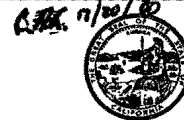


CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
408-27-4863
HEARING IMPAIRED: (415) 904-5200



W14b

RECORD PACKET COPY

Filed:	12/11/00
49th day:	1/29/01
180th day:	6/9/01
Staff:	RB
Staff Report:	12/20/00
Hearing Date:	01/10/01

STAFF REPORT: APPEAL OPEN AND CONTINUE

LOCAL GOVERNMENT: SAN LUIS OBISPO COUNTY
 LOCAL DECISION: Approved with conditions, 11/3/00
 APPEAL NUMBER: **A-3-SLO-00-156**
 APPLICANT: **DAVE & JAN CROWTHER**
 APPELLANTS: Commissioner Sara Wan & Commissioner Dave Potter
 PROJECT LOCATION: 8525 Van Gordon Creek Road, Cambria (APN 013-011-015).
 PROJECT DESCRIPTION Allow conversion of an existing single family residence to a 5-unit bed-and -breakfast.
 SUBSTANTIVE FILE DOCUMENTS: San Luis Obispo Local Permit D000010P; San Luis Obispo County Certified Local Coastal Program

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 January 10, 2001 Commission Meeting is December 21, 2000. Staff must receive the material necessary for a complete analysis at least one week prior to the final day for completion of staff reports; as of December 20, 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 December 11, 2000; the 49th day therefore falls on January 29, 2001, after the Commission's January 10 meeting but before the Commission's February 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 February meeting, in San Luis Obispo.