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CALIFORNIA COASTAL COMMISSION

4TH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585 - 1800

Filed: 4/11/03
49th Day: 5/30/03
Staff: K. Kemmler
Staff Report: 4/21/03
Hearing Date: 5/6-9/03
Commission Action:



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STAFF REPORT: APPEAL SUBSTANTIAL ISSUE

LOCAL GOVERNMENT: City of Oxnard

LOCAL DECISION: Approval with conditions

APPEAL NO.: A-4-OXN-03-034

APPLICANT: Roy Milbrandt

APPELLANTS: Daniel Wolfus, John Kendig, Barbara Nikelson, Ron & Kelly Blanchette and James Ghere

PROJECT LOCATION: 1041 Mandalay Beach Road (Oxnard Shores), Oxnard (Ventura County)

PROJECT DESCRIPTION: Construction of a new three story, 4,200 square foot single-family beachfront home.

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 April 11, 2003. The only available Commission hearing within 49 days is the May 6-9, 2003 hearing.

In accordance with §13112 of the California Code of Regulations, on April 11, 2003, 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. The complete 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 May 2003 hearing. Therefore, pursuant to §13112, the Commission should open and continue the substantial issue hearing on Appeal A-4-OXN-03-034 until all relevant materials are received. The substantial issue hearing will be scheduled for Commission action at a later hearing.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations.

2. The second part of the document outlines the various methods and tools used to collect and analyze data. It highlights the need for consistent and reliable data collection processes to ensure the validity of the results.

3. The third part of the document describes the different types of data that are collected and how they are used to inform decision-making. It notes that a combination of quantitative and qualitative data is often used to provide a comprehensive view of the organization's performance.

4. The fourth part of the document discusses the challenges and limitations of data collection and analysis. It identifies common issues such as data quality, bias, and incomplete information, and offers strategies to mitigate these risks.

5. The fifth part of the document provides a summary of the key findings and conclusions of the study. It reiterates the importance of data-driven decision-making and the need for ongoing monitoring and evaluation to ensure the organization's success.

6. The final part of the document offers recommendations for future research and practice. It suggests that further exploration of advanced data analysis techniques and the integration of emerging technologies could enhance the effectiveness of data collection and analysis.