

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
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**W20c****RECORD PACKET COPY**

Filed: 09/05/02  
49th day: 10/24/02  
Staff: JB-SC  
Staff report: 09/19/02  
Hearing date: 10/09/02

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

**Local government**.....San Luis Obispo County.  
**Local decision**.....Approved with conditions.  
**Appeal number**.....A-3-SLO-02-074  
**Applicants**.....Steve Pelle.  
**Appellants**.....California Coastal Commission (Sara Wan & Christina Desser).  
**Project location**.....1609 Burton Drive (Lodge Hill), Cambria, San Luis Obispo County.  
**Project description**.....Construction of a two-story 3,500 sq. ft. single-family residence with attached 900 sq. ft. garage, 350 sq. ft. sun porch, 595 sq. ft. guesthouse, and a 2,400 sq. ft. garage/workshop.  
**File documents**.....County local permit D000382P; Final Local Action Notice 3-SLO-02-429

**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 09/05/02; the 49<sup>th</sup> day falls on 10/24/02 (after the Commission's October meeting but before the Commission's November 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 (09/19/02) the material necessary for a 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 October 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 November meeting in San Diego.

**California Coastal Commission****October Meeting in Eureka**Staff: Jonathan Bishop Approved by *J.B.L. 9/19/02*