

CALIFORNIA COASTAL COMMISSION

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W15a

Prepared June 10, 2024 for June 12, 2024 Hearing

To: Commissioners and Interested Persons
From: Kevin Kahn, Central Coast District Manager
Devon Jackson, Central Coast Coastal Planner
Subject: STAFF REPORT ADDENDUM for W15a
Appeal Number A-3-SLO-24-0011 (Brawer/Watt SFD)

The purpose of this addendum is to replace the “Important Hearing Procedural Note” on page 1 of the staff report with the following (which notes the correct substantial issue hearing procedure for the appeal):

Please note that at the hearing for this item the Commission will not take testimony on staff’s substantial issue recommendation unless at least three Commissioners request it. Commissioners may ask questions of the Applicant, aggrieved persons (i.e., generally persons who participated in some way in the local permitting process), the Attorney General, the Executive Director, and their proxies/representatives prior to determining whether or not to take such testimony. If the Commission does decide to take such testimony, then it is generally limited to three minutes total per side (although the Commission’s Chair has the discretion to modify these time limits). Only the Applicant, persons who opposed the application before the local government, the local government, and their proxies/representatives are allowed to testify during this substantial issue phase of the hearing. Other interested parties may submit comments in writing. If the Commission finds that the appeal raises a substantial issue, then the Commission takes jurisdiction over the underlying coastal development permit (CDP) application and will then review that application at a future Commission meeting, at which time all persons are invited to testify. If the Commission finds that the appeal does not raise a substantial issue, then the local government CDP decision stands, and is thus final and effective.