

CALIFORNIA COASTAL COMMISSION

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

W15a
 LWJ
 4-23-97



Filed: 04/04/97
 49th day: 05/23/97
 180th day: 10/01/97
 Staff: SG
 Staff Report: 04/22/97
 Hearing Date: 05/13-16/97

**STAFF REPORT: APPEAL
 SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: County of San Luis Obispo
LOCAL DECISION: Approved with conditions, 03/11/97
APPEAL NUMBER: A-3-SLO-97-023
APPLICANT: BILL WESNOUSKY
APPELLANT: Jon Pedotti
PROJECT LOCATION: Approximately 3,000 feet northeast of the end of Bridge Street,
 north of the community of Cambria, APN: 013-082-043
PROJECT DESCRIPTION: Proposal to construct and operate a temporary (three year),
 demonstration camping facility consisting of five "tent cabin"
 structures and associated access road, driveways, and hiking/biking
 trails
SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Certified Local Coastal Program;
 Administrative record for permit D950157P

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, on April 7, 1997, staff requested that the local government forward all relevant documents and materials regarding the subject permit within five working days (April 14, 1997) of receipt of that notice. The relevant information was received from the County on April 11, 1997. The final day for completion of staff reports for the May meeting was April 23, 1997. It has not been possible to analyze the issues and prepare a staff report for this appeal in time for the May meeting.

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. The appeal of this County permit was received on April 4, 1997; the 49th day therefore falls on May 23, 1997, after the Commission's May meeting and before the June 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 June 10-13, 1997, in San Rafael.