

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
 725 FRONT STREET, SUITE 300
 SAN CRUZ, CA 95060
 (408) 27-4863
 HEARING IMPAIRED: (415) 904-5200



W11b

Filed:	09/3/99
49th day:	10/22/99
180th day:	3/1/00
Staff:	SM
Staff Report:	09/22/99
Hearing Date:	10/13/99

STAFF REPORT: APPEAL OPEN AND CONTINUE

LOCAL GOVERNMENT: San Luis Obispo County

LOCAL DECISION: Approved with conditions, 8/17/99

APPEAL NUMBER: **A-3-SLO-90-60**

APPLICANTS: **R. MILES & G. COHN**

APPELLANTS: E. Tamoush; Ronald & Georgia Tamoush; Robert Campbell; Christine Takahashi; Lilalee Tolles; Ron Wilson; Rebecca Wyatt; Louise Fontaine; Joe Koepke; Larry Le Gras; Jan Lewis; Cyndi Malmen; Arley Robinson; James & Laila Sexton; Bari St. James; April Weeks

PROJECT LOCATION: Ocean Avenue & E. Street (Estero Planning Area) Cayucos (San Luis Obispo County) APN 064-119-022.

PROJECT DESCRIPTION: Construct a three story, 30 unit motel ("Victorian Inn") with parking structure for 35 parking spaces.

SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo County 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. Staff must receive the material necessary for a complete analysis at least one week prior to the final day for completion of staff

reports; 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 3, 1999; the 49th day therefore falls on October 22, 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.