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CALIFORNIA COASTAL COMMISSION

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

**RECORD PACKET COPY**

Filed: 1/25/01
49th Day: 3/15/01
180th Day: 7/28/01
Staff: MKH-V
Staff Report: 1/29/01
Hearing Date: 2/15/01

**STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE**

LOCAL GOVERNMENT: County of Santa Barbara

DECISION: Approval with Conditions

APPEAL NO.: A-4-STB-01-022

APPLICANT: Ed. St. George

PROJECT LOCATION: 6583 Del Playa Drive, Lot 1, Isla Vista

PROJECT DESCRIPTION: Construct 2,093 sq. ft., two story, SFR with 276 sq. ft. attached garage on bluff top lot.

APPELLANT: Commissioners Sara Wan and Pedro Nava

SUBSTANTIVE FILE DOCUMENTS: County of Santa Barbara Local Coastal Program and Coastal Development Permit 99-CDP-047

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

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received in the Commission office on January 25, 2001 and filed on January 25, 2001. In accordance with Section 13112 of the Administrative Regulations, staff requested on January 26, 2001 that the local government forward all relevant documents and materials regarding the subject permit. These file documents had not been received as of the date of writing of this report, January 29, 2001. Therefore sufficient time and information was not available to prepare a staff report and recommendation on the appeal for the Commission's February 13-16, 2001 meeting. Pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the February 15, 2001 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 13--16, 2001 meeting.