



**Appeal of Planning Commission's
Action on CUP No. 22-011 and CDP No.
22-009 (Huntington Club Remodel
and Bungalows) - Continued from
the March 17, 2026 City Council
Meeting**

April 21, 2026

Project Location



Location

6501 Palm Avenue

General Plan/Zoning

- OS-R (Open Space-Recreation)
- OS-PR-CZ-O (Open Space-Parks and Recreation-Coastal Zone-Oil Overlay)

Surrounding Uses

Residential and Open Space Recreation (park)

Project Request

Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009:

- Demolish the existing two-story 6,231 sq. ft. tennis clubhouse, four tennis courts, and existing pool and spa area
- Redevelop the site with a new two-story, 12,046 sq. ft., tennis clubhouse building at an overall height of 30 ft.-8 in., along with a junior Olympic-sized pool and spa





Project Request

- The project also includes:
 - Four stand-alone bungalows
 - Range from 883 sq. ft. to 1,865 sq. ft. at an overall height of 17 ft.-3 in.
 - Two loft units (3,036 sq. ft. and 1,173 sq. ft.) located on the second floor of the remodeled tennis clubhouse
 - The bungalows and lofts would serve as short-term accommodation for club members and their guests



Project Request

- The existing number of courts:
 - 13 tennis courts
 - 8 pickleball courts
- Proposed number of courts:
 - 10 tennis courts
 - 8 pickleball courts



Site Plan

Design and Layout

- Provides visual interest through a variety of design elements-including colors and materials.
- Shared materials complement each of the new buildings along with the existing golf clubhouse.
- Scale, design and layout complement surrounding area



Planning Commission Action

- The project was presented at the January 27, 2026 PC meeting
 - Approved with suggested findings and modified conditions
 - Limit short-term accommodation to HC members only
 - Work with City staff to light six existing unlit tennis courts



Appeal

- The project was appealed February 9, 2026, by Douglas Scott Warren, Susan Ridgeway, and Cheryl Gates, members of the Huntington Club
 - The proposed land use (lodging) is not consistent with the Open Space Zoning District
 - The Class 32 CEQA Exemption does not apply to the proposed project
 - The Planning Commission relied on unsupported economic claims
 - The Planning Commission decision is not supported by substantial evidence
- The appellants have requested to continue the public hearing



Continuance

- The project was continued to the April 21, 2026, meeting to allow the applicant to:
 - Continue discussions with the appellant
 - Provide an update on the EPA to add tennis court lighting
 - Confirm the current lighting violation has been resolved



Analysis

- Continues existing land use pattern of the area
- CEQA Class 32 Exemption is supported by substantial evidence in the record
- Proposed bungalows and lofts are ancillary to the primary use of private golf and tennis club
 - Conditions ensure bungalows and lofts will not be converted to another use
- The Planning Commission findings are supported by facts in the record related to consistency with the General Plan, HBZSO, and the City's certified Local Coastal Program.





Summary

The City Council may approve the project based on the following OR take an alternative action:

- Consistent with the site's General Plan land use and zoning designations;
 - Compatible with surrounding uses;
 - Allows for a commercial recreation project with unique and quality architecture; and
 - The project is consistent with the City's certified LCP and will not impede public access or conflict with any public recreation policies.
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QUESTIONS