



MINUTES
June 13, 2018

**CITY OF PACIFICA
LIBRARY ADVISORY COMMITTEE
PACIFICA SANCHEZ LIBRARY
1111 TERRA NOVA BLVD., PACIFICA**

COMMITTEE PRESENT:	Cindy Abbott (CA); Caroline Barba (CB); Jerry Crow (JC); Barbara Eikenberry (BE); Anne Evers-Hitz (AH); Kathy Long (KL)
CITY COUNCIL LIAISONS PRESENT:	Deirdre Martin (DMa); Sue Vaterlaus (SV)
COMMITTEE ABSENT:	Tom Clifford (TC); David Leal (DL); Eric Ruchames (ER); Kellie Samson (KS); Kathy Shiokari (KS)
CITY STAFF PRESENT:	Planning Director Tina Wehrmeister (TW); Exec. Asst. Sarah Coffey (SC);
CONSULTANT TEAM:	Dawn Merkes, Group 4 Architects (DM) Andrea Gifford (AG); Daheen Maeng (DMg)
SMCL STAFF:	Julie Finklang (JF); Rachel McDonnell (RM); Rachel Evans (RE)

CALL TO ORDER

Chair Cindy Abbott called the meeting to order at 6:35 PM.
Approval of May 9, 2018 meeting minutes will be moved to the end of the agenda.

1. Review Project Schedule, Project Goals and Community Outreach

AG: City and Library staff and working on operational models. We are holding off on community outreach until site service / operational models can be worked out in more detail. We are targeting for outreach to begin in August / September, with conceptual design outreach in October / November. There will be no LAC meeting in July.

TW: Skipping July LAC meeting will allow work on operations discussions to catch up.

CA: Will there be any 4th of July outreach? That was one of the biggest outreach efforts last year.

TW: 4th of July outreach is on hold.

AG: We are hoping to do outreach at Fog Fest in September.

CA: Can we do so any earlier outreach?

The Committee discussed additional event ideas for outreach.

JF: The Sunset Ridge Food Sharing program occurs on Thursdays in the summer from 11am – 2pm. Upcoming dates are June 21, 28, skipping 4th of July week, then weekly until August 9. It is advertised on Second Harvest website, KRON4 news and website. This is an opportunity for outreach to a lower income and more diverse demographic.

DMA: The Pacifica Beach Coalition will have a Whale Town event / presentation on August 24 at the Community Center, including booths, artwork, representatives from the Marine Mammal Center and expects to attract around 200 people. There will be a movie night focused on Sea Stars. Coastal Cleanup Day is the 3rd week of September – the week before Fog Fest, and the library will have a booth there.

AG: Is there a library movie night?

SV: That is on Saturday, July 14th.

DMA: Regarding the movie night, isn't that already the library crowd?

JF: The Half Moon Bay Library Grand Opening is on August 18. There will also be a library movie night in August. We typically get 50 or more people. What about the Pacifica Democrats meeting?

AG: Additional ideas can be emailed to TW.

JF: The Rockaway Tree Lighting is well-attended, rivaling the attendance at the 4th of July event. At the last Tree Lighting, the library gave away 300 books, and we could have easily doubled that.

KL: The Pedro Point Chili Cook-Off is August 12 and draws a crowd. We could set up outside.

2. Sharp Park Library –

Confirm LAC Design Value Results

AG: New images were added at last meeting. LAC input on design values was confirmed.

Evaluation Criteria

AG: Evaluation criteria for the building is in progress. We will refine those criteria and bring them to the next LAC meeting in August. We are working on criteria for massing like we did for the sites. For prerequisites: functional as a library building; sustainability / LEED Silver; accessibility – consider site accessibility, parking; economic impact – consider downtown district, synergy, library as a catalyst, connectivity; environment – design for the coastal environment.

Site Options, Massing, and Parking Strategies

AG: For massing strategies, consider architecture a little, but also look at how the library can function and fit on the site from a massing standpoint and how to fit it into a downtown and residential area. We will not bring in input from the community yet until we get confirmation of

the scale and rooflines. We will consider 2 levels of garage for parking. The pink line in the diagram on the handout is the proposed easement for access to the adjacent apartment building through the garage for parking and garbage pickup.

CA: The street grade is much steeper than it is shown in the diagram.

AG: It may be that the angle is hard to tell in the diagram, but the topography is correct. The lobby would be Palmetto-facing.

JF: How will the building affect the lighting to the house adjacent?

AG: The building will be on the north, and the house on the south. The library building would cast a shadow onto Hilton. In winter, it could potentially impact lighting to some houses next to it.

CA: Is the height above what the current building is?

AG: Yes. There will be parking on 2 levels and 2 floors to the library.

CA: Are we blocking the views from Hilton homes now?

AG: All of the homes are one-story homes, and they may not be looking over the library now.

JF: What about the apartment building?

AG: We will note the surrounding buildings and check if any views are impacted. In Option A in the diagram, the 2nd floor of the garage is higher (10 feet taller) than in Option B.

DMg: The height for both should be about the same. The 2nd floor community room would be on the hill.

AG: Square footage would be an event split of 15,000 square-feet per floor. In Option 2, there is a 2-level garage, but the square footage would not be evenly split between the 2 library floors: 20,000 square-feet would be used for a full build-out of the 1st floor and we would minimize the 2nd floor using only 10,000 square-feet. This would impact the Hilton neighborhood less. Option B is a very rough draft and includes a small terrace. In Option A2, there is little room for outdoor space, as we would be building out the full site.

Ellen Ron (public comment): For the easement, do the garbage trucks go through the easement?

AG: The garbage collection trucks would go through the garage.

DM: May consider relocating the trash enclosure for the apartment off of Hilton instead.

Ellen Ron: Is there no flat, street-level opening?

AG: There will be a grade change and a ramp / stairs.

DM: No more than a 4% grade to get up through the lobby.

AG: Option B would have access through Hilton Way. The garage would be sunken in lower so that the full scale would appear to be a 2 or 3-story building. Access to the lower level of garage would be close to Palmetto and Pacific.

DM: We held the technical meeting with Public Works today, and Option B was the preferred option.

TW: The City would seek to do a lot line adjustment for the apartment to own their own driveway.

DM: The grade is steep and the garbage trucks would not be able to access the area. If the easement is off of Pacific, there is some grade change – 18 feet from bottom to top of the site.

AG: In the East-West view option there is a lot of outdoor rooms & decks. The scale of the building is decreased. We can create an unequal floor option, as in Option B2. Because the garage is sunken in, we cannot put the larger floor on the bottom. We need access to daylight and windows for the LEED Silver rating. The first floor would be 10,000 square feet and the 2nd (top) floor would be 20,000 square feet. We will come back and create massing options incorporating design values at a later date.

CA: For Option A (both versions), would walk-in public access from North Palmetto / commercial area need to walk past the parking structure? It looks like Option B has a walk-in option closer to where people would be coming from.

AG: We will continue to evaluate access options and preferences.

AG added a correction to an earlier statement to clarify that the garbage trucks would not go through the garage.

DM: We will work with library staff to come up with a functional library plan and it will be vetted through the LAC, but will not go out to the community at this level of detail. We will internally vet the options to find the best options to bring to the community.

Building Program Bubble Diagrams

AG: The stacking bubble diagrams are still preliminary. Option A shows 1st floor childrens, 2nd floor with community room and adult areas. "Xs" indicate elevator circulation corridors oriented towards Palmetto. Option B works more with an uneven split with library services all on one floor. The 2nd floor with smaller footprint (10,000 sq.ft.) would host a suite of meeting rooms, opportunity space and a 5,000 sq.ft. community room. It may need to have some staff. The County Library initial preference is to have library services all on one floor, and more self-service options on the other floor.

JF: Library staff prefers to have adults and children on the same floor. Having these spaces on separate floors is inconvenient and lends itself to parents leaving children unattended.

CA: Could we make the community room have a good view?

AG: The 2nd floor will have views to north and south. The lobby could have a pre-function gallery space.

JF: Is the lobby a 2-story open space?

AG: There is a vertical circulation tower with 2-story circulation space. If Option B is preferred, the community room would be on the 1st floor and all library services would be on the 2nd floor.

CB: How do we not need an elevator?

AG: We can key the elevator to lock down / lock out floors or use gates to close off the 1st floor to the stairs.

RMc: We want to most efficiently operate the library and use of resources, so County Library staff prefers to operate library services on one level.

JC: What is "GSR" in the diagram?

AG: "GSR" = Group Study Room; "RR" = Restroom

CA: Is there no teen space?

AG: Figure A2 should have teen space, too.

DM: We will work on syncing up the bubble diagrams with the massing diagrams. Right now they are independent.

AG: We will also correlate massing options with floor plans.

DM: The site strategies goal for tonight was to put some visuals to the massing and scaling of the library options.

3. Sanchez – Confirm LAC Interior Design Value Results

AG: No additional updates at this time for Sanchez. We have just summarized the Committee's votes on interior design values from last meeting.

4. ORAL COMMUNICATIONS

Ellen Ron: I see the advantage to having all library services on one floor, but I really like Option B1. How do you satisfy both? Can you move the teen space to a separate floor?

5. COMMITTEE AND STAFF COMMUNICATIONS

CB: Friends of the Library Book Sale made \$3,500 and went very well.

CA: I always provide an update on the library project at PB&R Commission meetings, and the Economic Development Committee also gets updates from DL.

CA: No quorum was met to vote on the meeting minutes from the May 9th meeting. Voting to approve the May minutes will be pushed to the August meeting. There will be no July LAC meeting.

MEETING ADJOURNED 7:41 PM.

Respectfully submitted,

Sarah Coffey
Executive Assistant

APPROVED:


Cindy Abbott
Library Advisory Committee Chair