

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 MOUNTAIN VIEW DRIVE, SUITE 300
 SAN LUIS OBISPO, CA 95060
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**Th23f**

Filed:	10/27/99
49th day:	12/15/99
180th day:	4/24/00
Staff:	SM
Staff Report:	11/17/99
Hearing Date:	12/9/99

**STAFF REPORT: APPEAL
 OPEN AND CONTINUE**

LOCAL GOVERNMENT: San Luis Obispo County

LOCAL DECISION: Approved with conditions, 9/17/99

APPEAL NUMBER: **A-3-SLO-99-083**

APPLICANTS: **A.J. WRIGHT**

APPELLANTS: Commissioner Dave Potter, Commissioner Pedro Nava

PROJECT LOCATION: Mountain View Drive & Santa Ynez Avenue, Los Osos (San Luis Obispo County).

PROJECT DESCRIPTION: Construct a mini storage facility consisting of twelve individual buildings, entrance driveway and parking; after-the-fact approval for the removal of 2.14 acres of coastal dune scrub habitat.

FILE DOCUMENTS: Coastal Development Permit D980085P; San Luis Obispo 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 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 October 27, 1999; the 49th day therefore falls on December 15, 1999, after the Commission's December 9 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.