

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
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**Th 6m****RECORD PACKET COPY**

Filed: 08/07/00  
49th day: 09/25/00  
180<sup>th</sup> day: 02/03/01  
Staff: RB  
Staff report: 08/22/00  
Hearing date: 09/14/00

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

**Local Government**..... San Luis Obispo County  
**Local Decision**..... Approved with Conditions  
**Appeal Number**..... A-3-SLO-00-119  
**Applicants** ..... Joe Todd  
**Appellants** ..... Commissioners Sara Wan & Pedro Nava  
**Project Location** ..... 16485 Cabrillo Highway (approx. 1.5 miles north of Piedras Blancas Lighthouse, North Coast Area Plan), San Simeon (San Luis Obispo County) (APN 011-231-001)  
**Project Description**..... Construction of an approximately 3,700 sq. ft. single family dwelling with attached garage and 1,200 sq. ft. barn.  
**Substantive File Documents** ..... San Luis Obispo County Certified Local Coastal Plan and Coastal Development Permit S990190P

**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. Relevant materials necessary for a complete analysis were received from the County on August 18, 2000, prior to the final day for completion of staff reports. 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 8/7/00; the 49th day therefore falls on 9/25/00, after the Commission's September meeting, but before the Commission's October 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 October meeting in Oceanside.

