

# F13.5b

## CALIFORNIA COASTAL COMMISSION

TH CENTRAL COAST AREA  
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RECORD PACKET COPY

Filed: 4/14/03  
49th Day: 6/2/03  
Staff: K. Kemmler  
Staff Report: 4/21/03  
Hearing Date: 5/6-9/03  
Commission Action:



## STAFF REPORT: APPEAL SUBSTANTIAL ISSUE

**LOCAL GOVERNMENT:** City of Oxnard

**LOCAL DECISION:** Approval with conditions

**APPEAL NO.:** A-4-OXN-03-035

**APPLICANT:** Roy Milbrandt

**APELLANTS:** Ron & Kelly Blanchette

**PROJECT LOCATION:** 1081 Mandalay Beach Road (Oxnard Shores), Oxnard (Ventura County)

**PROJECT DESCRIPTION:** Construction of a new three story, 4,440 square foot single-family beachfront home.

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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 April 14, 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 14, 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. 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 May 2003 hearing. Therefore, pursuant to §13112, the Commission should open and continue the substantial issue hearing on Appeal A-4-OXN-03-035 until all relevant materials are received. The substantial issue hearing will be scheduled for Commission action at a later hearing.

*[The text in this block is extremely faint and illegible. It appears to be a multi-paragraph document, possibly a letter or a report, but the specific words and sentences cannot be discerned.]*