ATTACHMENT 11

Ocean Beach Planning Board, Inc.
P.O. Box 70184
Ocean Beach, California 92167

July 6, 2006

City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Attn: Laila Iskandar, Project Manager

Subject: Project No. 51076 (5166 West Point Loma Blvd.)

Dear Ms. Iskandar:

The subject project was presented at the Ocean Beach Planning Board's General Meeting on July 5, 2006 at which a quorum was present. There were two motions concerning this property and neither one passed.

Various board members noted that the new residence would represent a significant improvement over the existing duplex, and would improve the character of the general neighborhood. In addition the change from a duplex to a single family residence would reduce density in the area.

Various board members noted concerns about the height of the project, and that other property on the block might be re-developed to similar heights, altering the character of the neighborhood. The concern is that subsequent development might create a corridor of tall buildings on the block. The suggestion was to restrict the project to two stories.

It was moved and seconded to recommend approval of the project as presented. Motion did not pass. VOTE: 4 YES, 4 NO, 0 Abstained.

It was moved and seconded to recommend denial of the project as presented due to the bulk and scale inappropriateness with the neighborhood. Motion did not pass. VOTE: 4 YES, 4 NO, 0 Abstained.

Thank you for recognizing our efforts and considering our vote.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jane Gawronski, Ph.D. - Secretary
Ocean Beach Planning Board