

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
PACIFICA CRUZ, CA 95060
916-27-4863

HEARING IMPAIRED: (415) 904-5200



Tu 18d

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| Filed: | 05/21/99 |
| 49th day: | 07/9/99 |
| 180th day: | 11/17/99 |
| Staff: | RH |
| Staff Report: | 05/21/99 |
| Hearing Date: | 06/08/99 |

STAFF REPORT: APPEAL OPEN AND CONTINUE

LOCAL GOVERNMENT: MONTEREY COUNTY

LOCAL DECISION: Approved with conditions, 3/25/1999

APPEAL NUMBER: **A-3-MCO-99-036**

APPLICANT: **RICHARD & MARSHA CAIN**

APPELLANT: Commissioners Sara Wan and Pedro Nava

PROJECT LOCATION: 30830 Aurora Del Mar (Otter Cove), Big Sur (Monterey County)
(APN 243-351-01).

PROJECT DESCRIPTION Allow 1,552 square foot second story addition, breezeway and a 900 square foot garage addition to an existing 3, 317 square foot one-story single family residence.

SUBSTANTIVE FILE DOCUMENTS: Monterey County certified Local Coastal Program

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 final day for completion of staff reports for the June 8 Commission Meeting is May 25, 1999. Staff must receive the material necessary for a complete analysis at least one week prior to the final day for completion of staff reports; as of May 21, 1999, the material necessary for a complete analysis had not yet been received. Without the relevant material from the County it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal.

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 filed. The appeal of this County permit was filed on May 21, 1999; the 49th day therefore falls on July 9, 1999, after the Commission's June meeting but before the Commission's July meeting (July 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 July meeting in San Rafael, or the August meeting in Los Angeles.