



NEWPORT BEACH

City Council Staff Report

November 30, 2021
Agenda Item No. 24

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

PREPARED BY: Peter Tauscher, Senior Civil Engineer,
ptauscher@newportbeachca.gov

PHONE: 949-644-3316

TITLE: Resolution No. 2021-126: Central Library Lecture Hall Building –
Approval of Conceptual Design and Associated Memorandum of
Understanding with the Newport Beach Public Library Foundation

ABSTRACT:

The Library Lecture Hall Design Committee (LLHDC), Public Works Department and the consulting design team held several public working sessions and developed a Conceptual Design plan for a new Library Lecture Hall building to be located along Avocado Avenue, southwest of the Central Library (Attachment A). On September 28, 2021, City of Newport Beach (City) staff and LLHDC members presented the final Conceptual Design and project cost estimate to the City Council at a study session. After much discussion and review, the City Council provided direction on the project and for completion of the Memorandum of Understanding (MOU) with the Newport Beach Public Library Foundation and requested that the Conceptual Design and MOU come back to the City Council for consideration and formal approval.

Staff requests City Council review and approval of the Conceptual Design including floor plan and the exterior architectural style (Attachment B); the project CEQA Categorical Exemption; necessary exemptions to the land use development standards of the Planned Community “PC-27 Newport Village” Zoning District (Attachment C); the overall project cost estimate; and the proposed MOU (Attachment D) between the City and the Newport Beach Public Library Foundation. Staff is also seeking approval to continue preparation of the final construction documents and to obtain public bids for construction of the new Library Lecture Hall.

RECOMMENDATION:

- a) Conduct a public hearing;
- b) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1 – Existing Facilities) and 15303 (Class 3 – New Construction or Conversion of Small Structures) of the California Code of Regulations, Title 14, Division 6, Chapter 3 and CEQA Guidelines, because this project has no potential to have a significant effect on the environment;

- c) Adopt Resolution No. 2021-126, *A Resolution of the City Council of the City of Newport Beach, California, Exempting the Library Lecture Hall Project from Development Standards in Accordance with Section 20.10.040 (Applicability of Zoning Code) of the Newport Beach Municipal Code (PA2019-123)*;
- d) Review and Approve the Memorandum of Understanding (MOU) between the City of Newport Beach and the Newport Beach Public Library Foundation (NBPLF) related to fundraising for the Central Library Lecture Hall Building;
- e) Review and approve the Conceptual Design and total project cost estimate; and
- f) Direct staff to proceed with preparing and completing final Library Lecture Hall building construction documents and obtaining bids for construction.

DISCUSSION:

Background

The Central Library building was built in 1994 and expanded in 2013, incorporating a second entrance which connects the Central Library to the Civic Center and park. Coupled with the development of the Central Library facility is the growing success of numerous, on-going programs and community events held there each year, including guest speakers and presentations. Most of the events are held in the Friend's Meeting Room. The Library Services Department reports that annual participation in programming at the Central Library increased from approximately 28,000 participants in FY 2009-10 to over 72,000 participants in FY 2018-19.

At the March 12, 2019, study session, the City Council expressed support for the Library Lecture Hall project and the architect team selection process. At the meeting, the library supporters agreed to partner with the City on this project. Council directed staff to return with a recommendation for awarding the design Professional Service Agreement (PSA) contract for developing concept and final design plans.

On July 9, 2019, the City Council adopted Resolution 2019-70 establishing the Library Lecture Hall Design Committee and appointing Council Member Diane Dixon as one of the five committee members. The LLHDC is a City Council Advisory Committee scheduled to expire upon the opening of the Library Lecture Hall. The LLHDC formed to undertake selection of an architect, coordinate and meet with the architect and City staff on the project, and to make recommendations, as needed, to the entire City Council.

With the support of the LLHDC, Robert R. Coffee Architects + Associates (RCA) was unanimously selected as the most qualified and responsive firm for this project. On November 19, 2020, RCA was awarded the design contract that includes developing conceptual designs, attending community and LLHDC meetings, and presenting concepts to the City Council.

On April 30, 2021, staff and the project architect presented the project concept to The Irvine Company (TIC) as stipulated in the amended Special Land Use Restrictions approved by the City Council on November 19, 2019. Following some changes and LLHDC approval, the revised concept plan was approved by TIC on August 18, 2021 (Attachment E). The revised building concept will meet the community's use needs and reflects an architectural style supported by TIC and the LLHDC.

On September 28, 2021, City staff and LLHDC members returned to a City Council study session and presented the final revised Conceptual Design, project cost estimate, and tentative funding terms for the MOU with the Newport Beach Public Library Foundation. After much discussion and review, the City Council provided direction on the project (with a straw vote approval on the Conceptual Design) and for completion of the MOU, including raising the City's funding commitment from \$4,000,000 to a 50-50 match, with a maximum City contribution of \$6,500,000, and requested that the Conceptual Design and MOU come back to the City Council for consideration and formal approval.

Proposed Project

The proposed project consists of final design and development of a new, 9,500-square-foot Lecture Hall near the Central Library. The building will be able to host up to 299 people. The continued growth and use of the Friends Room motivated residents in developing a lecture hall with increased seating and an enhanced experience for the public. The new facility will also resolve existing program shortfalls and will include a greenroom, storage and an audio-visual control room.

The Conceptual Design includes approximately 9,500 square-feet of usable interior space that has:

- Up to 299 fixed seats;
- Greenroom and facility storage rooms;
- An audio-visual room;
- Men's and women's restrooms;
- Improved parking circulation and a drop-off area; and
- An updated courtyard.

The proposed exterior finishes of the facility are a combination of stone veneers, concrete, aluminum composite panels, painted metals, and tinted glass complementing the architecture of the neighboring City Hall and Central Library.

Schedule

The tentative schedule for this project is as follows:

Project Schedule:

Council Approval of Concepts/Budget/Schedule/CEQA	November 30, 2021
Advertise Project *	Summer 2022
Award Project	Fall 2022
Construction Start	Winter 2023
	Spring 2024
Construction Complete (15 Months)	

*Schedule is dependent on fundraising efforts by Library Foundation as defined in the MOU

Zoning

The project is located within the Planned Community PC-27 - Newport Village Zoning District ("PC-27"), in Area 4 (Institutional/ Governmental). The use of the property for the project is consistent with the purpose and intent of these designations, and appurtenant library facilities such as public meeting rooms are specifically permitted.

PC-27 contains development standards for the library including maximum floor area, setbacks, parking, etc. Flexibility in the applicable development standards is necessary to allow the City to construct a functional lecture hall that supports library activities that serve the public. Specifically, flexibility in the maximum floor area, setbacks, and minimum parking standards would be necessary. Section 20.10.040 (A) of the Newport Beach Municipal Code authorizes the City Council to exempt City implemented projects by adopting a resolution at a noticed public hearing. Staff has provided a resolution describing the project and the associated development standards that are recommended to be waived in order to complete the construction documents and ultimately construct the project.

As part of the project, several existing parking spaces (approximately 13 spaces) would be removed and replaced on site, resulting in no net loss of parking spaces. However, no additional spaces would be provided for the additional square footage of the Library Lecture Hall. Therefore, the project would not meet the parking requirement of one space per 250 square feet of floor area for library facilities and this standard would need to be waived (approximately 38 spaces). The proposed lecture hall would serve as an extension to the existing Central Library and larger events would be programmed in the evening hours, outside of standard business hours, when City Hall and the library are closed. Furthermore, there are roughly 35 surplus parking spaces in the Civic Center parking structure that could offset the parking demand in the library parking lot.

Additionally, the PC-27 allows up to 65,000 square feet on the parcel for library facilities. The project would exceed this development standard by approximately 7,210 square feet, as roughly 62,710 square feet have already been built on the parcel to date.

Lastly, PC-27 requires a building setback of 20 feet from the property line along Avocado Avenue. The back portion of the lecture hall, referred to as the concourse, would project into the setback area up to 14 feet 6 inches and would require relief from the setback standard of 20 feet. Siting a portion of the structure in the setback allows the project to maintain as many existing parking spaces as possible and improves the vehicular approach to the library with an entry drive that terminates at a drop-off plaza. Additionally, portions of the structure that would encroach into the setback would be elevated roughly five feet from the ground and would maintain approximately 17 feet to the curb of Avocado Avenue.

The project is consistent with the General Plan Land Use Designation of PF (Public Facilities), which does not include floor area limits, setback requirements, or minimum parking standards.

Staff is requesting City Council review and approval of the final Conceptual Design, project CEQA document, requested exemptions of identified development standards, and the funding MOU between the City and Newport Beach Public Library Foundation.

Fiscal Impact:

Building Project Cost

The estimated Library Lecture Hall building all-in project cost (design, construction, incidentals) is \$12,812,000 as itemized below:

Project Design (Architect, Geotechnical, Survey)	\$ 672,000
Construction Management & Administration	\$ 600,000
Incidentals (Utilities, FF&E, Testing)	\$ 300,000
Facility Construction Estimate (9/20/20)	\$ 10,218,000
Construction Contingency (10 percent)	\$ 1,022,000
Estimated Overall Project Cost	<u>\$ 12,812,000</u>

The project is currently included within the City's Facility Finance Plan. Pursuant to City Council direction and the proposed MOU agreement, the City has agreed to contribute up to a maximum of \$6,500,000 in City funds, and the NBPLF will fundraise and provide an equal matching funding share of up to \$6,500,000 toward a maximum total project cost of \$13,000,000. The approved FY 2021-22 Capital Improvement Plan (CIP) budget includes \$739,948 million for design. Future CIP budgets will include the remaining City contribution.

Maintenance and Operation Cost Estimate

Staff estimates that the annual maintenance and operation costs (supplies, janitorial, utilities, minor maintenance, etc.) of the new Library Lecture Hall will be approximately \$150,000 and additional Library Department staff costs will be \$50,000.

ENVIRONMENTAL REVIEW:

The project qualifies for categorical exemptions pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because there is no substantial evidence demonstrating an exception to reliance on the categorical exemptions. The Class 1 exemption applies to the operation, repair, permitting, or minor alteration of existing public or private structures involving negligible or no expansion of a use. This exemption includes additions of up to 10,000 square feet and the proposed project would include no more than 10,000 square feet. The Class 3 exemption applies to the construction and location of a limited number of new, small facilities or structures. This exemption includes the construction of up to four nonresidential buildings not exceeding 10,000 square feet.

A detailed analysis and determination supporting the Class 1 and Class 3 exemptions is attached as Exhibit B of Attachment C.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item) and Chapter 20.62 (Public Hearings) of the NBMC. Furthermore, in addition to several City Council meeting presentations, the Library Lecture Hall Design Committee has discussed and presented this project at 14 public meetings.

ATTACHMENTS:

Attachment A – Location Map
Attachment B – Exterior/Interior Concept
Attachment C – Resolution No. 2021-126
Attachment D – Memorandum of Understanding
Attachment E – The Irvine Company concept approval, August 18, 2021