

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Planning Commission

FROM: Laurie B. Jester, Acting Director of Community Development

BY: Eric Haaland AICP, Associate Planner

DATE: December 8, 2010

SUBJECT: Presentation and Status Report of Preliminary Manhattan Beach County Library Project (City of Manhattan Beach/Los Angeles County)

RECOMMENDATION

Staff recommends that the Planning Commission **ACCEPT THE PRESENTATION, DISCUSS, and PROVIDE PRELIMINARY COMMENTS.**

DISCUSSION

The City of Manhattan Beach has been considering the goal of upgrading the existing public library facilities that are owned and operated by Los Angeles County for a number of years. A City Library Commission regularly discusses library programs, funds, and projects to advise the City Council on the subject. The Council and Library Commission have recently been reviewing a project proposed by Los Angeles County to replace the existing library building. The City Council has directed that the Planning Commission be introduced to the project in anticipation of a Use Permit, Coastal Development Permit, and Environmental Review process in Spring 2011.

The City's consultant for the conceptual design of the project is MDA Johnson Favaro, which has assisted the City with previous public facility design reviews. The consultant has provided the attached outline for its presentation. Items to be discussed include site issues and floor plan function. At its future Use Permit review, the Planning Commission's responsibility will be to determine if the project is consistent with City Zoning, Coastal, and Environmental requirements. A preliminary review schedule is attached for the Commission's information.

Attachments:

- A. Presentation outline
- B. Library Preliminary Review Process Schedule

C: Jim Favaro



**CITY OF MANHATTAN BEACH PLANNING COMMISSION MEETING
December 8, 2010**

PRESENTATION OUTLINE (30 Minutes)

1. Introduction

- Overview
- Schedule
- Sustainability

2. Site Plan

- Overall site capacity
- Location and configuration of the library
- Relationship with civic center and Highland Avenue
- Open space and/or future expansion
- Parking

3. Building Program

- Front-of-house
- Children and teens
- Adults
- Back-of-house

4. Design Approach

- Context
- Challenges and opportunities of the site and program
- Preliminary thoughts



**New Library Project
Preliminary Review and Approval Process-
November 30, 2010**

1. Pre Design Stage (September 2010--January 2011)
 - a. City Council Review September 28, 2010
 - b. Library Commission Review October 26, 2010
 - i. Review Program and Floor Plans
 - c. Cultural Arts Commission Review
 - i. Review and Discuss opportunity for art, plaza and outside areas
 - d. Planning Commission Review (December 8, 2010)
 - e. **City Council Reviews, considers all comments, project scope and budget (January 18, 2011)**
 - f. LAC-L concurrently approve, considering all comments and deliverables from Pre-design, including building section and elevation diagrams; computer generated 3D massing model and generated views; detailed cost plan and descriptive narratives and authorizes to proceed with Design element of project.

2. Schematic Design Stage (February—May 2011)
 - a. Library Commission Review
 - b. Cultural Arts Commission Review
 - c. Community Leader Tour and Community Meeting
 - i. Present Project to Community
 - d. Planning Commission Review (April 13, 2011)
 - i. Use Permit, Coastal Development Permit, Environmental
 - e. **City Council reviews, considers all comments, schematic design (May 17, 2011)**
 - e. LAC-L approves schematic Design and authorizes Design Development.

3. Design Development Stage (May—July 2011)
 - a. Library Commission Review
 - b. Cultural Arts Commission Review
 - c. Community Presentation
 - d. **City Council reviews, considers all comments, design development (July 2011)**
 - e. Design Complete August 1, 2011
 - f. LAC-L approves Design development and authorizes preparation of Construction Documents.

4. **Construction Documents, August through November 2011**
 - a. **December 1, 2011 LAC-L approves construction documents and authorizes to proceed with bid phase**

5. **Permit and Bid Phase December 2011 through February 2012**
 - a. **Upon completion of bid phase LAC-L approves bid award and start of construction**

6. **Construction Starts March 1, 2012**

