

CALIFORNIA COASTAL COMMISSION

4TH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
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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-03-036

APPLICANT: Roy Milbrandt

APELLANTS: Barbara Nikelson and Ron & Kelly Blanchette

PROJECT LOCATION: 1065 Mandalay Beach Road (Oxnard Shores), Oxnard (Ventura County)

PROJECT DESCRIPTION: Construction of a new three story 4,760 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 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-03-036 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, with several lines of text per paragraph. The content is not discernible.]