 of the Coastal Act, an appeal must be heard within 49 days from the date an appeal of a Coastal Development Permit issued pursuant to a certified Local Coastal Program is received. An appeal of the above described decision was received in the Commission office on November 15, 1996. The 49th day falls prior to the January 7-10, 1997, Commission hearing. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the December 10-13, 1996, meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on November 18, 1996 that the local government forward all relevant documents and materials regarding the subject permit. These documents were requested but have not been received. Therefore, it is not possible to prepare a staff report and recommendation for the December 10-13, 1996, hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.