

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th11d**RECORD PACKET COPY**

Filed: 6/09/00
49th day: 7/28/00
180th day: 12/6/00
Staff: K. Colin
Staff report: 6/20/00
Hearing date: 7/13/00

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....City of Pismo Beach
Local decision.....Approved with Conditions
Appeal number.....A-3-PSB-00-088
Applicants..... Richard J. Loughhead; La Noria LLC, Cliff Hotel C/O King Ventures
Appellants..... Commissioners Sara Wan & Pedro Nava
Project location.....2727 and 2757 Shell Beach Road, Pismo Beach (San Luis Obispo County) (APNs 010-041-018, 010-041-044)
Project description.....Allow construction of a shared entry for the Cliffs Hotel and Dolphin Bay Resort, and offsite parking
Substantive file documents.....City of Pismo Beach Certified Land Use Plan; Coastal Permit File 00-0037/00-0034.

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 July meeting is June 22, 2000. As of this date (June 20, 2000) the material necessary for a complete analysis has 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
July 13, 2000 Meeting in San Rafael

Staff: KC Approved by: *CLC* 6/22/00

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 City of Pismo Beach permit was filed on June 6, 2000; the 49th day therefore falls on July 28, 2000, 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.

