

Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

January 28, 2026

Jonathan Bailey
Golf Realty Fund
1 Upper Newport Plaza
Newport Beach, CA 92660

SUBJECT: **CONDITIONAL USE PERMIT NO. 22-011/COASTAL DEVELOPMENT
PERMIT NO. 22-009 (HUNTINGTON CLUB REMODEL AND
BUNGALOWS)**

**APPLICANT/
PROPERTY
OWNER:**

Jonathan Bailey, Golf Realty Fund, 1 Upper Newport Plaza, Newport Beach, CA 92660

REQUEST: To remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the proposed tennis clubhouse for lodging for club members.

LOCATION: 6501 Palm Avenue, 92648 (North side of Palm Ave., between Goldenwest St. and Seapoint St.)

**COASTAL
STATUS:** NON-APPEALABLE

**DATE OF
ACTION:** January 27, 2026

On Tuesday, January 27, 2026, the Huntington Beach Planning Commission took action on your application, and your application was **approved with findings and modified conditions of approval**. Attached to this letter are the findings and conditions of approval.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period unless an appeal is filed to the City Council. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of Two Thousand, Nine Hundred and Forty-One Dollars (\$2941.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Four Thousand, Seven Hundred and Twenty-One Dollars (\$4,721.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) working days of the date of the Planning Commission's action. There is no fee for the appeal of a Coastal Development Permit to the California Coastal Commission.

In your case, the last day for filing an appeal and paying the filing fee is **February 10, 2026, at 5:00 PM.**

This project is in the appealable portion of the coastal zone. Action taken by the Planning Commission may be appealed directly to the Coastal Commission only if Title 14, Section 13573 of the California Administrative Code is applicable. Section 13573(a)(3) states that an appeal may be filed directly with the Coastal Commission if the appellant was denied the right of local appeal because local notice and hearing procedures for the development did not comply with the provisions of this article. If the above condition exists, an aggrieved person may file an appeal within ten (10) working days, pursuant to Section 30603 of the Public Resources Code, in writing to:

South Coast Area Office
California Coastal Commission
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802
Attn: Amrita Spencer
(562) 590-5071

The Coastal Commission review period will commence after the City appeal period has ended and no appeals have been filed. Applicants will be notified by the Coastal Commission as to the date of the conclusion of the Coastal Commission review. Applicants are advised not to begin construction prior to that date.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, or at an alternative time specified as a condition of approval, unless actual construction has started.

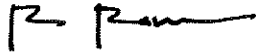
Excepting those actions commenced pursuant to the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to *Government Code* §66020.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Joanna Cortez, the project planner, at (714) 374-1547 or via email at Joanna.Cortez@surfcity-hb.org, or the Community Development Department at (714) 536-5271.

Sincerely,

Jennifer Villasenor, Secretary
Planning Commission

By:



Ricky Ramos, Planning Manager

JB:RR:JC:kdc

Attachment: Findings and Conditions of Approval – CDP No. 22-009 and CUP No. 22-011

c: Honorable Mayor and City Council
 Chair and Planning Commission
 Travis Hopkins, City Manager
 Jennifer Villasenor, Director of Community Development
 Eric McCoy, Fire Chief
 Connor Hyland, Senior Deputy City Attorney
 Steve Bogart, Principal Civil Engineer
 Jasmine Daley, Building Official
 Joanna Cortez, Principal Planner
 Property Owner
 Project File

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 22-011

COASTAL DEVELOPMENT PERMIT NO. 22-009

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines. The Project meets all conditions described in CEQA Guidelines Section 15332(a) through (e) pertaining to in-fill development projects (Class 32 categorical exemption): (a) The Project is consistent with all applicable general plan designations and policies, as well as applicable zoning designations and regulations; (b) the Project occurs entirely within City of Huntington Beach limits on a 2.46-acre portion of the project site and is surrounded by urban uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. Therefore, the Project qualifies for Class 32 exemption and is categorically exempt under Section 15332 of the CEQA Guidelines.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 22-011:

1. Conditional Use Permit No. 22-011 is a request to remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse (12,046 sq. ft.) at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis courts. The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the new tennis clubhouse for lodging for club members and will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood as the proposed use will be within an existing private golf and tennis club facility. The proposed project is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. The proposed amenities are ancillary to an approved commercial recreation use. The design of the tennis clubhouse incorporates contemporary architecture with a combination of façade breaks and architectural elements and materials that provide visual interest such as smooth plaster, contrasting concrete and metal accents, and a standing seam metal roof. The bungalows include similar materials with a modern Spanish Colonial Revival architectural style, clay tile roofs, and primarily smooth plaster façade finish. The shared materials will complement the new buildings with the existing golf clubhouse. New landscaping and net additional 32 parking spaces will enhance the recreational facility. The proposed bungalows will replace four tennis court areas and along with the lofts provide short-term accommodations for members and their guests during club events as an additional amenity to the club. Furthermore, the nearest residence is approximately 75 feet away from the nearest bungalow and more than 100 feet away from the nearest parking space. To minimize potential noise impacts during nighttime hours, the project is conditioned to post signage restricting visitors from congregating outside of the bungalows during nighttime hours and

provide onsite club personnel/security to patrol and enforce quiet hours. The new tennis clubhouse/fitness center and swimming pool will be replaced at their existing location, approximately 380 feet away from the nearest residence, and surrounded by the existing golf clubhouse, lake feature, and center tennis court. The new tennis clubhouse and pool will be oriented towards the site's parking lot. The project will enhance the site and support the continuation of an existing commercial recreation use.

2. The granting of Conditional Use Permit No. 22-011 to remodel a portion of an existing private golf and tennis club facility (The Huntington Club) and add new lofts and bungalows as ancillary amenity will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Open Space-Recreation (OS-R) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-14 (B): Encourage both coastal and inland visitor-serving uses to offer a wide spectrum of opportunities for residents and visitors.

Noise Element

Policy N-1 (A): Maintain acceptable stationary noise levels at existing noise-sensitive land uses such as schools, residential areas, and open spaces.

Environmental Resources and Conservation Element

Policy ERC-2 (D): Encourage and coordinate with private commercial recreational businesses to provide recreational services and facilities that may not otherwise be offered by the City.

The proposed development will continue the land use pattern of open space-recreation uses in the surrounding area. The new tennis clubhouse and pool will be updated and located in their existing locations. The new clubhouse will remain two stories and will be similar in height with surrounding properties. The new bungalows will also be compatible in height, proportion, scale, and character with the neighborhood and similar existing recreational uses on-site. The buildings feature quality architecture and exterior finish materials, and the functional site layout integrates landscape improvements with adequate vehicular and pedestrian circulation. The existing private golf and tennis club will continue to operate as originally approved. The new units for short-term accommodation will be an additional amenity offered to members of the private club and conditioned to be limited to

members and their guests to ensure the development remains compatible with the surrounding uses and compliant with the General Plan and zoning designations. In addition to conditions of approval, adequate distances between new structures and adjacent residential uses are provided to sufficiently buffer and minimize potential impacts on noise-sensitive uses. Site upgrades will support the club's operations in providing amenities to residents and visitors that promote recreational uses within the coastal zone.

3. Conditional Use Permit No. 22-011 to remodel an existing private golf and tennis club facility and add new lofts and bungalows will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance because the OS-PR zoning designation allows for commercial recreational uses with the approval of a conditional use permit. The proposed improvements will be located within the premises of an existing commercial recreation facility and conforms to applicable site development standards, including landscaping, setbacks, height, and parking.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. Coastal Development Permit No. 22-009 is a request to remodel an existing private golf and tennis club facility including removing and replacing a swimming pool, two-story tennis clubhouse building at an overall height of 30 ft.-8 in., parking and landscaping and removing four tennis court areas (three tennis courts and one outdoor event space). The request also includes the construction of four single-story detached bungalow structures (ranging from 883 sq. ft. to 1,865 sq. ft.) at an overall height of 17 ft.-3 in. and two loft units (3,036 sq. ft. and 1,173 sq. ft.) proposed on the second floor of the new tennis clubhouse as short-term accommodation for club members and conforms with the General Plan, including the Local Coastal Program because the project is consistent with Coastal Element Policy C.1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The project's location would not result in an impact on open space recreational areas. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after project implementation.
2. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed project complies with applicable development regulations, including building setbacks, building height, parking, and landscaping. It is also consistent with the design guidelines and is compatible with the scale and transition of surrounding development.
3. At the time of occupancy, the proposed development to remodel an existing private golf and tennis club facility and add new lofts and bungalows can be provided with infrastructure in a manner that is consistent with the Local Coastal Program as the proposed project will be constructed on a developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways. In addition, the project provides the necessary public improvements.
4. Coastal Development Permit No. 22-009 to remodel an existing private golf and tennis club facility and add new lofts and bungalows conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the proposed project will not impede public access and does not conflict with any public recreation policies by the provision of a development consistent with the City's General Plan, Coastal Element, and HBZSO.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 22-011 AND COASTAL DEVELOPMENT PERMIT NO. 22-009:

1. The site plan, floor plan, and elevations received and dated November 6, 2025 shall be the conceptually approved layout with the following modification: The width of the new island planter in the parking lot shall be reduced to provide minimum 26 ft. wide drive aisles for backup and maneuvering of 90-degree stalls. **(HBZSO Sec. 231.14)**
2. The use shall comply with the following:
 - a. Bungalow/loft units shall be limited to The Huntington Club members and their guests only and shall be rented to members for short-term accommodation (less than 30 days only).
 - b. Units shall not be converted into residential units or short-term rentals open to the public. **(HBMC 5.120)**
 - c. Occupancy of less than 30 days shall be subject to and shall pay a tax on the rent charged by the operator at a rate equal to the current, combined state and local use tax rate. **(HBMC 3.28)**
 - d. Signage shall be placed around the bungalows enforcing quiet hours between 10 pm – 7 am.
 - e. Facility personnel shall be present to enforce quiet hours to limit congregating around the bungalows/lofts units.
 - f. In the event of multiple verified complaints of violation of the Huntington Beach Noise Control Ordinance (HBMC Chapter 8.40), the applicant shall immediately meet with the Community Development Department to discuss mitigation measures.
 - g. The applicant shall work with the Community Development Department to process an application to provide lighting for up to six unlit tennis courts on the property.
3. Prior to submittal of building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. A photometric plan of new light standards and fixtures shall be submitted to the Community Development Department for review and approval demonstrating that illumination will not occur over property lines shared with adjacent residential properties. The approved plan shall be included in the building permit set.
4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an

estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.

6. Prior to issuance of building permit, an interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, members and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
7. During demolition, grading, site development, and/or construction, the following shall be completed:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
8. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
9. The final building permit(s) cannot be approved until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
10. CUP No. 22-011 and CDP No. 22-009 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
11. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based

on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION

The owner of the property which is the subject of this project and the project applicant, if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the city or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.