

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

Filed: 8/19/02  
49<sup>th</sup> Day: 10/7/02  
180<sup>th</sup> Day: 2/15/03  
Staff: SLG-V  
Staff Report: 8/28/02  
Hearing Date: 9/10/02



### STAFF REPORT: APPEAL SUBSTANTIAL ISSUE

**LOCAL GOVERNMENT:** County of Ventura

**DECISION:** Approval with Conditions

**APPEAL NUMBER:** A-4-VNT-02-201

**APPLICANT:** Tom Shozi

**PROJECT LOCATION:** Southeast and Northeast Corners of Olivas Park Drive and Harbor Boulevard, Ventura County

**PROJECT DESCRIPTION:** Subdivision of a 204.3-acre parcel into two parcels, resulting in one 10.03-acre to be annexed to the City of San Buenaventura upon recordation of the Parcel Map and one 194.27-acre agricultural parcel in Ventura County.

**APPELLANTS:** Commissioners Wan, Dettloff, and Nava

RECORD PACKET COPY

### **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 §30621 of the Coastal Act, a hearing on an appeal shall be set no later than 49 days after the date on which the appeal is filed with the Commission. An appeal of the subject decision was filed with the Commission on August 19, 2002. The only available Commission hearing within 49 days is the September 10-13, 2002 hearing.

In accordance with §13112 of the California Code of Regulations, on August 20, 2002, staff notified the County of Ventura of the appeal and requested that all relevant documents and materials pertaining to the project be forwarded to the Commission. These file materials have not yet been received by staff and there was not sufficient time to analyze the subject project and prepare a staff report or recommendation for Commission action at the September 10-13, 2002 hearing. Therefore, pursuant to §13112, the Commission should open and continue the substantial issue hearing on Appeal A-4-VNT-02-201 until all relevant materials are received. The substantial issue hearing will be scheduled for Commission action at a later hearing.