

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST AREA OFFICE  
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 HEARING IMPAIRED: (415) 904-5200

4/17/96  
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**RECORD PACKET COPY**

Filed: 3/26/96  
 49th day: 5/14/96  
 180th day: 9/22/96  
 Staff: SM-SC  
 Staff Report: 4/17/96  
 Hearing Date: 5/09/96  
 Commission Action:

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

LOCAL GOVERNMENT: San Mateo County  
 DECISION: Approval with conditions.  
 APPEAL NUMBER: A-3-SMC-96-025  
 APPLICANT: **ERIC JACOBSEN**  
 APPELLANTS: Richard Lohman  
 PROJECT LOCATION: 445 Mirada Road, Miramar, San Mateo County  
 PROJECT DESCRIPTION: 3 guest room Bed and Breakfast Inn  
 SUBSTANTIVE FILE DOCUMENTS: San Mateo County Coastal Development Permit File No. 90-45;  
 San Mateo 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, a hearing on a Coastal Development Permit appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the above described decision was received in the Commission office on March 25, 1996, and filed March 26, 1996. The 49th day falls on May 15, 1996. The Commission staff has not yet received a copy of the administrative record for this project from the County of San Mateo, and has therefore been unable to prepare a staff report and recommendation within the 49 day time frame.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the Substantial Issue hearing at its May meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting.