

CALIFORNIA COASTAL COMMISSION
South Central Coast
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RECORD PACKET COPY

Filed: 12/19/95
49th Day: 2/06/96
180th Day: 6/16/96
Staff: MKH-V
Staff Report: 12/19/95
Hearing Date: 1/9--12/96
Commission Action:

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STAFF REPORT: APPEAL

SUBSTANTIAL ISSUE: OPEN & CONTINUE

LOCAL GOVERNMENT: City of Carpinteria

DECISION: Approve with Conditions

APPEAL NO.: A-4-95-247

APPLICANT: Bermant Development Company

PROJECT LOCATION: 6267 Carpinteria Avenue, City of Carpinteria, Santa Barbara County

PROJECT DESCRIPTION: Construct approximately 58,000 sq. ft. of commercial office space, including 183 parking spaces, on a 3.7-acre parcel located within the Carpinteria Bluffs Area II.

APPELLANT: Coastal Commissioners Giacomini and Glickfeld.

SUBSTANTIVE FILE DOCUMENTS: City of Carpinteria Development Plan 95-744-DP; City of Carpinteria certified Local Coastal Program, as amended by LCP Amendment No. 1-94.

SUMMARY OF 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 reasons.

Pursuant to Section 30621 of the Coastal Act, a hearing on a Coastal Development Permit appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the above described decision was received in the Commission office on December 19, 1995. The Commission staff has not received a copy of the administrative record for this project, and is therefore unable to prepare a staff report and recommendation for the next available Commission meeting.

In accordance with Section 13112 of the California Code of Regulations staff has notified the City of Carpinteria of the appeal and requested that all relevant documents and materials regarding the subject permit be forwarded to the Commission's Ventura office. These documents have not been received to date, and due to the lack of sufficient time between the filing of the appeal and the deadline for submission of staff reports for the January hearing, a full analysis of the appealed project necessary to prepare a staff report and recommendation is not possible.

Therefore, pursuant to Section 13112 of the California Code of Regulations, the Commission should open and continue the Substantial Issue hearing at its January meeting. As required by Section 13112, the Substantial Issue hearing will be reopened at the next available Commission meeting after all relevant materials are received from the City of Carpinteria.

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