

**CALIFORNIA COASTAL COMMISSION**

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

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**RECORD PACKET COPY**

Filed: 4/7/00  
 Staff: MB-V  
 Staff Report: 4/24/00  
 Hearing Date: 5/9-12/00

**STAFF REPORT: APPEAL SUBSTANTIAL ISSUE**

**LOCAL GOVERNMENT:** County of Ventura

**DECISION:** Approval with Conditions

**APPEAL NO.:** A-4-VNT-00-078

**APPLICANT:** Vern Bauman

**PROJECT LOCATION:** South of Pacific View Road and west of Deer Creek Road, Santa Monica Mountains (Ventura County)

**PROJECT DESCRIPTION:** Legalization of ten acre lot (APN: 700-010-031)

**APPELLANTS:** Commissioners Wan and Nava

**SUBSTANTIVE FILE DOCUMENTS:** County of Ventura Local Coastal Program;  
 County of Ventura Coastal Conditional Certificate of Compliance 9904 (PD-1811 and PM-5203)

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 and filed on April 7, 2000. In accordance with Section 13112 of the Administrative Regulations, staff requested on April 10, 2000 that the local government forward all relevant documents and materials regarding the subject permit. These file documents have not been received. Pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the May 9 through 12, 2000 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 June, 2000 meeting.