

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

**Th23e**

Filed: 10/26/99  
49th day: 12/14/99  
180<sup>th</sup> day: 4/23/99  
Staff: SG  
Staff report: 11/18/99  
Hearing date: 12/9/99

## STAFF REPORT: APPEAL OPEN AND CONTINUE

**Local government** City of Morro Bay

**Local decision**..... Approved with conditions, 9/27/99

**Appeal number**..... **A-3-MRB-99-082**

**Applicants**..... **Tri W Enterprises, Inc.**

**Appellants**..... Jack McCurdy

**Project location**..... Terminus of Morro Bay at Hwy. 1, Morro Bay (San Luis Obispo County) (APN(s) 064-401-004)

**Project description**..... One (1) year time extension for PM 04-92/CDP43-92 allowing a minor land division of an approximately 192 acre parcel to create one 17.54 acre parcel and one remainder parcel of approximately 175 acres. Original tentative map approved June 14, 1993.

**Substantive file documents**..... Local Permits PM 04-92/CDP43-92; City of Morro Bay 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 December meeting is November 18, 1999. As of November 17, 1999, the material necessary for a complete analysis had not yet been received. Without the relevant material from the City it is not



California Coastal Commission  
December 9, 1999 Meeting in San Rafael

Staff: SG Approved by: C.F.X. 4/17/99

**Appeal A-3-MRB-99-083 Staff Report**

Tri-W Enterprises, Inc.

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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 10/26/99; the 49th day therefore falls on 12/14/99, after the Commission's December Meeting meeting, but before the Commission's January meeting. 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 January meeting in Santa Monica.

