

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE  
725 FRONT STREET, STE. 300  
SANTA CRUZ, CA 95060  
(408) 427-4863  
HEARING IMPAIRED: (415) 904-5200

Filed: 03/11/96  
49th Day: 04/29/96  
180th Day: 09/07/96  
Staff: J. Sheele/cm  
Staff Report: 03/21/96 1801P  
Hearing Date: 04/10/96  
Commission Action:



STAFF REPORT: APPEAL

SUBSTANTIAL ISSUE: OPEN AND CONTINUE

**WIOC**

LOCAL GOVERNMENT: San Luis Obispo County  
DECISION: Approval with Conditions  
APPEAL NO.: A-3-SLO-96-021  
APPLICANT: TED EADY  
PROJECT LOCATION: Moonstone Beach Drive, Cambria, San Luis Obispo County.  
APN's 022-381-001, 022-361-028.  
PROJECT DESCRIPTION: A 24-unit motel with a manager's unit, pool, parking lot and road improvements  
APPELLANTS: Adrian and Amy Taron  
SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Coastal Development Permit File No. D930204D; San Luis Obispo County Local Coastal Program.

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 March 8, 1996. The 49th day falls prior to the May, 1996 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 April, 1996 meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on March 11, 1996 that the local government forward all relevant documents and materials regarding the subject permit. These documents were requested, but have not been received to prepare a staff report and recommendation for the April 10, 1996 hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.