

RECORD PACKET COPY

STATE OF CALIFORNIA—THE RESOURCES AGENCY

4/22/96
 PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
 725 FRONT STREET, STE. 300
 SANTA CRUZ, CA 95060
 (408) 427-4863
 HEARING IMPAIRED: (415) 904-9200

Filed: 4/19/96
 49th Day: 6/7/96
 180th Day: 10/16/96
 Staff: LO/cm
 Staff Report: 4/19/96 1808P
 Hearing Date: 5/9/96
 Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE**TH8C**

LOCAL GOVERNMENT: San Luis Obispo County

DECISION: Approval

APPEAL NO.: A-3-SLO-96-046

APPLICANT: MID-STATE BANK

PROJECT LOCATION: 1540 Little Morro Creek Road, ±2 miles east of the City of Morro Bay, San Luis Obispo County.

PROJECT DESCRIPTION: Conditional certificate of compliance to create a 25 acre parcel

APPELLANT: Commissioners Gary Giacomini and Sara Wan

SUBSTANTIVE FILE DOCUMENTS: County Coastal Permit C95-017

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 April 5, 1996. The 49th day falls prior to the June 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 May 9, 1996 meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on April 17, 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 in time for the May 9, 1996 hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.

1808P