

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Filed: 4/28/2000
49th day: 6/16/2000
180th day: 10/25/2000
Staff: RB
Staff report: 5/24/2000
Hearing date: 6/15/2000

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government..... San Luis Obispo County Planning and Building
Local decision..... Approved with Conditions, April 11, 2000
Appeal number..... A-3-SLO-00-070
Applicants..... Leonard & Judy James
Appellants..... Richard James Hilles
Project location..... Orlando Drive (Lodge Hill Area), Cambria, San Luis Obispo County.
Project description..... Construct single family residence; remove 7 trees (6 pines, 1 oak).
Substantive file documents..... San Luis Obispo Certified Local Coastal Plan and Local Coastal Permit D990050P: Res. No. 2000-152

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 June meeting is May 25, 2000. Although the materials have been received from the County, due to time and workload constraints, it has not been 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 28, 2000; the 49th day therefore falls on June 16,



California Coastal Commission
June 15, 2000 Meeting in Santa Barbara

Staff: RB Approved by: *C.J.Z. 5/24/00*

2000, after the Commission's June meeting date, but before the Commission's July 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 July meeting in San Rafael.

