

CALIFORNIA COASTAL COMMISSION

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



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Filed:	08/2/99
49th day:	9/20/99
180th day:	1/29/00
Staff:	SM
Staff Report:	08/25/99
Hearing Date:	09/15/99

STAFF REPORT: APPEAL OPEN AND CONTINUE

LOCAL GOVERNMENT: SAN LUIS OBISPO COUNTY
 LOCAL DECISION: Approved with conditions, 6/29/99
 APPEAL NUMBER: **A-3-SLO-99-050**
 APPLICANTS: **SHERMAN AND MAUREEN RAILSBACK**
 APPELLANTS: Commissioners Sara Wan and Dave Potter
 PROJECT LOCATION: 1120 Pacific Avenue (Estero Planning Area), Cayucos, San Luis Obispo County (APN 064-227-023)
 PROJECT DESCRIPTION: Demolish an existing single family dwelling. Construct a new single family dwelling and a seawall to protect it.
 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 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 September 15 meeting is August 26, 1999. Having only recently received the project documents from the County, and because of prior constraints on Staff time, Staff has been unable to adequately analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal. Furthermore, applicants are requesting to meet with staff prior to staff recommendation and Commission meeting.

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 August 2, 1999; the 49th day therefore falls on September 20, 1999, after the Commission's September 15 meeting, but before the Commission's October meeting (October 12-15). 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 October meeting in Oceanside.