

BENSTOCK INC.

June 23, 1977

Mayor Tsuijio Kato
Oxnard City Council
Oxnard, California

RE: Appeal dated June 7, 1977, P.D. Permit #311.

Dear Mr. Mayor:

I am writing pursuant to a discussion with Mr. David Luther and in regard to the above referenced matter.

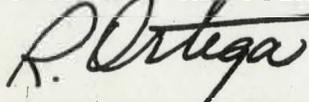
The applicant and I were surprised to learn that our project had been appealed, however I am certainly sensitive to your natural concern regarding the qualitative aspects of this proposal. As the Architect and in behalf of the applicant, Benstock Inc., I want to assure you that it is our desire to create a project that is compatible in all aspects with the goals of the Community. Your responsibilities are clear and we offer our fullest cooperation to you and/or staff in order to proceed with a project characterized by the highest possible development standards.

In consideration of the Planning Commissions unanimous support we did not anticipate the action that you took on June 7th and therefore we were not present to represent our proposal. It is my understanding that this matter has been set for hearing on July 5, 1977. For your general information I am transmitting herewith a written description of the project and other related data. This material has been circulated to lending institutions and represents our intentions with respect to the proposed development.

I look forward to meeting you on July 5th for the purpose of discussing the merits of our proposal.

Respectfully submitted,

ORTEGA & ASSOCIATES



Rudolph R. Ortega
Agent for Benstock Inc.

RRO:kb

Enclosure

AGENDA ITEM NO. P-5g

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