

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
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VENTURA, CA 93001  
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Filed: 3/5/96  
49th Day: 4/23/96  
180th Day: 9/1/96  
Staff: MHC  
Staff Report: 3/18/96  
Hearing Date: 4/9-12/96  
Commission Action:

**RECORD PACKET COPY**STAFF REPORT: APPEALSUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Santa Barbara

DECISION: Approved with conditions

APPEAL NO.: A-4-96-043

APPLICANT: Santa Barbara Senior Housing Associates

PROJECT LOCATION: 2801 Cliff Drive, Santa Barbara

PROJECT DESCRIPTION: Single Family Residence with appurtenant facilities, including 5,700 linear feet of fencing (Wilcox Property)

APPELLANT: Small Wilderness Area Preserves

SUBSTANTIVE FILE DOCUMENTS: CDP95-007

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 a certified Local Coastal Program is received. An appeal of the above described decision was received in the Commission office on February 27, 1996. Also in accordance with the above cited section of the Administrative Regulations, staff requested on February 29, 1996 that the local government forward all relevant documents and materials regarding the subject permit. These documents were received on March 11, 1996, but there was not enough time for a full analysis to prepare a staff report and recommendation for the April hearing. Pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the April 9-12, 1996 meeting. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.

MHC  
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