

CALIFORNIA COASTAL COMMISSION

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 (408) 427-4883
 HEARING IMPAIRED: (415) 904-5200



215a

Filed: 05/14/97
 49th day: 07/02/97
 180th day: 11/10/97
 Staff: RH
 Staff Report: 05/19/97
 Hearing Date: 6/10-13/97
 Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE: OPEN AND CONTINUE

LOCAL GOVERNMENT: Monterey County
 DECISION: Approval with conditions
 APPEAL NO.: A-3-MCO-97-038
 APPLICANT: James Hill III APPLICANT'S AGENT: Mark Blum
 APPELLANTS: Commisioners Wan and Areias; David Dilworth
 PROJECT LOCATION: El Sur Ranch, fronting on, westerly of, and easterly of Highway One, Big Sur coast, Monterey County (APN 159-011-001 et. seq.)
 PROJECT DESCRIPTION: Adjustments of parcel lines among 21 parcels.
 SUBSTANTIVE FILE DOCUMENTS: Monterey County Certified Local Coastal Program, Monterey County permit file (965100)

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, 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. Appeals of the above described decision were received in the Commission office on May 13, 1997, and filed on May 14, 1997. The 49th day falls on July 2, 1997, before the July meeting. The Commission staff has not yet received a copy of the administrative record for this project, and is therefore unable to prepare a staff report and recommendation for the next available Commission meeting.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should **open and continue** the Substantial Issue hearing at its June meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting after all relevant materials are received from the County of Monterey.