

CALIFORNIA COASTAL COMMISSION

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

Th10g



RECORD PACKET COPY

Filed: 04/07/00
49th day: 04/27/00
180th day: 09/05/00
Staff: RB
Staff report: 04/14/00
Hearing date: 05/11/00

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....San Luis Obispo County

Local decision.....Approved with Conditions

Appeal number.....A-3-SLO-00-040

Applicants..... Dennis Schneider

Appellants.....Commissioners Wan and Desser

Project location.....West side of Highway 1, approximately one mile north of Villa Creek Road (residence site is approximately 1/2 mile south of China Harbor), north of the community of Cayucos, San Luis Obispo County (Estero Planning Area), APN 046-082-008.

Project description.....Construction of a 10,000 square foot single family residence and 2,500 square foot barn on a coastal blufftop lot with approximately 1.25 mile access road (including slopes in excess of 30%), resulting in a total disturbance area of approximately 179,000 square feet.

Substantive file documents.....San Luis Obispo County Certified Local Coastal Plan and Coastal Development Permit and Variance D980279V/D980010P.

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. Relevant materials necessary for a complete analysis



Appeal A-3-SLO-00-040 Staff Report

Dennis Schneider

Page 2

were received from the County on April 18, 2000, prior to the final day for completion of staff reports. However, this did not allow sufficient time for staff 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 4/7/00; 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 June meeting in Santa Barbara.

