



Huntington Beach Senior Center in Central Park

Conditional Use Permit No. 07-039
Planning Commission Study Session
November 13, 2007



Slater Ave.

Senior Center
Project Site

Shipley Nature
Center

Goldenwest St.

Central
Library

Talbert Ave.

Sports
Complex

Huntington Lake

Disc
Golf
course

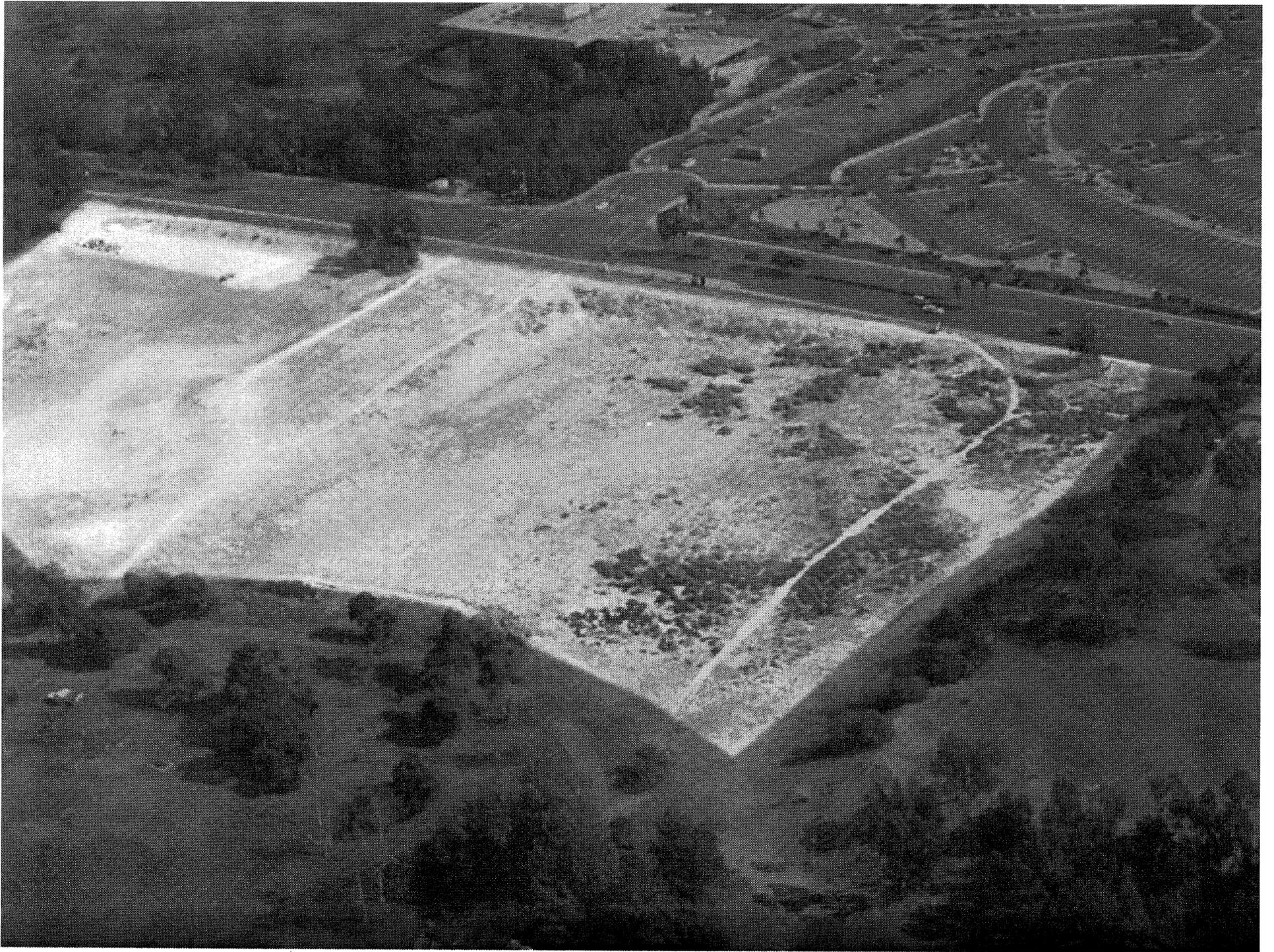
Edwards St.

Equestrian
Center

Sully-
Miller
Lake

Ellis Ave.

Mobile
Homes



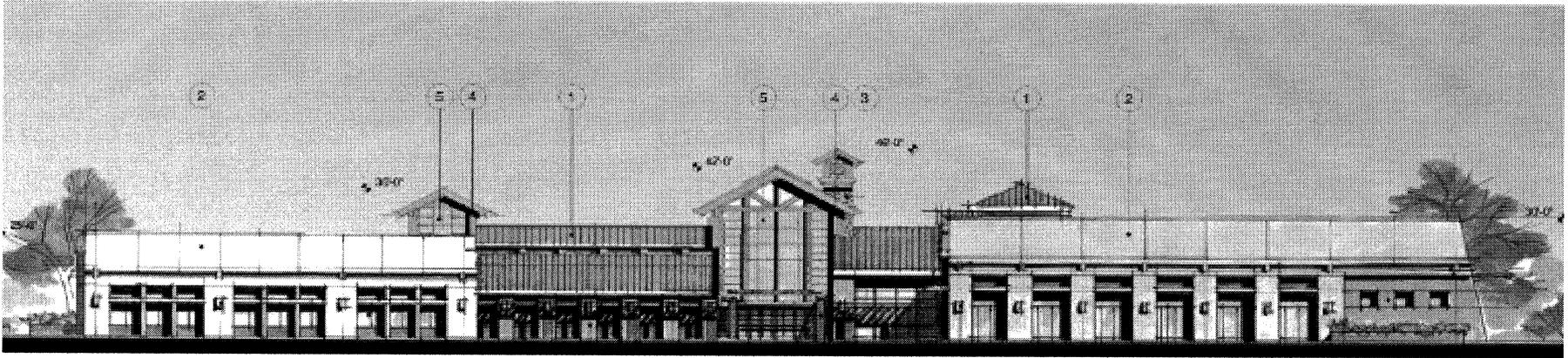
Project Description

- **45,000 square foot building**
- **Proposed access driveway from Goldenwest St./Talbert Avenue with signalized entrance**
- **Floorplan: community hall/dining room, fitness area and group exercise room, classrooms, offices, social lounge, lobby**
- **Open area/patio**

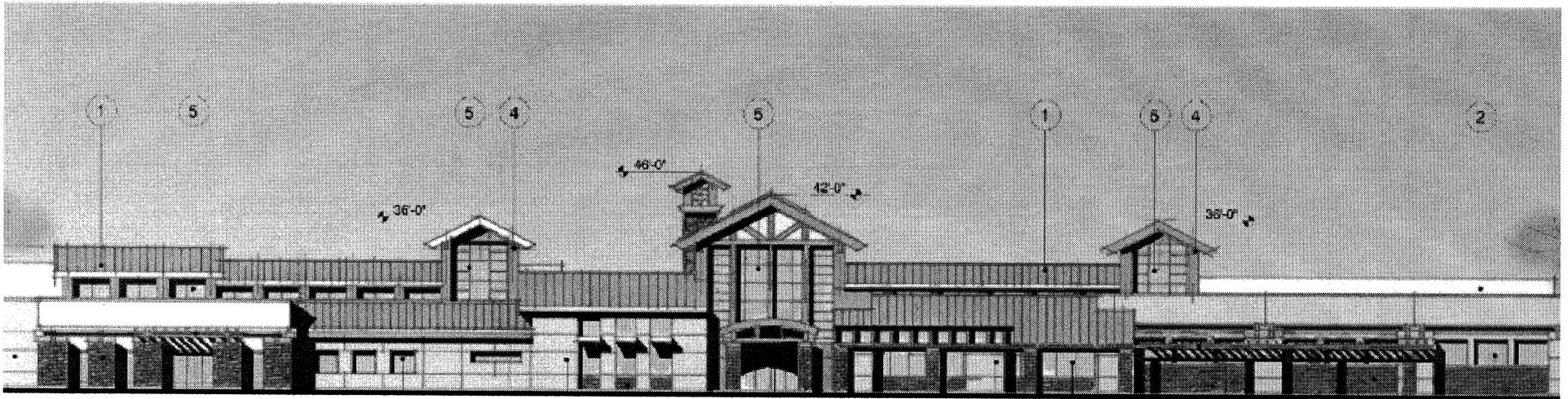
Conditional Use Permit

- Request to construct and operate a senior recreation facility
- Greater than a 3-foot grade differential

Elevations

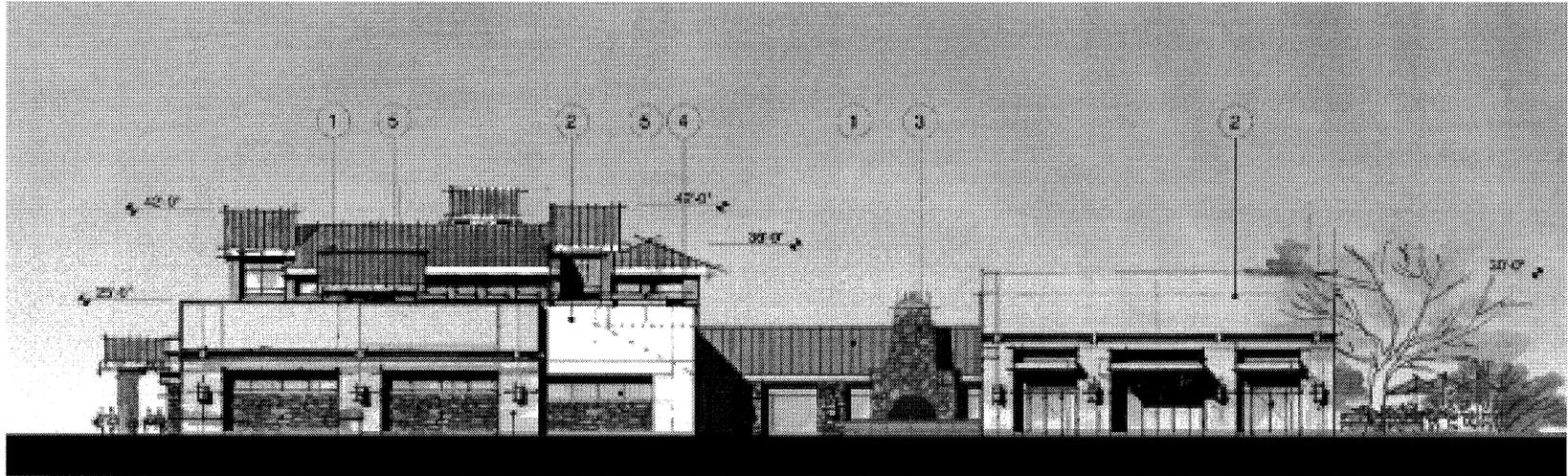


West Elevation – view looking from adjacent park

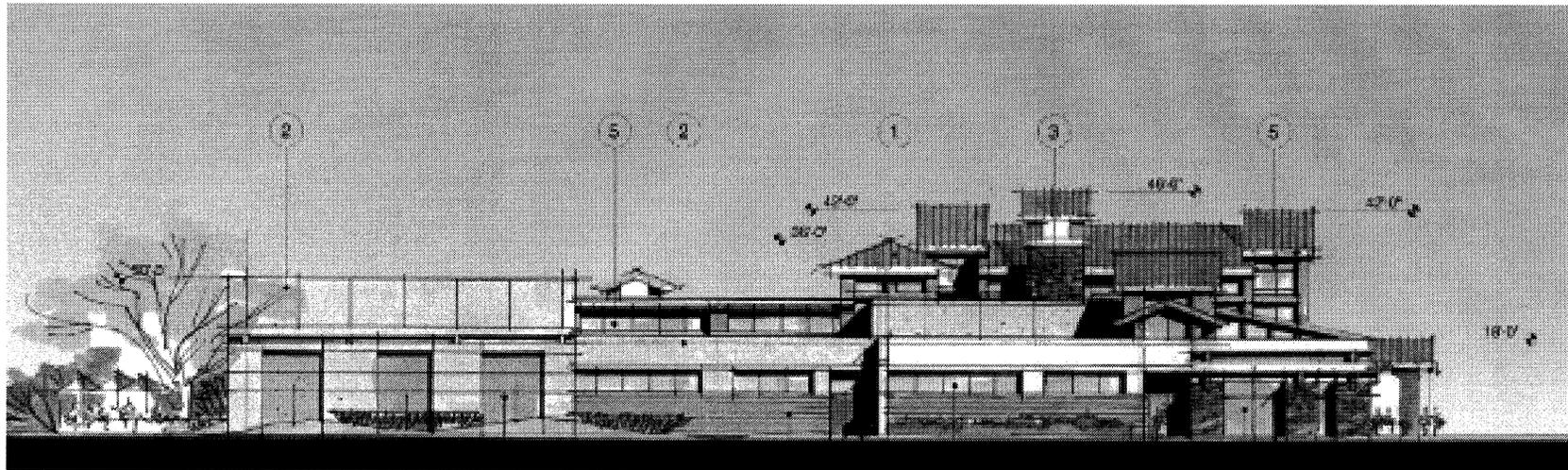


East elevation – view looking from Goldenwest St.

Elevations



North Elevation – view looking from access driveway



South Elevation – view looking from Disc Golf Course

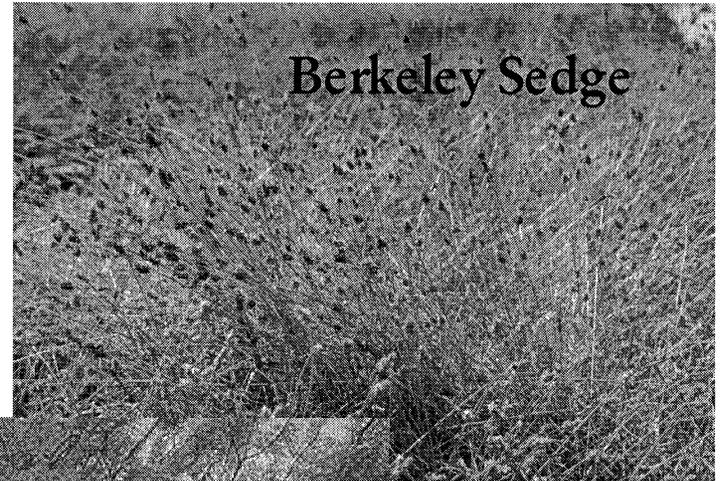
Parking

- 233 parking spaces provided
 - 14 ADA compliant parking spaces
 - 6 oversize shuttle spaces for City vehicles
 - 14 employee spaces
 - Area for 24 overflow parking spaces
- Parking spaces provided at a ratio of 1:193
 - Based on LPA recommendation of 4 to 5 spaces per 1000 s.f.
 - Survey of other senior center uses

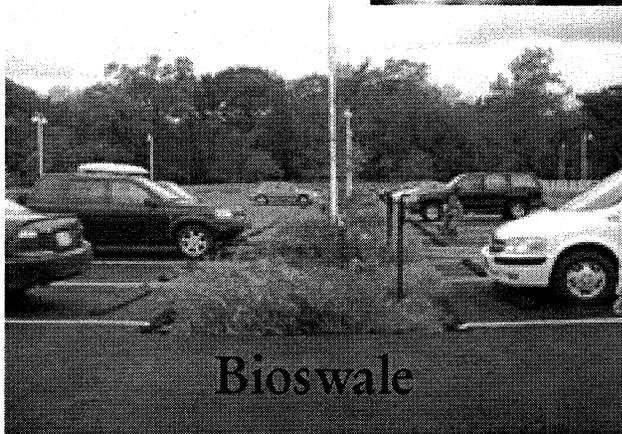
Landscaping

- Mix of drought tolerant, native vegetation
- Proposed landscaping reflects species of adjacent uses: passive park to west, Shipley Nature Center, Sports Complex
- Landscaping acts as Natural Treatment System for stormwater runoff (bioswales, vegetated buffer areas)

Planting Materials



Berkeley Sedge



Bioswale



Chilean Mesquite Tree

Green Building

- Developer has been directed to design project with as many “green” elements as feasible within the constraints of the project budget
- Green elements include: drought tolerant landscaping, irrigation controls, bioswales, roofing material, parking req., transportation
- Other green elements to consider: exterior and interior lighting, interior materials and finishes, energy systems performance, energy conservation