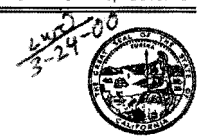


CALIFORNIA COASTAL COMMISSION

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

M15h



RECORD PACKET COPY

Filed: 03/09/00
49th day: 04/27/00
180th day: 09/05/00
Staff: RB
Staff report: 03/17/00
Hearing date: 04/11/00

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....San Luis Obispo County
Local decision.....Approved with Conditions
Appeal number.....A-3-SLO-00-025
Applicants..... Bill Wesnousky/Omni Design Group
Appellants.....Commissioners Wan and Nava
Project location.....Mattie Road (approximately 1700 feet NW of Shell Beach Road, west of City of Pismo Beach, San Luis Bay Planning Area), San Luis Obispo County
Project description.....Establish a temporary (approximately 2.5 years) demonstration fabric residential structure, fabric "clubhouse", and decks, with a portable toilet and imported water supply; and improve a portion of an existing unpaved access road.
Substantive file documents.....San Luis Obispo County Certified Local Coastal Plan and Coastal Development Permit D980252D.

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 April meeting is March 17, 1999. As of this date, the material necessary for a complete analysis had not



Appeal A-3-SLO-00-025 Staff Report

Bill Wesnousky/Omni Design Group

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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 3/9/00; the 49th day therefore falls on 4/27/00, after the Commission's April meeting, but before the Commission's May 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 May meeting in Santa Rosa.

