

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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RECORD PACKET COPY

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Filed: 08/16/96
 49th day: 10/04/96
 180th day: 02/12/96
 Staff: JC/cm
 Staff Report: 08/20/96
 Hearing Date: 09/13/96

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE: OPEN AND CONTINUE

LOCAL GOVERNMENT: City of Marina
 LOCAL DECISION: Approval with Conditions
 APPEAL NUMBER: A-3-MAR-96-094
 APPLICANT: KING VENTURES, JOHN KING
 APPELLANT: Sierra Club, Ventana Chapter and
 Commissioners Louis Calcagno and Rusty Areias
 PROJECT LOCATION: 3295 Dunes Drive, Marina, Monterey County, APN 33-192-33
 PROJECT DESCRIPTION: Mixed use resort development consisting of 112 vacation club units,
 conference/retail facility, restaurant; beach access.
 SUBSTANTIVE FILE DOCUMENTS: City of Marina Coastal Development Permit (no file
 number); City of Marina 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 appeals have been filed for the following reasons:

Pursuant to Section 30621 of the Coastal Act, a hearing on a Coastal Development Permit appeal shall be set 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 received in the Commission office on August 16, 1996, and filed August 16, 1996. The 49th day falls on October 4, 1996. The Commission staff has not received a copy of the administrative record and cannot prepare a staff report and recommendation within the working days available prior to the August 22, 1996 production deadline.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the Substantial Issue hearing at its September meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting.