

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Filed: 10/25/00
49th day: 12/13/00
180th day: 6/23/01
Staff: CKC
Staff report: 10/26/00
Hearing date: 11/15/00

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....	Monterey County
Local decision.....	Approved with Conditions
Appeal number.....	A-3-MCO-00-147
Applicants.....	Tim & Kathy Rhein
Appellants.....	Commissioner Sara Wan and Commissioner Christina Desser
Project location.....	3340 Ondulado Road, Pebble Beach, Monterey County (APN 008-302-028)
Project description.....	Construct new 9,200 sq. ft. single family residence with tennis court; removal of 33 trees.
Substantive file documents.....	Monterey County Certified Local Coastal Program; Local Combined Development Permit PLN990598.

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 November meeting is November 2, 2000. As of this 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
November 15, 2000 Meeting in Los Angeles

Staff: ckc Approved by: C.R. 11/2/00

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Tim and Kathy Rheim

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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 October 25, 2000; the 49th day therefore falls on December 13, 2000, after the Commission's November meeting, but before the Commission's December 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 December meeting in San Francisco.



California Coastal Commission