

CALIFORNIA COASTAL COMMISSION

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

Filed: 8/11/98
 49th Day: 9/29/98
 180th Day: 2/7/99
 Staff: MB-V
 Staff Report: 8/20/98
 Hearing Date: 9/8-11/98



STAFF REPORT: APPEAL
SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: Ventura County
 DECISION: Approved with Conditions
 APPEAL NO.: A-4-VNT-98-225
 APPLICANT: Breakers Way Property Owners Association
 Attn: Gary Garcia
 PROJECT LOCATION: 6692 - 6694 Breakers Way, Mussel Shoals, Ventura County
 PROJECT DESCRIPTION: Construct a security gate at the entrance to the northern portion of the Mussel Shoals Community
 APPELLANT: Commissioners Andrea Tuttle and Sara Wan
 SUBSTANTIVE FILE DOCUMENTS: Appeal A-4-VNT-98-225

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 August 11, 1998. In accordance with Section 13112 of the Administrative Regulations, staff requested on August 13, 1998 that the local government forward all relevant documents and materials regarding the subject permit. These documents have not been received to date. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing once these materials have been received.

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