

CALIFORNIA COASTAL COMMISSION

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

Th 6n**RECORD PACKET COPY**

Filed: 08/14/00
49th day: 10/02/00
180th day: 02/10/01
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-00-121
Applicants Ocean Avenue Hardware, Attn: Tom & Karen Hogan
Appellants Ruel J. Czach
Project Location 36 North Ocean Avenue (Estero Planning Area), Cayucos (San Luis Obispo County) (APN 064-114-008)
Project Description..... Allow continued use of approximately 6,400 sq. ft. of outdoor building material sales activity and storage in association with an existing hardware store; replacement of fence and installation of retaining wall.
Substantive File Documents San Luis Obispo County Certified Local Coastal Plan and Coastal Development Permit D990094D

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 September meeting is August 24, 2000. As of this date (August 22, 2000) the material necessary for a complete analysis had not yet been received. Without the relevant material from the County it is not possible 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 8/14/00; the 49th day therefore falls on 10/2/00, 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.

