

HUNTINGTON CLUB
The New Tennis Clubhouse/Jr. Olympic Pool/Bungalows & Lofts

VISION	1 1. A joint effort of the Golf and Tennis Clubs to create a world-class health and wellness center at The Huntington Club. 2. Replace the existing Tennis Clubhouse with a new Tennis Clubhouse that will consist of a Member’s Lounge, a Pro Shop, and a state-of-the-art Fitness Center & Spa, including a Strength and Cardio facility, Yoga Pavilion, cutting-edge Performance Therapy, Spa Treatments, and Locker Rooms. 3. Create 4 Bungalows & 2 Lofts, all with small kitchens, for Golf and Tennis members and guests of members. The 4 Bungalows are small stand-alone structures resembling casitas, while the 2 Lofts are located on the second story of the new Tennis Clubhouse. 4. Replace the existing pool with a new Junior Olympic pool, adjacent cabanas, and a jacuzzi. 5. Continue the vision of complimentary California coastal architectural styles and appropriate related building materials incorporated into those various architectural styles.
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PROJECT 2 DESCRIPTION	The Huntington Club’s 143-acres are currently comprised of the existing Golf Club and Tennis Club facilities with zoning and General Plan designations of “Recreational Open Space.” The proposed project consists of a new two-story, 11,733 square foot Tennis Clubhouse, 4 stand-alone casitas referred to as Bungalows, and a new Junior Olympic sized swimming pool, complete with a jacuzzi and cabanas, all situated on the Tennis portion of the Club, which is also its own separate 5.49-acre parcel. The first story of the new Tennis Clubhouse is 7,540 square feet and will include a Fitness Center & Spa, Men’s and Women’s Locker Rooms, Yoga Pavilion, Performance Therapy, a Member’s Lounge, and a Pro Shop. The second story will contain 2 Lofts, which will serve as short-term overnight accommodations. One of the Lofts is a 3,035 square foot three-bedroom unit, while the other Loft is a 1,157 square foot one-bedroom unit. The 4 Bungalows are named Ojai, Casa Palmero, Rancho Valencia, and Mayacama. Ojai is a 797 square foot one-bedroom unit, Casa Palmero is an 826 square foot one-bedroom unit, Rancho Valencia is a 1,578 square foot two-bedroom unit, and Mayacama is 1,809 square foot three-bedroom unit with a 568 square foot outdoor great room. Like the Lofts, the Bungalows are designed for short-term overnight accommodations. A short-term rental, as intended in this project’s specific use and defined by Governmental Online Services (GovOS.com), is any stay less than a month.
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The Bungalows & Lofts (6 total) are for Members and guests of Members. The Huntington Club already hosts weddings, golf tournaments and tennis tournaments, among other events. These events can range in size from 4-150 attendees. Since there is already on average an event every other day, including every weekend, there is no anticipated increase in the number or size of the events.

The goal of the Bungalows & Lofts is to allow Members and their families the ability to stay on site of the event they are attending and in close proximity to the other family they may have in SeaCliff, rather than stay off property at the Hyatt or Kimpton Hotels in Huntington Beach or even out of the City entirely. The Bungalows & Lofts would allow the Club to capture additional revenue from events that are already being hosted on site and would improve upon an existing recreation facility by adding additional amenities and additional opportunity for visitors to enjoy the site beyond just single-day experiences. The Bungalows & Lofts are projected to have an average occupancy rate of 50%.

We recently obtained approval for a similar project at Spanish Hills Club in Camarillo, where we have the same Tenant, Travis Brasher and Camaraderie Clubs, as we do at The Huntington Club. This exact same idea can also be found at some of the most prestigious golf clubs in the world, like Augusta, where the Masters are played.

There are an additional 33 parking spaces in the proposed Project and all parking is in common with The Huntington Club, which already has 295 parking spaces.

In order to ensure there is limited noise during nighttime hours, the Project will post signage restricting visitors congregating outside of the Bungalows during

nighttime hours. Additionally, personnel will be available to enforce the quiet hours and patrol the property. Lastly, the site has been designed such that the parking past the newly relocated sliding gate will not be able to be accessed during quiet hours by anyone other than guests of the Bungalows and Lofts, thus minimizing any parking lot noise associated with the project near surrounding residences. Therefore, the project will not generate a significant noise increase to surrounding noise sensitive uses.

The approved and the proposed Project are consistent with and supportive of the policies and goals of the Land Use Element of the General Plan and Local Coastal Plan. The intent of this application is not to make the Huntington Club into a resort. The use will remain a Member's Only Club as it is today. It is also anticipated that the new components introduced by the proposed Project will fall under the greater umbrella and operation of the Huntington Club.

BENEFITS TO CITY	3 1. Generates approximately \$500,000 of annual tax revenue to the City, which will likely grow significantly over the years. 2. Stimulates additional revenue for Huntington Beach merchants. 3. Preserves and enhances the iconic Club with much-needed new amenities like the Pool and Fitness Center & Spa and increases the Club's appeal to families and out of town Members. 4. Enhances visual aesthetic of the Club and surrounding residences, increasing the desirability of the area and property values. 5. Implements the vision of the General Plan.
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