

CALIFORNIA COASTAL COMMISSION

1000 SOUTH CENTRAL COAST AREA
 1000 SOUTH CALIFORNIA ST., SUITE 200
 VENTURA, CA 93001
 (805) 641-0142



Filed: 9/2/99
 49th Day: 10/21/99
 180th Day: 2/29/2000
 Staff: MHC-V
 Staff Report: 9/22/99
 Hearing Date: 10/12-15/99

**STAFF REPORT: APPEAL
 SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: City of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-SBC-99-200

APPLICANT: Santa Barbara Properties, L.P. and City of Santa Barbara Redevelopment Agency

PROJECT LOCATION: 20-120 State Street, 15 East Mason Street, 125 State Street, and State Street Right-of-Way between Mission Creek Bridge and Union Pacific Railroad Right-of-Way, City of Santa Barbara

PROJECT DESCRIPTION: Redevelopment of three blocks of properties at the intersection of State Street and Mason Street with a total of 17,532 square feet of commercial retail uses and 81 vacation ownership units

APPELLANT: City Planning Association; League of Women Voters, Cars are Basic

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara Local Coastal Program; Coastal Development Permit CDP99-0013

Summary and 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 September 2, 1999 and filed on September 2, 1999. In accordance with Section 13112 of the Administrative Regulations, staff requested on September 3, 1999 that the local government forward all relevant documents and materials regarding the subject permit. These file documents were received on September 9, 1999 and therefore not in sufficient time to prepare a staff report and recommendation on the appeal for the Commission's October 12-15, 1999 Commission meeting. Pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the October 12-15, 1999 Commission meeting to allow the staff time to review the administrative record of the County's decision and prepare a staff report and recommendation on Substantial Issue.

The Staff anticipates that the item will be scheduled for a hearing on Substantial Issue at the Commission's November meeting.