

FREEWAY INDUSTRIAL PARK

1100 West Town and Country Road
Suite 1250, PMB #2337
Orange, California 92868

October 11, 2022

VIA E-MAIL ONLY

Hon. Brendon Perkins
Chairperson
Huntington Beach Planning Commission
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Attention: Ricky Ramos, Principal Planner
rramos@surfcity-hb.org

RE: Letter of Support for "The Isles" | Brandywine Homes Project
Tentative Tract Map No. 19174, Conditional Use Permit No. 22-021
7225 Edinger Avenue

Dear Chairperson Perkins and Honorable Planning Commission Members:

This letter is submitted on behalf of Freeway Industrial Park (FIP). FIP has longstanding roots in Huntington Beach dating back to the Company's founding in 1960 by John A. Murdy, Jr. His legacy as a community benefactor includes (among other things) the creation of Murdy Park, a community jewel developed on 15 acres that he donated to the City in 1962. FIP is owned and managed today by third and fourth generation descendants of John A. Murdy, Jr.

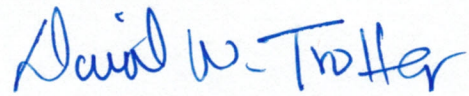
Brandywine Homes is proposing to re-develop the property located at 7225 Edinger Avenue with 130 single-family attached townhomes, 13 of which will be offered for sale as moderate affordable housing enabling the City to help meet its current RHNA allocation. The townhouses include parking garages and the project also provides for an additional 58 guest parking spaces, 27 spaces more than required by state law. The Brandywine plan includes two, three and four-bedroom units ranging in size from 1,121 to 2,518 sq. ft.

FIP owns 7225 Edinger and other properties in the Beach and Edinger Corridors Specific Plan - Town Center Boulevard Segment located adjacent to the subject site to the east, southeast and south of the subject site. Our company is very familiar with Brandywine Homes (a local and family-owned company like FIP), its leadership team and Brandywine's commitment to quality development of infill projects across Southern California. They have recently completed communities in Placentia and Fullerton, along with many communities across the San Gabriel Valley area in Los Angeles County.

FIP is aware that the existing commercial property at 7225 Edinger Ave is, and for many years has been, underutilized. At the same time, it is a prime location for new for-sale residential housing. This project presents an attractive opportunity for the City to provide much needed housing for 130 families/owners who will live, work, pay taxes, and spend their time and money in Huntington Beach.

For all of these reasons, we urge the Planning Commission to approve "The Isles" community, enabling 130 new residential for-sale homes, including 13 moderate affordable units, for deserving and hardworking families.

Very truly yours,

A handwritten signature in blue ink that reads "David W. Trotter". The signature is written in a cursive, flowing style.

David W. Trotter
Executive Vice President