



HUNTINGTON CLUB REMODEL AND BUNGALOWS

January 27, 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



Design Review Board

- The project was presented at the October 9, 2025 DRB meeting
 - Recommended approval as proposed



Analysis

- Continues existing land use pattern of the area
- Compatible with other areas surrounding the site in terms of land use, scale and character
- Will not impede public access and does not conflict with any public recreation policies
- Consistent with the Coastal Element



Recommendation

- Approval of the project based on the following:
 - 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 will not impede public access or conflict with any public recreation policies.



QUESTIONS