

CALIFORNIA COASTAL COMMISSION

725 FRONT STREET, STE. 300
 SANTA CRUZ, CA 95060
 427-4863
 HEARING IMPAIRED: (415) 904-5200



Th 12b

Filed: 09/29/98
 49th day: 11/17/98
 180th day: 03/28/99
 Staff: SG
 Staff Report: 10/15/98
 Hearing Date: 11/04-06/98
 Commission Action:

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE: OPEN AND CONTINUE

LOCAL GOVERNMENT: San Luis Obispo County

DECISION: The County Board of Supervisors approved a Variance for grading on slopes greater than 20 percent, Coastal Development Permit, and Vesting Tentative Map for 41 lot residential subdivision, with conditions, on September 1, 1998. The Planning Commission approved the Variance and Coastal Development Permit but denied the Vesting Tentative Map on July 24, 1997.

APPEAL NO.: A-3-SLO-98-087

APPLICANT: **CABRILLO ASSOCIATES (Charles Pratt and Ben Maddalena)**

APPELLANTS: 1) Commissioners Wan and Reilly, 2) US Fish and Wildlife Service, 3) Department of Parks and Recreation, 4) Department of Fish and Game, 5) California Native Plant Society, 6) John Chestnut, and 7) Randall Knight

PROJECT LOCATION: Hillsides south of and surrounding the existing Cabrillo Estates development in the community of Los Osos, San Luis Obispo County (APNs: 074-021-036, 042, 043, and 74-022-033)

PROJECT DESCRIPTION: Proposed subdivision of a 124 acre site into 41 residential lots ranging in size from 20,000sq.ft. to 73,740sq.ft. and 3 open space lots consisting of 88 acres for native plant preservation, drainage facilities, a cul-de-sac turn around, and recreation facilities, with grading on slopes greater than 20 percent.

SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County Certified Local Coastal Program; San Luis Obispo County Final Local Action Notice for D890423D, D960112V, and Tract 1873; and EIR for tract 1873

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: