

December 11, 2019

Lyn Semeta, Mayor
Huntington Beach City Council
2000 Main Street
Huntington Beach Ca, 92648

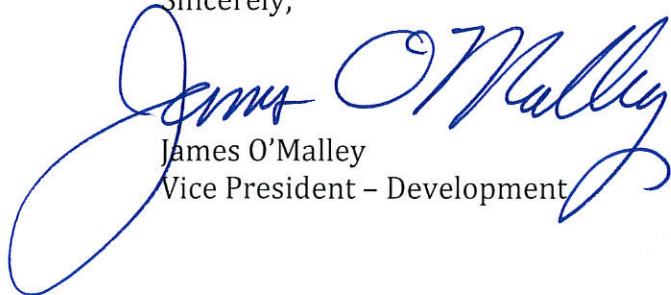
Dear Mayor Semeta and Councilmembers:

When Shopoff Realty Investments (SRI) purchased the 29-acre property known as the Magnolia Tank Farm in 2017, we were aware of the challenges posed by its location adjacent to the AES power plant, ASCON, Huntington Beach Wetlands and the Southeast Community. From the beginning, our goal has been to develop a visionary land use plan for the property that carefully addresses the property's interface with each of those neighboring land uses and provides city-wide benefits. Over the course of the last three years we have conducted a robust community outreach program to actively engage with all our neighbors and the broader community to achieve that goal.

Since the Planning Commission's approval of the Specific Plan for the property, we have continued our dialog with the community. In addition to the ongoing environmental concerns of our residential neighbors regarding the ASCON property, we continue to hear that the proposed residential density is also of concern.

In order to continue to assess and be responsive to the community's ongoing concerns, we respectfully request that the public hearing for the Magnolia Tank Farm entitlements scheduled for December 16th be continued until SRI notifies the city that it is ready to proceed to hearing. Thank you for consideration of our request.

Sincerely,



James O'Malley
Vice President - Development