

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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HEARING IMPAIRED: (415) 904-5200

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Filed:	04/19/99
49th day:	06/7/99
180th day:	10/16/99
Staff:	SM
Staff Report:	04/21/99
Hearing Date:	05/13/99

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

LOCAL GOVERNMENT: SAN LUIS OBISPO COUNTY
 LOCAL DECISION: Approved with conditions, 3/16/99
 APPEAL NUMBER: **A-3-SLO-99-029**
 APPLICANT: **COMMUNITY PRESBYTERIAN CHURCH OF CAMBRIA**
 APPELLANT: Lila Evans
 PROJECT LOCATION: 2250 Yorkshire Drive, Cambria (San Luis Obispo County) (APN 023-441-09, 023-426-01).

PROJECT DESCRIPTION Improvements to an existing church: including the establishment of a preschool and elementary school, authorization of after school childcare, bible study, youth activities, fund raising, concerts, and meetings by other organizations; the addition of storage space, garage, community outreach facility, and addition to an existing classroom building. Will require adjustment to side setback and parking standards.

SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo Local Permit D970174D; 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 May 13 meeting is April 22, 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 April 21, 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 April 19, 1999; the 49th day therefore falls on June 7, 1999, after the Commission's May meeting (May 11-14) but before the Commission's June meeting (June 8-11). 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 June meeting, in Santa Rosa or the July meeting in San Rafael.