



CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE AGENDA

801 Narcissus Avenue, OASIS Senior Center – Evelyn Hart Event Center
Monday, October 26, 2020 1:00 PM

Library Lecture Hall Design Committee Members:

Jill Johnson-Tucker – Chair
Janet Ray – Vice Chair
Diane Dixon
Matthew Witte
Karen Clark

Staff Members:

Tim Hetherton, Library Services Director
James Houlihan, Deputy Public Works Director
Peter Tauscher, Senior Civil Engineer

The Library Lecture Hall Design Committee meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Library Lecture Hall Design Committee agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Library Lecture Hall Design Committee. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Peter Tauscher, Senior Civil Engineer, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3316 or ptauscher@newportbeachca.gov.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Public Works Department 24-hours prior to the scheduled meeting.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. NOTICE TO THE PUBLIC

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Library Lecture Hall Design Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Library Lecture Hall Design Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

IV. PUBLIC COMMENTS

1. *Public Comments*

V. CONSENT CALENDAR

1. *Approval of Minutes*

VI. CURRENT BUSINESS

1. *Robert Coffee and the architectural team presentation and discussion of possible interior and exterior layouts to the Library Lecture Hall Design Committee*
2. *Continued discussion of project schedule, programming and concepts*

VII MATTERS WHICH COMMITTEE MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

VIII. ADJOURNMENT



CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE MINUTES

100 Civic Center Drive, Newport Coast Room (Bay 2D)
Monday, September 14, 2020 1:00 PM

I. CALL MEETING TO ORDER

Chair Jill Johnson-Tucker called the meeting to order at 1:10 pm.

II. ROLL CALL

Present: Chair Jill Johnson-Tucker, Vice Chair Janet Ray, Karen Clark, Matthew Witte

Absent: Mayor Diane Dixon.

III. NOTICE TO THE PUBLIC

None.

IV. PUBLIC COMMENT

Jim Mosher, resident, thanked the Committee for holding the Committee meeting in person. He spoke about the City Arts Commission meeting and their decision to request a cultural arts center instead of a lecture hall. He encouraged the Library Lecture Hall Design Committee to seek input from the Arts Commission to make sure they work together.

V. CONSENT CALENDAR

1. *Approval of Minutes*

A motion was made by Committee Member Witte, and was seconded by Vice Chair Janet Ray to approve the *Draft Minutes of the March 2, 2020, Library Lecture Hall Design Committee Meeting* as amended.

The motion carried unanimously with the following vote:

AYES: Chair Jill Johnson-Tucker, Vice Chair Janet Ray,
Karen Clark, Matthew Witte

NOES: None

ABSENT: Mayor Diane Dixon

ABSTAIN: None.

VI. CURRENT BUSINESS

1. *Project Review and Robert Coffee and the architectural team to the Library Lecture Hall Design Committee- presentation and discussion of possible interior and exterior layouts*

Mr. Robert Coffee spoke about the best way of presenting the information to the Committee. He noted the goal was to come to an agreement regarding the scheme of presenting information that is most beneficial moving forward.

Mr. Coffee suggested the Committee take the presentation and review it over the course of a few weeks, and bring comments back to a subsequent meeting.

Mr. Coffee reviewed some of the aspects originally discussed such as seating arrangements, the auditorium lecture hall, viewing angles, and the number of seats. He reminded the Committee that at one the last meetings, there was a concern regarding needing to keep the 275 number of seats in the RFP.

He stated the courtyard was also discussed and the need to make the courtyard open to the public, and the functionality of the restrooms and whether they would be enclosed and accessed directly from the lecture hall.

Mr. Coffee stated there are three schemes discussed- the first scheme moved the lecture hall out by the Bamboo Courtyard, the second scheme had a plaza and the third had a plaza to the side.

Mr. Coffee provided some visual aids as he discussed the various elements such as the Bamboo Courtyard, the Friend's Room and other spaces such as the drop off zone, and the arcade.

He stated all three schemes would have from 273-275 seats and would accommodate an additional twenty. According to Mr. Coffee, the main differences are the shape and entry sequence.

Mr. Coffee explained in the first scheme, the square footage is higher and he discussed ADA access and various locations where it could be placed along with a lift. He reminded the Committee, Schemes 1 and 3 have more generous ADA access. Mr. Coffee discussed some of the walls, interior and exterior and whether they would be solid and some made of glass, and with greater visibility.

Committee Member Witte asked what the space immediately to the right of the restrooms is.

Mr. Coffee stated it is an outdoor space.

Committee Member Witte confirmed whether the lobby has been reduced to provide that space.

Mr. Coffee acknowledged the lobby was reduced.

Committee Member Witte pointed out not every square foot costs the same and expanding the lobby is not as expensive as other spaces and he would not like to compromise the lobby space.

Vice Chair Ray agreed with Committee Member Witte. She also asked regarding the width of the entrance to the plaza in relation to the entrance to the Bamboo Courtyard.

Mr. Coffee discussed the elevation for the seating under different schemes. He noted Schemes 1 and 2 are similar in that regard. He spoke about certain restrictions in square footage of 75,000 square feet per the code for a certain type of construction- steel. He noted that because of the restrictions, this building now has to be treated as a separate building and an imaginary line has to be imagined which then affects setbacks and the types of walls that can be used.

Mr. Coffee stated all schemes will have the same underground utility issues to deal with such as the storm drain and sanitary sewer.

Mr. Coffee presented various visuals to depict the design of the first scheme. He showed a bird's eye view looking down from Avocado Boulevard and demonstrated where certain walls would be located and the space created by the walls. He provided a depiction coming up from Avocado Boulevard. Mr. Coffee showed the parking lot and provided a view looking from the

existing arcade. He stated these models were discussed with the Building Division. He noted the Building Division is willing to work with the Design Team.

Chair Johnson-Tucker opined that if the cost of going over 10,000 square feet to expand the lobby is not significant, she does not want to sacrifice the lobby space.

Mr. Coffee explained modifications made by the design team to deal with some of the entrance problems with three schemes. He pointed to some suggested windows, walls, and the roofs or covers of the building. Mr. Coffee also discussed the location of the restrooms with the various schemes.

He noted Schemes 1 and 2 have the same seating arrangement.

Committee Member Witte asked whether certain space is wider in one scheme over the other.

Mr. Coffee stated the space seems wider but it isn't. He spoke of the inner walls and lighting. He also explained the location for the ramps and ADA accommodations.

Chair Johnson-Tucker pointed out not much changed.

Mr. Coffee stated its nuanced changes.

The Committee discussed whether there would be a CEQA problem with the square footage. Committee Member Witte noted the Committee should not focus on that issue during the present meeting.

Chair Johnson-Tucker spoke of the gathering spaces and the fact that she would like the lobby expanded.

Mr. Coffee then summarized the way in which some walls and spaces can be changed and what has to be sacrificed aesthetically to find a solution to some of the spacing issues.

Mr. Coffee then moved on to describe certain transparent walls along Avocado Boulevard. He also reminded the Committee, of the possibility to have clear windows to bring light into the space. He noted some adjustments that can be made to the angles of certain walls to create more space.

Mr. Coffee presented various visuals to depict the design of the next scheme.

Vice Chair Ray expressed concern with the view of the library.

Mr. Coffee briefly addressed trees, and pavement covers.

Chair Johnson-Tucker asked whether Committee Members could comment on the different schemes and talk about their favorite. She stated her favorite was Scheme 3 because it has the most to offer.

Vice Chair Ray agreed with Chair Johnson-Tucker and suggested the possibility of going a little over 10,000 square feet.

Mr. Coffee stated he did not believe it was necessary to go over 9,500 square feet. He asked regarding how many seats they are comfortable with.

Chair Johnson-Tucker stated over 300 is too much, the requested seats are around 275.

Vice Chair Ray asked whether there is overflow seating.

Mr. Coffee stated Scheme 3 accommodates overflow seating.

Vice Chair Ray noted the entrance was better for Scheme 3 and she also stated the opportunities for ADA accommodations was better with Scheme 3 than Scheme 2. She also stated she likes the opportunity to use glass and have more light.

Committee Member Clark spoke about the handicap spaces and agreed Scheme 3 works well in that regard.

Chair Johnson-Tucker opined Scheme 3 has more mobility than the others.

Committee Member Witte agreed Scheme 3 is by far the better scheme. He spoke about the two-story windows which will be facing north so they don't bring heat. He made some suggestions regarding the roofing to bring in more natural light without affecting Avocado Boulevard. He agreed the third scheme feels a lot more open, particularly, in the entrance.

Ms. Debbie Allen spoke regarding some of the lighting concerns she had and noted it appears these concerns will not be a problem because of the windows.

Mr. Jim Mosher stated Mr. Coffee's early schematic renderings appealed to him because the parking space blended with the other buildings. He stated the Schemes 1 and 2 blend better than Scheme 3 but it is not possible to tell presently. He asked whether the third scheme will blend well with the library and other buildings.

Chair Johnson-Tucker noted this is not particularly one of her goals.

Committee Member Witte noted there is not enough information presently to make that determination. He stated Mr. Mosher's comment would be contemplated beyond the concept stage.

Mr. Coffee stated he appreciates the comment and will take it into consideration.

Committee Member Witte agrees it should look like it was meant to be but should also be distinctive from the library.

Committee Member Clark noted the Bamboo Courtyard needs updating and perhaps the issue could be discussed with the City.

Mr. Tauscher agreed a discussion could be had with the City because it would not be included in the budget for this project.

The Committee asked for a link to the whole presentation to review and discuss during the next meeting.

Mr. Coffee noted he would work on widening the main space, rearrange some seating, and once the footprint is agreed upon, he noted he would like to submit a proposal to the Building Department for them to comment on, particularly if a variance will be required for the canopy.

Mr. Coffee discussed what days would be possible for future meetings and a schedule for future meetings. He noted he would like to map out a schedule for bi-weekly meetings and the form of those meetings.

He then summarized the items discussed during the meeting. Mr. Coffee then stated the next step is to take the chosen scheme to develop it to be specific in nature to the space. He asked how this can be related to the public.

The Committee then discussed the schedule and Mr. Coffee will let the Committee know what he proposes in terms of schedules.

Committee Member Clark asked whether the entry way is part of this budget or something that will be requested from the City.

Mr. Coffee noted the entry way would be part of this budget. He then discussed how they will use the cost estimate as a tool to consider various elements and variations that will be considered further down considering the budget. He noted his concern the underground utility costs will be high.

A motion to vote in favor of Scheme 3 for the interior/exterior layout and design.

Motion/Second: Witte/ Clark

Motion passed unanimously (4-0) by the following vote:

AYES:	Johnson-Tucker, Ray, Witte, Clark
NOES:	None
ABSTAIN:	None
ABSENT:	None

2. Continued discussion of project schedule, programming and concepts

Committee Member Witte opined more frequent meetings when Mr. Coffee is ready is more effective than arbitrary meeting deadlines.

Mr. Coffee stated he would talk to his consulting team and provide the Committee some dates. He noted he would like to bring floorplans and site plans and treat the project now as a three-dimensional building. He noted additional discussion needs to be had on the HVAC system and other elements.

VII. MATTERS WHICH COMMITTEE MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

None.

VIII. ADJOURNMENT

Chair Johnson-Tucker adjourned the meeting at 3:05 p.m.

APPROVED BY:

Chair Jill Johnson-Tucker