

CALIFORNIA COASTAL COMMISSION


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



T20

April 24, 1997

TO: Commissioners and Interested Persons

FROM: Steve Scholl, Deputy Director
Gary Timm, District Manager
 Rebecca Richardson, Coastal Program Analyst

RE: **Notice of Impending Development 1-97, Pursuant to the University of California Santa Barbara Certified Long Range Development Plan (LRDP) for Public Hearing and Commission Action at the meeting of May 13, 1997 in Santa Barbara.**

SUMMARY AND STAFF RECOMMENDATION

The impending development includes four different project components. First, the notice involves construction of a 2,000 ft. long four lane segment of University/Mesa Road along the northern perimeter of the Main Campus, south of the Goleta Slough Bluffs, involving approximately 15,000 cu. yds. of fill. Second, the notice indicates that the University will be constructing a 905 space, four level, 38 ft. high parking structure with 21,000 cu. yds. of total grading (all excavation). This component of the project also involves realigning the Campus entrance and reconfiguring parking lots 12, 13, 14 and 16 with approximately 6,000 cu. yds. of grading (all fill). Third, the notice included improvements to an existing 479 space parking lot adjacent to Harder Stadium and Storke Field. Fourth, the notice states the University's intent to restore and enhance a 5.45 acre area of the Goleta Slough Bluffs, which includes restoring the previously developed .5 acre tank farm site back to natural state. The restoration project involves the construction of pedestrian trails at the top and base of the bluff.

The notice was received in the South Central Coast Office on April 14, 1997 and was deemed filed on April 24, 1997. Staff is recommending that the Commission **approve** the impending development with special conditions regarding alternative interim parking, public access trail improvements, ESHA construction responsibilities, enhancement, monitoring and maintenance of Goleta Slough bluffs, drainage and erosion control, conformance with geological recommendation and certification of LRDP amendment which are necessary to bring the development into conformance with the certified University of California, Santa Barbara LRDP. (Exhibits are attached.)

Staff Note: Staff has accepted Notice of Impending Development 1-97 for filing in anticipation of the Commission's action on Long Range Development Plan Amendment (LRDPA) 1-97 at the Coastal Commission Meeting on May 13, 1997. Special condition #1 of this notice states that the University cannot proceed with development until amendment to the LRDP is certified as effective by the Coastal Commission.

Additional Information: Please contact Rebecca Richardson, California Coastal Commission, South Central Coast Area, 89 So. California Street, Second Floor, Ventura, CA. (805) 641-0142.

I. Procedure

§30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. §13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

II Staff Recommendation: Motion and Resolution

Staff recommends that the Commission adopt the following motion and resolution. A **YES** vote by a majority of the Commissioners present is necessary to pass the motion.

Motion: I move that the Commission determine that the development described in the Notice of Impending Development 1-97, as conditioned, is consistent with the Certified University of California Santa Barbara LRDP.

Resolution: The Commission determines that the proposed Impending Development 1-97, as conditioned is consistent with the Certified University of California Santa Barbara LRDP for the reasons discussed in the findings herein.

III. Special Conditions

1. Consistency with LRDP

Prior to the University commencing construction, Long Range Development Plan Amendment 1-97 must be effectively certified and deemed legally adequate by the California Coastal Commission.

2. ESHA Construction Protection

The University agrees to provide construction fencing along the northern extent of road construction activities to prevent workers, construction related activities, equipment and debris off the bluff face and agrees to provide daily monitoring by a qualified independent monitor during all grading and road construction activities to insure compliance with grading plans and protection of the bluff face vegetation. Heavy machinery shall not be used to construct the improvements to existing pedestrian trail on the bluff face.

3. Drainage and Erosion Control Improvements

The University shall submit and implement plans, subject to the review and approval of the Executive Director, illustrating the use of high-uptake native vegetation, such as juncus, eleocharis and care within the earth drainage swale. The University agrees that should any portion of the project drainage structure fail or should the project result in any erosion of the bluff, the applicant shall be responsible for any necessary repairs or restoration of the eroded areas. Except as specified in special condition 5c below, the University shall submit a notice of impending development for any activities occurring in the designated ESHA.

4. Conformance with Geotechnical Recommendation

All recommendations contained in the Geotechnical Engineering Report by Fugro West, Inc., date February, 1996 shall be incorporated into all final design and construction plans including surficial stability, foundations, landscaping and drainage. Prior to the commencement of construction, the University shall submit for the review and approval of the Executive Director, evidence of the consultant's review and approval of all project plans.

5. Goleta Slough Bluff Enhancement, Monitoring and Maintenance

- a) The University shall replace all existing oak trees that are removed at a ratio of 10:1;
- b) The University shall implement the proposed Bluff Enhancement Plan, prepared by Wayne R. Ferren Jr.;
- c) The University shall monitor the areas of existing and planted vegetation for five (5) years to ensure the survival and regeneration of vegetation. In the event that revegetation efforts are unsuccessful or surficial bluff slope failures occur, the University shall continue to repeat revegetation efforts and shall continue to monitor any areas of surficial bluff failure for a minimum period of 3 years;
- d) The University shall submit evidence, to the satisfaction of the Executive Director, that a permanent steward has been engaged to manage the ESHA resources and monitor the use of pedestrian trails to ensure that public access remains limited to designated areas only; and,
- e) The pedestrian trails shall be adequately marked and signed in an effort to limit use of the ESHA to the designated trails only and prohibit bicyclists from using the trails.

6. Alternative Interim Parking

Prior to the commencement of development, the University shall submit evidence that it has secured 100 off-campus parking spaces for the time period of September 1997 through January 1998. The Goleta Beach parking area operated by the County of Santa Barbara shall not be used by students or faculty as a means of Campus parking. In conjunction with

the County of Santa Barbara, the University shall employ measures, such as penalty fees, signs and campus information to prevent students and faculty of the University from using the Goleta Beach parking area for Campus use.

7. Public Access Trail Improvements

Prior to the commencement of development, the University shall submit evidence to the Executive Director that the pedestrian pathways are designed to discourage bicyclist from using the trails and that the trails located on the Goleta Slough bluff face are 5 ft. in width. In addition, the University shall provide the Executive Director with evidence that campus visitors will be made aware of all available pedestrian paths on the campus by measures that include, at minimum, signage and campus visitor maps. The University agrees to clearly sign all public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs as available public trails for pedestrian use only.

IV. Findings and Declarations

The Commission finds and declares as follows:

A. Background

On March 17, 1981 the University's LRDP was effectively certified by the Commission. The LRDP has been subject to seven major amendments. Under LRDP Amendment 1-91, the Commission reviewed and approved the 1990 UCSB LRDP; a 15 year long range planning document, which substantially updated and revised the certified 1981 LRDP. The 1990 LRDP provides the basis for the physical and capital development of the campus to accommodate a student population in the academic year 2005/06 of 20,000 and to expand the building area of the campus by 1.2 million square feet.

B. Description of Impending Development

The impending development involves four different components of development. The first is the construction of a 2,000 ft. long four lane segment of University/Mesa Road along the northern perimeter of the Main Campus and the Goleta Slough Bluffs. As part of the road realignment, the University has indicated that seven oak trees that are located on the top of the bluff will be removed. In addition, the University has stated that 1,700 sq. ft. of habitat area will be temporarily impacted as a result of construction of the road. The 1,700 sq. ft. area is illustrated in Figure 13, an aerial photo (attached to LRDP Amendment 1-97 staff report at May 1997 Commission meeting) and in Figure 8, a map of vegetation communities. None of the 1,700 sq. ft. area that will be disturbed is located in the mapped environmentally sensitive habitat area (ESHA) and none of the oak trees proposed for removal are located in the ESHA. Approximately 15,000 cu. yds. of fill will be used to construct the roadway. Of the 15,000 cu. yds. approximately 8,000 cu. yds. will be used to recontour the .5 acre developed tank farm area and support the road.

The second component of the notice states that the University will be constructing a 905 space, four level, 38 ft. high parking structure in the location of parking lot 16. The bottom level will require approximately 21,000 cu. yds. of total grading (all excavation). In addition, the University will be realigning the Campus entrance and reconfiguring parking lots 12, 13, 14 and 16, which are also located in the northern campus area adjacent to the Goleta Slough Bluffs. The parking structure and reconfiguration of the existing parking lots will provide an additional 800 parking spaces over the existing number of spaces.

The third component of the notice includes the construction of a 479 space parking lot adjacent to Harder Stadium and Storke Field. The parking lot is located approximately 300 ft. south of the Storke Campus Wetland buffer area and 500 ft. south of the wetland itself. The University will be planting trees along the northern perimeter of the parking lot. The University has indicated that this area is presently unimproved and is currently used for overflow parking. The construction of the temporary parking on 7.5 acres is the first phase of the notice that will be developed.

The fourth component of the notice involves restoring and enhancing a 5.45 acre area of the Goleta Slough Bluffs (also called the North Bluff Enhancement Plan). This is the final phase of the project. Pursuant to LRDP Amendment 1-97, the 5.45 acre area subject to the plan involves 4.05 acres of area that is designated as ESHA and 1.4 acres of land that is designated as Open Space ESHA Buffer. The enhancement plan includes the improvement of existing pedestrian trails along the base and top of the bluff. The area at the base of the bluff, identified as area 10 on the Enhancement Project Concept Plan, is in the Commission original permit jurisdiction. Therefore, this area is subject to review by the Commission and is scheduled at the Commission's May 1997 meeting (coastal development permit 4-97-80).

The Commission notes that the University's notice of impending development is subject to the Commission's review and certification of an amendment to the LRDP (LRDP amendment 1-97). By amending the LRDP, components of the University's project, i.e. the location of the road would be consistent with the LRDP. As such, the subject notice of impending development 1-97 can only be found consistent with the LRDP, if LRDP amendment 1-97 is approved and effectively certified by the Commission. Therefore, in order to insure that the University does not proceed with development prior to completing the amendment process, special condition #1 has been drafted.

C. Environmentally Sensitive Habitat Area, Biological Productivity and Bluff Development

The LRDP contains many policies which include provisions for minimizing impacts to the biological productivity and quality of wetlands and ESHAs in order to maintain the appropriate populations of wetland organisms, consistent with §30231 of the Coastal Act. LRDP policies 30231.1 and 30231.2 provide for the protection of identified environmentally sensitive habitat areas, Campus wetlands and coastal waters from sediment transfer or contamination from urban runoff during construction implementing grading and erosion control practices and by requiring that all projects be designed to direct surface runoff away from coastal waters and wetlands. LRDP policy 30231.2(n) states that:

Runoff from parking areas and from University Road on the Main Campus shall be directed to drainage structures. Traps, filters and earth drainage swales with high-uptake native vegetation for roadway and parking lot contaminants shall be provided as part of the drainage structures.

Furthermore, LRDP policy 30231.3 requires that drainage and runoff have no adverse affect on the campus ESHAs and wetlands by insuring that pollutants are not allowed in drainage systems and that runoff from the campus does not increase sedimentation.

As stated previously, the proposed project consists in part of developing a 2,000 ft. long stretch of road adjacent to the Goleta Slough bluffs. The potential for the developed areas of the Campus in combination with the proposed roadway to adversely impact the ESHA exist given the increased level of use that a four lane road would incur. Additionally, parts of the expanded road will be located closer to the top of the ESHA than the existing road is. The University has proposed to implement a detailed landscaping, drainage and erosion control plans that will insure that the final project will not have adverse impacts on the adjacent habitat areas. Proposed elements of the University's erosion control plan to protect these areas include: temporary silt fence drop inlet sediment barriers; straw anchoring to bind the soil and prevent surface erosion; and, a staging area away from the ESHA. The proposed landscaping plan within the parking lot area will also serve to minimize the amounts of off-site drainage on the ESHA. In order to insure that the drainage structures are maintained and that up-take native vegetation is used within a natural drainage swale along the roadway, special condition #3 is required.

In addition, the LRDP contains specific policies which require the protection of environmentally sensitive habitat areas and also require that the geotechnical stability of bluff face be maintained. For example LRDP policy 30240(a).11 states relative to protecting and preserving the Goleta Slough habitat that, "With the exception of pedestrian trails, there shall be no construction on the Goleta Slough bluffs and bluff-tops, that are designated as ESHA and ESHA Open Space Buffer north of University Road. In addition, policy 30240(a).11 states that, "Should bluff failure occur, University Road shall be realigned south of the bluff face; the construction of retaining walls or other forms of remediation on the bluff face ESHA area shall not be allowed."

With respect to balancing future development projects, such as the roadway, against potential impacts on the Goleta Slough Bluff ESHA, LRDP policy 30240(a).11(c) states:

Any construction that occurs on the Goleta Slough bluff top including the removal of riparian vegetation or habitat shall be mitigated within the immediate area by restoring or planting native vegetation of equal or greater area in size.

Moreover, LRDP policy 30240(a).11(e) calls for the protection of oak trees to the maximum extent feasible and policy 30240(a).11(f) requires that oak trees adjacent to the Goleta Slough Bluffs that are removed in conjunction with either repair or construction of University/Mesa Road be replaced at a ratio of 10:1.

The proposed project involves the construction of a 2,000 ft. long section of the expanded University/Mesa Road; the construction of a parking lot area approximately 500 ft. south of the Storke Campus Wetlands; and the implementation of a bluff enhancement plan. Some portions of the 2,000 ft. road expansion encroach as close as 10 ft. to the top of the Goleta Slough Bluffs. Staff of the University has stated that the bluffs were subject to landform alteration (cut) in the 1940s when development occurred at the base of the bluffs. As such, the area at the base of the bluff and the bluff face soil consist predominantly of bedrock. In spite of the removed topsoil, the bluff face east of the previously developed tank farm has revegetated itself with a healthy Coast Live Oak Woodland. Potential impacts that could result from the road expansion include bluff failure and soil erosion. The University has submitted a Geotechnical Report that indicates that the bluffs are stable and that construction of the road would not adversely impact the stability of the bluffs. The report also contained recommendations for the University to incorporate into the final design plans which involve surficial stability, foundations, landscaping and drainage. Special condition #4 requires the University to submit evidence to the Executive Director that the final design plans conform to the recommendations of the geotechnical consultants report dated February 1996.

The University is also proposing to develop a pedestrian trail along the base and top of the bluffs. The predominate vegetation that is located on the bluff face consists of Coast Live Oak Woodlands. Given that the bluff area was subject to previous landform alteration, the bluff face itself consists predominantly of bedrock. Even though understory vegetation typical of oak woodlands occur under and around these trees, the bluff face is not completely vegetated. The goals contained in the 4/10/97 Bluff Enhancement Plan submitted in the notice of impending development include the following:

- 1. revegetation of the 5.45 acre area with appropriate native plant species;*
- 2. eradication of invasive exotic plant species contained in the project area;*
- 3. erosion control and slope stabilization below the realigned road;*
- 4. increase the ESHA and buffer area's ecological function for native flora and fauna;*
- 5. continue the existing North Bluff pedestrian access and interpretive trail; and,*
- 6. create an aesthetically pleasing landscape to complement the new campus entrance and viewing areas.*

As described above, maintaining the ESHA is necessary in order to protect the bluff face from surficial failures and to protect the habitat values of the Goleta Slough ecological areas. Construction activities along the top of the bluff is anticipated to temporarily impact 1,700 sq. ft. of non-ESHA habitat and result in the removal of seven oak trees that are not located in the mapped ESHA. The new road alignment will be located as close as 10 ft. from the top of the bluff. The Commission has, in past projects, required that development adjacent to sensitive resources such as ESHAs and wetlands, monitor grading to ensure that the proposed development was carried in a manner consistent with protecting the resources.

Further, special condition #2 has been drafted to insure that the University provide construction fencing along the northern extent of road construction activities and also provides daily monitoring by a qualified independent monitor during all grading and road construction activities.

The Commission notes that the development of the proposed pedestrian trail within the ESHA also raises issue with respect to resource impacts. In the case of this notice of development, the vast majority of the trail follows the alignment of an old roadway, of existing footpaths and of currently developed/disturbed areas. As shown in the notice, the trails will be sited and designed so as not to disturb any of the existing ESHA. The only future improvements that will be required to open these trails are minimal erosion control measures and signs to inform pedestrians of the resource areas that are not intended for walking. The intent of the pedestrian trails at the base of the bluffs is to allow visitors, students and faculty the opportunity to enjoy the Goleta Slough. In order to ensure that the ESHA enhancement plan is implemented and monitored and that the trails allow only passive use, such as pedestrians, and not uses that could adversely impact the plant or animal life or their habitats, special condition #5 is required.

The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to biological productivity, environmentally sensitive habitat areas and bluff development.

D. Traffic, Circulation and Public Access

§30250(a) of the Coastal Act, which is included as a policy in the 1990 UCSB LRDP, states that new development shall not overburden the public infrastructure and be located where it will not have significant individual or cumulative adverse effects on coastal resources. In addition, Coastal Act §30213, which is also included as a policy in the 1990 UCSB LRDP, states that lower cost recreational facilities shall be protected, encouraged and where feasible, provided. §30213 of the Coastal Act specifies that developments providing public recreational opportunities are preferred.

As certified in the LRDP, improvements to coastal access are identified, in part, by new road segments which are meant to eliminate conflicts between Campus and non-Campus traffic on the Main Campus. Other methods to improve public access presently employed by the University include extensions and improvements to Campus roads, pedestrian and bicycle systems, and additional parking and directional signs. The realignment of University Road/Mesa Road is the primary circulation improvement that is described in the LRDP.

In certifying the LRDP in 1980 and its subsequent 1991, amendment, the Commission found that improving the Campus' circulation was necessary and that the roadway realignment would improve coastal access along University Road, which is a primary auto access route to the coast. The University has indicated that Mesa/University Road will serve as the main arterial for the Campus and will be open at all times. The expansion of the roadway will improve campus circulation for students, teachers and coastal visitors. Therefore, the

Commission finds that the proposed road realignment is consistent with the applicable new development and public access policies of the LRDP.

In addition, the University's LRDP identifies the need to create an additional 1,500 parking spaces on Campus by the year 2005-06 to accommodate the expansion and growth of the Campus certified by the Commission. The LRDP further specifies that although 1500 parking spaces are needed, only 1200 spaces are recommended with the balance (300 spaces) taken up by transportation management programs. The subject development will result in an increase in 800 available parking spaces. The University has indicated that 15 additional visitor spaces will be made available within the new parking areas.

§30210 of the Coastal Act, which is included as a policy in the 1990 UCSB LRDP, states, in part, that development shall not interfere with the public's right to access the sea. The LRDP also contains policies that require the University to protect coastal visitor parking. For instance, LRDP policy 30210.3 states that visitors are entitled to park in lots 23 and 24, which are located adjacent to the coastal bluff, beach area of the campus. In addition, LRDP policy 30210.9 states that the University must conspicuously post public access signs which note the direction of the beach access within parking lots 1, 5, 6, 10, 23 and 24.

Even though the parking lot areas subject to the construction activities are not identified in the above cited LRDP policies, the Commission finds that the potential exists for visitor parking areas to be utilized by students and faculty during the construction of the new parking. The University has provided Commission staff with an Interim Parking Plan Timeline which indicates how the loss of 1,022 parking spaces will be addressed during the 18 month construction period (Exhibit 1). The majority of the parking loss will be addressed by the surplus of spaces that will be available during the summer months of construction. However, according to the proposed project timeline, a deficit of 109 parking spaces will exist September through October, 1997. One alternative that has been identified by the University to make up the deficit is to secure a lease agreement with the County of Santa Barbara to lease 100 spaces at Goleta Beach. This is also an identified option in the months of November 1997 through January 1998. This option of using public beach access parking in lieu of securing other parking or alternative transportation methods for students and faculty is clearly inconsistent with §30210 of the Coastal Act. Given that the proposed development which will result in an interim parking shortfall, in which parking for the University would be transferred off campus to a public parking lot available for public beach users, special condition #6 has been drafted. As set forth in special condition #6, the University is required to submit evidence that it has secured 100 off-campus parking spaces for the time period of September 1997 through January 1998. Additionally, the University is required to work with the County of Santa Barbara to employ measures, such as penalty fees, signs and campus information to prevent students and faculty of the University from using the Goleta Beach parking area for Campus use.

With regard to public access, the proposed notice is proposing to create two viewing areas and a pedestrian trail along the top and the base of the Goleta Slough Bluffs. The University is not proposing to permanently eliminate any public parking in this area in this section of the

campus. Therefore, the trail and viewing areas will provide a means of low cost recreation to members of the public to enjoy the Goleta Slough and abutting ESHA.

Relative to constructing pedestrian trails along the Goleta Slough Bluffs LRDP policy 30210.20 states that:

Public pedestrian paths and scenic overlooks along the bluff top and base of the Goleta Slough bluffs shall be clearly signed as available public trails for pedestrian use only. Pedestrian pathways shall, by design, discourage bicyclist from use of the trails and trails located on the Goleta Slough bluff face shall be limited to 5 ft. in width. Campus visitors shall made aware of all available pedestrian paths on the campus by measures to include, at minimum, signage and campus visitor maps.

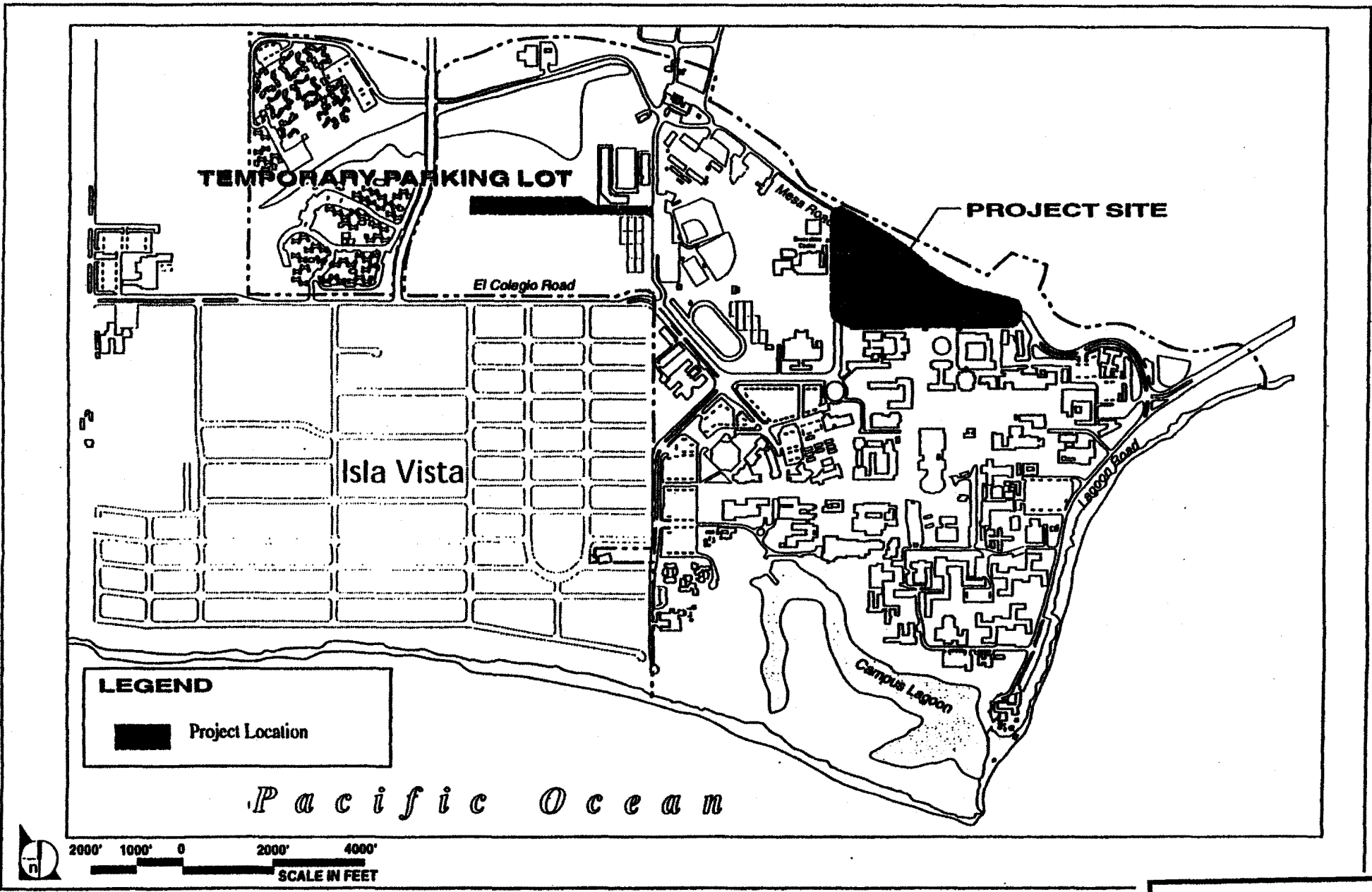
In order to insure that the proposed pedestrian trails are constructed, maintained and signed in a manner consistent with policy 30210.20, special condition #7 is required. The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable LRDP policies with regards to traffic, circulation and public access.

INTERIM PARKING PLAN - TIMELINE

	1997 Summer	1997 Fall		1998 Winter / Spring		1998 Summer	1998 Fall	
	June - Aug	Sept - Oct	Nov - Jan	Feb - May	July - Aug	Sep - Nov	Dec	
Loss of Spaces	(1,022)	(1,022)	(913)	(598)	(598)	(598)	(598)	(912)
Loss Addressed By Current Surplus*	1,307	369	369	369	1,307	369	369	369
Interim Supply Needed	285	(653)	(544)	(229)	709	(229)	(543)	
Proposed Plan:								
Recover Lot 15	50	50	50	50	50	50	50	50
Restriping	15	15	15	15	15	15	15	15
Harder Lot	-	479	479	479	479	479	479	479
Structure Spaces								903
(Deficit) Surplus Sub-total	350	(109)	-	315	1,253	315	904	
Additional Options:								
TDM Efforts		100	100	100	100	100	100	100
West Campus		60	60					
Goleta Beach		100	100					
Net (Deficit) Surplus	350	151	260	415	1,353	415	1,004	

* Current Surplus: Supply less demand
 Summer @75% Other quarters @85%

EXHIBIT 1
UCSB
 Notice of
 Impending
 Development
 1-97
 Interim
 Parking Plan



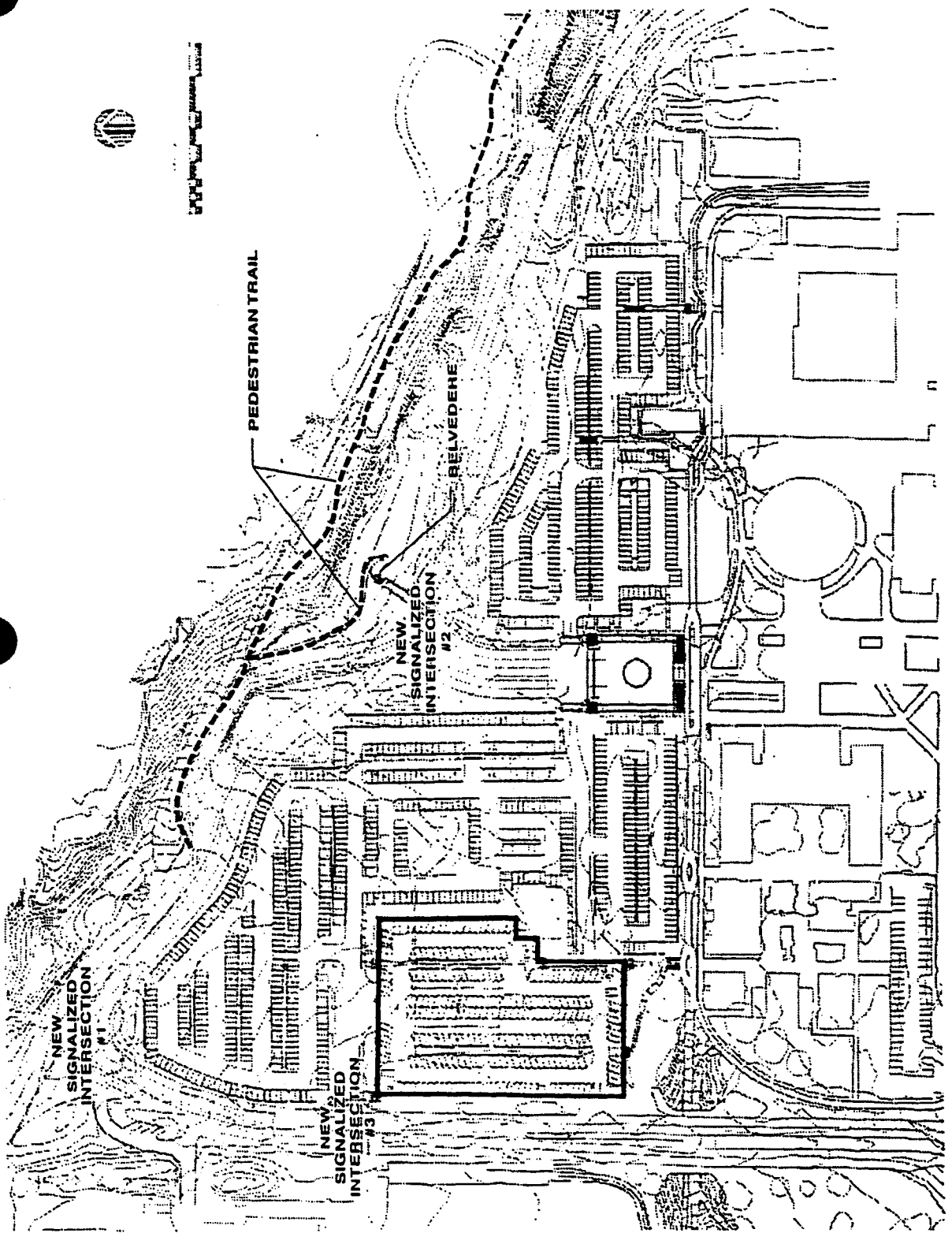
SOURCE: University of California at Santa Barbara (U.C.S.B.), 9/96.

160-03-9/96

UCSB PARKING STRUCTURE AND MESA ROAD/UNIVERS

EXHIBIT 2
UCSB
 Notice of
 Impending
 Development
 1-97
 LOCAL
 VICINITY MAP

EXHIBIT 3
UCSB
Notice of
Impending
Development
1-97
PROJECT SITE
PLAN



SOURCE: University of California at Santa Barbara (U.C.S.B.), 9/96.

UCSB PARKING STRUCTURE AND MESA ROAD/UNIVE

CALIFORNIA COASTAL COMMISSION

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

Filed: 4/18/97
 49th Day: 6/6/97
 180th Day: 10/15/97
 Staff: MC-V
 Staff Report: 4/24/97
 Hearing Date: 5/13-16/97



Tu 21b

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-SBC-97-079

APPLICANT: David and Connie Schott

PROJECT LOCATION: 3200 Cliff Drive, City of Santa Barbara, County of Santa Barbara.

PROJECT DESCRIPTION: Subdivision of a 4.8 acre parcel into two parcels of 1.8 and 3.0 acres, and replacement and installation of utilities for water, sewer, and drainage control.

APPELLANT: James Blake

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara certified Local Coastal Program.

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 April 11, 1997 and filed April 18, 1997. In accordance with Section 13112 of the Administrative Regulations, staff requested on April 22, 1997 that the local government forward all relevant documents and materials regarding the subject permit. The Commission staff has also requested a boundary determination of the appeals jurisdiction for the subject property from the Commission's mapping unit. These documents have not been received and are necessary to prepare a staff report and recommendation for the May 13 - 16, 1997 hearing. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the May 13 - 16, 1997 meeting. The appeal will be scheduled for a full substantial issue hearing once the materials are available.