

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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4/19/01

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Filed: 4/18/01
49th day: 6/6/01
180th day: 10/15/01
Staff: CKC
Staff report: 4/19/01
Hearing date: 5/7/01

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....	Monterey County
Local decision.....	Approved with Conditions
Appeal number.....	A-3-MCO-01-041
Applicants.....	Cypress Point Club
Appellants.....	CA Coastal Commissioners Sara J.Wan & Shirley Dettloff
Project location.....	17 Mile Drive at Portola Road, along the 15th green, 16th tee, 17th fairway, and 17th green of Cypress Point Golf Course, Del Monte Forest, Monterey County APN 008-272-012.
Project description.....	Allow the construction of four seawalls for coastal bluff stabilization and waive the policy prohibiting development of slopes in excess of 30%.
Substantive file documents.....	Monterey County Local Coastal Program, Local Development Permit PLN990546 and Resolution 01012.

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 May meeting was April 13. 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
May Meeting in Monterey**

Staff: CKC Approved by:

Appeal No. A-3-MCO-01-041

Cypress Point Club

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 4/18/01; the 49th day therefore falls on 6/6/01, after the Commission's May meeting, but before the Commission's June 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 June meeting in Long Beach or the July meeting in Santa Rosa.

