

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th11c**RECORD PACKET COPY**

Filed: 06/01/00
49th day: 07/20/00
180th day: 11/28/00
Staff: RB
Staff report: 06/16/00
Hearing date: 07/13/00

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....San Luis Obispo County
Local decision.....Approved with Conditions
Appeal number.....A-3-SLO-00-079
Applicants..... Chris Seaberg
Appellants.....Commissioners Wan and Potter
Project location.....2159 Wilton Drive, Cambria (North Coast Planning Area), San Luis Obispo County (APNs 013-131-032, 023-203-017, 023-203-018, 023-203-019)
Project description.....Lot line adjustment between six lots of 0.04, 0.04, 0.04, 0.04, 0.04, and 6.0 acres resulting in four lots of 0.21, 1.37, 1.75 and 2.88 acres in the Monterey Pine Forest.
Substantive file documents....San Luis Obispo County Certified Local Coastal Plan and Coastal Development Permit S990003L.

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. Materials from the local administrative record were received from the County on June 12, 2000, prior to the final day for completion of staff reports for the



California Coastal Commission
July 13, 2000 Meeting in San Rafael
Staff: RB Approved by: *N.F.L.* 6/22/00

July meeting. 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 6/1/00; the 49th day therefore falls on 7/20/00, after the Commission's July meeting, but before the Commission's August 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 August meeting in Huntington Beach.

