

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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(831) 427-4863

W14k**RECORD PACKET COPY**

Filed: 12/17/99
49th day: 2/4/2000
180th day: 6/14/2000
Staff: RH
Staff report: 12/22/99
Hearing date: 1/12/2000

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....Monterey County
Local decision.....Approved with Conditions
Appeal number.....A-3-MCO-99-097
Applicants.....John & Corinne Handy
Appellants.....Commissioners Sara Wan and Cecilia Estolano
Project location.....Fronting on and easterly of Highway 1, one mile north of Gorda, Big Sur, Monterey County
Project description.....Construct a recreational campground, including: 18 yurts, 3386 sq. ft. bath house building with deck and swimming pool, three employee housing units, 24 space parking lot; well and 32,000 gallon water tank, septic system, propane, diesel generator and wind generator, exterior lighting, golf cart system, trails, site grading and driveway on slope exceeding 30%.
Substantive file documents.....Monterey County certified Local Coastal Plan and local Coastal Development Permit 980363.

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 12 meeting is December 22, 1999. As of that date the material necessary for a complete analysis



California Coastal Commission
January 12, 2000 Meeting in Santa Monica

Staff: RH Approved by: *C.Z.L. 12/22/99*

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John Handy (Treebones Campground)

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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 12/17/99; the 49th day therefore falls on 2/4/2000, after the Commission's January 12 Meeting 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