



# **Appeal of Planning Commission's Action on CUP No. 22-011 and CDP No. 22-009 (Huntington Club Remodel and Bungalows)**

March 17, 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



# 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.
-



# QUESTIONS