

PLANNING COMMISSION STAFF REPORT

SUBMITTED TO: Planning Commission
SUBMITTED BY: Jennifer Villaseñor, Director of Community Development
PREPARED BY: Joanna Cortez, Principal Planner

SUBJECT:

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

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.)

**APPLICANT/
PROPERTY
OWNER:**

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

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and
- B) Approve Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with suggested findings and conditions of approval (Attachment No. 1)

ALTERNATIVE ACTION(S):

- A) Deny Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 with findings for denial; or

B) Continue Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 and direct staff accordingly. |

PROJECT PROPOSAL:

The project area is within the existing 143-acre Huntington Club (formally known as the Seacliff Country Club) which consists of an existing golf and tennis club. The Huntington Club was established in 1967 as a private golf club. Over time, additional improvements have occurred on the site, including the addition of a pool and spa area, 16 tennis courts, and a two-story tennis clubhouse that was added in the late 80s.

The project proposal is to demolish the existing two-story 6,231 sq. ft. tennis clubhouse, four court areas, and existing pool and spa area and 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 new junior Olympic-sized pool and spa. The proposed clubhouse building includes 7,837 sq. ft. on the first floor, which includes a range of clubhouse amenities further described under the *Tennis Clubhouse/Bungalows* section of this report and two loft units (3,036 sq. ft. and 1,173 sq. ft.) on the second floor. The project also includes four stand-alone casitas, referred to as bungalows, which range from 883 sq. ft. to 1,865 sq. ft. at an overall height of 17 ft.-3 in. The bungalows and lofts would serve as short-term accommodation for club members and their guests. The reconfigured court area would result in the permanent removal of three tennis courts and one former tennis court which was previously converted into outdoor event space. The project also includes associated landscaping, additional parking, and utility improvements. |

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-R (Open Space-Recreation)	OS-PR-CZ-O (Open Space-Parks and Recreation-Coastal Zone-Oil Overlay)	Commercial Recreation – The Huntington Club
North of Subject Property:	RL-sp (Residential Low Density-Specific Plan Overlay)	SP-9-CZ (Holly Seacliff Specific Plan- Coastal Zone Overlay)	Single Family Residential
South of Subject Property:	RMH-sp and OS-P-sp (Residential Medium High Density- Specific Plan Overlay and Open Space-Parks-Specific Plan Overlay)	SP12-CZ (Palm Goldenwest Specific Plan- Coastal Zone Overlay)	Medium High Residential and Pattinson Park
East of Subject Property:	RL (Residential Low Density)	RL-CZ (Residential Low Density- Coastal Zone Overlay)	Single Family Residential

West of Subject Property:	RM (Residential Medium Density)	RM-CZ-O (Residential Medium Density-Coastal Zone-Oil Overlay)	Medium Density Residential
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General Plan Conformance:

The request to remodel a portion of an existing private golf and tennis club facility (The Huntington Club) and add new lofts and bungalows for lodging as an additional 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 LU1-(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 to 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 recommended conditions, 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 existing club's operations in providing amenities to residents and visitors that promote recreational uses within the coastal zone.

Zoning Compliance:

The proposed project is within the tennis portion of the Huntington Club, which is a 5.49-acre parcel with the area of work only affecting 2.46 acres of that parcel. Presently, the tennis parcel is developed with 16 court areas (13 tennis courts and three former tennis courts converted into pickleball courts and event space), a tennis clubhouse totaling approximately 6,231 sq. ft., a pool and spa, and associated parking areas that serve the existing amenities. The site contains turf and ornamental landscaping in addition to a variety of mature trees. Chain-link fencing surrounds the existing tennis courts.

The request to remodel an existing private golf and tennis club facility and construct four single-story detached bungalow structures and two loft units within the OS-PR (Open Space – Park Recreation) zoning designation is subject to a Conditional Use Permit (CUP) pursuant to Chapter 213 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The project complies with the OS-PR zoning requirements including setbacks, building height, minimum landscape, and parking requirements as detailed in the table below:

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
MIN. SETBACKS		
FRONT	25 ft.	193 ft.
SIDE	25 ft.	25 ft. and 315 ft.
REAR	25 ft.	1,024 ft.
MAX. HEIGHT OF BUILDINGS	35 ft.	Tennis Clubhouse: 30 ft.-8 in. Bungalows: 17 ft.-3in
MAX. LOT COVERAGE	25%	.6%
MIN. SITE LANDSCAPING	8%	24.7%
MIN. PARKING REQUIREMENT	Tennis Clubhouse addition: 1,606 sq. ft.; 1 space/35 sf. = 45.8 spaces Bungalows/Lofts: 1.1/unit = 6.6 spaces Total: 45.8+6.6 = 53 spaces	Total: 66

Parking and Access

The property has a main entrance along Palm Avenue. The existing parking area adjacent to the tennis court area will be extended from the main entry drive aisle to the new bungalow units. While four tennis courts and 34 parking spaces will be removed to accommodate the new drive aisle, parking, and bungalows, 66 new parking spaces will be added to the site and onsite vehicular and pedestrian circulation will be maintained. A total of 327 parking spaces (66 new spaces + 261 existing spaces) will be available onsite to visitors of the club.

Landscaping

The project is proposing 32,365 SF of landscaping, which would result in 24.7 percent of landscaped area within the project area. Landscaping includes grasses and a variety of trees, shrubs, and vines that would be installed along the project site boundary, parking lots, throughout the open space areas, and along internal walkways as shown in the landscape plan (Attachment No. 2).

Lighting

The project will include new exterior lighting on-site for security, to accent landscaping, and to light walkways and parking areas. As conditioned, a photometric plan of new light standards or fixtures would be provided to ensure compatibility with surrounding uses and existing conditions. The proposed project's outdoor lighting would be directed downward and shielded to limit off-site illumination as required by the HBZSO.

Tennis Clubhouse/ Bungalows

The proposed approximately 12,046 sq. ft. tennis clubhouse will have 7,837 sq. ft. on the ground floor and include a fitness center and spa, men's and women's locker rooms, a yoga pavilion, performance therapy, a member's lounge, and a pro shop. The second floor of the clubhouse contains two lofts which will serve as short-term accommodations for club members and their guests. One of the lofts is a 3,036 sq. ft. three-bedroom unit, while the other loft is a 1,173 sq. ft. one-bedroom unit. Each loft has terraces that face the golf course or pool. Because the existing tennis clubhouse was constructed almost forty years ago, reconstructing the building in its current location and upgrading the amenities would support the continuation of the commercial recreation use consistent with existing development and General Plan policies.

The project proposes the construction of four detached bungalows designed for short-term accommodations. The bungalows are named Ojai, Casa Palmero, Rancho Valencia, and Mayacama and include one to three bedrooms. The four bungalow units are as proposed:

BUNGALOW	NUMBER OF BEDROOMS	SIZE
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Casa Palermo	1 bedroom	883 sq. ft.
Ojai	1 bedroom	962 sq. ft.
Rancho Valencia	2 bedrooms	1,698 sq. ft.
Mayacama	3 bedrooms	1,865 sq. with 500 sq. outdoor patio

The bungalows and lofts units will serve as short-term accommodation for members and their guests during club events as an additional amenity to the club.

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, which are also compatible with adjacent residences in the vicinity. The shared materials complement each of the new buildings along with the existing golf clubhouse.

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, suggested project conditions include posting signage restricting visitors from congregating outside of the bungalows during nighttime hours and providing 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. Furthermore, 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. With recommended conditions, the project will enhance the site and minimize potential impacts to adjacent properties. |

Urban Design Guidelines Conformance:

The remodeled tennis clubhouse and proposed bungalows are designed to convey a high level of quality and character that incorporates quality materials and design, such as smooth plaster, board form concrete, metal accents, and standing seam metal and clay tile roofs, consistent with the City of Huntington Beach Urban Design Guidelines. Outdoor areas for the lofts and bungalows are designed to be oriented toward the recreational areas. Enhanced landscaping will beautify the site and complement existing conditions. |

Environmental Status:

A review of the proposed project was conducted by EPD, a third-party environmental consultant. The review determined that the project will not have any significant effect on the environment and is documented in an Exemption Justification in Attachment No. 4. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development, of the CEQA Guidelines as it is

consistent with the general plan and zoning designations, the project area is no more than five acres surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services. |

Coastal Status:

The project involves the removal and replacement of an existing clubhouse and swimming pool along with the construction of new lofts and detached bungalows for lodging purposes ancillary to an existing golf and tennis club. The site is located within the non-appealable area of the Coastal Zone. The proposed project is subject to the requirements of HBZSO Chapter 245, and a Coastal Development Permit is required. |

Design Review Board:

The Design Review Board reviewed the design, colors, and materials of the project at the October 9, 2025, regular meeting and recommend approval to the Planning Commission as proposed. |

Other Departments Concerns and Requirements:

Public Works, Building, Fire, and Planning staff reviewed the proposed project and identified code requirements applicable to the project. (Attachment No. 5) |

Public Notification:

Legal notice was published in the Huntington Beach Wave on Thursday, January 15, 2026, and notices were sent to property owners of record within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), and applicant. |

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
December 6, 2025	February 6, 2026

SUMMARY:

Staff recommends approval of Conditional Use Permit No. 22-011 and Coastal Development Permit No. 22-009 based upon 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. |

ATTACHMENTS:

1. ~~Suggested findings and conditions of approval~~
2. ~~Plans received and dated November 6, 2025~~
3. ~~Narrative~~

4. ~~Class 32 Exemption Justification~~
5. ~~Vicinity Map~~
6. ~~Code Requirements~~
7. ~~PowerPoint Presentation~~ |