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## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
SOUTH CALIFORNIA ST., SUITE 200  
SANTA ANA, CA 92701  
(805) 641-0142



Filed: 2/25/98  
49th Day: 4/15/98  
180th Day: 8/24/98  
Staff: MC-V  
Staff Report: 2/27/98  
Hearing Date: 3/10-13/98

STAFF REPORT: APPEAL  
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: County of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-STB-98-057

APPLICANT: Mountainside Flowers (Persoon)

PROJECT LOCATION: 4940 and 4059 Foothill Road, County of Santa Barbara.

PROJECT DESCRIPTION: Commercial addition of 171,743 square foot greenhouse, 450 square feet fertilizer injection structure.

APPELLANT: Carpinteria Valley Association

SUBSTANTIVE FILE DOCUMENTS: County 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 December 9, 1997 and filed February 25, 1998. In accordance with Section 13112 of the Administrative Regulations, staff requested on February 26, 1998 that the local government forward all relevant documents and materials regarding the subject permit. These documents have not been received and are necessary to prepare a staff report and recommendation for the March 10-13, 1998 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 10-13, 1998 meeting. The appeal will be scheduled for a full substantial issue hearing once the materials are available.

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