

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142



Filed: 2/12/96
49th Day: 3/1/96
180th Day: 7/10/96
Staff: MHC
Hearing Date: 3/12-15/96
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

W19a

LOCAL GOVERNMENT: County of Santa Barbara

DECISION: Approved with conditions

APPEAL NO: A-4-SB-96-029

APPLICANT: City of Santa Barbara-Redevelopment Agency

PROJECT LOCATION: 209 State Street, Santa Barbara

PROJECT DESCRIPTION: Rehabilitation of Santa Barbara Railroad Station

APPELLANT: Richard A. Stromme

SUBSTANTIVE FILE DOCUMENTS: Local Coastal Development Permit 94-0036

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, an appeal must be heard within 49 days from the date an appeal of a Coastal Development Permit issued pursuant to certified Local Coastal Program is received. An appeal of the above described decision was received in the Commission office on February 5, 1996. The 49th day falls prior to the Commission hearing. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the March 12-15 meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on February 16, 1996 that the local government forward all relevant documents and materials regarding the subject permit. These documents were requested, but have not been received in time to prepare a staff report and recommendation for the March 12-15, 1996 hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.