

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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427-4863

F56



HEARING IMPAIRED: (415) 904-5200

Filed: 08/26/97
49th day: 10/14/97
180th day: 02/22/97
Staff: SG
Staff Report: 09/17/97
Hearing Date: 10/10/97

**STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: County of San Luis Obispo
LOCAL DECISION: Approved with conditions, 08/05/97
APPEAL NUMBER: A-3-SLO-97-072
APPLICANT: JOSHUA BROWN
APPELLANT: Richard Hawley and Jesse Arnold
PROJECT LOCATION: On the inland side of Highway One, approximately one mile north of Weymouth Street, north of the community of Cambria, San Luis Obispo County, APN: 013-381-001 and 013-081-030
PROJECT DESCRIPTION: Proposal to construct an 8200 square foot single family dwelling, a 1200 square foot single family dwelling, a 600 square foot guesthouse, a greenhouse, barn with workshop area, pool and poolhouse, tennis court with gazebo, driveway, and one of two alternative accesses.
SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Certified Local Coastal Program, Administrative record for permit D940210P

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 reason:

In accordance with section 13112 of the Commission's Administrative Regulations, staff has requested that the local government forward all relevant documents and materials regarding the subject permit within five working days of receipt of that notice. The relevant information has not yet been received from the County. The final day for completion of staff reports for the October meeting was September 17, 1997. Without the relevant material from the County it is not possible to analyze the issues and prepare a staff report for this appeal.

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 was received. The appeal of this County permit was received on August 26, 1997; the 49th day therefore falls on October 14, 1997, after the Commission's October meeting. Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will then be tentatively scheduled for a substantial issue hearing at the Commission's meeting of November 4 - 7, 1997, in Agoura Hills.