

**CALIFORNIA COASTAL COMMISSION**

1000 CENTRAL COAST AREA  
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RECORD PACKET COPY

Filed: 12/17/02  
49th Day: 2/4/03  
Staff: K. Kemmler  
Staff Report: 12/19/02  
Hearing Date: 1/7-10/03  
Commission Action:

**STAFF REPORT: APPEAL SUBSTANTIAL ISSUE**

**LOCAL GOVERNMENT:** City of Oxnard

**LOCAL DECISION:** Approval with conditions

**APPEAL NO.:** A-4-OXN-02-249

**APPLICANT:** Integral Design Inc., Attn: Walt Philipp

**APPELANTS:** Chair Sara Wan and Commissioner Shirley Dettloff  
Dr. William H. Henry

**PROJECT LOCATION:** 1211 Capri Way (Oxnard Shores), Oxnard (Ventura County)

**APN NO.:** 191-0-091-125

**PROJECT DESCRIPTION:** Construction of a new 2,194 sq. ft., two story addition to an existing 1,085 sq. ft., two story single family residence with detached two-car garage on a 10,000 sq. ft. beachfront parcel.

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**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 December 17, 2002. The only available Commission hearing within 49 days is the January 7-10, 2003 hearing.

In accordance with §13112 of the California Code of Regulations, on December 17, 2002, staff notified the City of Oxnard 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 January 2003 hearing. Therefore, pursuant to §13112, the Commission should open and continue the substantial issue hearing on Appeal A-4-OXN-02-249 until all relevant materials are received. The substantial issue hearing will be scheduled for Commission action at a later hearing.