

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Filed: 5/10/2000
49th day: 6/28/2000
180th day: 11/06/2000
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 7, 2000
Appeal number..... A-3-SLO-00-073
Applicants..... Fred & Carol Harpster
Appellants..... Commissioner Sara Wan and Commissioner Dave Potter
Project location..... 1575 Little Morro Creek Road (approximately 2.5 miles east of Radcliff Avenue, east of City of Morro Bay-Estero Planning Area), San Luis Obispo County.
Project description..... Improve driveway within a riparian setback area and construct a 3,300 sq. ft. single family residence.
Substantive file documents..... San Luis Obispo Certified Local Coastal Plan and Local Coastal Permit D980286P

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. The materials were received from the County on May 22, 2000. In this limited amount of time, however, 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
June 15, 2000 Meeting in Santa Barbara

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

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 May 10, 2000; the 49th day therefore falls on June 28, 2000, after the Commission's June meeting, 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.

