

MAGNOLIA

TANK FARM



An Inclusive, Sustainable & Accessible
Coastal Experience for Huntington Beach



Project Overview

1



211,000 square-foot lodge with 215 guest rooms, including 40 lower-cost rooms

2



19,000 square feet of retail/restaurant space

3



250 for-sale & for-rent homes, including 10% affordable units/workforce housing

4



2.8 acres of Coastal Conservation area to provide a buffer for the adjacent wetlands

5



4.4 acres of new public parks, trails and viewpoints



The reuse plan draws inspiration from the adjacent wetland and ocean environments. A model for sustainable living in coastal Orange County, the land use plan features state-of-the-art housing, ample public passive recreation opportunities, affordable overnight lodging, and innovative environmental education programs.



Marsh Park Within the project site, overlooking Magnolia Marsh, Marsh Park will be constructed to provide the public with views of the marsh and the ocean. Marsh Park will provide an observation area, a shade structure, passive recreation areas, and an amphitheater available for interpretive programs and docent-led tours of the marsh.



Coastal Trail & Viewpoint An elevated public coastal trail will be constructed along the western edge of the site, providing panoramic views of the Marsh and the ocean while connecting Magnolia Street with the Lodge and Marsh Park, increasing public access.

Magnolia Park The existing, privately-owned greenbelt area, commonly referred to as “Squirrel Park,” would be transformed into a passive, privately-maintained, public park. Landscaping will consist of a dry riparian woodland ecosystem concept that is climate appropriate and complements vegetation in the coastal conservation area. Magnolia Park would provide meandering pathways, small seating areas, lighting, and signage.



Wetlands Interpretive Program The Lodge operator will partner with the Huntington Beach Wetlands Conservancy to provide a Magnolia Marsh Wetlands Interpretive Program for the community to enjoy. The intent of the Interpretive Program is to provide organized, guided docent-led tours of the wetlands. Signage will include educational information about the Magnolia Marsh and the essential functions that wetlands perform in the ecosystem.

The Lodge In addition to the 215 rooms with wetland and ocean views, The Lodge provides restaurants, retail and accommodations for the local community including bicyclists utilizing the Coastal Trail. This visitor-serving use will provide a common area for residents and guests to enjoy activities with the opportunity to connect with the community and its surroundings. Forty rooms are dedicated as lower-cost accommodations to support social equity in lodging along the coast.



Lower-Cost Visitor Serving Accommodations Coastal Act Section 30213 states: “Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Development providing public recreational opportunities are preferred.” Given the proximity of the Tank Farm property to Huntington State Beach, one of the most popular beaches in southern California, the opportunity exists to address the goals stated in Section 30213 by providing a variety of overnight accommodations. The Lodge will include a variety of guest rooms, including suites as well as rooms designed for business travelers and cost-conscious and budget-oriented families and non-profit groups. Forty of the rooms will be designed and configured specifically to permit flexible, family and group-focused overnight accommodations with each room having more than two beds. Lower cost room rates will be determined by an annual survey of all hotel/motel room rates in the Coastal Zone ten miles north and south of the project site. The lower cost room rates will then be within the bottom thirty percent of the hotel/motel room rates in the survey.

What Others Are Saying About the Magnolia Tank Farm

Environmental and community organizations, labor, local business, law enforcement and emergency services, local government, and residents in the community support Magnolia Tank Farm and call on the California Coastal Commission to approve the application by the City of Huntington Beach to amend their local coastal plan to include Magnolia Tank Farm.

Huntington Beach Police Officers' Association

Huntington Beach Wetlands Conservancy

Building Industry Association

Huntington Beach Chamber of Commerce

Los Angeles/Orange Counties Building and
Construction Trades Council

Black Chamber of Commerce of Orange County

UNITE HERE Local 11

Orange County Hispanic Chamber of Commerce

Orange County Business Council

Orange County Council of Governments

Orange County Board of Supervisors

People for Housing

Southwest Regional Council of Carpenters

Mayor Barbara Delgleize, City of Huntington Beach

"In 2020, we approved this exciting project in the city's coastal zone that will transform a blighted industrial property into a vibrant mixed-use community with a variety of land uses including visitor-serving overnight accommodations, open space, conservation, and much-needed residential uses. The owner had the vision to work with the city to repurpose the Magnolia Tank Farm for uses more in keeping with the Coastal Act.

This plan will transform this eyesore into a valuable coastal asset."

Andrew Do, Orange County Supervisor

"The Magnolia Tank Farm project is a model by which we can compare future development and land use applications. Just like the rest of the State, Orange County is facing an ongoing crisis in housing availability. To meet this obligation, our County must accommodate almost 184,000 new housing units in a matter of years. I have full confidence in our local and regional planning authorities and our flood control infrastructure to protect existing and future developments to meet our Regional Housing Needs Assessment obligations."

John Villa, Huntington Beach Wetlands Conservancy Executive Director

"Ecotourism is an important platform, if not the most important platform, for launching public education programs. As a part of the Tank Farm development, Shopoff Realty Investments is proposing a partnership between Shopoff and the Huntington Beach Wetlands Conservancy (HBWC) that will provide public access and wetlands education for both visitors and residents. We are excited to partner with them in this effort."

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Magnolia Tank Farm is being developed
by Shopoff Realty Investments.

For more information or questions, please email:
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