

September 14, 2022

Chairwoman Donne Brownsey
California Coastal Commission
Sent via e-mail at: Donne.Brownsey@coastal.ca.gov

RE: Shopoff Realty Investments' Magnolia Tank Farm Proposal – SUPPORT

Dear Chairwoman Brownsey,

Orange County Business Council (“OCBC”), the leading voice of business in Orange County, serves as an influential advocate for Orange County’s economic prosperity. One of OCBC’s core initiatives is to advocate for the development of new housing to meet current and future needs of Orange County’s diverse workforce. **For this reason, OCBC supports the Shopoff Realty Investments proposal.**

OCBC is satisfied that the City examined all possible affects this project may have on the environment, including traffic, parking, open space and other areas. Redevelopment of this land is not only necessary for the property, but also for the surrounding community, and will provide economic development and housing opportunities to the area.

OCBC’s [2019-20 Workforce Housing Scorecard](#) found that Orange County currently faces a shortfall of nearly 60,000 housing units, which is projected to grow to over 114,000 units by 2045. In accordance with the Southern California Association of Governments’ 6th Cycle Regional Housing Needs Allocation, Orange County is required to plan for 180,000 new homes by the close of the decade. By virtue of the region’s iconic coastline, many choose to live and work within the coastal zone. As such, a portion of this housing must be built on the coast. The City of Huntington Beach urgently needs a variety of housing types, especially for residents who work in the city and want a move-up opportunity or would like to down-size. Employees of local businesses living outside of Huntington Beach would also greatly benefit from new housing opportunities.

Moreover, in trying economic times it is crucial for cities to find additional funding sources for local infrastructure projects, parks and public safety. In addition to new tax revenue and the economic development impacts of addressing local housing supply challenges, this plan will bring in new jobs both during construction and once the lodge is built.

OCBC respectfully asks the Coastal Commission to consider the invaluable benefits this development offers to residents, the surrounding business community, and the greater Orange County economy and **approve the City of Huntington Beach’s Local Coastal Program Amendment.**

Sincerely,



Jennifer Ward
Senior Vice President of Advocacy and Government Affairs