



# CITY OF NEWPORT BEACH LIBRARY LECTURE HALL DESIGN COMMITTEE AGENDA

Meeting via Zoom

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Monday, August 23, 2021 - 9:00 AM

## *Library Lecture Hall Design Committee Members:*

Mayor Diane B. Dixon  
Karen Clark  
Janet Ray  
Jill Johnson-Tucker  
Matthew Witte

## **Staff Members:**

**Jim Houlihan, Public Works Deputy Director/City Engineer**  
**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](mailto: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 Library Services 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 -Draft Minutes of the April 12, 2021 Library Lecture Hall Design Committee Meetings**

[LLHDC Draft Minutes 04122021](#)

### **VI. CURRENT BUSINESS**

1. Project review and The Irvine Company (TIC) comments and recommendation to Council

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

Zoom  
Wednesday, April 12, 2021, at 3:00 PM

## I. CALL MEETING TO ORDER

Chair Jill Johnson-Tucker called the meeting to order at 3:00 pm.

## II. ROLL CALL

Present: Chair Jill Johnson-Tucker, Vice Chair Janet Ray, Committee Member Karen Clark, Councilwoman Diane Dixon, Committee Member Matthew Witte (arrived at approximately 3:15 p.m.)

Absent: None.

## III. NOTICE TO THE PUBLIC

## IV. PUBLIC COMMENTS

Jim Mosher submitted written correspondence detailing his suggested corrections to the February 3, 2021, Library Lecture Hall Design Committee Meeting Minutes.

## V. CONSENT CALENDAR

### 1. ***Approval of Minutes – Draft Minutes of the February 3, 2021, Library Lecture Hall Design Committee Meeting***

A motion was made by Vice Chair Ray, and was seconded by Committee Member Clark, to approve the *Minutes of the February 3, 2021, Library Lecture Hall Design Committee Meeting, as amended to include the comments submitted by Mr. Mosher.*

The motion carried pursuant to the following vote:

AYES: Chair Jill Johnson-Tucker, Vice Chair Janet Ray,  
Committee Member Karen Clark, Council Member Diane Dixon

NOES: None

ABSENT: Committee Member Matthew Witte

ABSTAIN: None

## VI. CURRENT BUSINESS

### 1. ***Project Review***

### 2. ***Robert Coffee and the architectural team presentation and discussion of final interior and exterior concept layouts to the Library Lecture Hall Design Committee.***

Mr. Coffee noted he was directed at the last meeting to follow up on two outstanding issues. The first was an item brought up by Committee Member Witte, to strengthen the entry sequence. The second was the various solutions for the “sea form” wall, inclusive of density and color. Mr. Coffee presented a review of the two issues.

He reviewed the floorplan, which has not changed, and noted the building costs came in under \$8 million, inclusive of the entire AV system and all FF&E within the building. They will continue to work on the site costs. He reviewed the proposed building materials which will be similar to those used for City Hall. A porcelain tile was proposed, instead of stone, which looks very similar at approximately half of the cost. It will still match up with the existing City Hall building.

The entry drive was reviewed. Mr. Coffee mentioned an earlier change, which included wrap-around glass. They will integrate that window change with the entry sequence and it will provide continuity from a visual perspective. The lobby glass has been increased and signage has been integrated with the entry window. The design progression will stimulate the visual perspective to direct a visitor towards the entry.

Mr. Coffee displayed two screens, which integrated the design concept idea of “sea foam.” Various dramatizations of the sea foam idea were displayed. The design team was trying to achieve the idea of the sea foam and mimic how the surface of the ocean reflects light. The design team stated that in reviewing the various sea foam interpretations, they were concerned that the design may become outdated if not incorporated thoughtfully.

Mr. Coffee stated that the more “metaphorical” interpretation of the sea foam, rather than a literal interpretation, was preferred. With the costs in mind, they developed a wall section, various painting techniques, and worked with fabricators who laser cut to stay within budget. He suggested a lighter color on the outside, with the inside panels in a darker blue or blue-green shade, and then the final panel would be white, providing a more elegant design. They kept the idea of the perforated screen and a way to build the panels within budget. They recommended the scheme with the white on the inside and asked the Committee for approval.

Chair Johnson-Tucker stated she preferred the new scheme and liked the color on the outside with the blue-green background. She preferred the inside with the “white and white” panels. She liked the changes to the entry, with the glass overhead. She suggested standing letters on top of the canopy, “Library Lecture Hall,” which could potentially be added later. She is pleased with the changes.

Vice Chair Ray stated her support for the sea form changes, which she described as beautiful and timeless. She also supported the changes to the entryway. She inquired whether a little more of a cantilever could be included for more protection. Mr. Coffee stated the material does extend out approximately eight feet. She preferred the “cleaner” look without signage. Overall, she was very pleased with the design changes.

Committee Member Clark inquired whether the view toward the street could be improved so that it is not just street or building elements which are in the visual field. Mr. Coffee stated a tree could be placed anywhere and he agreed the visual space could be improved with the placement of trees or other landscaping. She supported the overall design changes and mentioned the “silvery-white” would be a more timeless color scheme. Mr. Coffee stated the inside panels could reflect some color and the outside would capture the natural light as well as the space between the two panels. It would bring another positive design element to the project.

Council Member Dixon stated she was very pleased with the final sea foam effect and expressed support with the colors for the exterior. She deferred to the team for the final interior color scheme. She is delighted with the value engineering which did not compromise the overall design quality for the project.

Committee Member Witte noted the framed window looking out onto Avocado Avenue and commented a tree or a piece of art, or natural landscaping, could enhance the design. He stated there should be something different than the continuation of the screen when you enter the lobby. Overall, the design has much improved from the start of the project. This is the last piece of the Civic Center Complex, and while not the purpose of the Library Lecture Hall, it will

balance the overall urban design of the entire block. He is in support of forwarding this design to the next level.

Library Services Director Heatherton mentioned it was a beautiful looking building and a compliment to the Civic Center and Central Library. The layout view from the parking lot into the entry is great.

Chair Johnson-Tucker opened public comments.

Debra Allen understands that the Committee has been sensitive to the light issue, and it will be taken care of. She stated the design is beautiful, and it is a wonderful addition and provides balance to the Civic Center on the other end.

Noting there were no other members of the public who elected to speak, Chair Johnson-Tucker closed public comments.

Chair Johnson-Tucker stated that the concept design phase has concluded and quired whether a design should be forwarded to the City Council. She displayed "Exhibit B" and requested that the Committee decide whether all elements had been satisfied.

She started by reviewing Exhibit B – Item 1: *Additional non-fixed seating for up to 50 in lobby for overflow*. Mr. Coffee stated there was approximately 274 fixed seats. The Building Code states that room has to be kept at or below 300 seats. There is plenty of room for non-fixed seating while staying within the 300-seat limit.

A member of the Committee inquired as to the consequences if seating exceeds the Code limitation of 300. Mr. Coffee stated the Code just addresses capacity, not the mix of fixed versus non-fixed seating. They wanted to incorporate more fixed seating and limit the number of non-fixed seating to approximately 30. Chair Johnson-Tucker affirmed Item 1 was satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 2: *Sloped seating with optimal sightlines/slope as much as possible meeting ADA guidelines. Consider steps as in Mark Taper Auditorium- Central Library, Los Angeles*. She stated that Mr. Coffee incorporated the stepped version, as opposed to the slope, which provides better site lines. There were no Committee comments on this item, and it was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 3: *Side and center aisles for ease of entering & exiting*. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 4: *Minimal loss of parking spaces and determine where replacement parking may be located on the library lot*. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 5: *Attractive from four sides*. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 6: *Position the LLH partially in/over detention swale, between the library parking lot and Avocado Avenue*. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 7: *Proximity to Bamboo Courtyard for receptions*. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 8: *Possible relocation or reconfiguration of pedestrian bridge to Avocado Avenue and addressing the pergola along library front if integral to design, or to improve the flow of pre-function and lobby space*. Mr. Coffee relocated the bridge; however, the pergola would remain as part of the design. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 9: *Stage large enough to accommodate a piano (with a closet/backstage stow area) and small musical groups.* This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 10: *Consider a stage that can be lowered to floor level so dance groups can perform.* Mr. Coffee had affirmed earlier in the Committee process that this would be a larger endeavor and was not included in the final design. This item was not included in the final design proposal with the Committee’s approval.

Chair Johnson-Tucker presented Exhibit B – Item 11: *Effective use of natural light.* This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 12: *Both semi shades and blackout shades that can be lowered easily.* There was one set of shades included in the design and Mr. Coffee stated another could be easily accommodated. Chair Johnson-Tucker stated the AV system would not require “black out” screening. Mr. Coffee confirmed the team was interested in reducing any natural light that would create shadows. This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 13: *Consider repairs or improvements to Bamboo Courtyard to create a better venue for receptions, for example, consider extending the Bamboo Courtyard out towards Avocado Avenue in line with Lecture Hall to gain additional space for receptions.* This item was deemed satisfied.

Chair Johnson-Tucker presented Exhibit B – Item 14: *Level of Quality Equivalent to: • 2013 Library expansion and • City Hall.* Mr. Coffee confirmed the design elements would be equivalent. This item was deemed satisfied.

There was no further discussion on this item.

### **3. Continued discussion of project schedule, programming, and recommendation to Council.**

Chair Johnson-Tucker stated she had prepared a motion for consideration by the Committee.

Chair Johnson-Tucker opened public comments. Noting there were no members of the public who elected to speak, Chair Johnson-Tucker closed public comments.

A motion was made by Chair Johnson-Tucker, and seconded by Committee Member Witte, that:

1. The Concept Design presented by Robert Coffee on April 12, 2021, is found to have successfully addressed the needs laid out in the Request for Proposal, Exhibit B, and is endorsed by the Library Lecture Hall Design Committee (“LLHDC”);
2. The LLHDC moves to present the Concept Design to the City Council and seek Council’s approval to move on to the next phase of the Library Lecture Hall project;
3. Several documents need to be completed, and approvals sought, before presentation to City Council can occur, including completion of the Memorandum of Understanding between the City and the Newport Beach Public Library Foundation (the “Foundation”), and approval of the Concept Design by the Foundation, the Board of Library Trustees, and by The Irvine Company;

4. Thus, the LLHDC authorizes and instructs its Chair, along with the aid of Staff and Robert Coffee when required, to move forward to complete any remaining documents needed for presentation to the City Council, and to present the Design Concept to City Council for approval as soon as feasible.

The motion carried unanimously pursuant to the following vote:

AYES: Chair Jill Johnson-Tucker, Vice Chair Janet Ray,  
Committee Member Karen Clark, Council Member Diane Dixon, Committee  
Member Matthew Witte

NOES: None

ABSENT: None

ABSTAIN: None

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

**VIII. ADJOURNMENT**

Chair Johnson-Tucker adjourned the meeting at 3:46 p.m.

**APPROVED BY:**

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Chair Jill Johnson-Tucker