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CALIFORNIA COASTAL COMMISSION

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



Filed: 1/26/98
 49th Day: 3/16/99
 180th Day: 7/125/99
 Staff: MHC-V
 Staff Report: 2/18/99
 Hearing Date: 3/9-12/99

**STAFF REPORT: APPEAL
 SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: County of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-ST-99-014

APPLICANT: George Longo

PROJECT LOCATION: 2350 Finney Street, Santa Barbara County

PROJECT DESCRIPTION: Demolish parts of a 1,090 sq. ft house, and rebuild and enlarge house to 2,031 sq. ft. on a 6,774 sq. ft. lot

APPELLANT: John R. Gordon

SUBSTANTIVE FILE DOCUMENTS: County of Santa Barbara Local Coastal Program; Coastal Development Permit 98-CDP-002H

RECORD PACKET COPY

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 January 26, 1999 and filed on January 26, 1999. In accordance with Section 13112 of the Administrative Regulations, staff requested on January 28, 1999 that the local government forward all relevant documents and materials regarding the subject permit. These file documents were received on February 16, 1999 and therefore not in sufficient time to prepare a staff report and recommendation on the appeal for the Commission's March 9-12, 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 March 9-12, 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 March meeting.

MHC