

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
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**W141****RECORD PACKET COPY**

Filed: 12/20/99  
49th day: 2/7/2000  
180<sup>th</sup> day: 6/17/2000  
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-99-099  
Applicants..... Frank A. & Loretta Dittrich  
Appellants.....Paul H. Ernest  
Project location..... 46 Yankee Pt. Drive, Carmel Highlands, Monterey County APN 243-141-015  
Project description.....Allow a four-tiered concrete block retaining wall for soil support and slope stabilization for the pier footings of an existing single family residence.  
Substantive file documents.....Monterey County certified Local Coastal Plan and local Coastal Development Permit 990307.

**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 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, 2000 Meeting in Santa Monica

Staff: RH Approved by: *P. J. Z. 12/22/99*

**Appeal A-3-MCO-99-099 Staff Report**

Frank and Loretta Dittrich

Page 2

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 12/20/99; the 49th day therefore falls on 2/7/2000, 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