

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
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Filed: 8/21/2000  
49th day: 10/9/2000  
180th day: 2/17/01  
Staff: CKC  
Staff report: 8/24/2000  
Hearing date: 9/14/2000

## **STAFF REPORT: APPEAL OPEN AND CONTINUE**

**Local government**..... Monterey County

**Local decision**..... Approved with Conditions

**Appeal number**..... A-3-MCO-00-123

**Applicants**..... Cypress Point Club

**Appellants**..... Coastal Commissioners Sara Wan and Pedro Nava

**Project location**..... Cypress Point Golf Course, (westerly of Seventeen Mile Drive in Del Monte Forest) Monterey County (APNs 008-271-006 & 008-272-012).

**Project description**..... Construction of three seawalls along the 15<sup>th</sup> and 16<sup>th</sup> greens at Cypress Point Golf Course; waiver of policy prohibiting development on slopes I excess of 30 percent; and, Design approval (for APN 008-271-006 and 008-272-012).

**Substantive file documents**..... Monterey County Certified Local Coastal Plan and Coastal Permit PLN970480.

**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 September meeting is August 24, 2000. 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  
September 14, 2000 Meeting in Eureka  
Staff: ckc Approved by:

**Appeal No. A-3-MCO-000-123**

Cypress Point Golf Club

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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 August 21, 2000; the 49th day therefore falls on October 9, 2000, after the Commission's September meeting, but before the Commission's October 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 October meeting in Oceanside.



California Coastal Commission