

**CALIFORNIA COASTAL COMMISSION**

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

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**RECORD PACKET COPY**

Filed: 5/24/96  
49th day: 7/12/96  
180th day: 11/20/96  
Staff: SG  
Staff Report: 6/18/96  
Hearing Date: 7/12/96

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

**LOCAL GOVERNMENT:** City of Pismo Beach  
**LOCAL DECISION:** Approved with conditions  
**APPEAL NUMBER:** A-3-PSB-96-059  
**APPLICANT:** SILVER SHOALS PARTNERSHIP  
**APPELLANT:** William A. Griffin, Katherine Luis, Anatol J. Jordan  
**PROJECT LOCATION:** Silver Shoals Drive between Shell Beach Road and the Pacific Ocean, City of Pismo Beach, San Luis Obispo County (APN: 010-152-016)  
**PROJECT DESCRIPTION:** Subdivision of a 3.04 acre parcel into ten residential lots and one public access recreational lot.  
**SUBSTANTIVE FILE DOCUMENTS:** City of Pismo Beach Certified Local Coastal Program, City of Pismo Beach permit file (95-142)

**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 May 24, 1996, and filed the same date. The 49th day for this item falls on July 12, 1996, which also happens to be the day of this hearing.

In accordance with Section 13112 of the California Code of Regulations, staff notified the City of Pismo Beach of the appeal on May 29, 1996 and requested that all relevant documents and materials used in the consideration of this coastal development permit be forwarded to the Commission's Central Coast Area Office. These materials did not arrive at the Central Coast

Office until June 14, 1996. Due to insufficient time between the receipt of these materials and the deadline for the submission of staff reports for the July hearing, a full analysis of the appealed project with a recommendation is not possible at this time. Lacking this project analysis and recommendation, and given that this meeting falls on the 49 day hearing deadline, a substantial issue determination for this proposed development is infeasible for the July hearing but the hearing can be opened in respect to Section 30621 of the Coastal Act.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the substantial issue hearing for this item at its July meeting. As required by Section 13112, a full analysis and recommendation will be developed and the substantial issue hearing will be continued at the next available Commission meeting.