

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

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Filed: 11/27/00
49th day: 1/15/01
180th day: 5/26/01
Staff: CKC
Staff report: 11/28/00
Hearing date: 12/14/00

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government	Monterey County
Local decision	Approved with Conditions
Appeal number	A-3-MCO-00-150
Applicants	Angelo & Yvonne Li San Giacomo
Appellants	Nancy & Wheeler Farish
Project location	1568 Cypress Drive, Del Monte Forest, Monterey County (APN 008-411-007)
Project description	Demolition of existing 3,718 sq.ft. SFD; construction of new 11,084 sq.ft. SFD; variances to exceed Pescadero Watershed coverage limits and maximum lot coverage.
Substantive file documents	Monterey County Certified Local Coastal Program; Local Combined Development Permit PLN990314.

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 December meeting was November 17, 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
December 14, 2000 Meeting in San Francisco

Staff: CKC Approved by:
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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 27, 2000; the 49th day therefore falls on January 15, 2000, after the Commission's December meeting, but during the Commission's January 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 January meeting in Los Angeles or the February meeting in San Luis Obispo.

