

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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M15i



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Filed: 3/21/00
49th day: 5/9/00
180th day: 9/17/00
Staff: KC
Staff report: 3/24/00
Hearing date: 4/10/00

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....City of Pismo Beach
Local decision.....Approved with Conditions
Appeal number.....A-3-PSB-00-032
Applicants..... Dr. & Mrs. Michael Limberg
Appellants..... Bruce McFarlan
Project location.....99 Indio, Pismo Beach, (APN 010-141-043)
Project description.....4,408 sq. ft. addition to an existing 4,370 sq. ft. single family residence, removal of existing wall and construction of new wall outside of City's right-of-way, construction of new lap swimming pool, and landscaping with associated irrigation structures.
Substantive file documents.....City of Pismo Beach Certified Land Use Plan; Coastal Permit 99-0047

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 24, 2000. As of that date the material necessary for a complete analysis had not yet been received. Without the relevant material from the City it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal.



California Coastal Commission
April 10, 2000 Meeting in Long Beach

Staff: KC Approved by:

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 City of Pismo Beach permit was filed on March 21, 2000; the 49th day therefore falls on May 9, 2000, 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.

