

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Filed: 12/14/01
49th day: 2/1/01
180th day: 6/12/02
Staff: JB-SC
Staff report: 12/27/01
Hearing date: 1/9/02

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....	San Luis Obispo County.
Local decision.....	Approved with conditions.
Appeal number.....	A-3-SLO-01-122
Applicants.....	Cambria Pines Lodge, Attn: Dick Winter
Appellants.....	California Coastal Commission, Commissioners Sara Wan & Christina Desser
Project location.....	2905 Burton Drive, Cambria, San Luis Obispo County (APN(s) 023-421-002, 023-425-011, 023-431-002).
Project description.....	Expansion of an existing lodge, including 35 new guest rooms, a small theatre and retail shop.
Substantive file documents.....	County local permits D980113D.

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: 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 is filed with the Commission. The appeal for the above-referenced decision was filed on 12/14/01; the 49th day falls on 02/01/02 (after the Commission's January meeting but before the Commission's February meeting).

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. As of this date (12/27/01) the material necessary for a



California Coastal Commission
January Meeting in Los Angeles

Staff: Jonathan Bishop Approved by: *[Signature]* 12/27/01

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complete analysis had not yet been received, which does not provide adequate time to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal at the January hearing. 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 Diego.



California Coastal Commission