

Huntington Club

6501 Palm Ave. Huntington Beach, California

Vicinity Map & Project Information

PROJECT INFORMATION

Address - 16501 Palm Ave.
Huntington Beach, CA
Zone - OS - PR (CZ overlay)
Lot Area - 239,036 SF = 5.49 AC

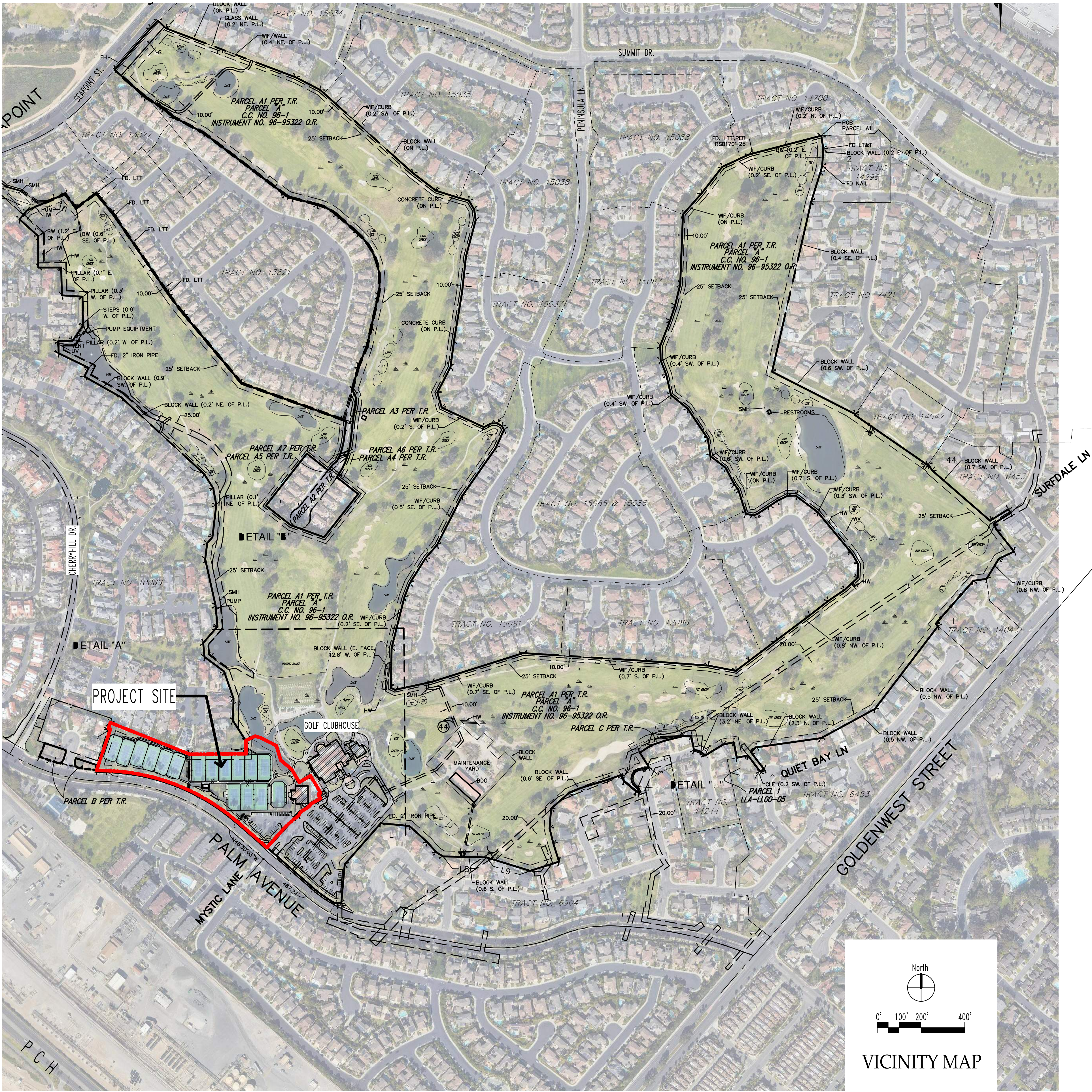
Zone OS-PR (Coastal Overlay) Development Standards		
	Required	Provided
Lot Area (sq. ft.)	5 AC min.	5.49 AC
Lot Width (ft.)	100' min.	734'
Setbacks		
Front (ft)	25'	25'
Side (ft)	25'	25'
Rear (ft)	25'	25'
Height of Structures (ft)	35' max	30'-8"
Lot Coverage (%)	25% max	7.1%
Site Landscaping	8% min	24%
Off Street Parking	per CUP No. 22-011	66
Refuse Storage Areas	per HBMC 230.78	YES
Mechanical EQ screening	per HBMC 230.76	YES

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Landscape
SD-01 Overall Site
SD-02 Preliminary Planting Palette
SD-03 Preliminary Planting Palette

Lighting Conept
SD-04 Overall Site



10/02/2025



22 CORPORATE PARK
SUITE 200
IRVINE, CA. 92606
949.955.3282

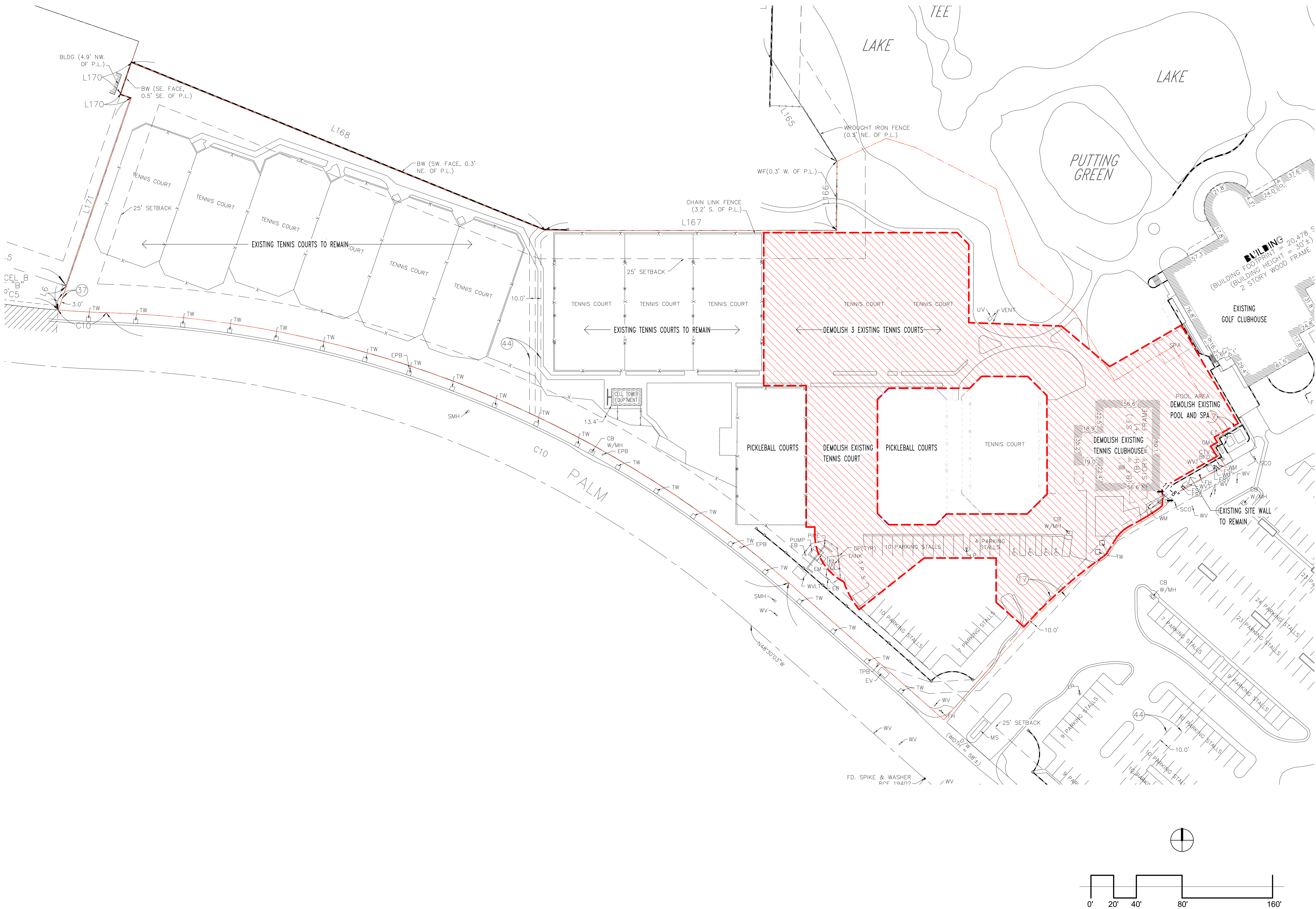
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Demolition Plan

 - DEMOLITION AREA

- 4 EXISTING TENNIS COURTS
- EXISTING TENNIS CLUBHOUSE
- 5,206 SF BUILDING FOOTPRINT
- EXISTING POOL AND SPA
- 22 PARKING SPACES



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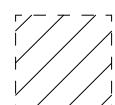


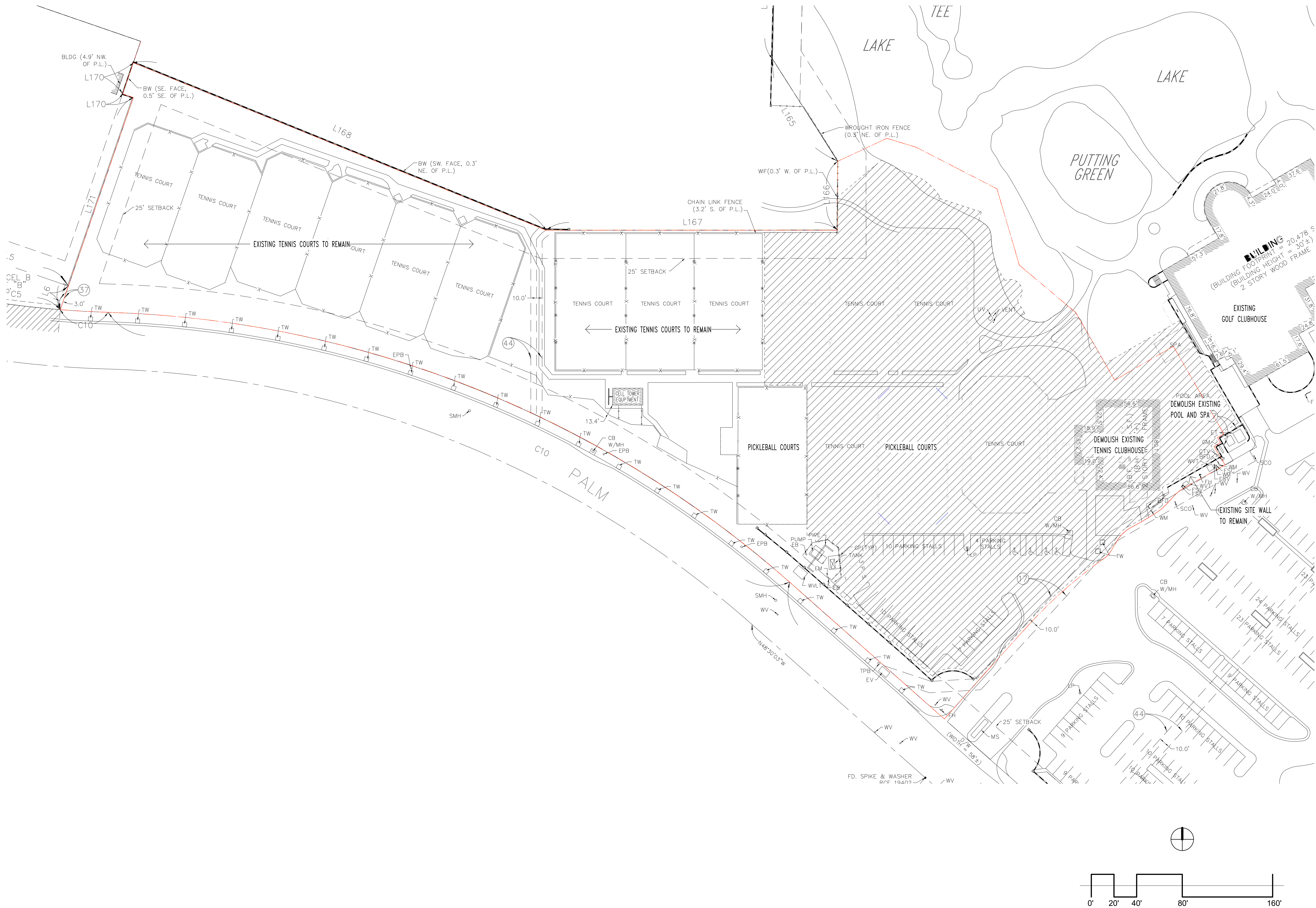
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Area of Work Plan

 - AREA OF WORK
107,291 SF = 2.463 AC



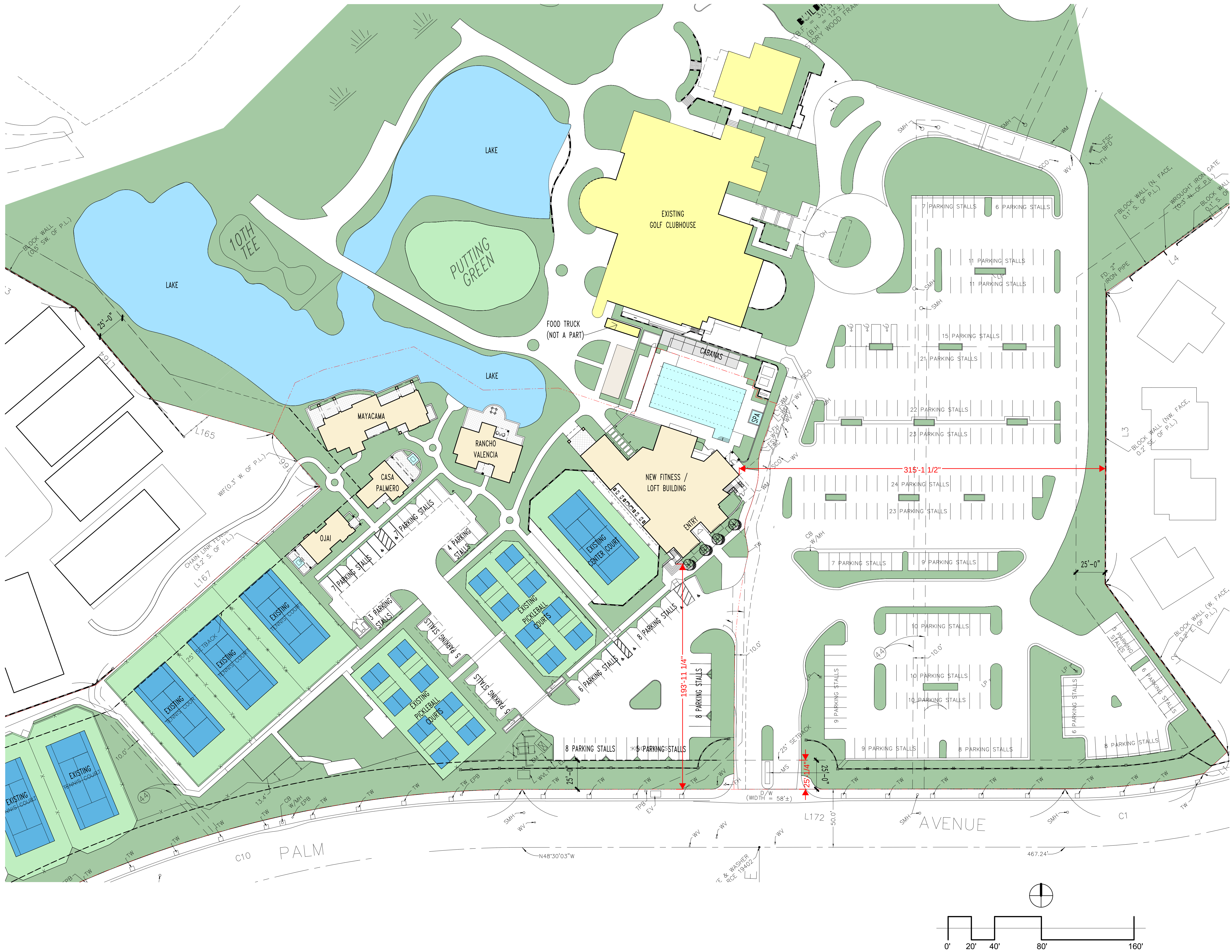
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02.1

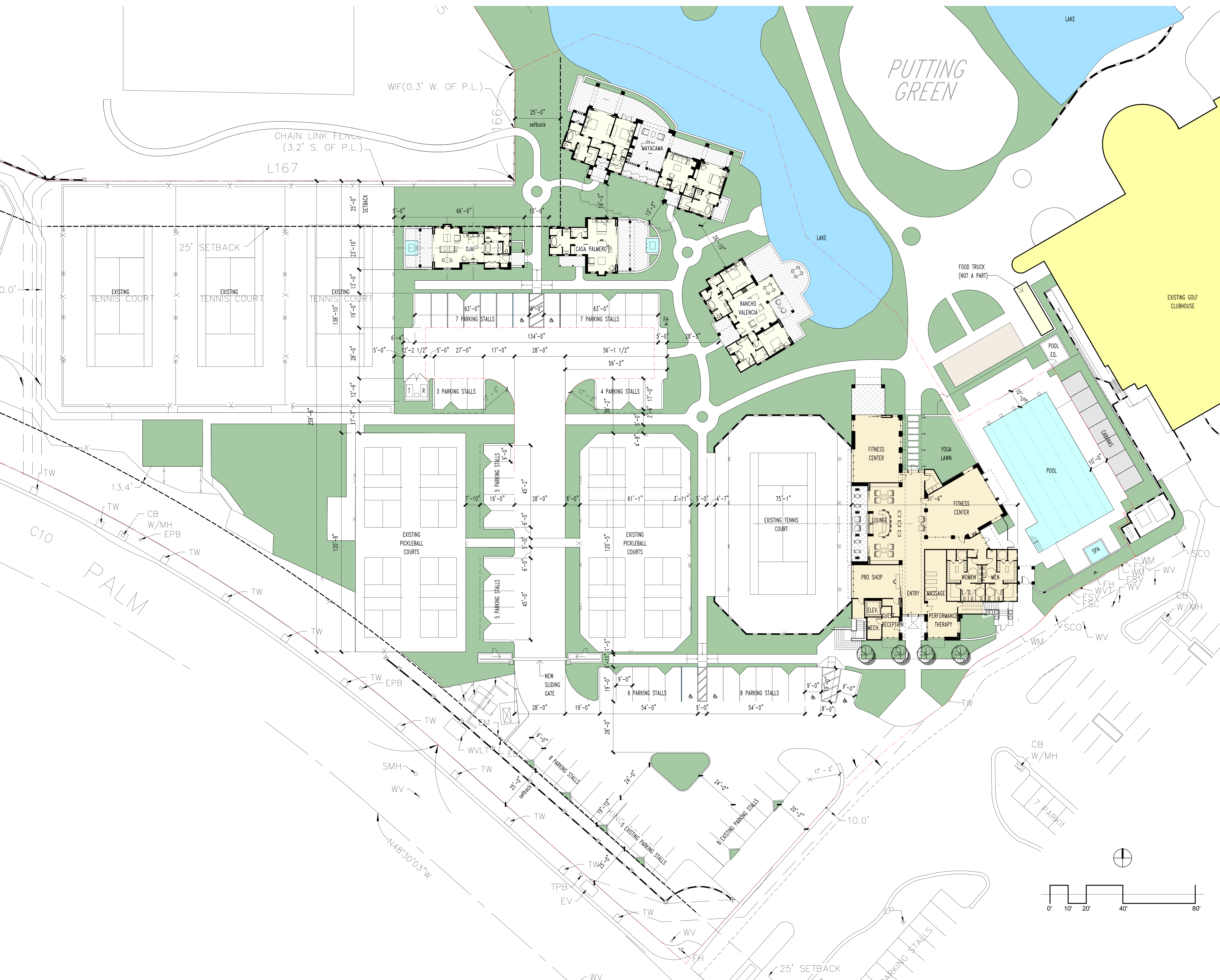
Master Plan



10/06/2025



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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.

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04

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Huntington Beach, California

The Court First Floor Plan

GUEST RECEPTION
163 SF

LOUNGE
1,741 SF

FITNESS CENTER
2,332 SF

PERFORMANCE
THERAPY
404 SF

WOMENS LOCKERS
544 SF

MENS LOCKERS
546 SF

FIRST FLOOR
7,049 SF OCCUPIED

ELEC. / MECH. /
JANITOR/ STORAGE/
LAUNDRY
480 SF

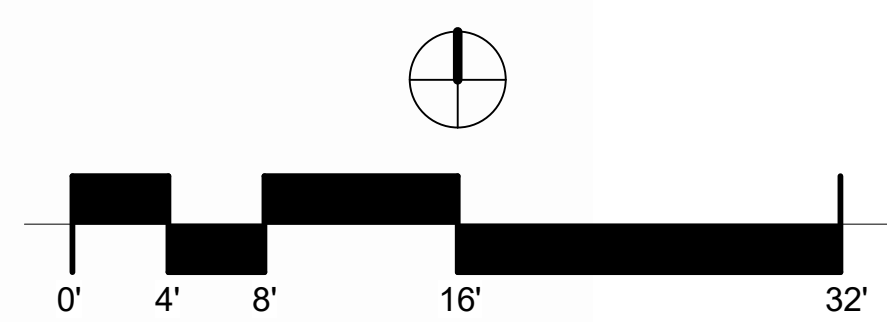
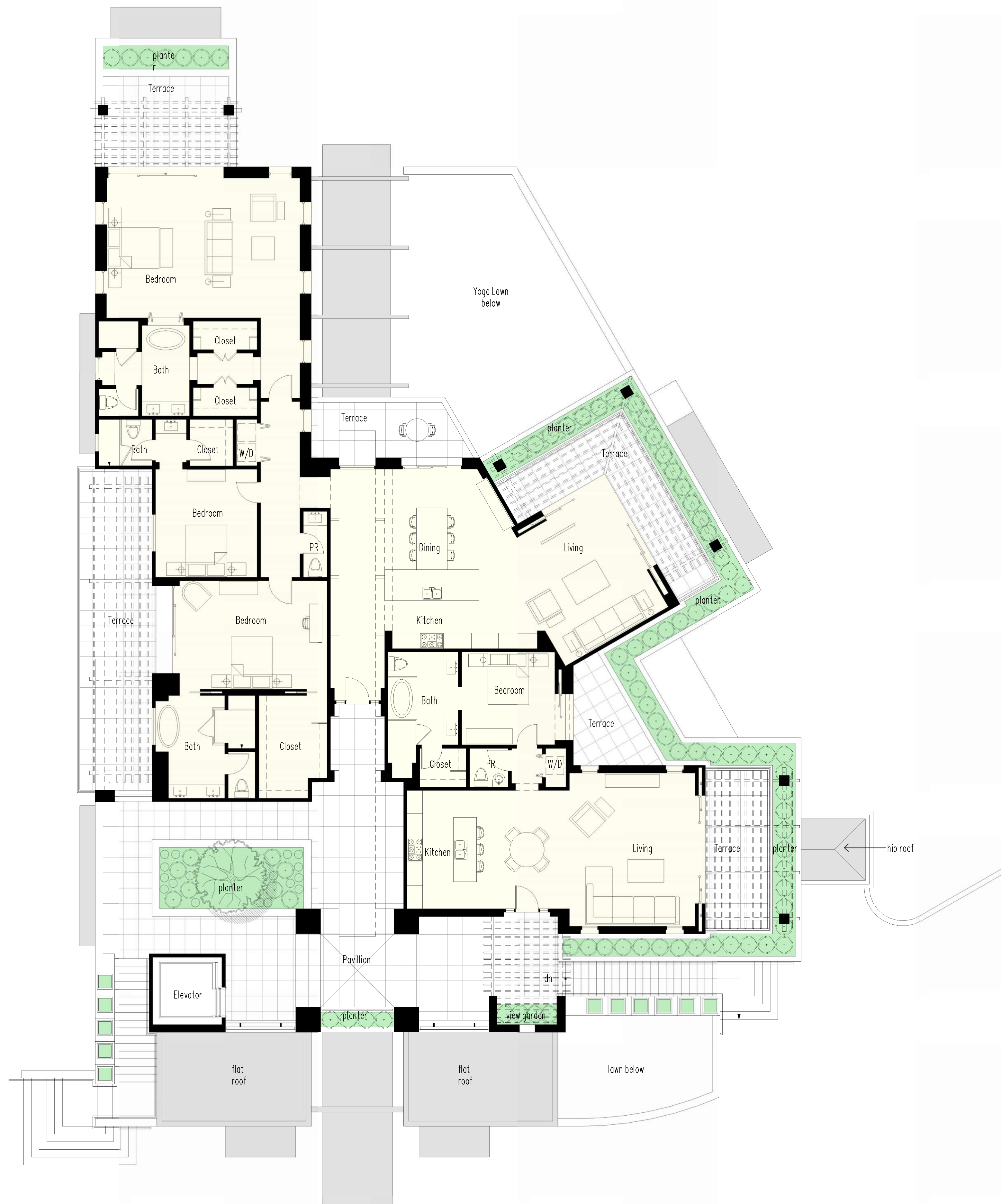


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Huntington Beach, California

The Court Second Floor Plan

2 UNITS

(1) 3 BEDROOM
3,036 SF

(1) 1 BEDROOM
1,173 SF

SECOND FLOOR
4,209 SF

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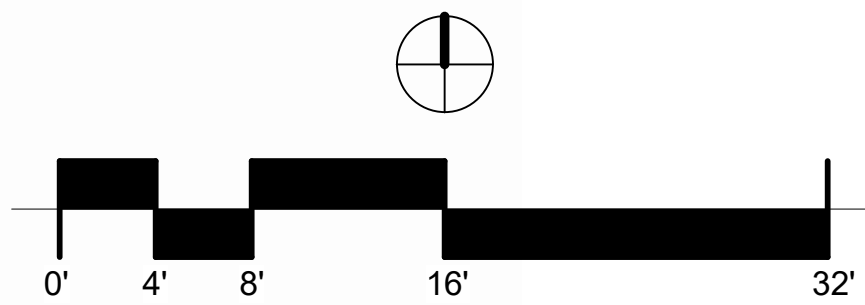
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The Court Roof Plan



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949 . 955 . 3282

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Huntington Beach, California

The Court Elevations

MATERIALS

- smooth steel-trowled exterior plaster
- board-formed poured-in-place concrete
- zinc standing seam metal roofing
- ACM wall cladding
- steel window system

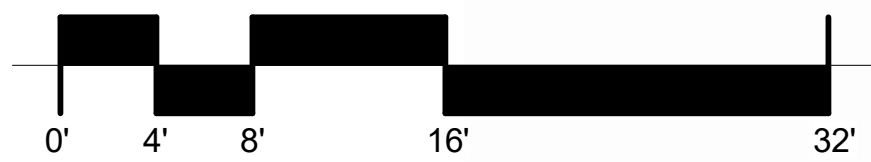


NORTH ELEVATION



SOUTH ELEVATION

CONCEPT ELEVATIONS



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08

Huntington Club

Huntington Beach, California

The Court Elevations

MATERIALS

- smooth steel-trowled exterior plaster
- board-formed poured-in-place concrete
- zinc standing seam metal roofing
- ACM wall cladding
- steel window system

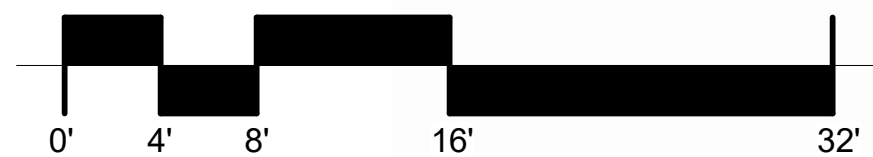


EAST ELEVATION



WEST ELEVATION

CONCEPT ELEVATIONS



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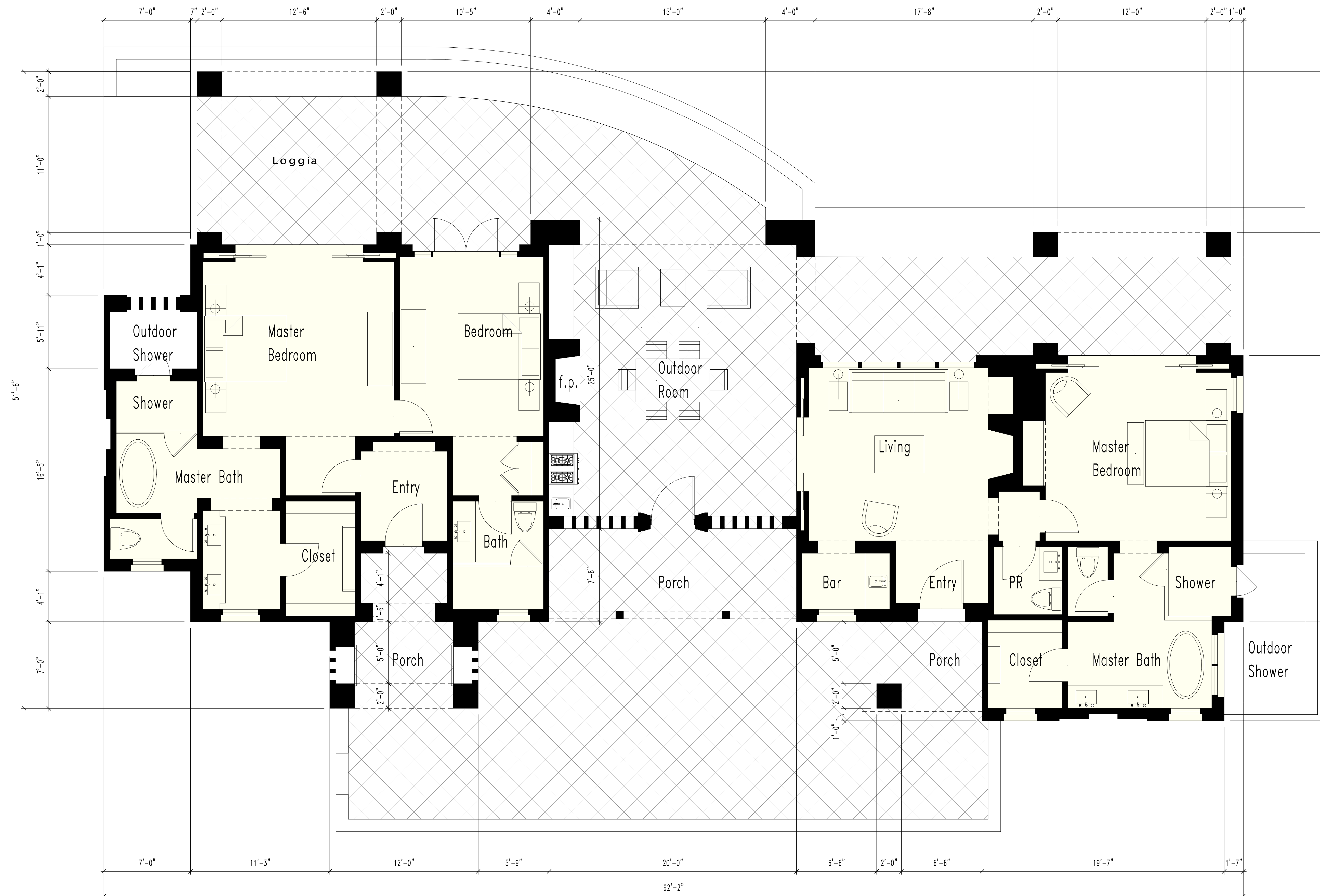
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Huntington Club

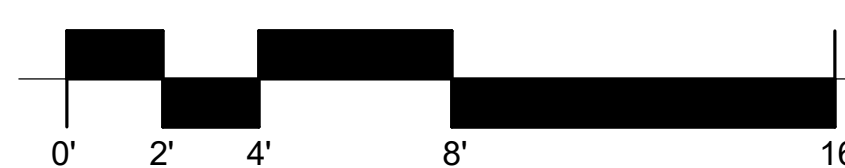
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Huntington Beach, California

Mayacama

3 BEDROOM 1,865 SF
OUTDOOR GREAT ROOM 500 SF



FLOOR PLAN



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SUITE 200
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* - 2'-0" maximum above datum per HBZC 230.70

FRONT ELEVATION



REAR ELEVATION

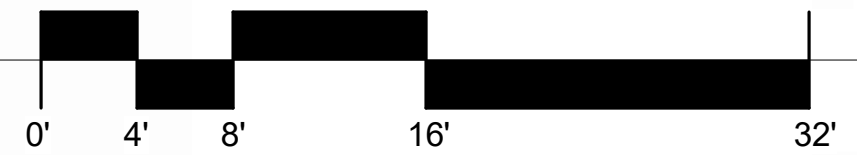


SIDE ELEVATION



SIDE ELEVATION

CONCEPT ELEVATIONS



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Huntington Beach, California

MAYACAMA

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

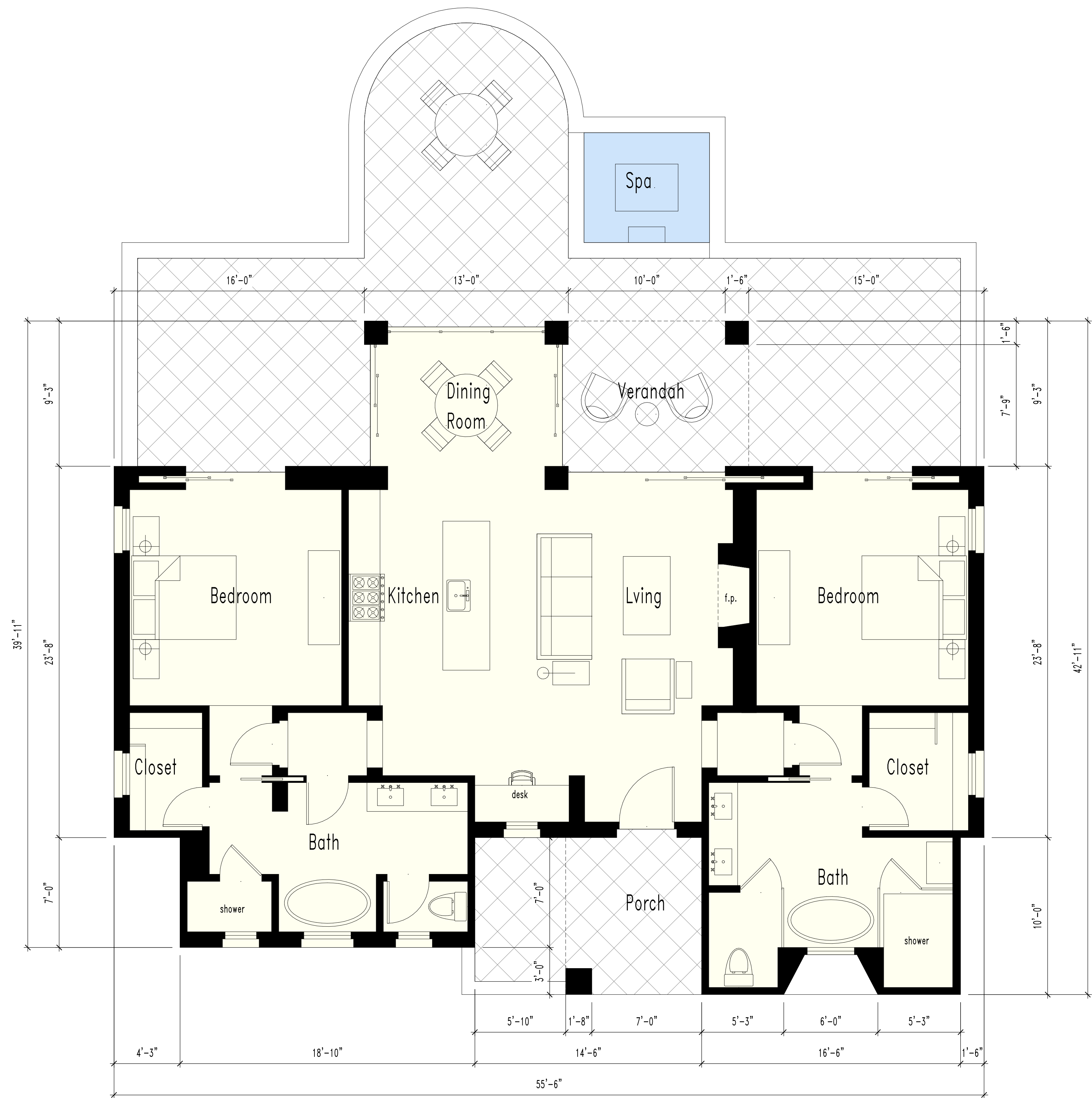
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Huntington Beach, California

Rancho Valencia
Floor Plan

2 BEDROOM

1,698 SF



Rancho Valencia



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FRONT ELEVATION



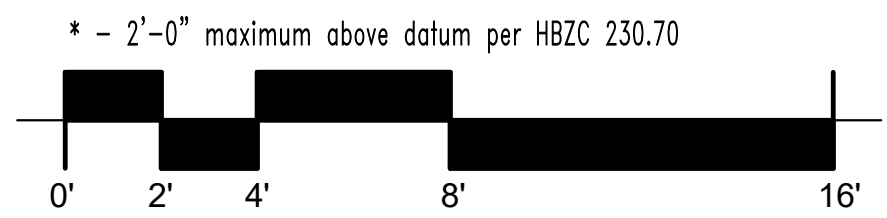
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Huntington Club

Huntington Beach, California

Rancho Valencia Elevations

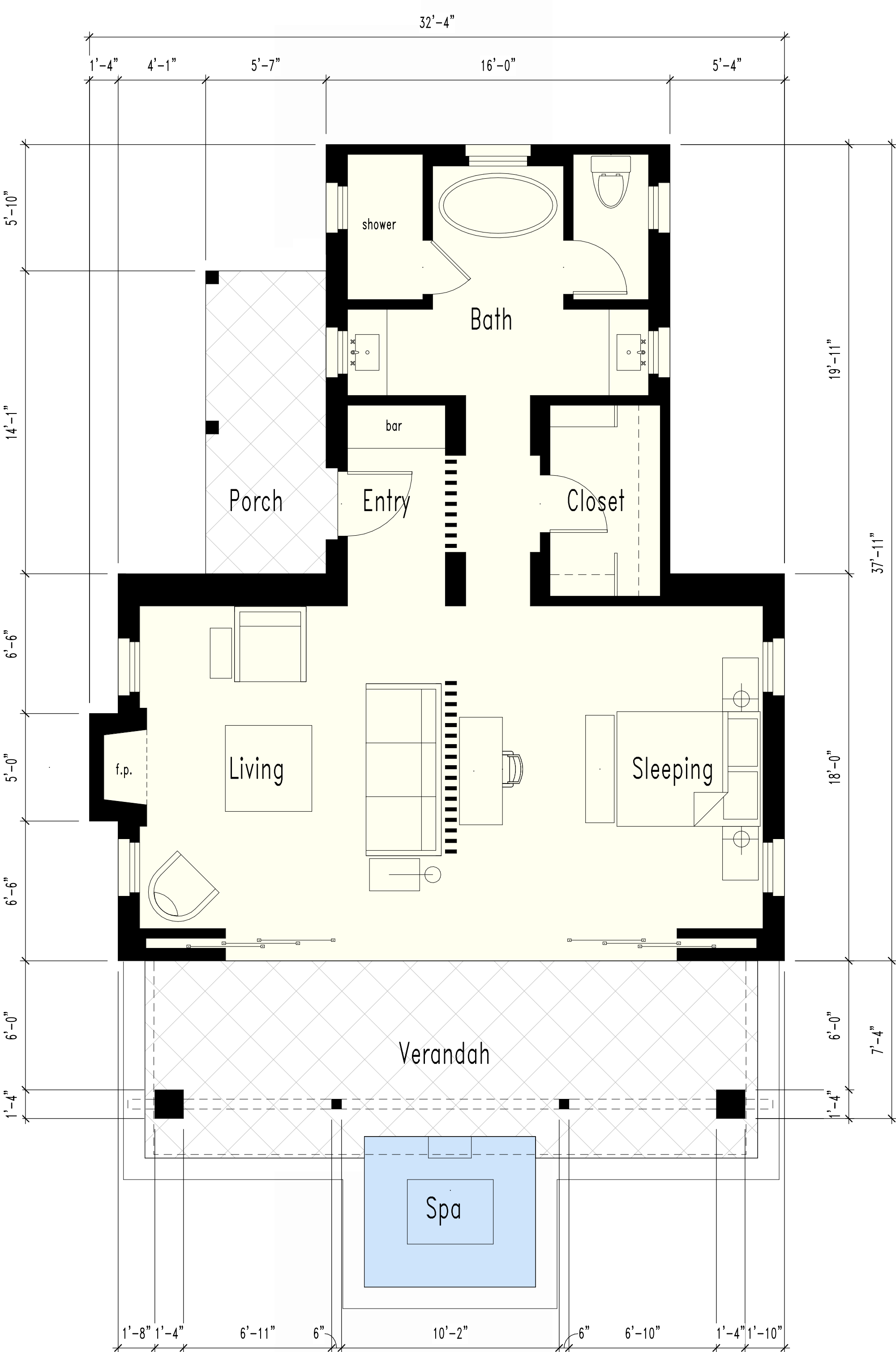
MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete

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FLOOR PLAN



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION
CONCEPT ELEVATIONS

* - 2'-0" maximum above datum per HBZC 230.70

Huntington Club

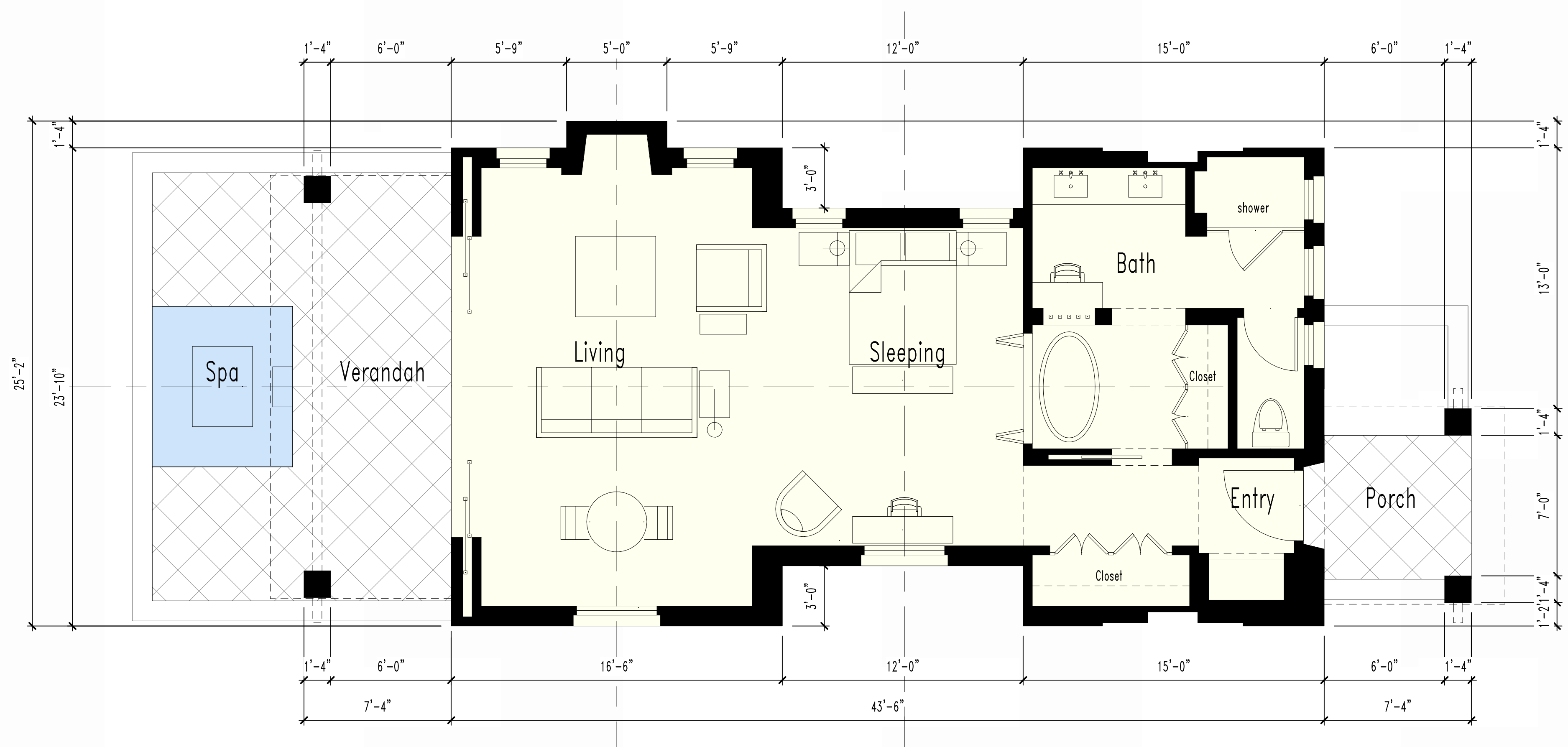
6501 Palm Ave.
Huntington Beach, California

Casa Palmero

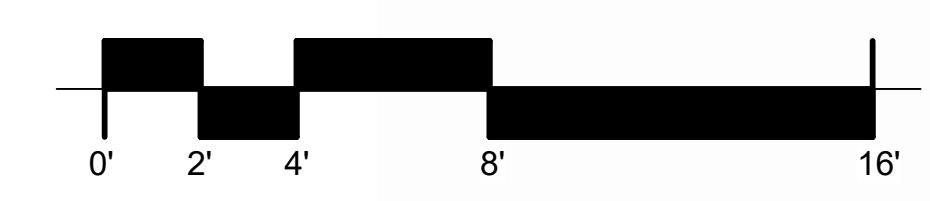
1 BEDROOM 883 SF

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete



FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

CONCEPT ELEVATIONS

* - 2'-0" maximum above datum per HBZC 230.70.9

Huntington Club

6501 Palm Ave.
Huntington Beach, California

Ojai

1 BEDROOM 962 SF

MATERIALS

- smooth steel-trowled exterior plaster
- clay tile roofing
- steel window system
- board-formed poured-in-place concrete



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FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING

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3D Views

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Huntington Club

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3D Views



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING



FITNESS/ LOFT BUILDING

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CASA PALMERO



CASA PALMERO



RANCHO VALENCIA



OJAI

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3D Views

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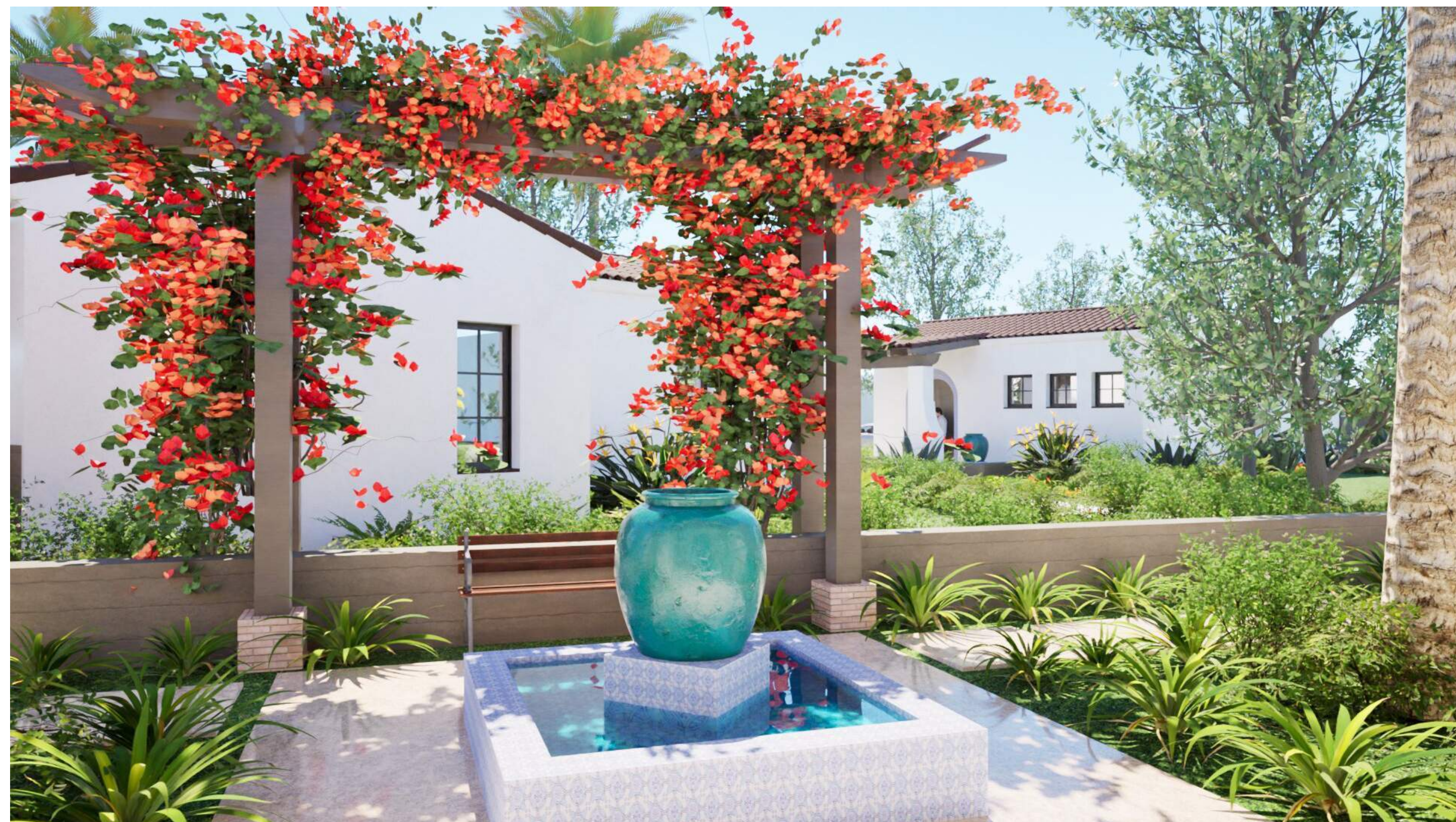
MAYACAMA



MAYACAMA



MAYACAMA



MAYACAMA

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3D Views

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SMOOTH STEEL-TROWLED EXTERIOR PLASTER



STANDING SEAM METAL ROOFING



STEEL WINDOW SYSTEM



CLAY TILE ROOFING



ACM EXTERIOR PANELS



BOARD-FORMED POURED-IN-PLACE CONCRETE

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6501 Palm Ave. Huntington Beach, California

Materials Board

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PRELIMINARY PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	APPROX. SIZE
EXISTING TREES			
PALMS:			
	PHOENIX DACTYLIFERA	DATE PALM	L 16'-18' B.T.H.
TREES:			
	CASSIA LEPTOPHYLLA	GOLDEN SHOWER TREE	M 48" BOX
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	M 36" BOX
	JACARANDA MIMOSIFOLIA	JACARANDA TREE	M 48" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	M 36" BOX
	OLEA EUROPAEA	OLIVE TREE	L FIELD DUS. MED.
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	L 48" BOX
SHRUBS:			
	AGAVE ATTENUATA 'BOUTH BLUE'	FOX TAIL AGAVE	L
	AGAVE ATTENUATA 'RAEA'S GOLD'	GOLDEN FOX TAIL AGAVE	L
	AGAVE ATTENUATA 'VAREGATA'	VAREGATED FOX TAIL AGAVE	L
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	L
	ALOE 'ALWAYS RED'	ALWAYS RED ALOE	L
	ALPINA ZERUMBERT 'VAREGATA'	VAREGATED SHELL GINGER	M
	ANIGONANTHOS FLAVIUS 'BIG RED'	RED KANGAROO PAW	M
	ANIGONANTHOS HYBRID 'HARMONY'	RED-YELLOW KANGAROO PAW	M
	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	L
	CALANDRINA SPECTABILIS	ROCK PURSLANE	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	M
	CAMPANULA PORTENSCHLAGIANA 'SNOWFLAKE'	DALMATIAN BELLFLOWER	M
	CANNIA 'AUSTRALIA'	CANNIA LILY	M
	CANNIA INDICA 'MACTRO'	TROPICANNA GOLD CANNIA	M
	CAREX OSMENSIS 'EVERILO'	JAPANESE SEDGE	M
	CEANOETHUS 'WHEELER CANYON'	BLUE MOUNTAIN LILAC	M
	CHONDROPETALUM TECTORIUM	CAPE RUSH	M
	CORYLYNE X 'JURED'	FESTIVAL BURGUNDY	M
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	M
	DIANELLA TASMANICA 'SILVER STREAM'	SILVER STREAM FLAX LILY	M
	DIERIS GRANDIFLORA	FORTNIGHT LILY	M
	EQUESTRIUM HYEMALE	HORSE TAIL	M
	EUNYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUNYMUS	M
	EUNYMUS JAPONICUS 'MICROPHYLLUS VAREGATUS'	VAREGATED BOXLEAF EUNYMUS	M
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	M
	HESPERALOE PARVIFLORA	RED OR YELLOW YUCCA	M
	LANTANA CAMARA	LANTANA	M
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	M
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	M
	LIMNOC 'GIGANTEA'	GIANT LILY TURF	M
	LOROPETALUM CHINESE VAR. 'RUBRUM CRIMSON FIRE'	CHINESE FRINGE FLOWER	M
	MUEHLBERGIA CAPILLARIS	PINK MUHLY GRASS	M
	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RABBIT	M
	OLEA EUROPAEA 'NOMOTRA'	LITTLE OLIVE DWARF OLIVE	M
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	M
	PHILODENDRON SELLOUM	TREE PHILODENDRON	M
	PHYLLASTACHYS NIGRA	BLACK BAMBOO	M
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L
	SANSEVIERIA TRIFASCIATA 'LAURENT'	VAREGATED SNAKE PLANT	L
	SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP	L
	SENECIO MANDRASCARAE	BLUE CHALKSTICKS	L
	STREUTZIA REGINAE	BIRD-OF-PARADISE	M
	TRADESCANTIA PALLIDA	PURPLE HEART	M
VINES:			
	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	L
	BOUGAINVILLEA X BUTTIANA 'ORANGE RINGS'	ORANGE KING BOUGAINVILLEA	L
	CAMPIDICUS	TRUMPET VINE	L
	CLYTOSTOMA CALLISTEODES	LAVENDER TRUMPET VINE	L
	DISTICHS 'RIVERS'	ROYALTRUMPET VINE	L
	MANDEVILLA X 'AMABILIS'	MANDEVILLA	L
	PYROSTEGIA VENUSTA	FLAME VINE	L

NOTE: ALL LANDSCAPING AND PLANT MATERIAL SIZE AND SPACING SHALL CONFORM TO THE CITY OF HUNTINGTON BEACH ZONING CODE, CHAPTER 232-LANDSCAPE IMPROVEMENTS.

LANDSCAPE SUMMARY

DESCRIPTION	Total
Proposed Area of Improvements	130,630 SF 3.17 AC
Open Space Provided	100,290 SF 2.30 AC
Landscape Required 8%	10,450 SF 0.24 AC
Landscape Area Provided	32,365 SF 24.7 %

Automated Irrigation System Note:

GENERAL DESIGN GUIDELINES FOR TYPICAL LOW WATER USAGE IRRIGATION SYSTEMS:
THE IRRIGATION SYSTEM SHALL CONSIST OF A LOW VOLUME TYPE DESIGN, IMPLEMENTING THE USE OF DRIP LINE, OR POINT SOURCE EMITTERS FOR SHRUB PLANTING, AND BUBBLER TYPE NOZZLES FOR TREE IRRIGATION. "HYDROZONING", SEPARATING PLANT MATERIAL BASED ON WATER USE, LOW, MODERATE OR HIGH, SHALL BE INCORPORATED AS PART OF THE IRRIGATION DESIGN. USE OF FILTERS, PRESSURE REGULATION, CHECK VALVES AND OTHER WATER EFFICIENT COMPONENTS, SUCH AS RAIN SENSORS WILL CONTRIBUTE TO SYSTEM EFFICIENCY AS WELL. WEATHER BASED SMART CONTROLLERS (USING CURRENT OR HISTORICAL WEATHER DATA) SHALL BE USED FOR IRRIGATION SCHEDULING, ADJUSTING IRRIGATING ONLY WHEN NEEDED, IN TURN CONTRIBUTING TO WATER CONSERVATION AND OVERALL PLANT HEALTH.

Existing Trees found on Site



CUPANIOPSIS ANACARDIOIDES



EUCALYPTUS SIDEROXYLON



FICUS RUBIGINOSA



LIGUSTRUM JAPONICUM 'TEXANUM'



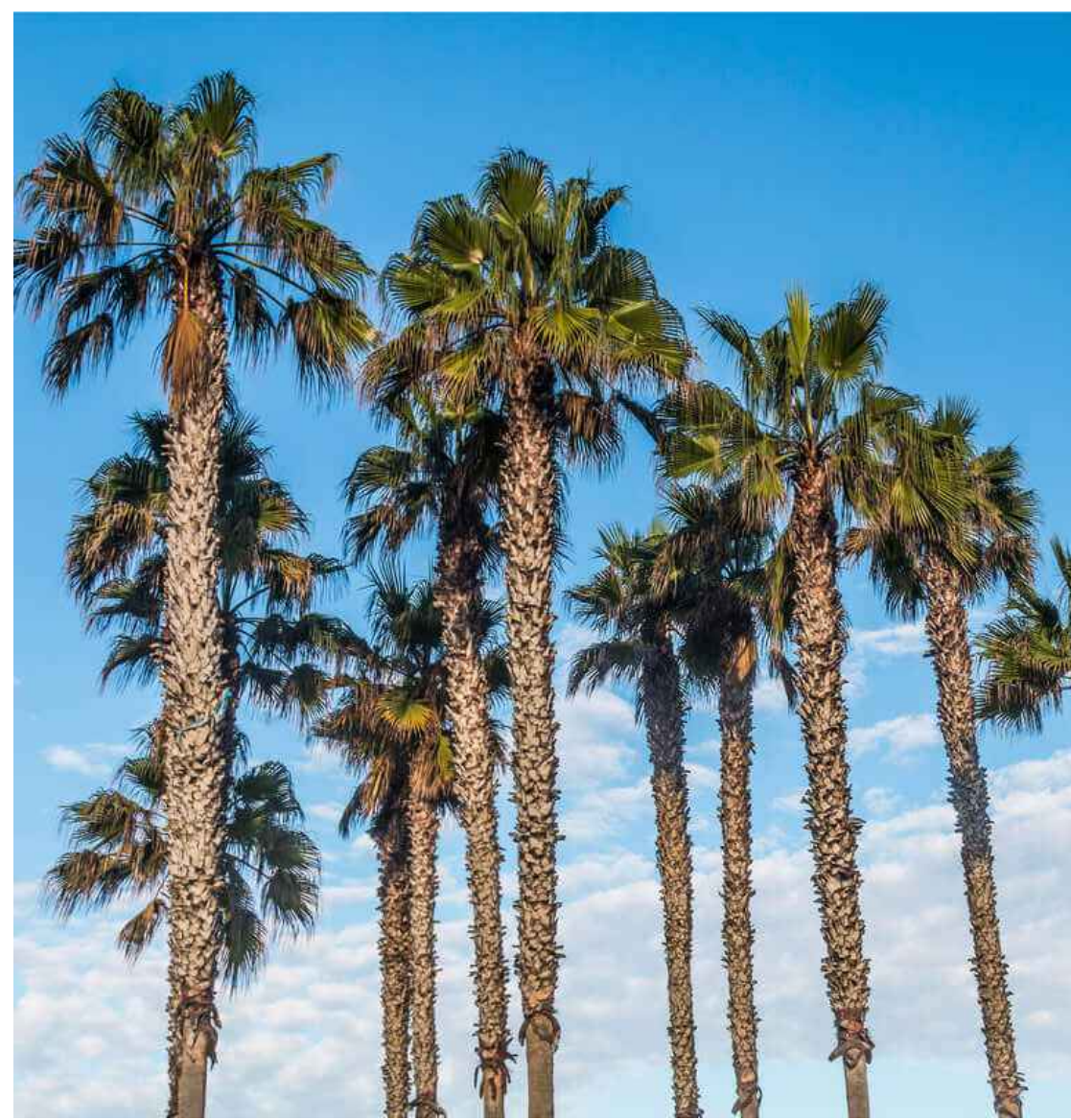
MELALEUCA QUINQUENERVIA



PRUNUS CAROLINIANA 'MONUS'



SYAGRUS ROMANZOFFIANUM



WASHINGTONIA ROBUSTA

Proposed Planting Palette

Palms



HOWEA FORSTERIANA



PHOENIX CANARIENSIS



PHOENIX DACTYLIFERA



PHOENIX RECLINATA



PHOENIX ROEBELII



RHAPIS EXCELSA



STRELITZIA NICOLAI

Trees



TRISTANIA CONFERTA



CASSIA LEPTOPHYLLA



CERCIDIUM X. 'DESERT MUSEUM'



CERCIS CANADENSIS 'MERLOT'



CINNAMOMUM CAMPHORA



ERYTHRINA CAFFRA



CUPRESSUS SEMPERVIRENS



JACARANDA MIMOSIFOLIA



LAGERSTROEMIA L. 'NATCHEZ'



LAURUS NOBILIS 'SARATOGA'



LAGERSTROEMIA 'MUSKOGEE'



OLEA EUROPAEA



PODOCARPUS E. 'MONMAL'



PODOCARPUS GRACILIOR



SCHINUS MOLLE



CITRUS X. SINENSIS



ERIOBOTRYA DEFLEXA

Proposed Planting Palette

Shrubs



AGAVE ATTENUATA 'BOUTIN BLUE'



AGAVE ATTENUATA 'RAEA'S GOLD'



AGAVE ATTENUATA 'VARIEGATA'



AGAVE 'BLUE GLOW'



EUONYMUS J. 'AUREOMARGIN.'



EUONYMUS JAPONICUS 'MICROPHYLLUS VARIEGATUS'



FESTUCA GLAUCA 'ELIJAH BLUE'



FUCRAEA FOETIDA 'MEDIOPICTA'



AGAVE GEMINIFLORA



ALOE 'ALWAYS RED'



ALPINIA ZERUMBET 'VARIEGATA'



ANIGOZANTHOS FLAVIDUS 'BIG RED'



HESPERALOE PARVIFLORA



LANTANA CAMARA



LANTANA MONTEVEDENSIS



LANTANA 'NEW GOLD'



ANIGOZANTHOS HYBRID 'HARMONY'



BOUGAINVILLEA 'LA JOLLA'



BOUGAINVILLEA 'LA JOLLA'



CALANDRINIA SPECTABILIS



LIRIOPE GIGANTEA



LOROPETALUM CHINENSE 'CRIMSON FIRE'



MUHLENBERGIA CAPILLARIS



MYOPORUM PARVIFOLIUM 'PINK'



CALLISTEMON VIMINALIS LITTLE JOHN'



CAMPANULA PORTENSCHLAGIANA



CANNA 'AUSTRALIA'



CANNA 'TROPICAL GOLD'



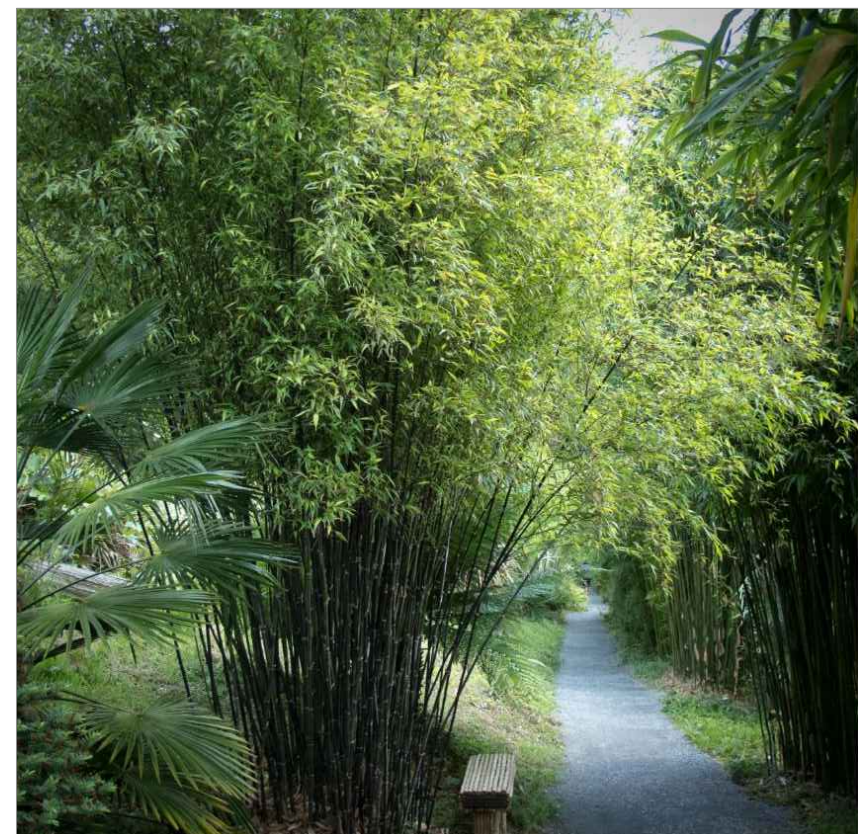
OLEA EUROPAEA 'LITTLE OLLIE'



PENNISETUM ORIENTALE



PHILODENDRON SELLOUM



PHYLLOSTACHYS NIGRA



CAREX O. 'EVERILLO'



CEANOTHUS 'WHEELER CANYON'



CHONDROPETALUM TECTORUM



CORDYLINE X 'JURED'



SALVIA LEUCANTHA



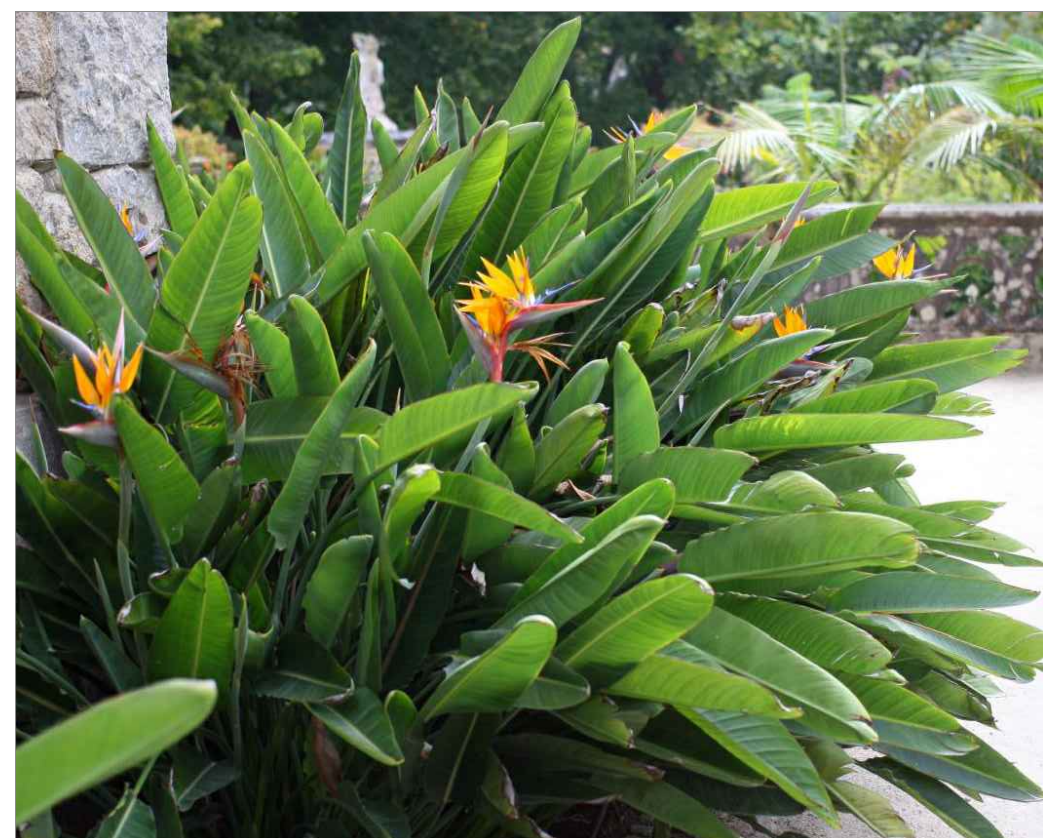
TRADESCANTIA PALLIDA



SEDUM NUSSBAUMERIANUM



SENECIO MANDRALISCAE



STRELITZIA REGINAE



DIANELLA CAERULEA 'CASSA BLUE'



DIANELLA T. 'SILVER STREAK'



DIETES GRANDIFLORA

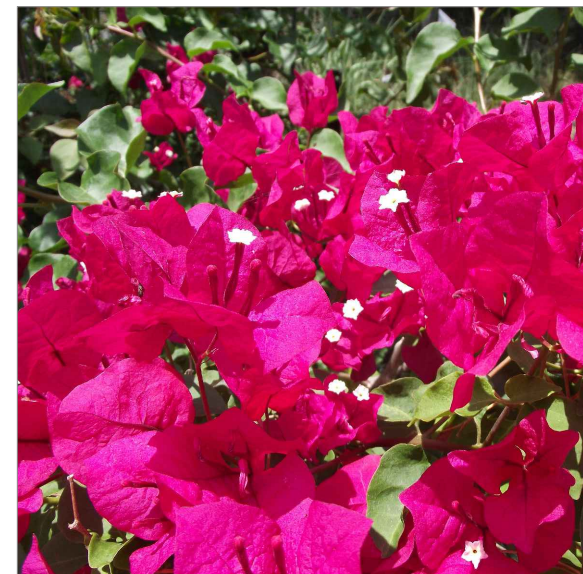


SANSEVIERIA T. 'LAURENTII'



EQUISETUM HYEMALE

Vines



BOUGAINVILLEA 'BARBARA KARST'



BOUGAINVILLEA 'ORANGE KING'



CAMPSIS RADICANS



CLYTOSTOMA CALLISTEGIOIDES



DISTICTIS RIVERS



MANDEVILLA X AMABILIS



PYROSTEGIA VENUSTA