

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th6b

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Filed: 1/24/03
49th day: 3/14/03
Staff: JB-SC
Staff report: 2/13/03
Hearing date: 3/6/03

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government.....San Luis Obispo County.
Local decision.....Approved with conditions.
Appeal number.....A-3-SLO-03-012
Applicants.....Dr. Javad Sani
Appellants.....Commissioners Pedro Nava and John Wooley
Project location.....Highway One (east side of highway, approx. 2 miles north of Piedras Blancas, North Coast Planning Area, San Luis Obispo County).
Project description.....Request to grade for and construct three 4,300 sq. ft. single-family residences on three existing parcels ranging from 3.44 to 6.40 acres.
File documents.....County local permit D010029P; Final Local Action Notice 3-SLO-03-011

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 1/24/03; the 49th day falls on 3/14/03 (after the Commission's March 2003 meeting but before the Commission's April 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 (2/13/03) 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 March 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 April 2003 meeting in Santa Barbara.



**California Coastal Commission
March Meeting in San Luis Obispo**

Staff: Jonathan Bishop Approved by: **DSL**