

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
 720 FRONT STREET, SUITE 300
 PISMO BEACH, CA 95060
 (415) 904-4863
 HEARING IMPAIRED: (415) 904-5200



W11a

Filed:	09/8/99
49th day:	10/27/99
180th day:	3/6/00
Staff:	SG
Staff Report:	09/22/99
Hearing Date:	10/13/99

STAFF REPORT: APPEAL OPEN AND CONTINUE

LOCAL GOVERNMENT: City of Pismo Beach
 LOCAL DECISION: Approved with conditions, 8/3/99
 APPEAL NUMBER: **A-3-PSB-99-062**
 APPLICANTS: **GLEN HOLLEY**
 APPELLANTS: Thomas Barrett; Thomas Rasori
 PROJECT LOCATION: 339 Boeker, Pismo Beach (APN 010-312-041).
 PROJECT DESCRIPTION: Second story addition to an existing single family dwelling.
 SUBSTANTIVE FILE DOCUMENTS: Local Permit # 98-0144; City of Pismo Beach certified
 Local Coastal Program

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 final day for completion of staff reports for the October meeting is September 23, 1999. As of September 22, 1999, the material necessary for a complete analysis had not yet been received. Without the relevant material from the County it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on 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 filed. The appeal of this County permit was filed on September 8, 1999; the 49th day therefore falls on October 27, 1999, after the Commission's October 13 meeting, but before the Commission's November meeting (November 2-5). Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will be tentatively scheduled for a substantial issue hearing at the Commission's November meeting in Santa Monica.