

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

FRONT STREET, STE. 300

MARIANA CRUZ, CA 95060

(408) 427-4863

HEARING IMPAIRED: (415) 904-5200

Filed: 10/25/96  
49th Day: 12/13/96  
180th Day: 04/23/97  
Staff: S. Guiney  
Staff Report: 11/20/96 1825P  
Hearing Date: 12/10-13/96  
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

Th 9c

LOCAL GOVERNMENT: County of San Luis Obispo

DECISION: Approval with Conditions

APPEAL NO.: A-3-SLO-96-113

APPLICANT: Dean Vadnais

PROJECT LOCATION: Main Street and Pineknolls Drive, Cambria,  
San Luis Obispo County, APN's 013-101-049 and  
013-292-019.

PROJECT DESCRIPTION: Subdivision of 3.13 acres and construction of 25  
condominium units; grading on slopes in excess of 30  
percent.

APPELLANT: Cambria League Defense Fund

SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Coastal Development Permit  
and Variance D940132D and D940283V; San Luis Obispo County Certified LCP.

SUMMARY OF 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 reasons:

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 is received. An appeal of the above described decision was received in the Commission office on October 24, 1996. The 49th day falls prior to the January, 1997, Commission hearing. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the December 10-13, 1996 meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on October 28, 1996, that the local government forward all relevant documents and materials regarding the subject permit. These documents were requested but have not yet been received. Therefore, it is not possible to prepare a staff report and recommendation for the December 10-13, 1996 hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.