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CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
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Filed: 9/15/97
49th Day: 11/3/97
180th Day: 3/14/98
Staff: MC-V
Staff Report: 9/21/97
Hearing Date: 10/7-10/97



STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-STB-97-185

APPLICANT: Santa Barbara Development Partnership (Randy Fox)

PROJECT LOCATION: South of Devereux Creek between Santa Barbara Shores and Devereux Slough Ecological Reserve.

PROJECT DESCRIPTION: Development of 161 residential units on 37 of a total of 255 acres of land in addition to the construction of miscellaneous recreational facilities.

APPELLANTS: Santa Barbara Shores Homeowners's Association and Santa Barbara Urban Creeks Council

SUBSTANTIVE FILE DOCUMENTS: County of Santa Barbara certified Local Coastal Program; Appeal File A-4-STB-97-185.

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 and filed on September 15, 1997. In accordance with Section 13112 of the Administrative Regulations, staff requested on September 22, 1997 that the local government forward all relevant documents and materials regarding the subject permit. To date staff has not received the documents and materials requested

The 49th day fall on November 3, 1997, a day before the Commission's scheduled November 4-7, 1997 meeting. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the Commission's October 7-10, 1997 meeting. The appeal will be scheduled for a full substantial issue hearing once the a relevant documents and materials are available.