



Chair Donne Brownsey  
California Coastal Commission  
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San Francisco, CA 94105  
Sent via email: [Donne.Brownsey@coastal.ca.gov](mailto:Donne.Brownsey@coastal.ca.gov)

**Re: Housing Needs in Huntington Beach: Magnolia Tank Farm Project Support**

Dear Chairwoman Brownsey and Commissioners,

On behalf of the Huntington Beach business community, the Huntington Beach Chamber of Commerce (HBCC) is submitting the following letter to express strong support for the City of Huntington Beach Local Coastal Plan Amendment now under consideration by the California Coastal Commission to allow for the proposed Magnolia Tank Farm (MTF Project) housing development. By virtue of the MTF Project investment, a prominently blighted area of our city and coastline would be transformed, coastal access will be expanded, and most importantly, progress toward our city's housing goals will be made.

In January 2020, the HBCC unanimously supported the Local Coastal Plan Amendment submitted by the City of Huntington Beach associated with the MTF Project and currently under your consideration. HBCC maintains our support for this project for the following reasons:

1. **Our city has a monumental housing goal to meet.** According to the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) requirements adopted by the Southern California Association of Governments, Huntington Beach needs to build 13,368 new units by 2029. This project brings us 250 units closer to that goal. With each additional new unit, the pool of available units expands, reducing the affordability crisis city-wide.
2. **This project enhances coastal access.** In addition to critically needed housing, the MTF Project includes plans for a 215-room lodge. The lodge will include a low-cost visitor-serving component which locks in a portion of the rooms at rates within the bottom 30% of the coastal zone hotel/motel rates 10 miles north and south of the lodge. Visitors to the lodge will have access to education by virtue of the Marsh Park interpretive staging area and wetlands interpretive program;

recreation assets that include a park and overlook trail; and enhanced transportation connections by virtue of additional parking and an additional bus stop. Moreover, our local business community will benefit from additional quality meeting and conference space along with restaurants and retail opportunities.

3. **Community-wide economic benefits.** In a time of great economic uncertainty, this project will benefit our local economy. This project will create 1,500 construction-related jobs and 400 ongoing jobs; it would create \$18 million in labor income, \$47 million in economic output, and \$3.5 million in tax revenue for the city to reinvest in our community amenities.

Replacing the currently blighted industrial area under which the proposed project would sit would greatly enhance our city and coastline. Additionally, this project will serve as an economic engine, generating significant annual net tax revenue for the city's budget and will produce hundreds of jobs, both during and after construction.

We are hopeful that once you review the many benefits and opportunities that come with this project, you will agree the MTF Project is a rare opportunity to transform an under-performing asset into a beautiful project that will contribute to our great city for many years to come.

As representatives of the business community, we ask for your careful consideration of each of the benefits associated with the proposed Magnolia Tank Farm.

Sincerely,

**Bruce Berman**

Bruce Berman, Board Chair  
Huntington Beach Chamber of Commerce

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