

The Honorable Steve Padilla  
California Coastal Commission  
Sent via email: Stephen.Padilla@coastal.ca.gov



RE: Huntington Beach Local Coastal Program Amendment/Magnolia Tank Farm

Dear Chair Padilla:

As you are aware, the housing crisis throughout the state is not diminishing. In order to meet the Regional Housing Needs Assessment (RHNA) requirements established by Governor Newsom, Orange County needs to zone for over 180,000 more housing units by October 2029. Over 75,000 of the units must be very low-income to low-income homes; the city of Huntington Beach alone must zone for 13,368 housing units. Meanwhile, the Orange County Business Council has [reported](#) that the county's housing deficit is on pace to grow from 58,000 to 115,000 by 2045.

Statewide, the situation is similarly dire. According to an analysis of state data, the Southern California News Group [reported](#) earlier this year that only 3% of California's cities and counties are on track to meet state housing goals. That's why it is so important that cities approve new housing development for every income level.

One housing project of interest to the Black Chamber of Commerce is the Tank Farm proposal in Huntington Beach. This project proposes up to 250 new homes that could help address housing needs in the community. These coastal move-up opportunities not only provide new home options for empty-nesters and established families, but also provide opportunities for young families to find their more affordable "starter" home when larger families and empty-nesters vacate current housing stock. Furthermore, these homes would provide an economic boost to both the city and local businesses at a time when both are recovering from the negative financial impacts of the pandemic.

Additionally, the Tank Farm proposal will provide improved and increased public access to the wetlands, low-cost accommodations in the proposed hotel, and public views of the wetlands via a new park and trails.

It is our mission to advocate and promote Black business and economic development within the public and private sectors, resulting in a sound economic base that supports the survival and self-determination of the African-American community. As such, we support development that would positively impact local business and the city's economic development, provide new home opportunities described above and open beach access through educational opportunities at the wetlands and hotel accommodations at varying price-points with beach access.

As with any new housing project proposed in the coastal zone, city approval of the Tank Farm triggered a process through which a Local Coastal Program (LCP) Amendment must be drafted by the City and submitted to the CCC for approval. We respectfully request that you review the LCP and vote in favor to allow development of this blighted piece of property that can benefit so many.

Sincerely,

***Robert V. McDonald***

Robert V. McDonald  
Executive Director  
Black Chamber of Commerce of Orange County