

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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RECORD PACKET COPY

Th10b

Filed: 2/9/2000
49th day: 3/29/2000
180th day: 8/7/2000
Staff: SC-CKC
Staff Report: 2/24/2000
Hearing Date: 3/15/2000

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

LOCAL GOVERNMENT: Monterey County
LOCAL DECISION: Approved with conditions, 1/25/2000
APPEAL NUMBER: A-3-MCO-00-008
APPLICANTS: PEBBLE BEACH COMPANY, ATTN: ED BROWN
APPELLANTS: Wheeler and Nancy Farrish
PROJECT LOCATION: Beach and Tennis Club, 1576 Cypress Drive, at Stillwater Cove in Del Monte Forest (Monterey County).
PROJECT DESCRIPTION: Remodel and addition to an existing beach and tennis club and removal of three Monterey Cypress trees.
FILE DOCUMENTS: Coastal Development Permit PLN 990305; Monterey County Certified Local Coastal Program, Del Monte Forest Land Use Plan

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 March meeting is February 24, 2000. Materials from the County were received in this office on February 16, 2000, which did not provide adequate time to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal for the March meeting.

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 February 9, 2000; the 49th day therefore falls on March 29, 2000, after the Commission's March meeting, but before the Commission's April 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 April meeting in Long Beach.