

CALIFORNIA COASTAL COMMISSION

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

Th7f



RECORD PACKET COPY

Filed: 10/15/02
49th day: 12/3/02
Staff: SAM-SC
Staff report: 10/17/02
Hearing date: 11/07/02

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

- Local government**.....Monterey County.
- Local decision**.....Approved with conditions.
- Appeal number**.....A-3-MCO-02-083
- Applicants**.....Karl & Lisa Kleissner
- Appellants**.....Coastal Commissioners Sara Wan and John Woolley, and HOPE- Helping our Peninsula's Environment
- Project location**.....East of Highway 1 at Garrapatta Canyon (Approx. Post Mile 63 of Hwy. 1), Big Sur, Monterey County.
- Project description**..... Development within 100 feet of an environmentally sensitive habitat, on slopes greater than 30% and placement of graded material, retaining structures, culverts energy dissipaters, creek crossings, etc., and underground utility lines including: After the fact improvements to existing access roads (approx. 2.5 miles in length) consisting of an undetermined amount of grading, removal of debris flow material, road widening and embankments, multiple culverts and energy dissipaters, retaining walls (one concrete wall, a geotextile reinforced soil wall, a wood wall and several Hilfiker walls), a gabion basket drainage crossing; underground utility lines and related work adjacent to Joshua Creek; new improvements to the upper access road consisting of short-term erosion control measures, a Soldier Beam retaining wall, five 12: culverts, four Hilfiker retaining walls, and concrete paving of two steep areas, and related grading.
- File documents**.....County local permit PLN010280; Final Local Action Notice 3-MCO-02-490.



**California Coastal Commission
November Meeting in San Diego**

Staff: Stephanie Matraw Approved by: *DSL*

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: 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 is filed with the Commission. The appeal for the above-referenced decision was filed on 10/15/02; the 49th day falls on 12/3/02 (after the Commission's November meeting but before the Commission's December meeting).

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. As of this date (10/17/02) the material necessary for a complete analysis had not yet been received, which does not provide adequate time to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal at the October hearing. 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.

