



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Jennifer Villasenor, Associate Planner *JV*
DATE: June 23, 2009
SUBJECT: **SENIOR CENTER - FINAL PROJECT DESIGN AND LANDSCAPE PLANS**
(Conditional Use Permit No. 07-039)

**APPLICANT/
PROPERTY**

OWNER: City of Huntington Beach, Community Services Department, 2000 Main Street,
Huntington Beach, CA 92648

LOCATION: 18041 Goldenwest Street, Huntington Beach, CA 92648 (5-acre site southwest of the
intersection of Goldenwest Street and Talbert Avenue)

STATEMENT OF ISSUE:

- ◆ Request:
 - To review the final design and landscape plans for the senior center in Huntington Central Park pursuant to the conditions of approval for Conditional Use Permit No. 07-039, approved by the City Council on February 4, 2008.

- ◆ Staff's Recommendation:

Approve the final project plans based upon the following:

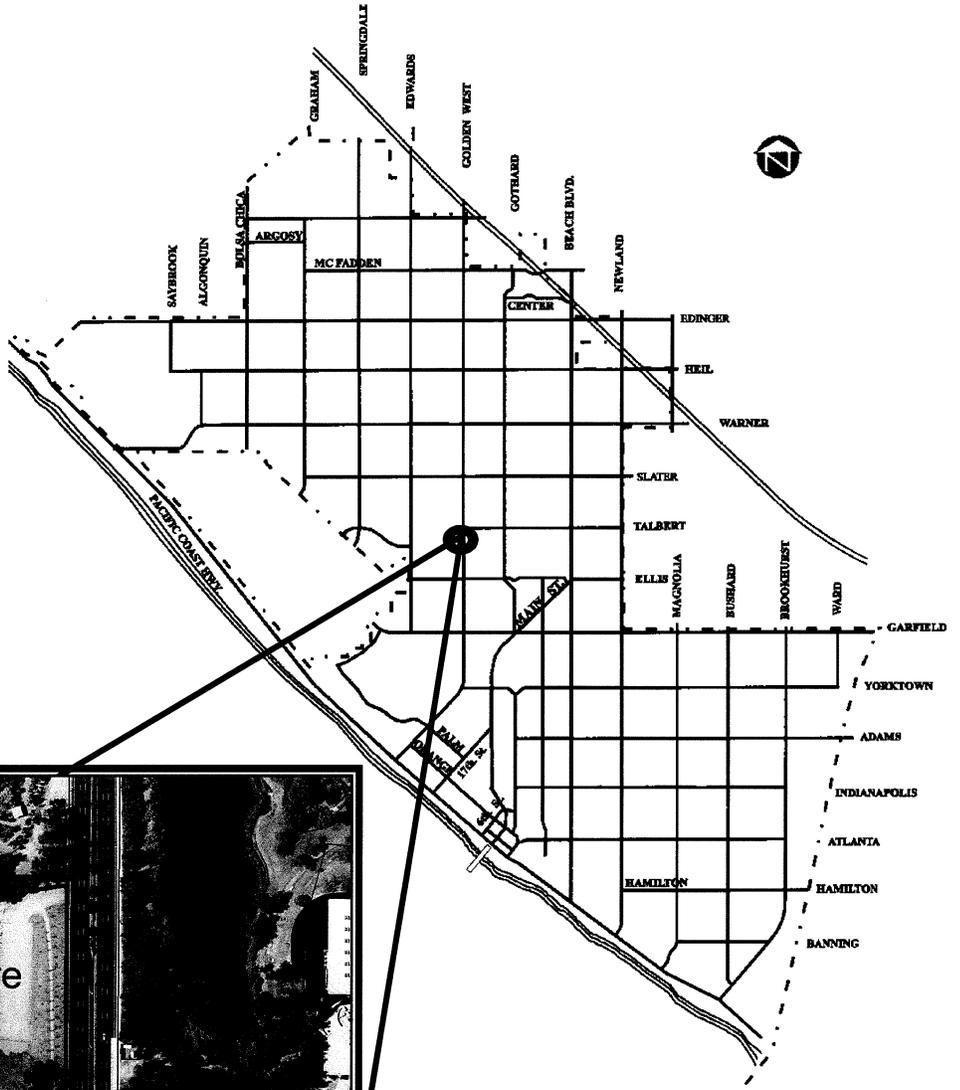
 - The project design is in substantial conformance with the conceptual plans approved by the City Council on February 4, 2008.
 - The plans comply with conditions five and six, which require meadow grasses (Condition #6) and plant species from the Sports Complex, Shipley Nature Center and passive park (Condition #5) to be utilized at the senior center site.

RECOMMENDATION:

Motion to:

“Approve the final project design and landscape plans for the Huntington Beach Senior Center.”
(Attachment No.3).”

**PROJECT
SITE**



VICINITY MAP
CONDITIONAL USE PERMIT # 07-039
(SENIOR CENTER IN HUNTINGTON CENTRAL PARK)

ALTERNATIVE ACTION(S):

The Planning Commission may take the following alternative action:

- A. "Approve the final project design plans with modified accent colors as recommended by the Design Review Board"
- B. "Continue review of the final project design and landscape plans for the Huntington Beach Senior Center and direct staff accordingly."

PROJECT PROPOSAL:

On February 4, 2008, the City Council approved Conditional Use Permit No. 07-039 for the development of a senior center in Huntington Central Park. The senior center project was approved for the construction of a 45,000 square foot senior center with a height of 46 feet at the highest point, and associated site improvements including an outdoor garden and lawn area and parking lot. The final project plans consist of a 37,563 square foot building with a height of approximately 35 feet in addition to an outdoor garden and lawn area and parking lot.

Pursuant to the conditions of approval for the project, the final project design and landscape plans must be reviewed and approved by the Planning Commission. The following conditions are applicable to this request for the Planning Commission's review:

Condition #3

Prior to submittal for plan check, project design, including landscape plans (completed pursuant to conditions 5 and 6), shall be reviewed by the City of Huntington Beach Design Review Board and approved by the Planning Commission as a non-public hearing item.

Condition #5

The final landscape plans shall incorporate a variety of tree, shrub and grass species that are currently planted at adjacent uses, including the Sports Complex, Shipley Nature Center and the passive park west of the project site.

Condition #6

In the event that an overflow parking area is provided in place of the meadow area depicted on the preliminary landscape plan, meadow grasses shall be planted elsewhere on the project site. The species of meadow grasses should take into consideration the species currently planted at Shipley Nature Center.

Background:

A public hearing for the senior center project was held at the Planning Commission meeting of December 11, 2007. The Planning Commission certified the Environmental Impact Report (EIR) and approved the project with conditions. The original conditions recommended by staff included conditions five and six (referenced above) and recommended that final project design be reviewed by the Design Review Board

(condition three). However, during discussion of the project at the December 11, 2007 public hearing, the Planning Commission determined that the design, particularly the landscape plan, was too conceptual. As such, condition three was revised to include Planning Commission review of the final project design as a non-public hearing item, in addition to review by the Design Review Board. Although the EIR and project were appealed to the City Council, the above-referenced conditions remained a part of the final project approval by the City Council.

ISSUES:

The primary issues for the Planning Commission to consider when analyzing this request are:

- Compliance with conditions three, five and six as stated in the City Council Notice of Action, dated February 7, 2008; and
- Consistency with the conceptual plans as preliminarily approved by the Design Review Board and approved by the Planning Commission and City Council.

General Plan Conformance: Conditional Use Permit No. 07-039 for the senior center project was found to be in conformance with the General Plan upon project approval by the City Council on February 4, 2008.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status: Environmental Impact Report No. 07-002 for the senior center project was certified by the City Council on February 4, 2008. Subsequent review by the Planning Commission and Design Review Board of the final project design is not subject to further environmental review in accordance with CEQA.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: The Design Review Board (DRB) reviewed the final design and landscape plans for the senior center on June 11, 2009. The DRB recommended approval of the final project design and landscape plans to the Planning Commission provided that the proposed color scheme is revised to incorporate muted or “toned down” building accent colors, specifically the yellow and orange colors depicted on the elevations and materials sample board. As a result of the DRB recommendation, staff has obtained samples of the colors from the manufacturer and believes that the actual colors are much more muted than how they are represented on the materials sample board meeting the intent of the Design Review Board’s action. The manufacturer color samples will be presented at the Planning Commission meeting on June 23rd. As such, staff is recommending that the Planning Commission approve the design plans as proposed in Attachment No. 3.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: The landscape plans and final project design plans have been developed with input from the Planning, Community Services and Public Works Departments, including the City’s landscape architect.

Public Notification: Public notification for this item is not required. However, notice of this item was published in the Huntington Beach/Fountain Valley Independent on June 11, 2009. In addition, notice of this meeting was published in the City Administrator’s newsletter on June 2, 2009 and has been posted on the Planning Department website since June 3, 2009.

ANALYSIS:

Project Design

The final project design plans for the senior center are in substantial conformance with the approved conceptual plans. The finish materials for the final project design include stucco, stone veneer, timber and glass similar to the approved conceptual plans. In addition, the proposed plans show variations in wall planes and roof lines and incorporate a standing seam metal roof consistent with the approved conceptual plans. In terms of architectural design, there are no major differences between the conceptually approved plans and the proposed final plans. Although the proposed color scheme for the building varies from the conceptually approved plans, staff believes that the proposed colors represent an improvement to the design and better define the architectural style of the building.

Landscape Plans

The conceptual senior center landscape plans, approved by the City Council, showed a variety of native and non-native plant and tree species throughout the parking area and around the perimeter of the site, a turf lawn and a natural meadow grass area. The plans also included a hummingbird/demonstration garden, decorative potted plants, a barbeque pad, a fountain/water feature, a trellis patio and a walking path. The proposed landscape plan is consistent with the conceptual plans except the barbeque pad has been removed and a larger courtyard area is shown. In addition, a concrete area in the southwest corner of the project site that was originally proposed to be a Fire Department turnaround area, which is no longer required by the Fire Department, is now proposed to be a native garden with a decomposed granite path.

With respect to condition no. 5, the senior center landscape plans include several species that are utilized in adjacent areas of Central Park, specifically Shipley Nature Center and the Sports Complex. Although, the majority of the various planting materials proposed for the senior center site occur at the adjacent Sports Complex and Shipley Nature Center, the table below provides several examples of the plant species that will be utilized at the senior center site that are currently planted at Shipley Nature Center and the Sports Complex.

Proposed Senior Center Planting Material (Common Name)	Occurs at Shipley Nature Center	Occurs at Sports Complex
California sycamore (tree)		X
Chilean Mesquite (tree)	X	
Strawberry Tree (small tree)	X	
Palo Verde (small tree)	X	X
Toyon (small tree)	X	
Coyote Bush (shrub)	X	

Proposed Senior Center Planting Material (Common Name)	Occurs at Shipley Nature Center	Occurs at Sports Complex
Orchid Rockrose (shrub)	X	X
Deer Grass (shrub)	X	
Mexican Bush Sage (shrub)	X	X
Prostrate Rosemary (ground cover)	X	X
Lantana (ground cover)		X

The landscape plans also feature a large lawn area characteristic of the vast turf areas of the passive park to the west.

Condition No. 6 requires that meadow grasses be planted elsewhere on the project site should the area specified for meadow grass planting on the conceptually approved plans be converted to an overflow parking area. The overflow parking area is no longer depicted on the site plan, and as such, meadow grasses are proposed to remain in the area depicted on the approved conceptual plans. Meadow grasses are also proposed in the parking lot landscape areas/bioswales.

During the study session on June 9, 2009, the Planning Commission asked questions relative to whether plant materials from the adjacent uses would be incorporated into the landscape plan and if the proposed plant materials would be drought-tolerant. In addition to the plant materials listed in the table above, the landscape plans denote planting materials utilized at the adjacent park uses. The plans also denote that all planting materials shall be low water usage species and the proposed irrigation system shall be water-efficient utilizing automatic timers and low flow irrigation heads in accordance with City requirements.

Staff believes that the proposed landscape plans comply with conditions five and six and meet the intent of the conditions in achieving greater compatibility with the surrounding park and recreation uses by incorporating similar planting materials, as appropriate, into the senior center project.

ATTACHMENTS:

1. City Council Notice of Action, dated February 7, 2008
2. Project plans as approved by the City Council (February 4, 2008)
3. Proposed final project design plans, including site plan, floor plan, elevations and landscape plan
4. Letters: Mark Bixby dated June 7, 2009; Emily Zung Manninger dated June 11, 2009



City of Huntington Beach

2000 Main Street • Huntington Beach, CA 92648

OFFICE OF THE CITY CLERK

JOAN L. FLYNN

CITY CLERK

NOTICE OF ACTION

February 7, 2008

City of Huntington Beach

FEB 11 2008

Community Services Department
City of Huntington Beach
2000 Main Street
Huntington Beach CA 92648

Subject: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF ENVIRONMENTAL IMPACT REPORT NO. 07-002/CONDITIONAL USE PERMIT NO. 07-039 (HUNTINGTON BEACH SENIOR CENTER)

APPLICANT: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

LOCATION: 18041 Goldenwest Street (5-acre site generally located southwest of the intersection of Goldenwest Street and Talbert Avenue)

DATE OF ACTION: February 4, 2008

On Monday, February 4, 2008 the City Council of the City of Huntington Beach took action on your application and **approved** the staff recommendation as amended for Environmental Impact Report No. 07-002 and Conditional Use Permit No. 07-39 with Findings and Conditions of Approval (attached).

If you have any questions, please contact Jennifer Villasenor, Associate Planner at (714) 374-1661.

Sincerely,

Joan L. Flynn, CMC
City Clerk

Attachment: Findings and Conditions of Approval: CUP No. 07-039

c: Scott Hess, Director of Planning
✓ Jennifer Villasenor, Associate Planner
Mayor Debbie Cook

ATTACHMENT NO. 4

Sister Cities: Anjo, Japan • Waitakere, New Zealand

(Telephone: 714-536-5227)

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 07-039

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 07-039:

1. Conditional Use Permit No. 07-039 to permit the construction and operation of a 45,000 square foot senior recreation facility will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. An EIR that analyzed the project's potential to generate detrimental impacts on people and surrounding properties was prepared and concluded that, with mitigation, there are no significant project specific impacts. In addition, being that the project is located in Central Park, the closest adjacent residences are located approximately 800 feet west of the project site. One significant cumulative impact to aesthetics was identified in the EIR and as such, a Statement of Overriding Considerations, which discusses the benefits of the project in relation to the cumulative impact, is required for approval of the project.
2. Conditional Use Permit No. 07-039 will be compatible with surrounding uses because it is consistent with the applicable General Plan Land Use and Zoning designations as noted in previous sections of this report. Although the proposed project will result in the development of a new senior center on existing open space, the project will be compatible with the established recreational land use pattern in the area, specifically existing community facilities such as the Central Library and Sports Complex adjacent to the proposed project site. Within this context, the proposed project is compatible with the surrounding parkland. In addition, the proposed project would add a senior recreation facility on land currently designated for recreational uses but at a greater intensity than what was previously intended for the site.

The proposed building features a design with architectural features that minimize the visual bulk and mass of the buildings and provides for compatibility with the surrounding parkland. The project complies with all of the requirements for development in the OS-PR zoning district and provides an adequate number of parking spaces. To integrate the project with the natural setting of the Shipley Nature Center and existing passive parkland west of the project site, substantial landscaping is proposed throughout the site, including surrounding the entire perimeter of the project site.

3. Conditional Use Permit No. 07-039 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, including the Open Space – Parks & Recreation zone permitted uses and minimum setbacks. Parking requirements are determined by the conditional use permit and are specific to the requested use. A sufficient number of parking spaces is provided for the project based on surveys of similar projects.
4. The granting of Conditional Use Permit No. 07-039 will not adversely affect the General Plan. It is consistent with the Land Use Element designation of OS-P (Open Space - Parks) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Air Quality Element

Policy AQ 1.8.3: Encourage developers to maintain the natural topography, to the maximum extent possible, and limit the amount of land clearing, blasting, grading, and ground excavation operations needed for development.

The proposed project anticipates a balanced site with minor cut and fill operations during construction.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

As with all new buildings, the proposed project will be required to comply with the energy conservation standards of Title 24, which would ensure that there would be no wasteful or unnecessary use of energy.

Circulation Element

Policy CE 6.1.7: Require new development to provide accessible facilities to the elderly and disabled.

The proposed senior center project will be required to comply with the requirements of the ADA. The proposed project will also provide ADA access to the site via a pedestrian path north of the access driveway.

Policy CE 7.1.7: Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.

The proposed project includes construction of a signalized access driveway at the intersection of Goldenwest Street and Talbert Avenue. The new access driveway includes a proposed landscaped median.

Environmental Hazards Element

Policy EH 4.1.1: During major redevelopment or initial construction, require specific measures to be taken by developers, builders, or property owners in flood prone areas, to prevent or reduce damage from flood hazards and the risks upon human safety.

Although the site is partially located in Flood Zone A, the project site is already a minimum of 4 feet higher than the base flood elevation at its lowest point. A flood elevation certificate will be required for the proposed project.

Growth Management Element

Goal GM 2: Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The proposed project does not result in any significant traffic impacts and adequate public facilities and public services will be provided.

Hazardous Materials Element

Policy HM 1.2.3: Support land use or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses.

Construction and operation of the proposed senior center will not include the use of large quantities of hazardous materials, and any commonly used hazardous materials would be used and stored in accordance with applicable regulations. Implementation of the proposed project would not utilize hazardous materials or waste and would not create an unsafe or hazardous condition for adjacent uses.

Land Use Element

Policy LU 4.2.1: Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space and other pertinent elements.

Policy LU 4.2.5: Require that all commercial, industrial and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act (ADA).

The proposed project will be constructed in accordance with existing laws and regulations, including the City's building code and any applicable State and federal law requirements such as ADA. In addition, the project is proposed to be in conformance with the Huntington Beach Zoning and Subdivision Ordinance and is not seeking any variances to deviate from the code requirements. Adequate access to and from the project site will be provided through the entrance at the Goldenwest Street/Talbert Avenue intersection. Sufficient parking will be provided on site for the senior center use.

Recreation and Community Services Element

Policy RCS 1.1.1: Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children and elderly.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Policy RCS 3.1.7: Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the Americana with Disabilities Act (ADA) standards for accessibility.

The proposed project is a senior recreation facility proposed to be developed in accordance with ADA standards. The senior center and associated amenities will provide the City with expanded recreational resources for senior citizens to meet existing and future demand. The senior center will be accessible to all residents of the City of Huntington Beach.

Utilities Element

Policy U 3.3.2: Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems.

Policy U 3.3.3: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmental sensitive areas.

The proposed project includes bioswales and vegetated buffer areas to treat runoff from the proposed project's impervious areas. Implementation of BMPs and the project's directing of stormwater flows through the park and Huntington Lake will ensure that project implementation would not adversely impact sensitive environments

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT 07-039:

1. The project plans received and dated October 17, 2007 shall be the conceptually approved design with the following modifications.
 - a. The gate located at the terminus of the access driveway shall be relocated to the south edge of the reconfigured "T" intersection.
 - b. The number of ADA parking spaces shall be increased to 20. Once the facility is operational, the number of ADA spaces may be revised as determined necessary by the Community Services Department.
2. The project shall strive to achieve LEED certification standards and will be reviewed by the City Council as a non-public hearing item for input on what green building elements/sustainable features will be included in the final project design. A variety of sustainable features shall be used and may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
3. Prior to submittal for plan check, project design, including landscape plans (completed pursuant to conditions 5 and 6), shall be reviewed by the City of Huntington Beach Design Review Board and approved by the Planning Commission as a non-public hearing item.

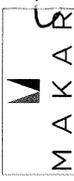
4. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
5. The final landscape plans shall incorporate a variety of tree, shrub and grass species that are currently planted at adjacent uses, including the Sports Complex, Shipley Nature Center and the passive park west of the project site.
6. In the event that an overflow parking area is provided in place of the meadow area depicted on the preliminary landscape plan, meadow grasses shall be planted elsewhere on the project site. The species of meadow grasses should take into consideration the species currently planted at Shipley Nature Center.
7. A public art element, approved by the Design Review Board, Director of Planning, and Director of Huntington Beach Art Center, shall be depicted on the plans. Public Art shall be innovative, original, and of artistic excellence; appropriate to the design of the project; and reflective of the community's cultural identity (ecology, history, or society).
8. The project shall comply with all mitigation measures adopted in conjunction with Environmental Impact Report No. 07-002.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

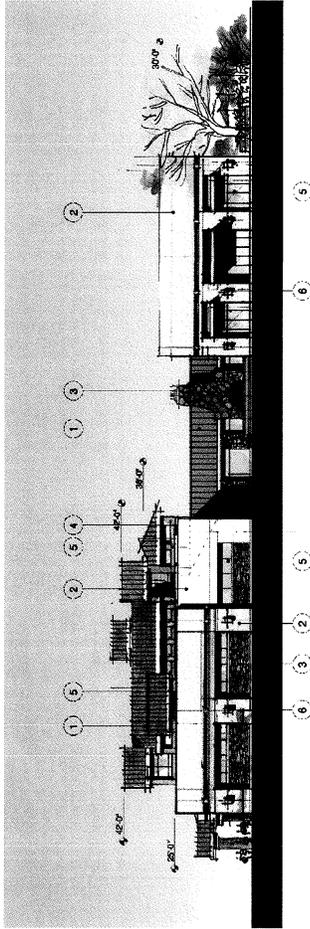
ATTACHMENT NO. 1.6

PROJECT FOR:

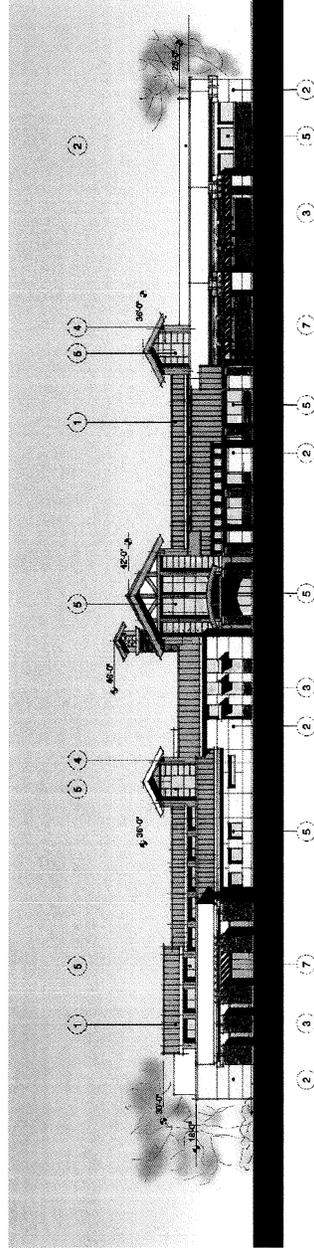


4100 MACARTHUR BLVD.
SUITE 200
NEWPORT BEACH,
CA 92660

T: 949.255.1100
F: 949.255.1128

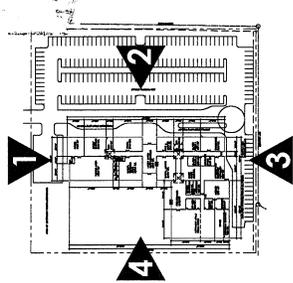


1. NORTH ELEVATION



2. EAST ELEVATION

- MATERIALS**
- 1. STANDING METAL SEAM ROOF
 - 2. STUCCO
 - 3. BRICK/CLAYSTONE
 - 4. WOOD/METAL BATTERS
 - 5. GLASSING
 - 6. LIGHT FINISH
 - 7. WOOD TRELLIS



ATTACHMENT NO. 21

ELEVATIONS

JULY 9, 2007

NOTE: THE INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER DEVELOPMENT. APPROVALS BY THE ARCHITECT, PROFESSIONAL AGENCY APPROVALS, NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

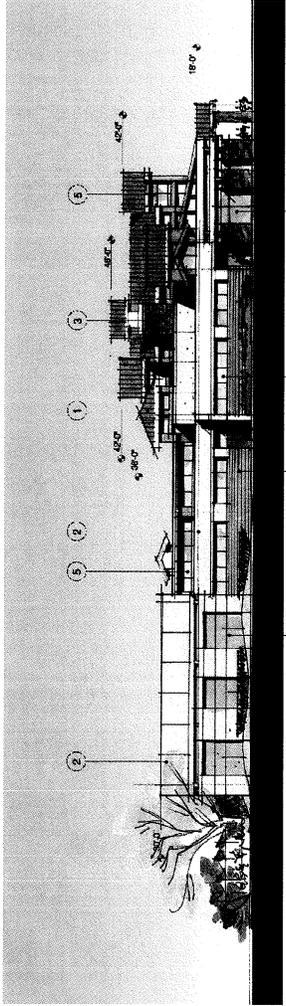


PROJECT FOR:

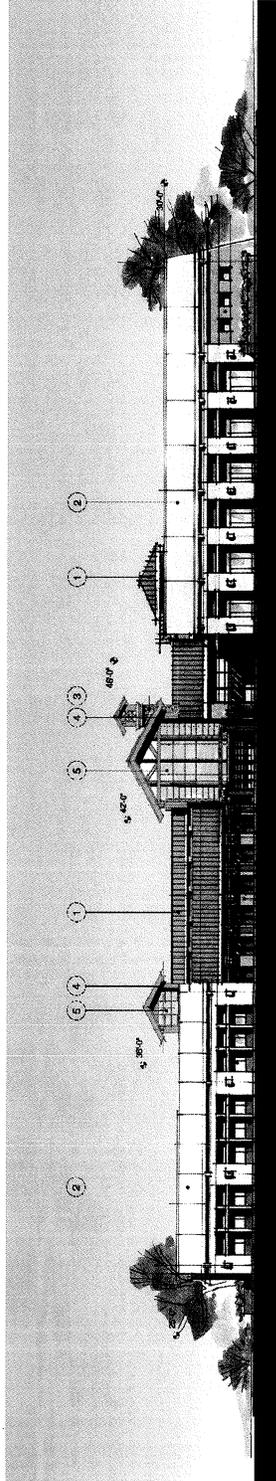
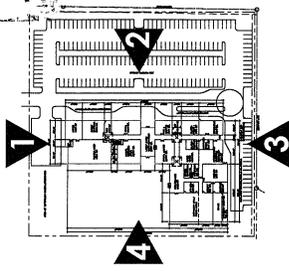


4100 MACARTHUR BLVD.
SUITE 200
NEWPORT BEACH,
CA 92660

T: 949.255.1100
F: 949.255.1126



3. SOUTH ELEVATION



4. WEST ELEVATION

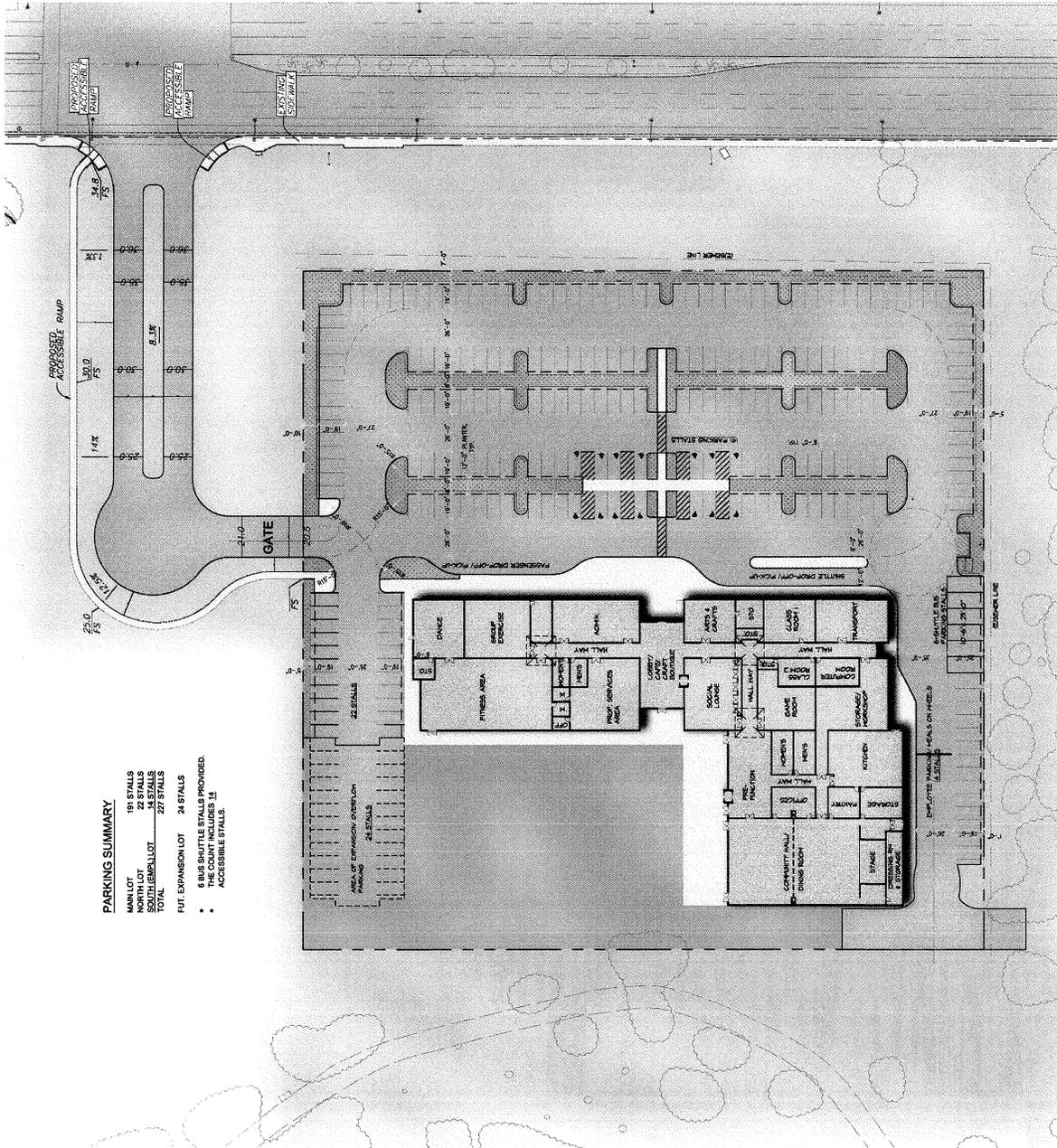
- MATERIALS**
- 1. STANDING METAL SEAM-ROOF
 - 2. STUCCO
 - 3. DRY STACK STONE
 - 4. METAL PANELS
 - 5. GLAZING
 - 6. LIGHT FIXTURE
 - 7. WOOD TRELLIS

ELEVATIONS

JULY 9, 2007

NOTE: THIS INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING PARTNER REVIEW AND APPROVAL. THE ARCHITECT MAKES NO GUARANTEE OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

PROJECT FOR:



PARKING SUMMARY

MAIN LOT	191 STALLS
SOUTH EXPAN LOT	44 STALLS
TOTAL	237 STALLS
FUT. EXPAN LOT	24 STALLS

- 6 BUS SHUTTLE STALLS PROVIDED
- ACCESSIBLE STALLS

ATTACHMENT NO. 2.3 **SITE PLAN**



0' 10' 20' 30' 40'

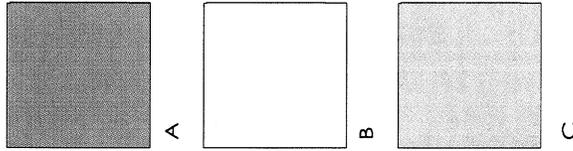
JULY 9, 2007

NOTE: THE INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER DEVELOPMENT. CONSULT WITH THE LOCAL AGENCIES FOR NECESSARY PERMITS AND APPROVALS. NO WARRANTIES OR GUARANTEES OF ANY KIND ARE GIVEN OR IMPLIED BY THE ARCHITECT.

PROJECT FOR:



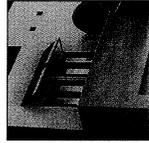
COLOR LEGEND



- A. DUNN EDWARDS
DE 5207 Pecan Veneer
- B. DUNN EDWARDS
DEC 769 Ranier White
- C. DUNN EDWARDS
DE 5436 Tortilla



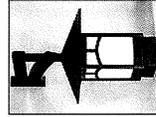
1



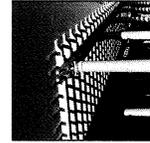
2



3



6



7

- MATERIAL LEGEND**
- 1. Metal Roof
MFG: AEP Span
Style: Standing Seam
Color: Hemlock Green
 - 2. Stucco Finish
MFG: La Habra
Finish: Fine Sand
 - 3. Stone Veneer
MGF: Coronado
Style: Desert Ridge
Color: Chablis
 - 4. Wood/Metal Rafters
 - 5. Glazing
 - 6. Light Fixture
MFG: Sternberg
Style: Tinley 1220
Color: Dark Bronze
 - 7. Metal Trellis

SITE FURNITURE



- A. BENCH
MFG: Keystone Ridge Designs
Style: The Reading Series
6' Bench with Back
Color: Bronze
- B. LITTER RECEPTACLE
MFG: Keystone Ridge Designs
Style: The Reading Series
32 gallon
Color: Bronze
- C. BICYCLE RACKS
MFG: Keystone Ridge Designs
Style: The Reading Series
2 sided-8 bike capacity
Color: Bronze

ATTACHMENT NO. 2.4

MATERIALS

JULY 9, 2007

NOTE: THE INFORMATION IS CONCEPTUAL IN NATURE AND IS SUBJECT TO ADJUSTMENTS PENDING FURTHER DESIGN DEVELOPMENT. MATERIALS AND FINISHES ARE SUBJECT TO MANUFACTURER'S APPROVALS. NO WARRANTY OR LIABILITY IS ASSUMED BY THE ARCHITECT.





KKE Architects, Inc.
 18041 Goldenwest Street, Suite 100
 Huntington Beach, CA 92648
 (949) 255-1100
 (949) 255-1128
 Fax: (949) 255-1128
 Email: info@kke.com

ARCHITECTS SEAL

CENTRAL PARK
 18041 GOLDENWEST STREET
 HUNTINGTON BEACH, CA 92648

A PROJECT FOR: **MAKAR PROPERTIES, LLC**
 4100 MACARTHUR BLVD. SUITE 200 NEWPORT BEACH, CA 92660
 Tel. No: 949-255-1100 / Fax No: 949-255-1128

MAKAR PROPERTIES
 4100 MACARTHUR BLVD.
 NEWPORT BEACH, CA 92660
 T: 949/255-1100 F: 949/255-1128

PROJECT LOCATION

SENIOR CENTER
 CENTRAL PARK
 18041 GOLDENWEST ST.
 HUNTINGTON BEACH, CA 92648

PROJECT DIRECTORY

PROPERTY OWNER:
 CITY OF HUNTINGTON BEACH
 4100 MACARTHUR BLVD. SUITE 200
 HUNTINGTON BEACH, CA 92648
 Tel. No: (949) 255-1100
 Fax No: (949) 255-1128
 Contact: JIM ENGLE
 E-Mail: jingle@cityofhuntington.com

APPLICANT/ DEVELOPER:
 MAKAR PROPERTIES, LLC
 4100 MACARTHUR BLVD. SUITE 200
 HUNTINGTON BEACH, CA 92660
 Tel. No: (949) 255-1100
 Fax No: (949) 255-1128
 Contact: JANE CATALDO
 E-Mail: jane@makarproperties.com

ARCHITECT:
 KKE ARCHITECTS
 18041 GOLDENWEST STREET, SUITE 100
 HUNTINGTON BEACH, CA 92648
 Tel. No: (949) 255-1100
 Fax No: (949) 255-1128
 Contact: JANE CATALDO
 E-Mail: jane@kke.com

INTERIOR DESIGN:
 STYLE INTERIOR DESIGN, INC.
 1124 MAIN STREET, SUITE A
 HUNTINGTON BEACH, CA 92648
 Tel. No: (949) 222-0813
 Fax No: (949) 222-0813
 Contact: JANE CATALDO
 E-Mail: jane@styleinteriors.com

LANDSCAPE:

G/IL:

LYNN CAROYA,
 18041 GOLDENWEST STREET, SUITE 100
 HUNTINGTON BEACH, CA 92648
 Tel. No: (949) 756-0800
 Fax No: (949) 756-0800
 Contact: JANE CATALDO
 E-Mail: jane@lynnca.com

FUSCOE ENGINEERING,
 18041 GOLDENWEST STREET, SUITE 100
 HUNTINGTON BEACH, CA 92648
 Tel. No: (949) 474-1800
 Fax No: (949) 474-1800
 Contact: JANE CATALDO
 E-Mail: jane@fuscoe.com

SHEET INDEX

T000	TITLE SHEET
A001	ARCHITECTURAL
A001	SITE PLAN
A201	FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	COLOR MATERIAL BOARD
ID-01	INTERIOR DESIGN
ID-01	FURNISHING PLAN
L-000	LANDSCAPE
L-001	CONCEPTUAL LANDSCAPE SITE PLAN PLANTING & SITE MATERIALS
L-001	SCHEMATIC LANDSCAPE PLAN - PLANT IMAGES
G-1	G/IL CONCEPTUAL GRADING & UTILITY PLAN

ATTACHMENT NO. 31

ATTACHMENT NO. 31

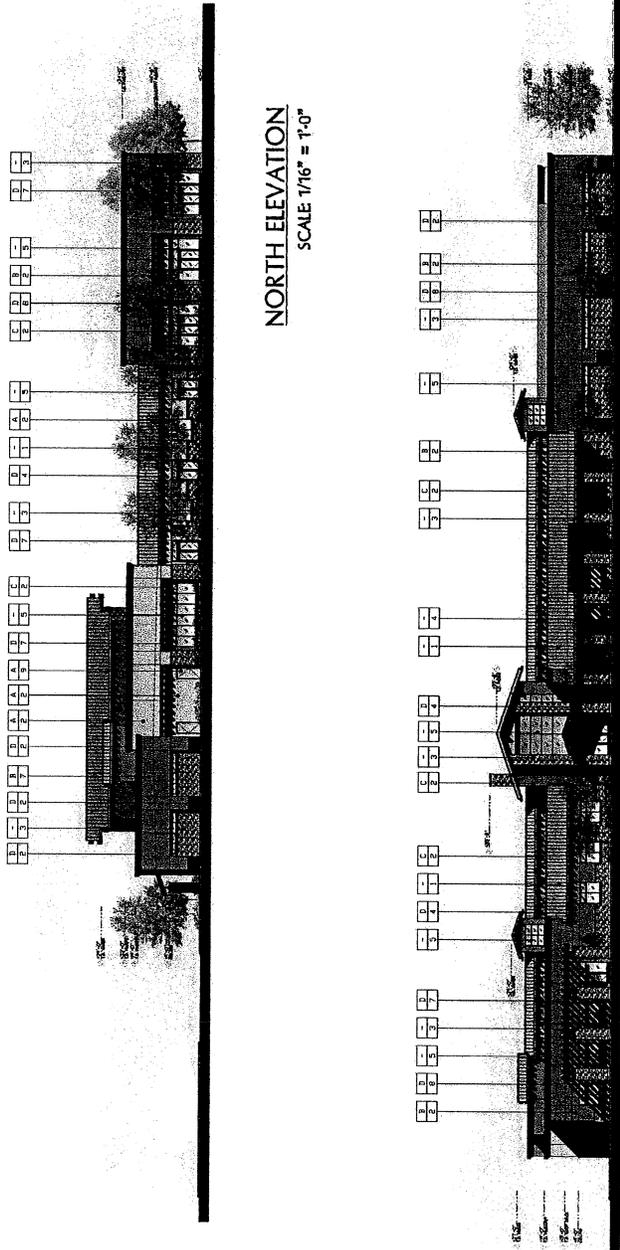
No.	Date	Revised Description
1	08/20/09	REVISED SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TITLE SHEET
 SENIOR CENTER

Scale: 1/8" = 1'-0"
 Date: 08/20/09
 Drawing No: T001
 Designer: JANE CATALDO
 Checker: JANE CATALDO

THIS DOCUMENT IS THE PROPERTY OF KKE ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KKE ARCHITECTS, INC.

No.	Date	Revision Description
1	05/02/08	REVISED PER ARCHITECT
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		



NORTH ELEVATION
SCALE 1/16" = 1'-0"

EAST ELEVATION
SCALE 1/16" = 1'-0"

- EXTERIOR COLORS**
- A DEC 149 - OYSTER
DUNN EDWARDS
 - B DE 6235 - NORTHGATE GREEN
DUNN EDWARDS
 - C DE 5248 - COYOTE
DUNN EDWARDS
 - D DEC 155 - COCOA
DUNN EDWARDS

- EXTERIOR MATERIALS & FINISHES**
- 1 ROOFING - SARNAIL DECOR ROOFING
COLOR: LIGHT GREY
 - 2 STUCCO FINISH
 - 3 STONE VENEER - EL DORADO
(REGROUTED COBBLESTONE)
 - 4 WOOD RAFTERS
 - 5 WINDOW / DOOR STOREFRONT
MATERIAL: SIKU
COLOR: DARK BRONZE

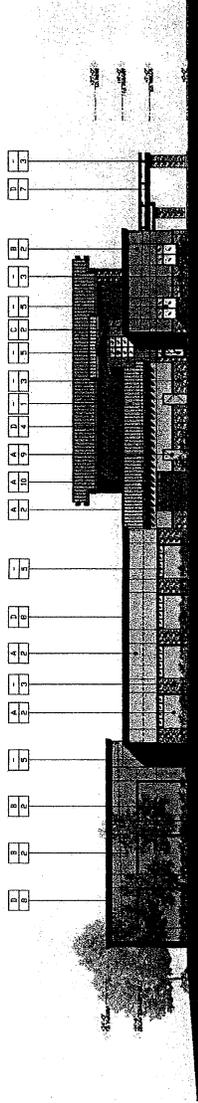
- EXTERIOR MATERIALS & FINISHES**
- 6 ROOFING - SARNAIL DECOR ROOFING
COLOR: LIGHT GREY
 - 7 STUCCO FINISH
 - 8 STONE VENEER - EL DORADO
(REGROUTED COBBLESTONE)
 - 9 WOOD RAFTERS
 - 10 WINDOW / DOOR STOREFRONT
MATERIAL: SIKU
COLOR: DARK BRONZE

- 11 DECORATIVE LIGHT FIXTURE - STERNBERG LIGHTING
- 12 SPEC. TINI EYE
COLOR: LIGHT GREY
- 13 MOOD TRELLIS
- 14 CORNICE
- 15 METAL DOOR
- 16 METAL ROLL-UP DOOR

ATTACHMENT NO. 34

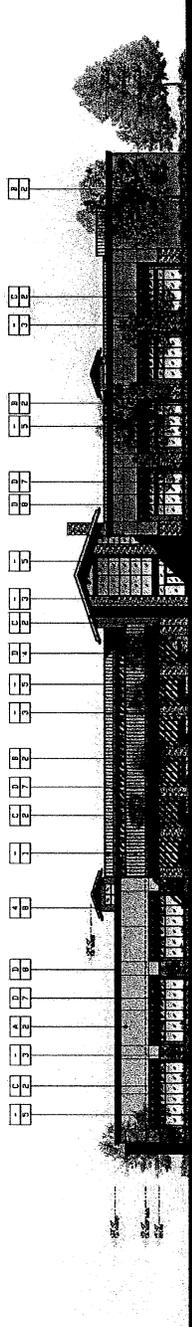
NO WARRANTIES OR REPRESENTATIONS ARE MADE BY ARCHITECTS FOR THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECTS ACCEPT NO LIABILITY FOR THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE CONTRACTOR.

No.	Finish, Material, Color, or Schedule
1	ROOFING - SARNAFIL DECOR ROOFING
2	ROOFING - STUCCO FINISH
3	STONE VENEER - EL DORADO TOMBLESTONE (COBBLESTONE) - OVERGRAOUTED
4	WOOD RAFTERS
5	WINDOW / DOOR STOREFRONT MULLION STILES
6	DECORATIVE LIGHT FIXTURE - STERNBERG LIGHTING
7	WOOD TRELLIS
8	CORNICE
9	METAL DOOR
10	METAL ROLL-UP DOOR



SOUTH ELEVATION

SCALE 1/16" = 1'-0"



WEST ELEVATION

SCALE 1/16" = 1'-0"

- EXTERIOR COLORS**
- A DEC 748 - OYSTER DUNN EDWARDS
 - B DE 6235 - NORTHGATE GREEN DUNN EDWARDS
 - C DE 5244 - COYOTE DUNN EDWARDS
 - D DEC 7155 - COCOA DUNN EDWARDS

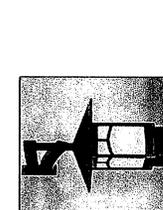
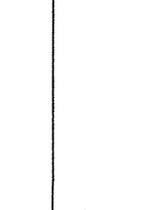
- EXTERIOR MATERIALS & FINISHES**
- 1 ROOFING - SARNAFIL DECOR ROOFING COLOR: LIGHT GREY
 - 2 STUCCO FINISH
 - 3 STONE VENEER - EL DORADO TOMBLESTONE (COBBLESTONE) - OVERGRAOUTED
 - 4 WOOD RAFTERS
 - 5 WINDOW / DOOR STOREFRONT MULLION STILES COLOR: DARK BRONZE
 - 6 DECORATIVE LIGHT FIXTURE - STERNBERG LIGHTING COLOR: LIGHT GREY
 - 7 WOOD TRELLIS
 - 8 CORNICE
 - 9 METAL DOOR
 - 10 METAL ROLL-UP DOOR

ATTACHMENT NO. 3.5

ATTACHMENT NO. 3.5

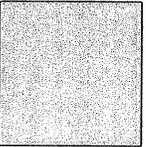
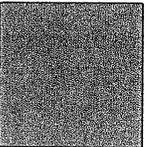
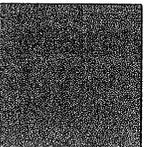
No.	Date	Revision Description
1	02/08/2012	ISSUED FOR PERMIT
2	02/08/2012	ISSUED FOR PERMIT
3	02/08/2012	ISSUED FOR PERMIT
4	02/08/2012	ISSUED FOR PERMIT
5	02/08/2012	ISSUED FOR PERMIT
6	02/08/2012	ISSUED FOR PERMIT
7	02/08/2012	ISSUED FOR PERMIT
8	02/08/2012	ISSUED FOR PERMIT
9	02/08/2012	ISSUED FOR PERMIT
10	02/08/2012	ISSUED FOR PERMIT

MATERIAL LEGEND

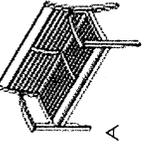
1.  Metal-Look Roof
MFG: Samafil Decor
Style: Standing Seam
Color: Light Grey
2.  Stucco Finish
MFG: La Habra
Finish: Fine Sand
3.  Stone Veneer
MFG: El Dorado
Style: Cobblestone
Color: Tombstone (Overgrouted)
4.  Wood Rafters
5.  * Window / Door Storefront Mullion System
Color: Dark Bronze
6.  Decorative Light Fixture
MFG: Sternberg
Style: Tinley 1220
Color: Dark Bronze
7.  Wood Trellis
8.  Cornice
9. * Metal Door
10. * Metal Roll-up Door

Notes:
- All material images do not reflect actual architecture of proposed building. Please see Architectural Elevations.
* Pictures not shown

COLOR LEGEND

- A.  DEC 748 - Oyster
Dunn Edwards
- B.  DE 6235 - Nottingham Green
Dunn Edwards
- C.  DE 5249 - Coyote
Dunn Edwards
- D.  DEC 755 - Cocoa
Dunn Edwards

SITE FURNITURE

- A.  Bench
MFG: Landscape Forms
Style: Wellspring Series
6' Bench w/out Arms
Color: Natural
- B.  Litter Receptacle
MFG: Keystone Ridge Designs
Style: The Reading Series
32 Gallon
Color: Bronze
- C.  Bicycle Racks
MFG: Keystone Ridge Designs
Style: The Reading Series
2 sided-8 bike capacity
Color: Bronze

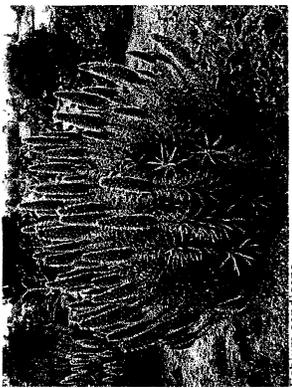
ATTACHMENT NO. 3.6

No.	Date	Revision Description
1	08/20/08	REVISED PER SUBMITTAL
2	08/20/08	
3	08/20/08	
4	08/20/08	
5	08/20/08	
6	08/20/08	
7	08/20/08	
8	08/20/08	
9	08/20/08	
10	08/20/08	
11	08/20/08	
12	08/20/08	
13	08/20/08	
14	08/20/08	
15	08/20/08	
16	08/20/08	
17	08/20/08	
18	08/20/08	
19	08/20/08	
20	08/20/08	
21	08/20/08	
22	08/20/08	
23	08/20/08	
24	08/20/08	
25	08/20/08	
26	08/20/08	
27	08/20/08	
28	08/20/08	
29	08/20/08	
30	08/20/08	
31	08/20/08	
32	08/20/08	
33	08/20/08	
34	08/20/08	
35	08/20/08	
36	08/20/08	
37	08/20/08	
38	08/20/08	
39	08/20/08	
40	08/20/08	
41	08/20/08	
42	08/20/08	
43	08/20/08	
44	08/20/08	
45	08/20/08	
46	08/20/08	
47	08/20/08	
48	08/20/08	
49	08/20/08	
50	08/20/08	

SCHEMATIC LANDSCAPE PLAN

PLANT IMAGES

Sheet No. 018 (2 of 2) Drawing Number L101
Date 08/20/08
Scale 1/8" = 1'-0"



Echinum candicans
Pride of Madeira



Salvia Leucantha
Mexican Sage



Cistus x purpureus
Orchid Rockrose

SHRUBS



Ceanothus 'Dark Star'
California Lilac



Cakesalpinx gilliesii
Desert Bird of Paradise



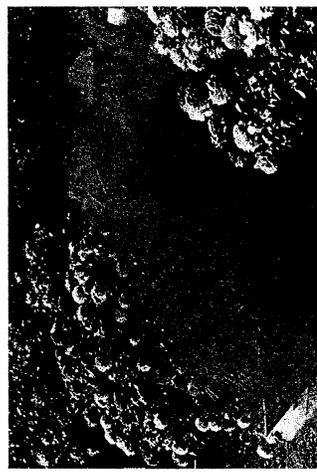
Anigozanthos 'Bush Gold'
Kangaroo Paw



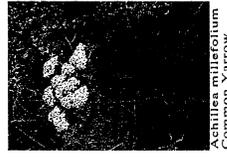
Milibergia pubescens
Soft Blue Mexican Ashby



Felicitarion scempovirens
Blue Oat Grass



Milibergia capillaris
Pink Whisp Grass

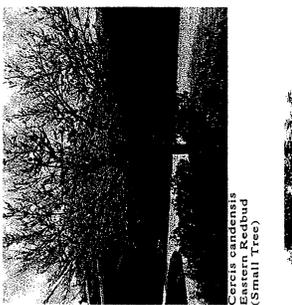


Achillea millefolium
Common Yarrow



Iris Douglasiana
NCN

MEADOW PLANTING

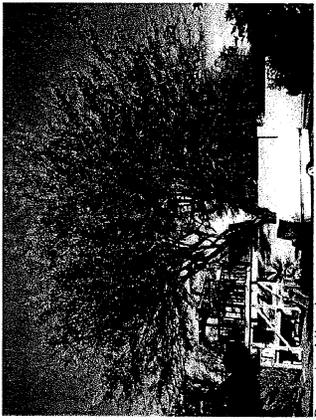


Cercis canadensis
Eastern Redbud
(Small Tree)



Koeleria paniculata
Golden Rain Tree
(Large Tree)

TREES



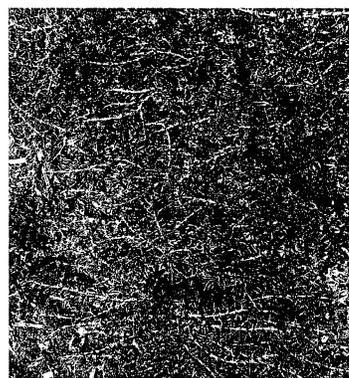
Chionochloa
Chionochloa
(Medium/Large Tree)



Arbutus unedo
Strawberry Tree
(Small Tree)



Lagerstroemia Hybrid
Muskogee
Grape Myrtle
(Small Tree)



Rosemary obovatus
Prostrate Rosemary

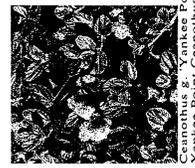


Cotoneaster dammerii
Bearberry Cotoneaster

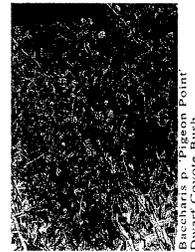
GROUND COVER



Archibong 'Sasha'
African Daisy



Ceanothus g. 'Yankee Point'
Yankee Point Ceanothus



Baccharis p. 'Pigeon Point'
Dwarf Coyote Bush

ATTACHMENT NO. 39

June 7, 2009

RECEIVED JUN 08 2009

City of Huntington Beach
2000 Main St.
Huntington Beach, CA 92648

RE: Review of final senior center plans

Dear members of the Design Review Board and Planning Commission,

I request that you reject the final senior center plans as being incompatible with the November 7, 2006 election ballot item approved by the citizens of Huntington Beach calling for a new senior center on a "maximum of five acres" in Huntington Central Park.

I obtained the final senior center plans from the Planning Department and then imported them into Google Earth Pro as image overlays carefully aligned to the underlying and adjacent terrain features. I then used the ruler tool to measure the acreage of the total ground disturbance envelope approved by CUP 07-039 (see attached annotated map). The total project size is approximately 6.5 acres, which exceeds the five acre maximum specified by the ballot item.

The staff assertion that the extra acreage for the driveway entrance and associated trails were approved by HCP MEIR No. 99-1 is simply untrue. EIRs by themselves do not approve projects – they merely analyze impacts. Furthermore, the MEIR only analyzed the acreage in question at a "program" level of detail, rather than at a "project" level. As the August 2, 1999 RCA for the MEIR states, "Program level elements are longer-term and the specific site details are not yet determined". So no specific driveways or trails were analyzed for the then-future senior center site by that MEIR.

Senior center CUP 07-039 is the first and only CUP to ever approve a specific driveway and trails for that site, and thus that driveway and those trails must be considered a part of the senior center project.

The voted will of those governed is the very foundation of democracy. This project is in violation of the acreage limit approved by the November 7, 2006 election and must be rejected.

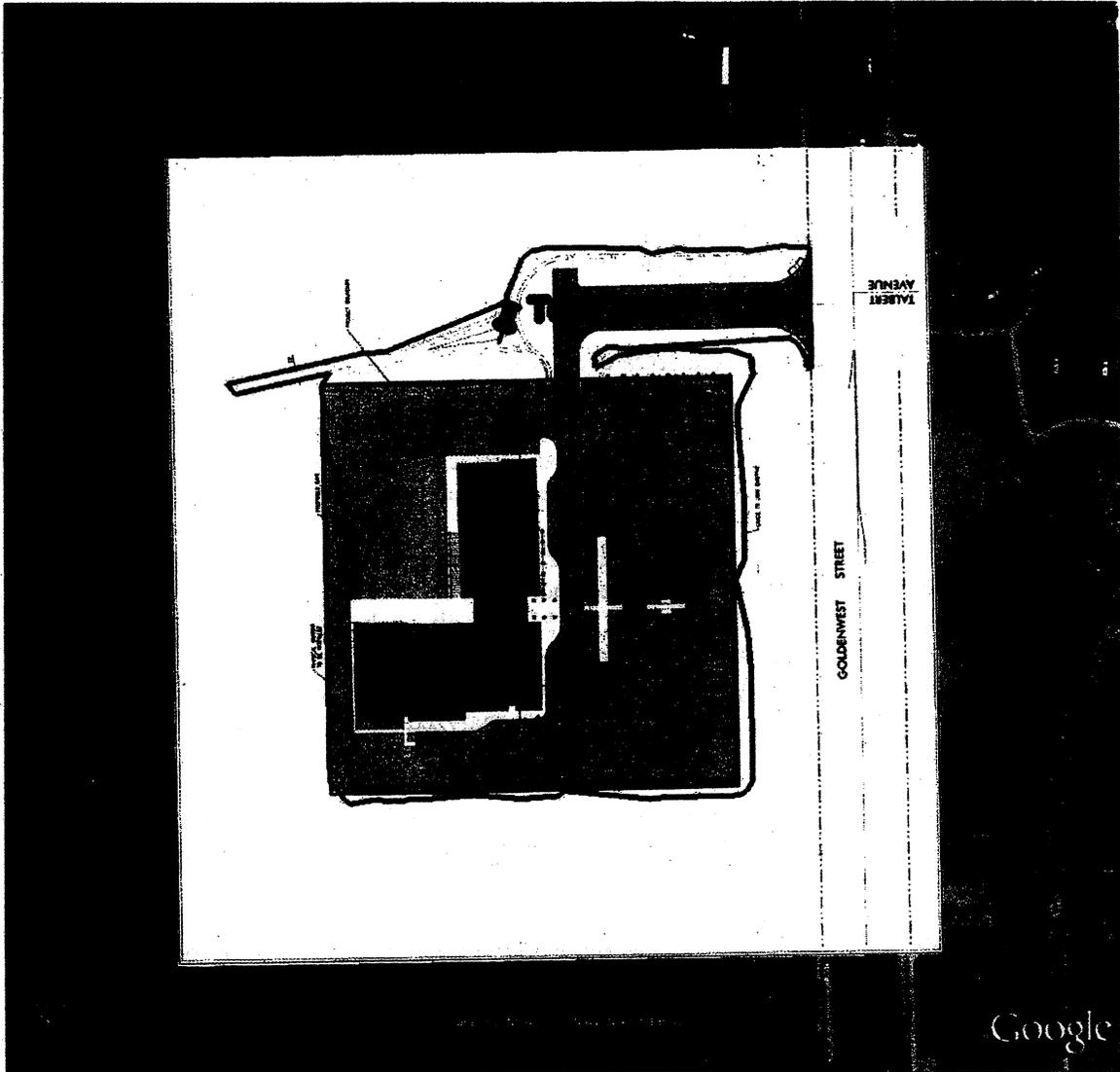
Sincerely,

Mark D. Bixby

Mark D. Bixby
17451 Hillgate Ln
Huntington Beach, CA 92649-4707
714-625-0876
mark@bixby.org

ATTACHMENT NO. 4.1

6.5ac Total Project Footprint



LAQUER, URBAN, CLIFFORD & HODGE LLP

ATTORNEYS

225 SOUTH LAKE AVENUE, SUITE 200
PASADENA, CALIFORNIA 91101-3030
(626) 449-1882
FAX (626) 449-1958
www.luch.com

LONG BEACH, CALIFORNIA
LAS VEGAS, NEVADA
BELLEVUE, WASHINGTON

CHRISTOPHER M. LAQUER*
MICHAEL A. URBAN*
ROBERT SCOT CLIFFORD
BRIAN RAY HODGE*
MARK C. ALLEN III*
SUSAN GRAHAM LOVEFACE

manninger@luch.com

FILE NO.: 1122.0000

MANA F. BOLOURCHI
DENISE E. CARTER
MARIJA KRISTICH DECKER
EMILY ZUNG MANNINGER*
J. PAUL MOORHEAD
JACQUELINE L. NORLIN*
DOUGLAS V. RITCHIE

RECEIVED JUN 11 2009

* A PROFESSIONAL CORPORATION
◇ ADMITTED IN CA, NV & WA
◇ ADMITTED IN CA & DC
♣ ADMITTED IN CA & NV
◇ ADMITTED IN NV & UT

June 11, 2009

VIA E-MAIL AND U.S. MAIL

Planning Commission
c/o Project Planner, Jennifer Villasenor
Huntington Beach City Hall, 3rd Floor
2000 Main Street
Huntington Beach, California 92648
jvillasenor@surfcity-hb.org

RE: Agenda Item B-3 – June 11, 2009/Review of Final Design and Landscape Plans (Huntington Beach Senior Center Project)

Ladies and Gentlemen:

The Parks Legal Defense Fund (“Parks Legal Defense”) notes its objections to the final design and landscape plans of the Huntington Beach Senior Center Project (“Senior Center”) (Agenda Item B-3).

The City of Huntington Beach contends that construction of the Senior Center is authorized pursuant to the passing of Ballot Measure T in November 2006. However, Measure T provides, in relevant part: “[i]f approved, this proposed measure would authorize a centrally located senior center building, not to exceed 47,000 square feet, to be placed *on a maximum of five acres* of an undeveloped 14-acre parcel in the 356-acre Huntington Beach Central Park...” (emphasis added). See, Ballot Measure T. The EIR that was prepared in relation to the Senior Center Project contemplates a project that is “approximately five acres.” See, EIR, Section 3.1.

Planning Commission
June 11, 2009
Page 2

Based on the Site Plan, the Senior Center project site will clearly exceed the 5 acre limit. The building site alone is 5 acres. The attempt to exclude a significant part of the project from the measurement is a breach of faith with the voters and is illegal. The project exceeds the scope of authority allegedly granted pursuant to the ballot measure and at a minimum, the Senior Center must be redesigned to disturb no more than 5 acres of land.

Very truly yours,



Emily Zung Manning

EZM: