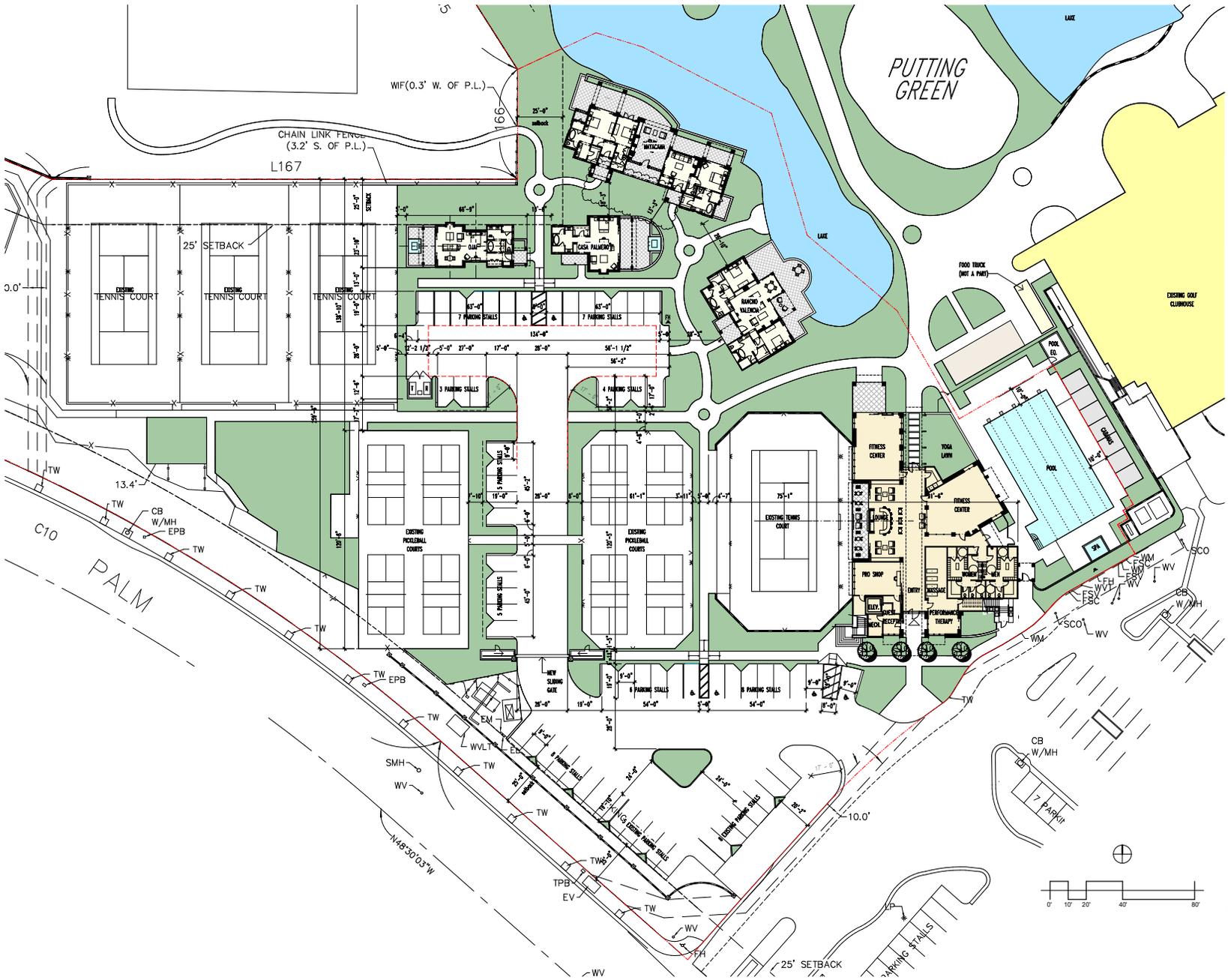


The Huntington Club Improvements

**New Tennis Clubhouse / Fitness Center / Pool / Bungalows &
Lofts**

City Council Presentation - 3/17/26



Huntington Club

6501 Palm Ave. Huntington Beach, California

Tennis Master Plan

POOL AREA REMODEL
 4 LANE LAP POOL
 CABANAS
 SPA

FITNESS/ LOFT BUILDING
 FITNESS CENTER
 PERFORMANCE THERAPY
 PRO SHOP
 LOUNGE

10 TENNIS COURTS
 8 PICKLEBALL COURTS

66 PARKING STALLS

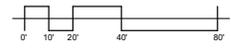
BUNGALOWS
 CASA PALMERO - 1 BEDROOM
 RANCHO VALENCIA - 2 BEDROOM
 MAYACAMA - 3 BEDROOM
 OJAI - 1 BEDROOM

NOTE:
 ALL MECHANICAL EQUIPMENT TO
 BE SCREENED FROM PUBLIC VIEW
 AND COMPLY WITH MINIMUM
 SETBACK REQUIREMENTS.



22 CORPORATE PARK
 SUITE 200
 IRVINE, CA. 92606
 949.955.3282

10/06/2025



Club Amenities: Today vs After Improvements

Amenity	Presently Existing	After Improvements
Tennis Courts	13 courts	10 courts
Pickleball Courts	8 courts	8 courts
Event Space	1 event space	None
Clubhouse	40-year-old Small & Inadequate clubhouse	New 8,000 sq ft <ul style="list-style-type: none"> • Club Social Area • Pro Shop • Fitness Center • Men's & Women's Locker Rooms • Performance Therapy & Spa
Swimming Pool	40-year-old Small & Inadequate pool	Junior Olympic-size pool for families and swim teams
Food & Beverage	—	New Beer & Food Garden New Club Social Area



CASA PALMERO



CASA PALMERO



RANCHO VALENCIA



OJAI

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views



MAYACAMA



MAYACAMA



MAYACAMA



MAYACAMA

Huntington Club

6501 Palm Ave. Huntington Beach, California

3D Views

Inspiration

Augusta National & Birnam Wood Golf Clubs











Huntington Club

Huntington Beach, California

The Court First Floor Plan



08/15/2024



22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

05





City of Huntington Beach
 Department of Community Development
 2000 Main Street, Huntington Beach, CA 92648
 Office: (714) 536 - 5241 Fax: (714) 374 - 1647

Planning Application Number: _____
 Entitlement Number(s): _____

Apply Online: www.huntingtonbeachca.gov/aca
 Applications will be accepted via Online only

Planning Commission Staff Review
 Zoning Administrator Design Review

PLANNING APPLICATION

Project Address: 6501 Palm Ave

Assessor Parcel Number(s): 023-181-76

Project Description / Request: To light 6 currently unlighted tennis courts. See more detailed project description attached.

Nearest Major Intersection: Palm & Goldenwest

Lot Area: 5.50 acres

Property Owner: dba Huntington Club OIC Telephone: (714) 397=9475

Mailing Address: 1 Upper Newport Plaza Email: jb@investorstrust.com

City: Newport Beach State: CA Zip: 92660

Applicant / Authorized Agent: Golf Realty Fund, Managing Owner Telephone: (714) 397-9475

Mailing Address: 1 Upper Newport Plaza Email: jb@investorstrust.com

City: Newport Beach State: CA Zip: 92660

I, (Print Property Owner's Name) Huntington Club OIC am the property owner of the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize (Print Agent's Name) Golf Realty Fund to act as my representative and to bind me in all matters concerning this application. I hereby affirm under penalty of perjury that the foregoing statements, facts and attachments are true and correct. I understand that this application for entitlement or variance may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits. I understand that by filing the application, information on the application including, but not necessarily limited to, the name and address will be included on public records that are posted on the internet.

[Signature] 2/9/26 Date: _____ [Signature] 2/9/26 Date: _____
 Property Owner's Signature: _____ Applicant's Signature: _____

FOR OFFICE USE ONLY		Fee:	Environmental Review	
Zoning: _____	DM: _____	_____	<input type="checkbox"/> Exempt	<input type="checkbox"/> Seismic Hazard
General Plan Designation: _____		_____	Section: _____	<input type="checkbox"/> Scenic Corridor
General Plan Sub Area: _____		_____	<input type="checkbox"/> EA Required	<input type="checkbox"/> Residential Infill
Distributed By: _____		_____	EA Fee: \$ _____	<input type="checkbox"/> Military Buffer
Pursuant To: _____		_____	<input type="checkbox"/> Coastal Area:	<small>www.ceres.ca.gov/planning (services)</small>
Total Fee: _____	Receipt No.: _____	_____	<input type="checkbox"/> Cat. Exclusion	
Received By: _____		_____	<input type="checkbox"/> Appeal Area:	
Date Received: _____		_____	<input type="checkbox"/> Flood Zone	
Previous Cases: _____		_____	<input type="checkbox"/> Earthquake Zone	
		_____	<input type="checkbox"/> Oil District	
		_____	<input type="checkbox"/> Methane District	
		_____	<input type="checkbox"/> Noise/CNEL	







Tennis Court Adequacy

Proposed Tennis Program

- 10 regulation tennis courts
- 225 total members
- 22.5 members per court

Industry & Peer Context

- Planning and facility studies indicate clubs operate sustainably at **significantly higher ratios (up to 60 members per court)** than proposed.
- A ratio of approximately **22–25 members per court** reflects **low-intensity use** and ample court availability.

Comparable Southern California Precedent

- **Los Angeles Tennis Club**, one of the most historic, prestigious, and exclusive private tennis clubs in Southern California, operates at approximately **25 members per court**, demonstrating that this ratio is consistent with high-quality, private club standards.

Conclusion

- At **22.5 members per court**, the proposed tennis facilities provide **more than adequate capacity** to serve the planned membership, with sufficient availability during peak and off-peak periods.

Huntington Club Improvements

- Will generate \$500,000+ of annual revenue to the City through local sales tax and use tax
- Planning Staff spent hundreds of hours to make unanimous Finding and Recommendation for Approval
- Planning Commission voted unanimously 7-0 to approve the Plan
- Plan is desired by the property owner, Golf Realty Fund
- Plan is desired by the Tenant and Club management, Camaraderie Clubs
- Will enhance and elevate the Club and Member experience

