

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863

RECORD PACKET COPY *WJF*

RING IMPAIRED: (415) 904-5200

Filed: 05/27/97
49th day: 07/15/97
180th day: 11/23/97
Staff: RHyman-SC
Staff Report: 06/17/97
Hearing Date: 07/8-11/97
Commission Action:

STAFF REPORT: APPEAL

OPEN & CONTINUE

LOCAL GOVERNMENT: Monterey County
DECISION: Approval with Conditions
APPEAL NUMBER: A-3-MCO-97-043
APPLICANT: Judith Pennycook AGENT: Anthony Lombardo
APPELLANT: Mike Weaver
PROJECT LOCATION: Strawberry & Tucker Roads, North Monterey County; APN:129-291-04
PROJECT DESCRIPTION: Lot line adjustment and minor land division of 25 acre parcel into four parcels, two water tanks, well, 4000 cubic yards of grading.

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. An appeal of the above described decision were received in the Commission office on May 23, 1997, and filed on May 27, 1997. The 49th day falls on July 15, 1997. 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 July 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.