

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W14j**RECORD PACKET COPY**

Filed: 11/29/99
49th day: 1/17/99
180th day: 5/27/00
Staff: CKC
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,

Appeal number.....A-3-MCO-99-093

Applicants..... Monterey Bay Aquarium Research Institute

Appellants.....Commissioners Sara Wan and Pedro Nava

Project location.....7700 Sandholdt Road, Moss Landing (Monterey County) APNs 133-242-008, 133-232-011.

Project description.....Allow 1900 sq. ft. interior remodel for office space; construct new 176-space parking lot including transfer of 72 previously approved parking spaces to the new 176 space parking lot.

Substantive file documents..... Coastal Development Permit 990085; Res. No 99065; and 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 January meeting is December 16, 1999. As of December 15, 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.



**California Coastal Commission
January 12 Meeting in Santa Monica**

Staff: ckc Approved by: C.F.L.

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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 November 29, 1999; the 49th day therefore falls on January 17, 2000, 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.

