

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th8c

Filed: 3/28/03
49th day: 5/16/03
Staff: JB-SC
Staff report: 4/17/03
Hearing date: 5/8/03

STAFF REPORT: APPEAL OPEN AND CONTINUE

Local government San Luis Obispo County.

Local decision Approved with conditions.

Appeal number A-3-SLO-03-040

Applicants Alex Benson

Appellants Concerned Citizens of Los Osos, Attn: Julie Tacker

Project location 1370 2nd Street, Los Osos, San Luis Obispo County. (APN(s) 038-182-039, 038-182-041, 038-182-043, 038-182-048).

Project description Allow a two-phase commercial project. The first phase consists of a 3,837 square foot addition consisting of 8 new guest rooms to the existing Baywood Inn hotel, and a 7,345 square foot new motel building (Baywood Village Inn) consisting of 10 new guest rooms. The second phase consists of two new hotel buildings (Baywood Lodge), one building of 3,472 square feet with 6 new guest rooms, and a second building of 7,940 square feet with 16 guest rooms.

File documents County local permit D010088D; Final Local Action Notice 3-SLO-03-092

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 3/28/03; the 49th day falls on 5/16/03 (after the Commission's May 2003 meeting but before the Commission's June 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. This material was received on April 15, 2003, which did not provide adequate time to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal at the May 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 June 2003 meeting in Long Beach.



**California Coastal Commission
May Meeting in Monterey**

Staff: Jonathan Bishop Approved by: *JNB 4/17/03*