

CALIFORNIA COASTAL COMMISSION

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

W156



Filed: 5/6/97
49th day: 6/24/97
180th day: 11/2/97
Staff: DC-SC
Staff report: 5/16/97
Hearing: 6/10-13/97

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE: OPEN AND CONTINUE

Appeal number.....A-3-MCO-97-037

Applicant.....Pebble Beach Company

Appellants.....James Miller, Carl Nielsen, Jody Bunn, Nathalie Bunn, Ted Hunter, and Paul Byrne

Local government.....Monterey County

Local decision.....Approved with conditions

Project location.....1518 Cypress Drive near the intersection of Cypress Drive with Palmero Way in Pebble Beach; Del Monte Forest area of Monterey County (APNs: 008-423-32, 008-423-35, 008-423-36)

Project description Partial demolition, reconstruction, and addition to an existing single family dwelling to create a 24 unit inn and 24 room spa ("Casa Palmero"). Project includes replacement of an existing parking area with a development of a three level parking garage with two levels below grade requiring approximately 31,000 cubic yards of excavation. Project also includes a lot recombination and the removal of 106 trees.

File documents.....Monterey County Permit File PC96024 (Casa Palmero); Monterey County Local Coastal Program (Del Monte Forest Area Land Use Plan and LCP Implementation Plan); Monterey County Local Coastal Program Major Amendment 2-94.

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:

An appeal of the above described decision was received in the Commission's Central Coast office and filed on May 6, 1997. 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. Due to the fact that the 49th day for this appeal falls on June 24, 1997, this item was scheduled for the June Commission meeting in San Rafael. However, given the technical nature of the appellants' contentions and the lack of sufficient time between the arrival of the Monterey County permit file and the deadline for submission of staff reports for the June meeting, a full analysis of the appealed project and a recommendation is not possible at this time.

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, to be reopened at the next available Commission meeting where a complete analysis and recommendation on the appealed project can be presented.