

CALIFORNIA COASTAL COMMISSION

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

TiscC.F.L.
8/20/98

Filed: 08/19/98
 49th day: 10/07/98
 180th day: 02/15/99
 Staff: RH
 Staff Report: 08/20/98
 Hearing Date: 09/08/98

**STAFF REPORT: APPEAL
 OPEN AND CONTINUE**

LOCAL GOVERNMENT: Santa Cruz County
 LOCAL DECISION: Approved with conditions, 07/30/98
 APPEAL NUMBER: **A-3-MCO-98-080**
 APPLICANT: **DEL CIERVO PARTNERS, LP**
 APPELLANT: Commissioners Wan and Reilly
 PROJECT LOCATION: On and easterly of Macomber Drive, Del Monte Forest, Monterey County, APN: 008-162-011
 PROJECT DESCRIPTION: Combined Development Permit to allow development within 750 feet of Archaeological Resources and construction of a 7,484 sq. ft., two story, single family dwelling, grading, and tree removal (14-18 Monterey Pines ranging in size from 6-50 inches in diameter).

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 reason:

In accordance with section 13112 of the Commission's Administrative Regulations, staff has requested that the local government forward all relevant documents and materials regarding the subject permit within five working days of receipt of that notice. The requested documents and materials have not yet been received, therefore, it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal at this time.

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 was received. The appeal of this County permit was filed on August 19, 1998; the 49th day therefore falls on October 7, 1998, after the Commission's September meeting (September 8-11) but before the Commission's October meeting (October 13-16). Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will be tentatively scheduled for a substantial issue hearing at the Commission's October meeting, in Oceanside or the November meeting in Agoura Hills.