

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W14i**RECORD PACKET COPY**

Filed: 11/29/99
49th day: 1/17/00
180th day: 5/27/00
Staff: RH
Staff report: 12/15/99
Hearing date: 1/12/99

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....Monterey County

Local decision..... Approved with Conditions, 11/9/1999

Appeal number..... A-3-MCO-99-092

Applicants..... **Rancho Chiquita Associates**

Appellants..... Big Sur Land Trust, Department of Parks & Recreation, Responsible Consumers of Monterey Peninsula and David Dilworth

Project location.....Highway One & Riley Ranch Road, Carmel

Project description.....Convert an existing single family dwelling, barn and cottage to a 10 unit bed and breakfast facility.

Substantive file documents.....Monterey County certified Land Use Plan and Coastal Development Permit 970284.

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 January meeting is December 16, 1999. As of December 15, 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.



California Coastal Commission
January 12 Meeting in San Diego

Staff: RH Approved by: C. F. Z.

Appeal A-3-MCO-99-092 Staff Report

Rancho Chiquita Associates

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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 11/29/99; the 49th day therefore falls on 1/17/00, after the Commission's January meeting, but before the Commission's February meeting. 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 February meeting in San Diego.



California Coastal Commission