

CALIFORNIA COASTAL COMMISSION

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

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Filed: 7/18/00
49th day: 9/05/00
180th day: 1/14/01
Staff: K. Colin
Staff report: 7/20/00
Hearing date: 8/10/00

**COMBINED STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....City of Pismo Beach
Local decision.....Approved with Conditions
Appeal numbers.....A-3-PSB-00-110, A-3-PSB-00-111, A-3-PSB-00-112,
A-3-PSB-00-113
Applicant..... Grant Elwood
Appellants..... David Duran
Stephen Beck (Rep: Paul Geibs)
Project location.....362, 366, 368, & 372 Boeker Street, Pismo Beach (San Luis Obispo
County) (APN 010-311-009).
Project description.....Construction of four (4) single family residences upon a single lot.
Substantive file documents.....City of Pismo Beach Certified Local Coastal Program; Coastal Permit
Files 00-0010, 00-0011, 00-0012, & 00-0013.

STAFF RECOMMENDATION

Staff recommends that the Commission **open and continue** the public hearings to determine whether a substantial issue exists with respect to the grounds on which the appeals have 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 permits within five working days of receipt of that notice. The final day for completion of staff reports for the August meeting is July 20, 2000. As of this date (July 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 these appeals.



California Coastal Commission
August 10, 2000 Meeting in Huntington Beach

Staff: KC Approved by: *AK* 7/20/00

A-3-PSB-00-110, A-3-PSB-00-111, A-3-PSB-00-112, & A-3-PSB-00-113

Elwood Single Family Residences

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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 appeals of these City of Pismo Beach permits were filed on July 18, 2000; the 49th day therefore falls on September 5, 2000, after the Commission's August meeting, but before the Commission's September meeting. Therefore, staff recommends that the Commission open and continue the public hearings. These appeals will be tentatively scheduled for a substantial issue hearing at the Commission's August meeting in Eureka.

