

**CALIFORNIA COASTAL COMMISSION**

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

**Th12d****RECORD PACKET COPY**

Filed: 1/9/03  
49th day: 2/27/03  
Staff: JB-SC  
Staff report: 1/16/03  
Hearing date: 2/6/03

---

**STAFF REPORT: APPEAL  
OPEN AND CONTINUE**


---

**Local government**.....San Luis Obispo County.  
**Local decision**.....Approved with conditions.  
**Appeal number**.....A-3-SLO-03-005  
**Applicants**.....Gordon & Sherry Paine  
**Appellants**.....California Coastal Commission (Mike Reilly & Pedro Nava).  
**Project location**.....3280 Bradford Circle, Cambria, San Luis Obispo County.  
**Project description**.....Construction of a 2,480 sq. ft. single-family residence.  
**File documents**.....County local permit D010285P; Final Local Action Notice 3-SLO-02-638

---

**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 1/9/03; the 49<sup>th</sup> day falls on 2/27/03 (after the Commission's February 2003 meeting but before the Commission's March 2003 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 (1/16/03) 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 February 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 March 2003 meeting in San Luis Obispo.



California Coastal Commission  
February Meeting in San Diego

Staff: Jonathan Bishop Approved by: *DSL*

