



RECEIVED

FEB 09 2011

Dept. of Planning

P.O. BOX 1026 • HUNTINGTON BEACH, CA 92647-1026 • (714) 847-3581 FAX: (714) 841-4660

February 7, 2011

Ricky Ramos, Senior Planner
Huntington Beach Planning Dept.
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Subject: Nichols Street Properties, LLC

- 7622 Warner Ave., H.B., CA 92647
- 7642 Warner Ave., H.B., CA 92647

Dear Mr. Ramos:

Thank you for taking the time to meet with Dick Harlow and me to discuss Rainbow's future plans for the Nichols Street Properties project. The following addresses the Nichols Street Properties site.

1. Purchased property November 2004 to be assured that it would be compatible with the Rainbow Disposal facility.
2. Submittal was filed for General Plan Zoning CUP and EIR.
3. EIR addressed removal of possible historical buildings.
4. CUP addressed commercial along Warner Avenue and a storage facility on the remainder of the site.
5. Economy changed and the proposed development proved to be infeasible.
6. Business decision to proceed with the EIR, General Plan and Zone change to expedite development at a later time. We also request withdrawal of the CUP and the Design Review applications. We will proceed with a new plan at a later date when it is feasible.

If any additional information is needed, please don't hesitate to contact me at 714-847-3581, ext. 231.

Sincerely,

Jerry Moffatt
Co-President/COO

cc: Dick Harlow
Mary Beth Broeren, AICP, Planning Manager

JM/bjm