

CALIFORNIA COASTAL COMMISSION

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



Filed: 5/16/97
49th Day: 7/4/97
180th Day: 11/12/97
Staff: R. Richardson
Staff Report: 5/21/97
Hearing Date: 6/12/97
Commission Action:

STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Ventura

DECISION: Approval with Conditions

APPEAL NO.: A-4-SBV-97-100

APPLICANT: Carmco Ltd.; Carmel Whitman

PROJECT LOCATION: 1003 Woodstock Lane, City of Ventura, Ventura County

PROJECT DESCRIPTION: Increase in lot coverage for an existing house on property located in the single family residential beach zone (R-1-B).

APPELLANT: Mr. Leo Purvis

SUBSTANTIVE FILE DOCUMENTS: City of San Buenaventura certified Local Coastal Program

SUMMARY OF STAFF RECOMMENDATION:

The 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 May 15, 1997 and filed May 17, 1997. In accordance with Section 13112 of the Administrative Regulations, staff requested on May 23, 1997 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 June 10 - 13, 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 June 10 - 13, 1997 meeting. The appeal will be scheduled for a full substantial issue hearing once the materials are available.