

Item 16.

City Hall/Town Hall

December 7, 2015

Del Mar City Council

Project Status

- City Council approved design on November 2nd
- Continuing design approval process:

Date	Step
November 18 th	Community Participation Process (CPP) Meeting
November 19 th	Preliminary Review with DRB
December 16 th	Design Review Board
January 4 th	City Council

- Final EIR scheduled for release on or about December 11th

Purpose

- Review main concerns identified through Design and Community Participation Program processes.
- Discuss potential options to address concerns.
- Receive City Council direction as the “project owner” to incorporate into the Design Review process on December 16th and Final EIR.

General Categories of Primary CPP Process Concerns

- Privacy
- Noise/Light/
Glare
- Circulation

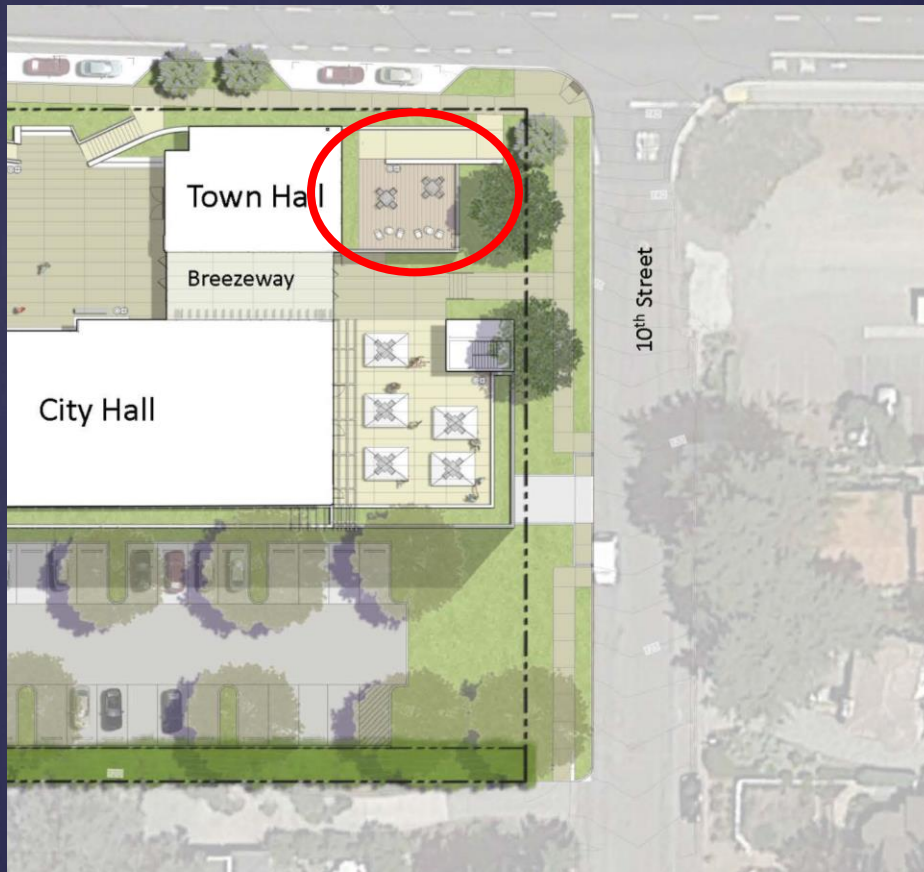


Concerns with Current Design

1. Design of Expansion Area B / Town Hall Terrace
2. Design and Use of Expansion Area C and Lower Lot
3. Quantity of Parking Stalls
4. Traffic Circulation / Ingress and Egress from Parking Areas



Town Hall Overlook

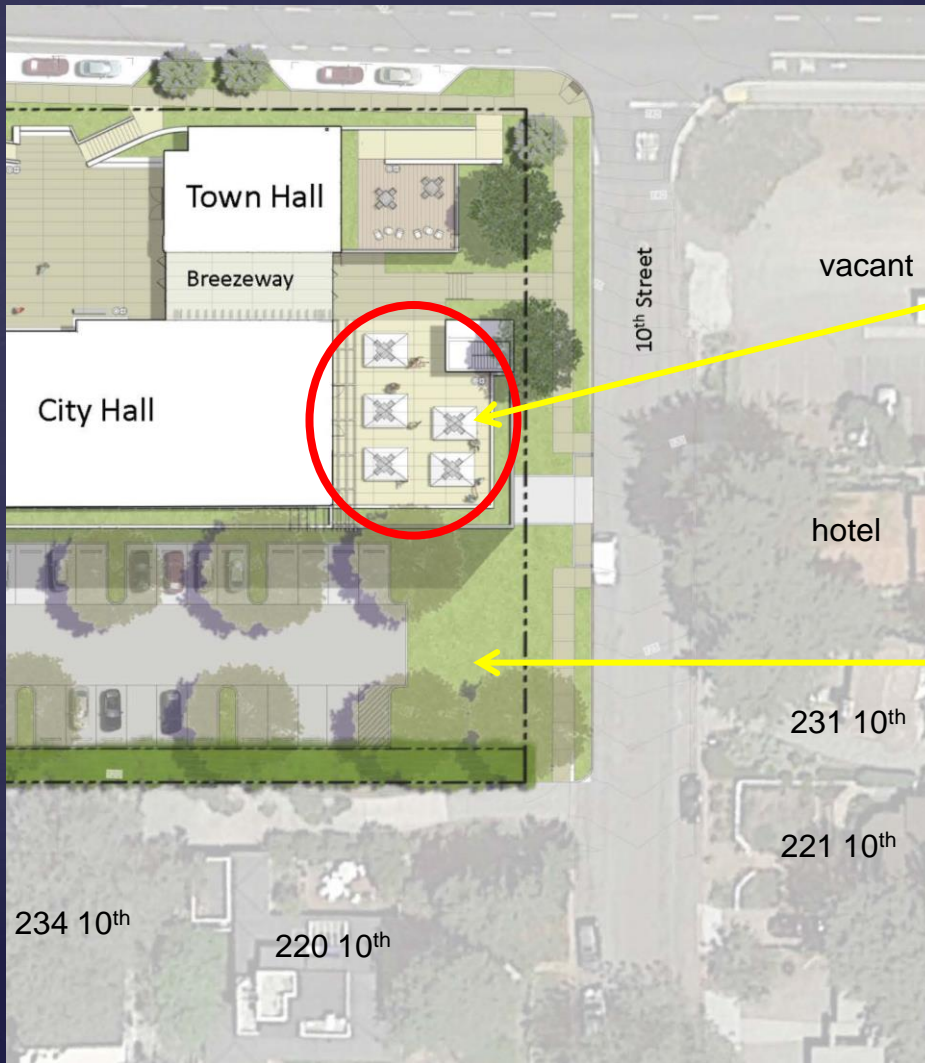


Elevation at Camino del Mar: $\pm 145'$

Elevation of Town Hall Overlook: $\pm 147'$ (over TV Studio)



Town Hall Terrace/Expansion B



Elevation at Camino del Mar: $\pm 145'$

Elevation of Town Hall Terrace: 136.5'
Size: 2,700 SF
(approximately 50' x 55')

Elevation of Expansion Area C: 124'

Elevation at 220 10th Street Curb line: $\pm 120.5'$

Expansion Area B/Town Hall Terrace

- Concerns about:
 - Noise
 - Privacy
 - Future use of Town Hall Terrace



Views from Town Hall Terrace



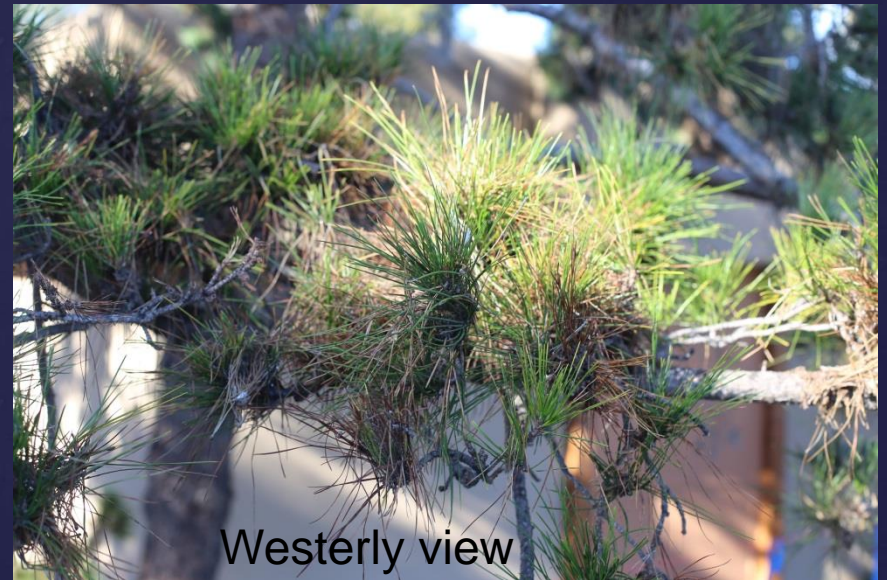
Southerly view



Southwesterly view



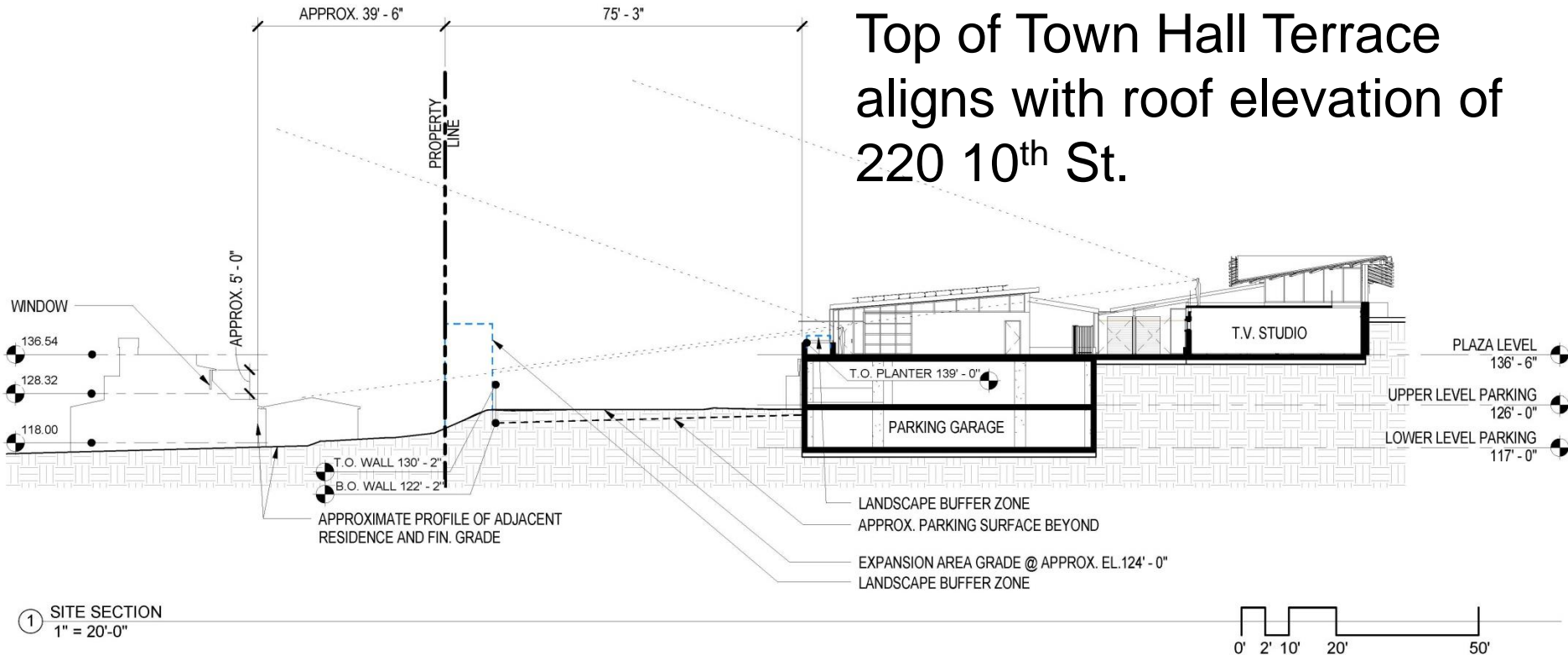
Westerly view



Westerly view

Cross Section

220 10th Street = 114' from
Town Hall Terrace

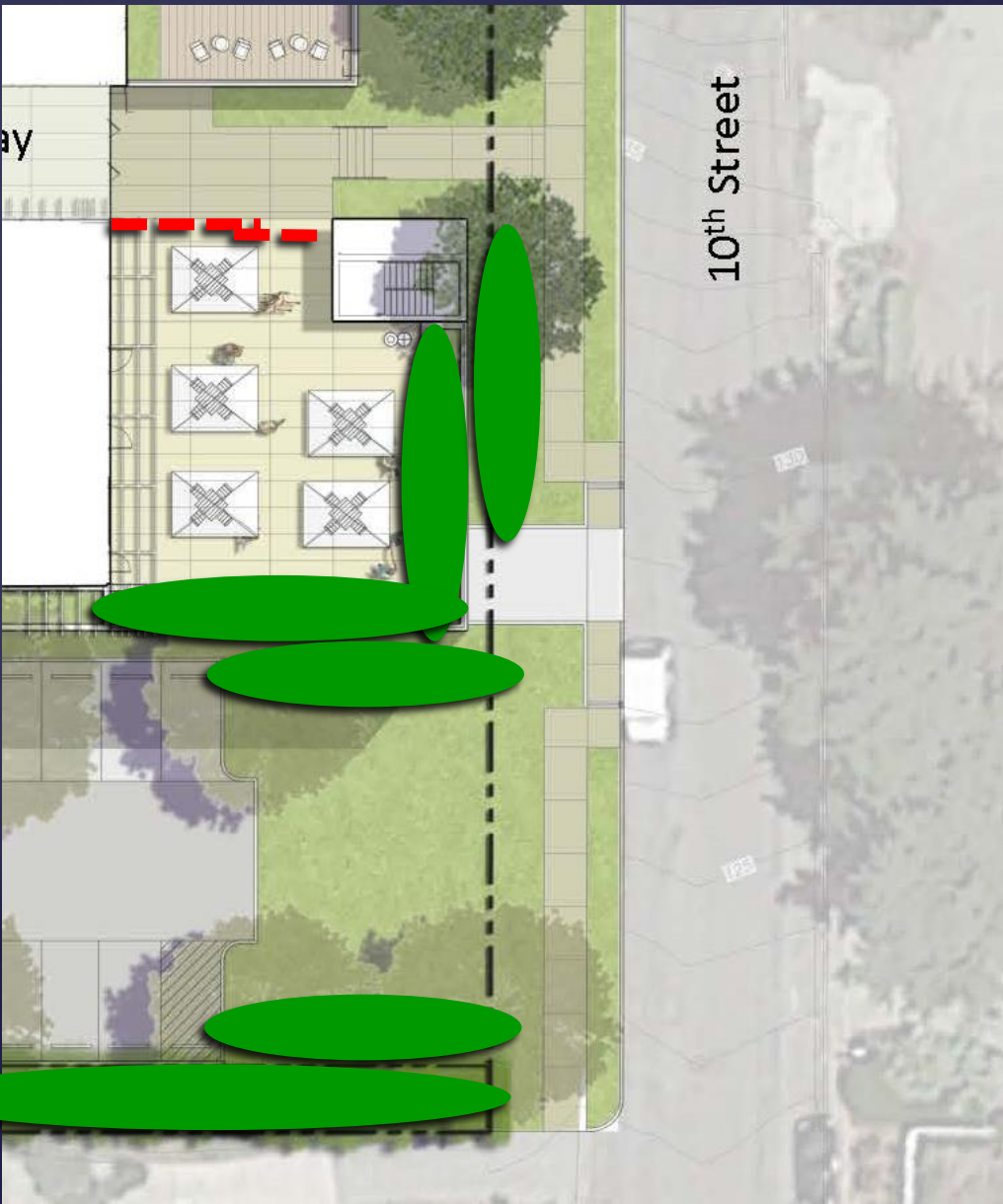


The Miller Hull Partnership, LLP
Architecture and Planning

DRAFT SITE SECTION THROUGH EXPANSION AREA C
07 DEC 2015

MILLER HULL

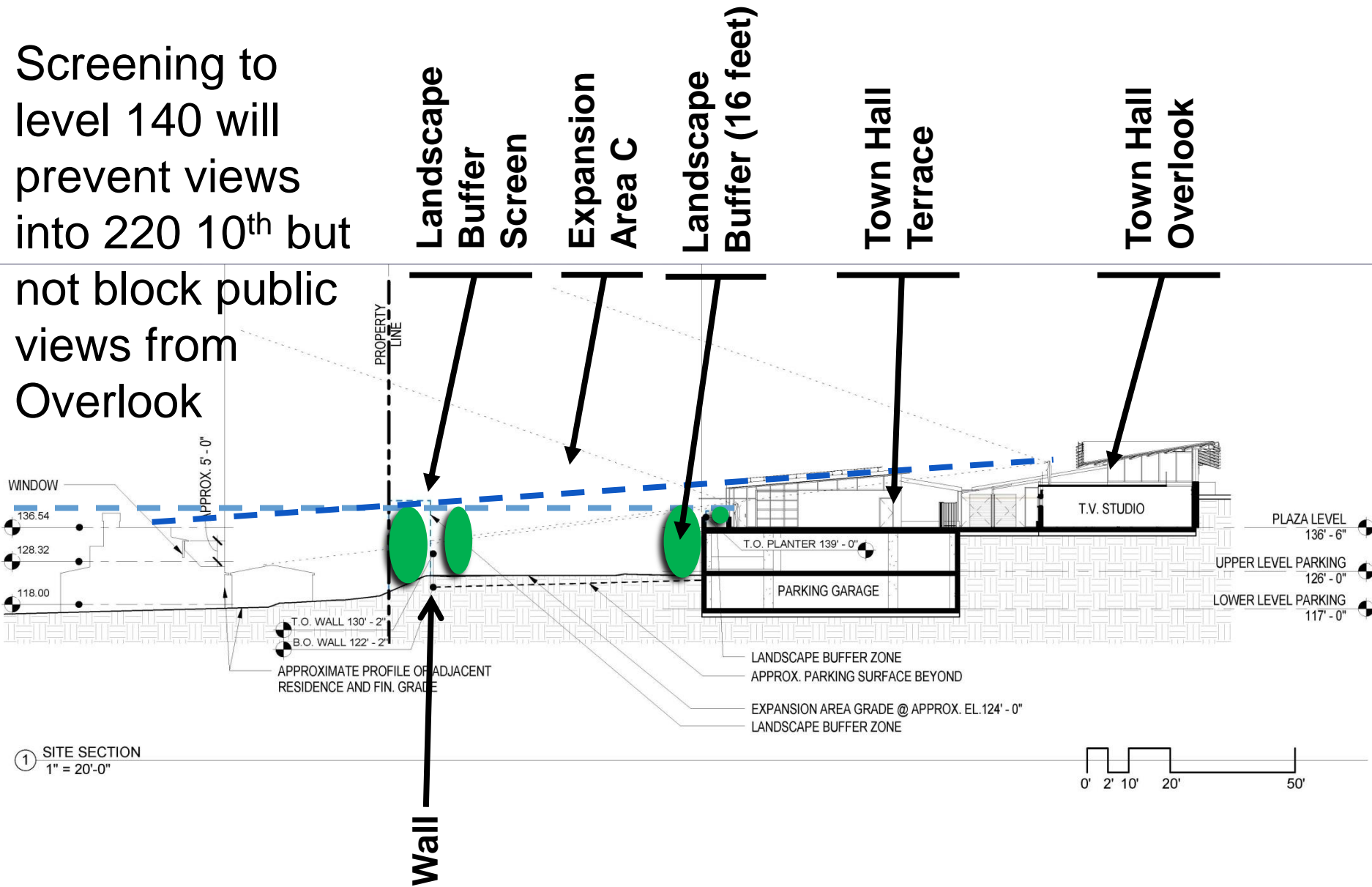
Town Hall Terrace/Expansion B



Suggested measures to provide better screening and privacy

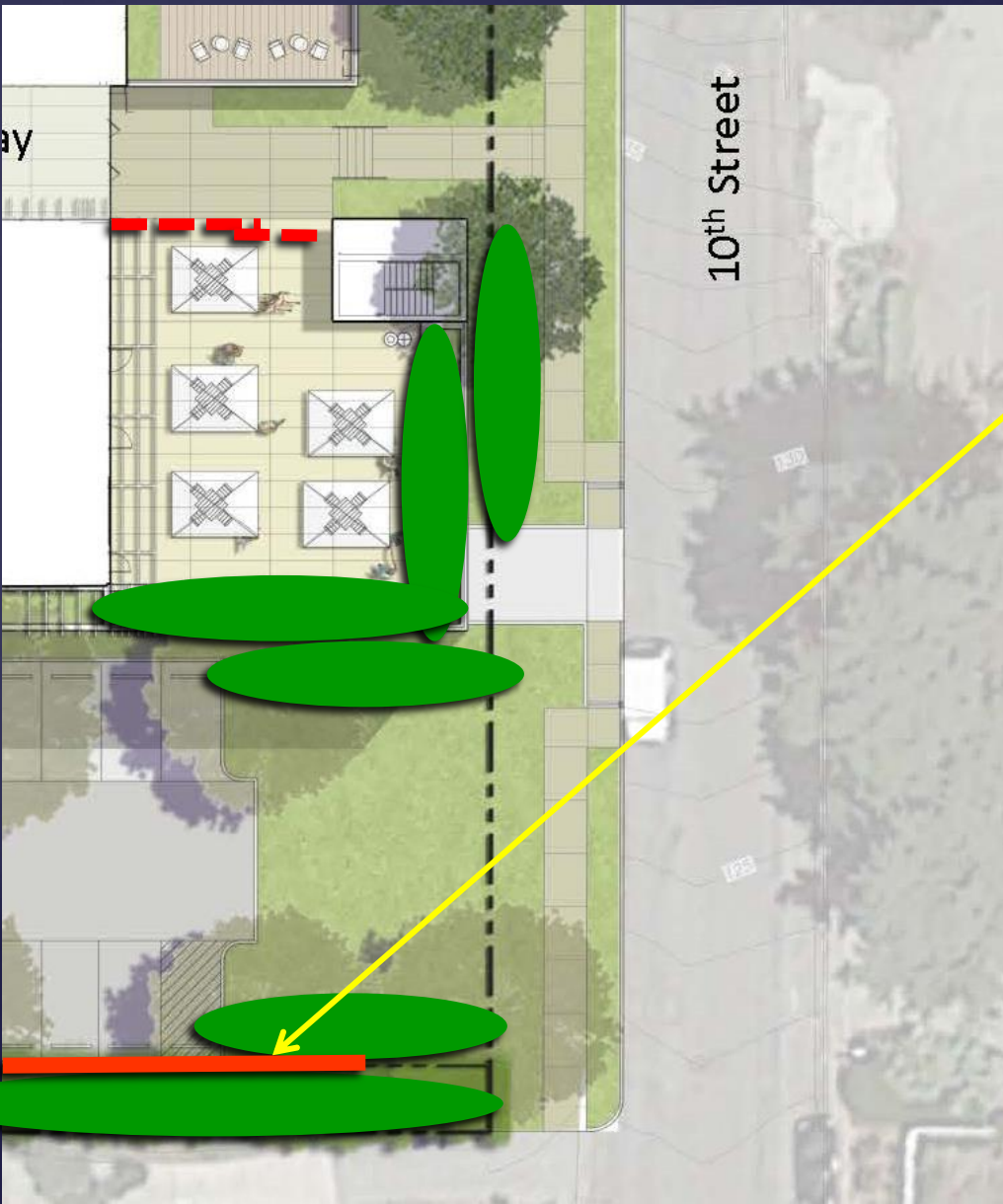
1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access

Screening to level 140 will prevent views into 220 10th but not block public views from Overlook



① SITE SECTION
1" = 20'-0"

Town Hall Terrace/Expansion B



1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access
3. Extend wall to corresponding residential front yard setback; make wall 10-feet tall

Town Hall Terrace/Expansion B



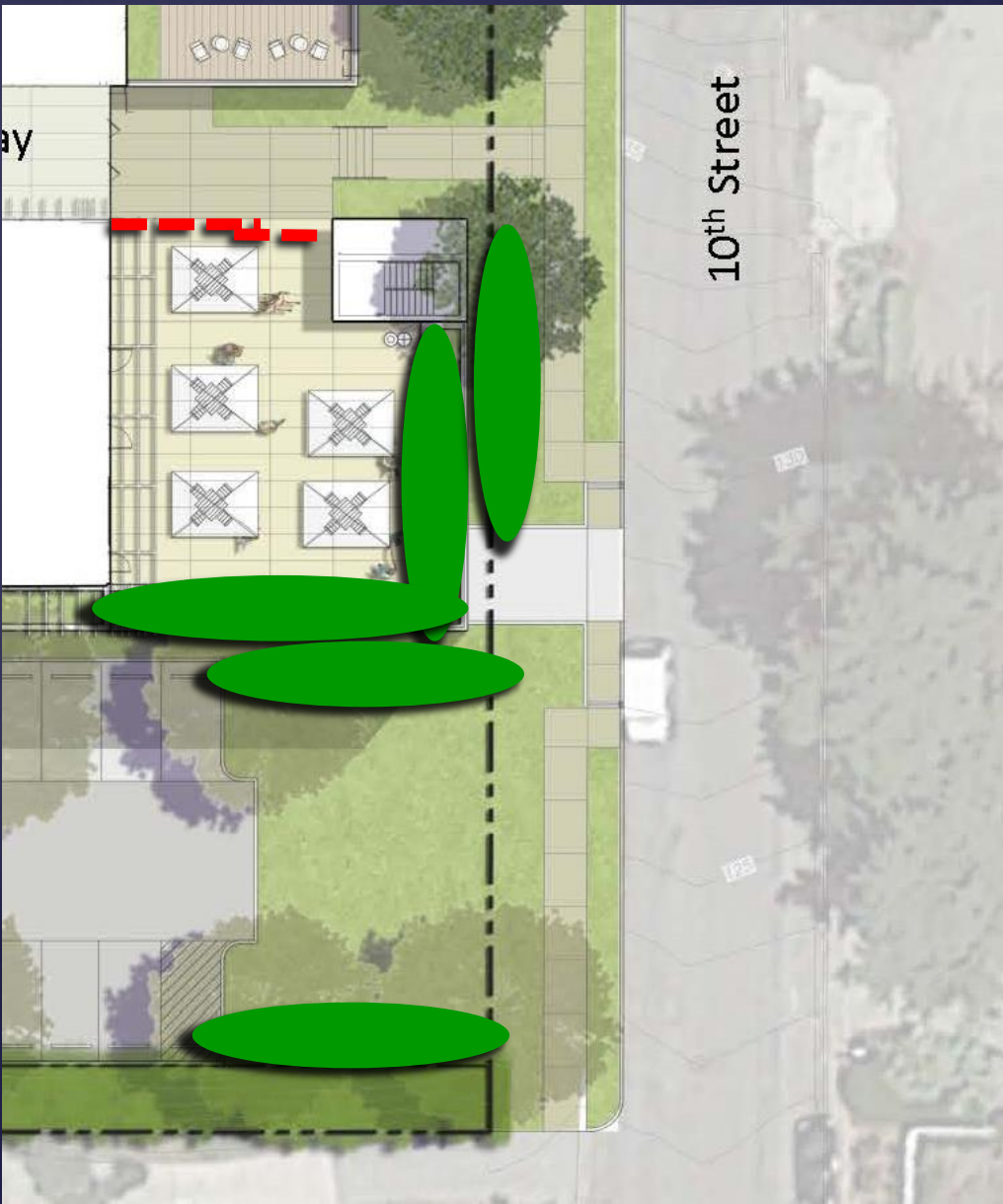
1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access
3. Extend wall; make wall 10-feet tall
4. Reduce useable size by approximately 50% to keep away from southwest corner

Town Hall Terrace/Expansion B



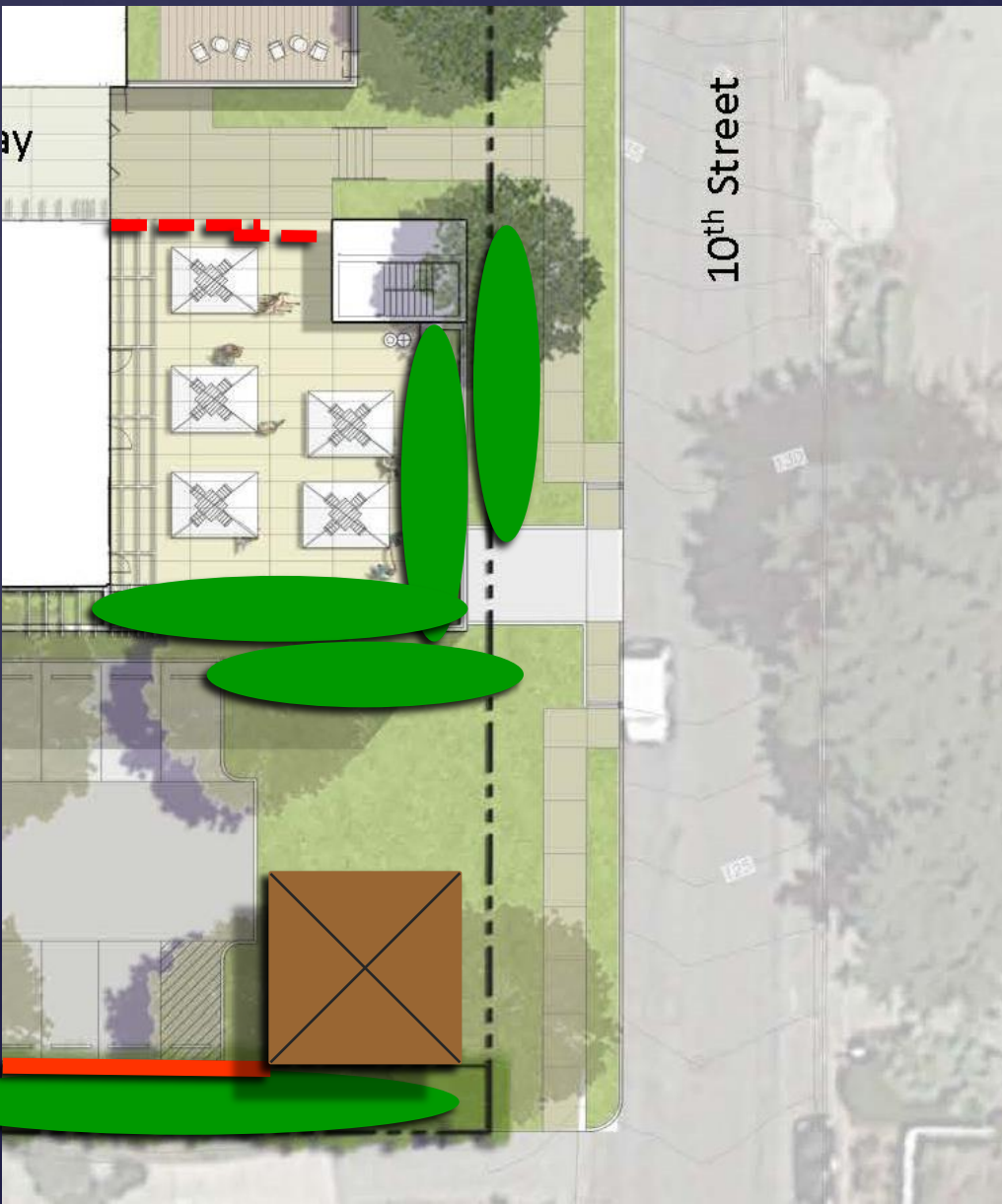
1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access
3. Extend wall; make wall 10-foot tall
4. Reduce useable size
5. Do not use Terrace except as 10 foot wide walkway

Town Hall Terrace/Expansion B



1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access
3. Extend wall; make wall 10-feet tall
4. Reduce useable size
5. Do not use except as walkway
6. Limit use of Terrace

Town Hall Terrace/Expansion B



1. Additional Screen Planting along edge and at parking structure
2. Add gate to limit access
3. Extend wall; make wall 10-feet tall
4. Reduce useable size
5. Do not use except as walkway
6. Limit use of Terrace
7. Alvarado House in Expansion C to increase privacy.

Expansion Area C (southwest corner)



4,500 SF:

- 2,800 SF planted
- 1,700 SF parking
 - (8 stalls: 7 parking stalls and 1 turnaround)

Concerns about:

- Size
- Parking in Expansion Area
- Alvarado House

Expansion Area C



4,500 SF, planted and 7 parking stalls

1. Additional Screen Planting along edge of wall, custom to each owner
2. Residential front yard style landscape
3. Raise wall to 10-feet tall

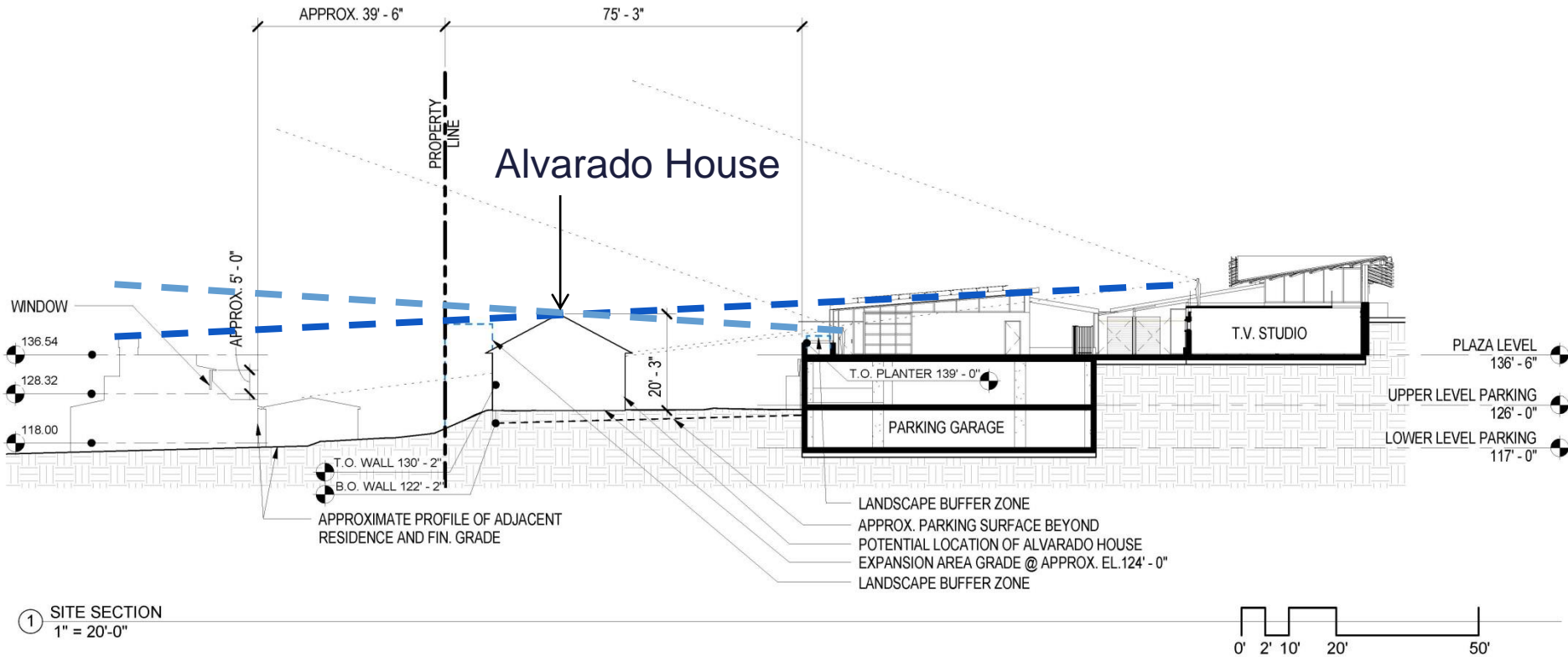
Expansion Area C



4,500 SF, planted and parking

1. Additional Screen Planting along edge of wall
2. Residential front yard style landscape
3. Raise wall to 10-feet tall
4. Locate Alvarado House in Expansion Area C for privacy screen

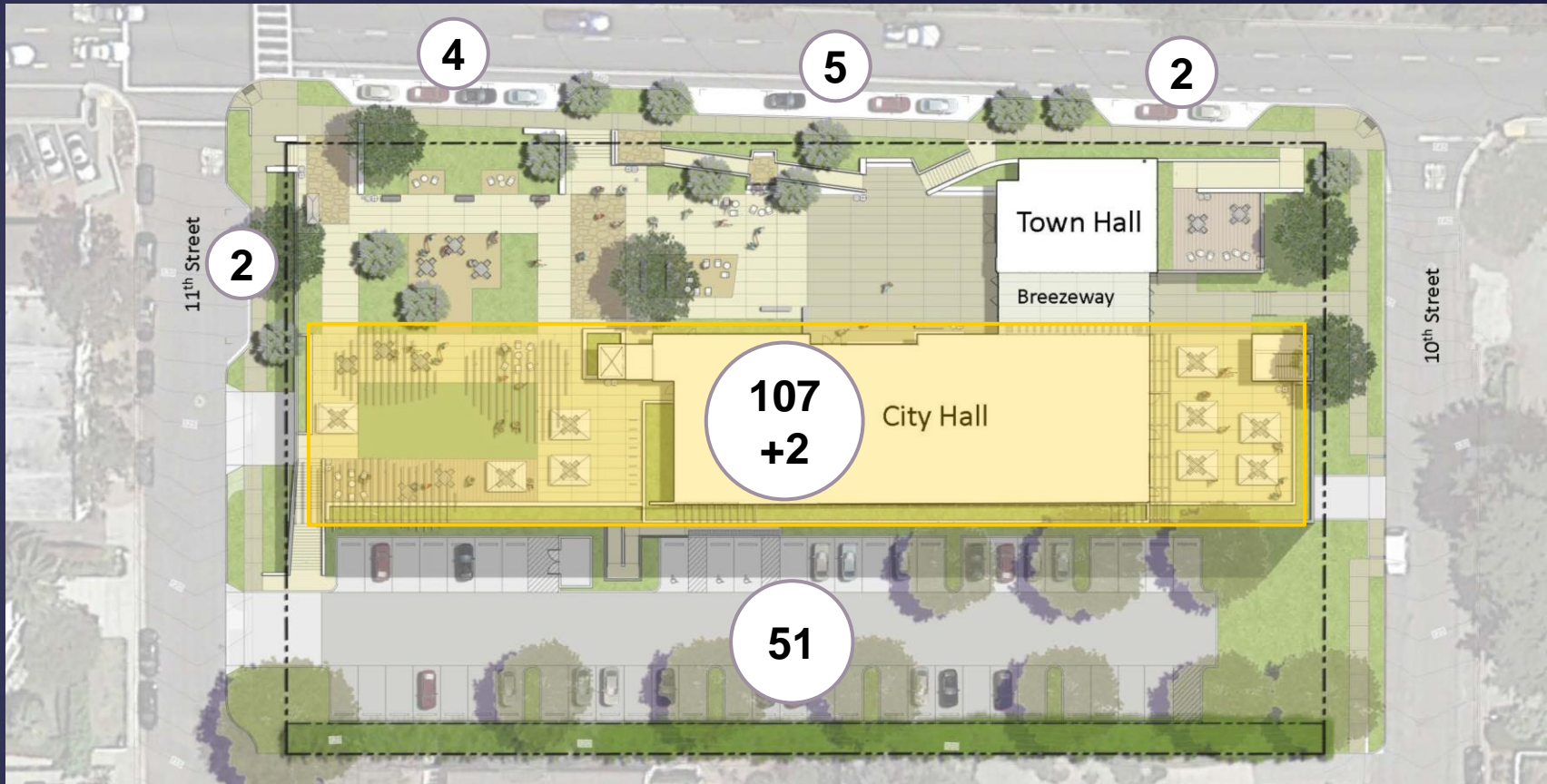
Section with Alvarado House



Quantity of Parking Stalls

- Program calls for 160 stalls
- Current design includes 158 standard stalls and two micro-vehicle stalls
 - Garage (upper and lower) – 107
 - Surface Lot - 51
- Future development of expansion areas would require 61-73 stalls
- Concerns regarding parking:
 - Reduce number of parking stalls to better address privacy and circulation
 - Noise, light and privacy from parking

Quantity of Parking



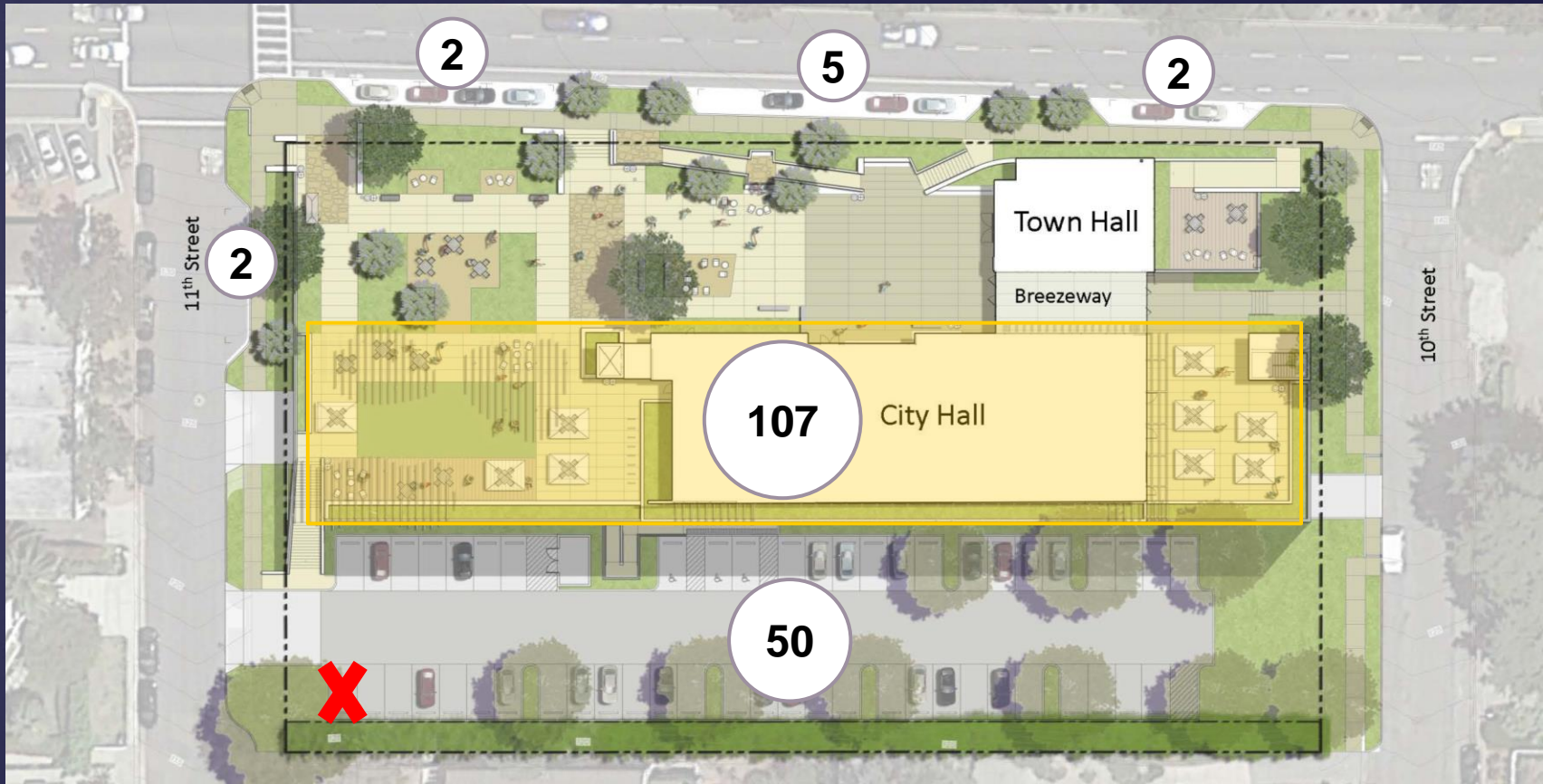
Existing: 6 stalls on 11th Street, south side; 57 stalls on site

Required by code: 81 stalls

Provided: 160 stalls 109 in garage (2 levels)
51 in surface lot

Plus 13 on street parallel/ 22 Town & Country (does not qualify for required parking)

Quantity of Parking



1. Allow flexibility in goal of 160 stalls; aim for 140 to 160
 - a) Eliminate 1 stall as requested by 225 11th St.

Quantity of Parking



2. Eliminate interim parking in Expansion Area C (-3 to -7 stalls) or
3. Leave interim parking in Expansion Area C as currently designed. Limit stalls to daytime use only.
4. Modify size of parking stalls to accommodate additional stalls (does not meet DMMC)
5. Count net gain on street (5 stalls) toward the 160 stall total
6. Explore modifying layout to reconsider columns, trees, islands for more stalls (meeting DMMC requirements)

Traffic Circulation / Parking Ingress & Egress

Concerns:

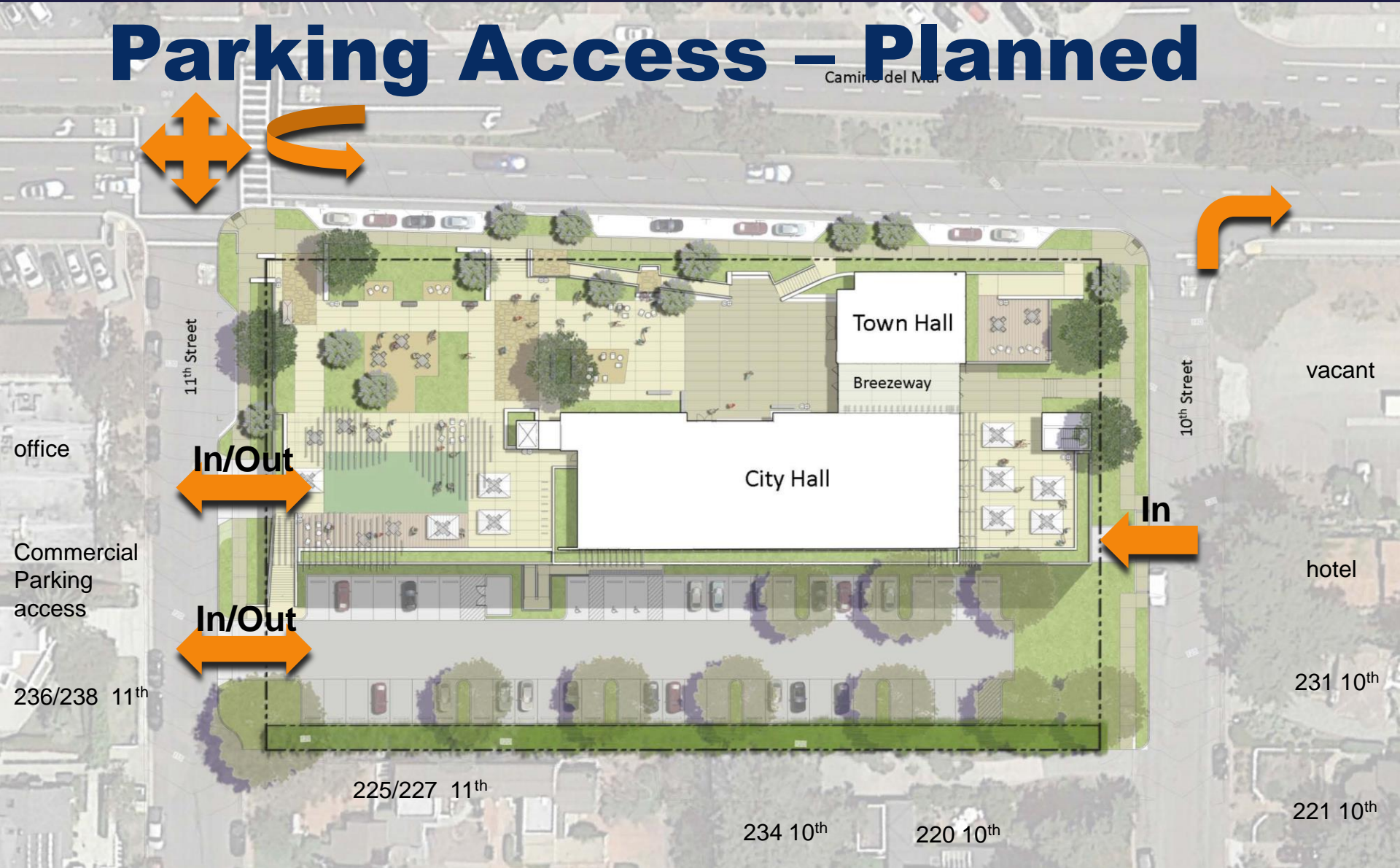
- Traffic circulation around the site
- Ingress and egress from parking
- Circulation and connection points on 11th Street
- Desire to have egress to both 10th & 11th Streets

The proposed plan had no significant impacts identified in EIR

Traffic Circulation / Parking Ingress & Egress

- Factors to Consider:
 - Controlled, four-way stop intersection at 11th St.
 - Prohibition of northbound CDM vehicles turning left onto 11th St during peak evening hours.
 - Steep grade on 10th St. at CDM
 - Surface lot needs to accommodate high profile vehicles that cannot access garage

Parking Access – Planned



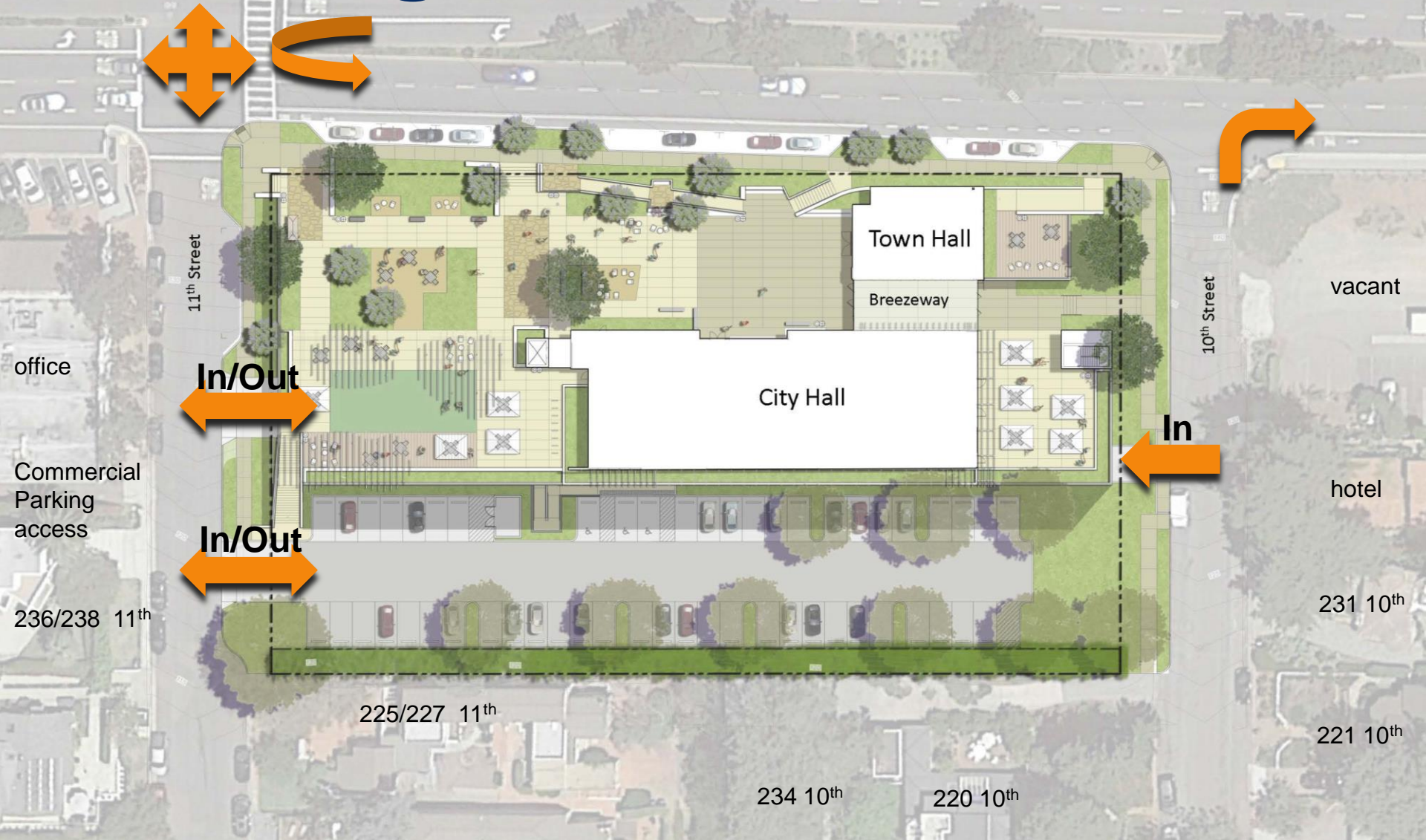
10th Street: Garage ingress only

11th Street: Garage ingress/egress; surface lot ingress/egress

No identified impacts in EIR

Parking Access – Alt. 1 & 2

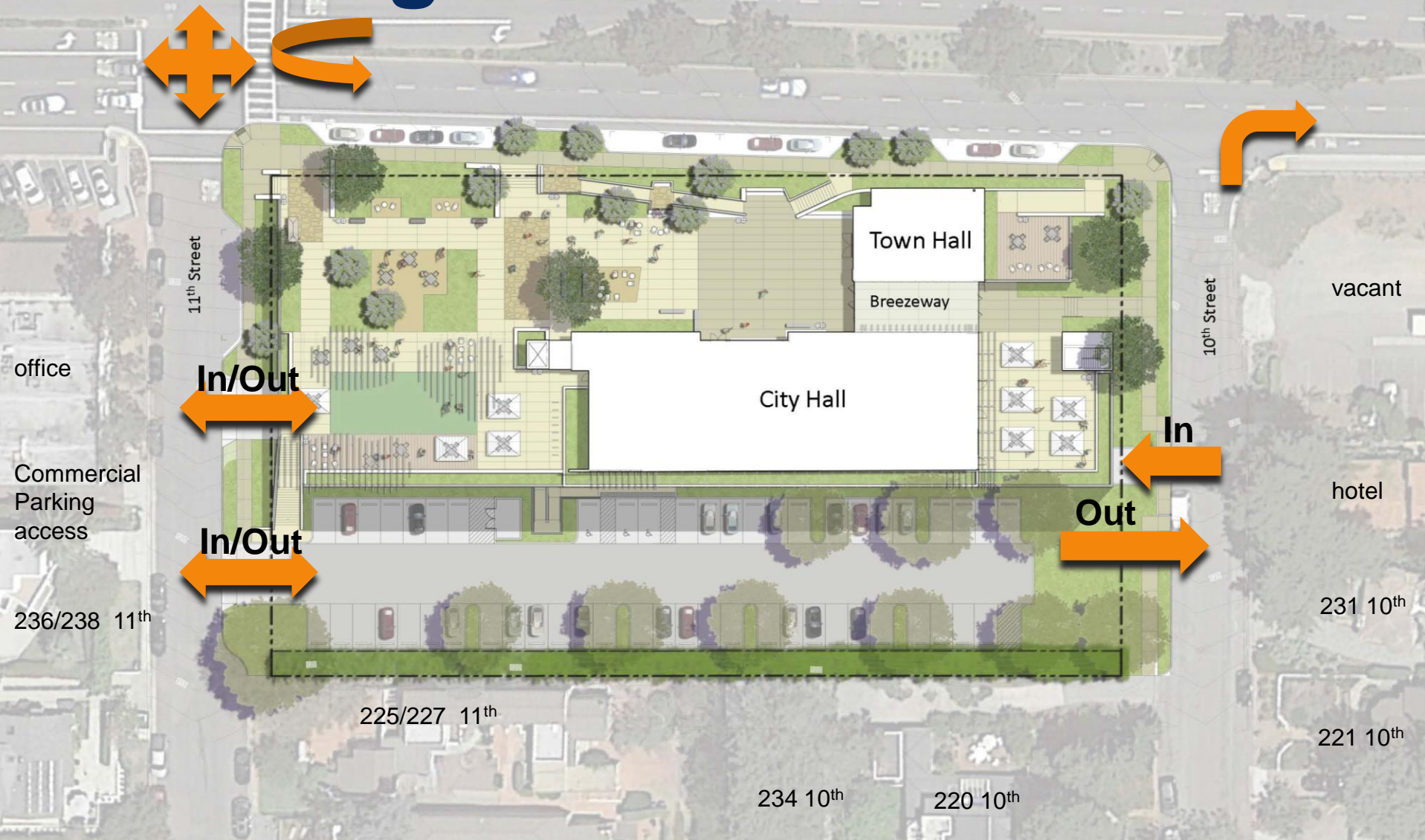
Camino del Mar



1. Install signage on all egress for right turn only to CDM or
2. Install diverter to force right turns from garage to CDM

Parking Access – Alt. 3

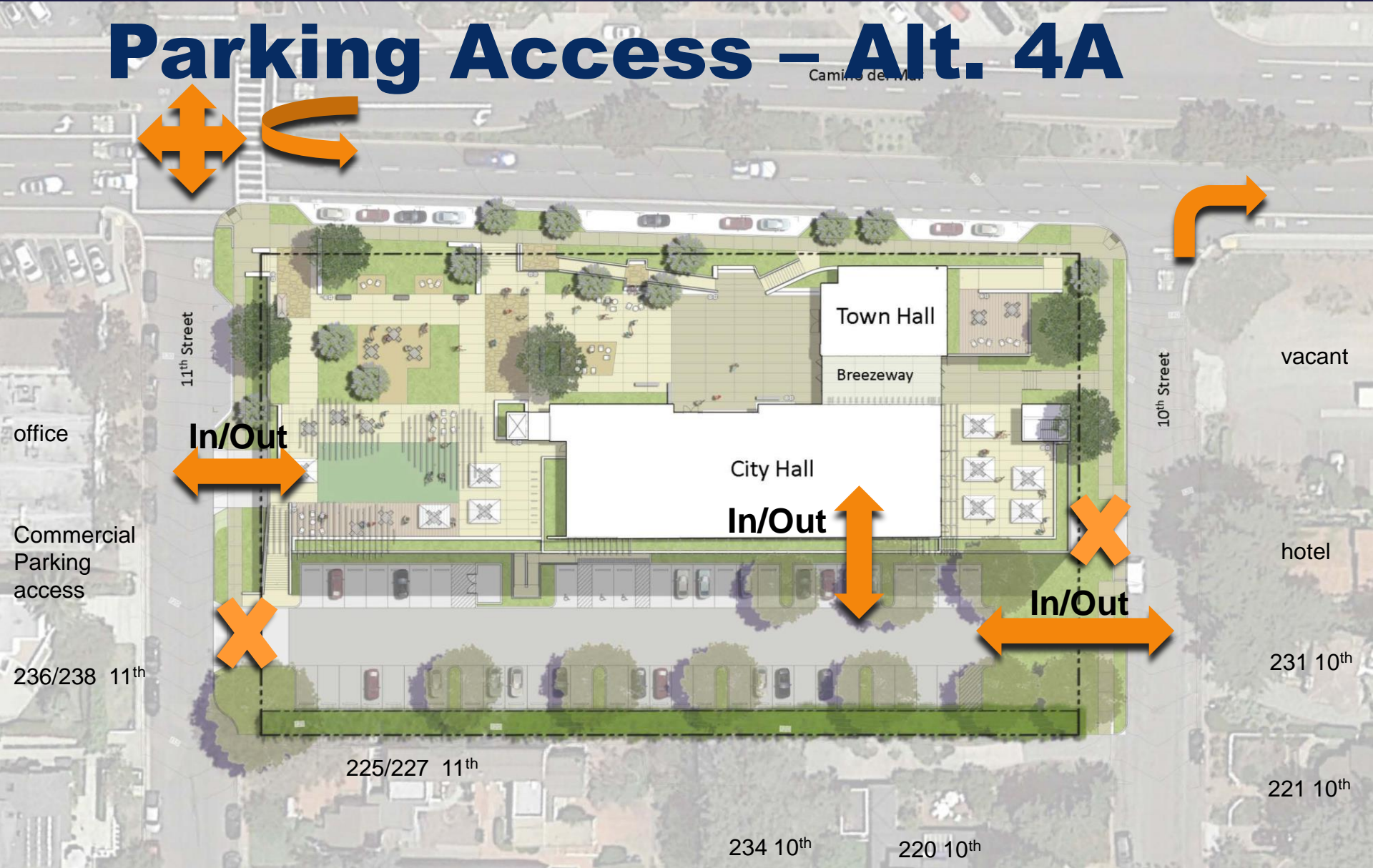
Camino de Mar



10th Street: Garage ingress only, surface lot egress only

11th Street: Garage ingress/egress; surface lot ingress/egress

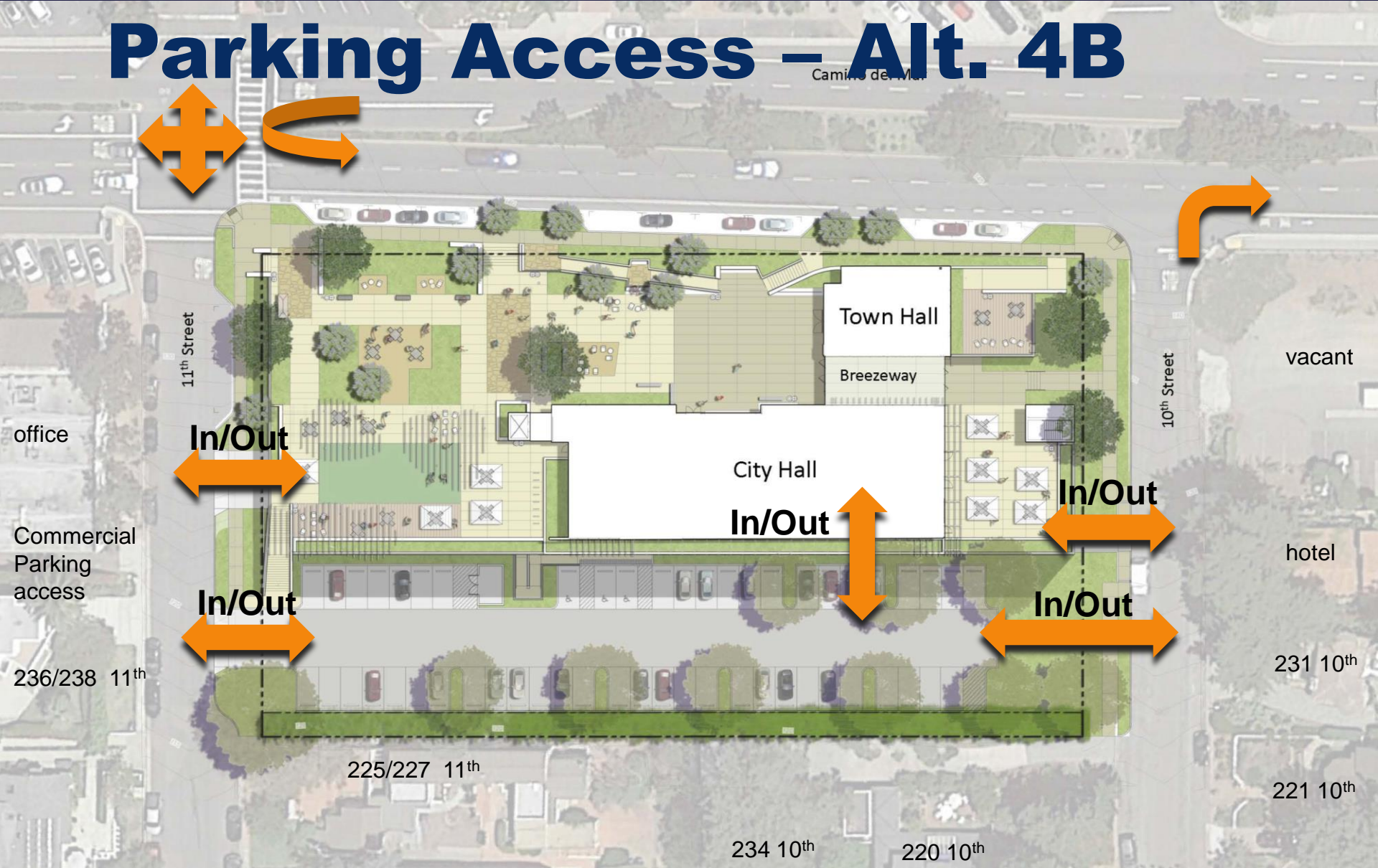
Parking Access – Alt. 4A



10th Street: Surface lot ingress/egress

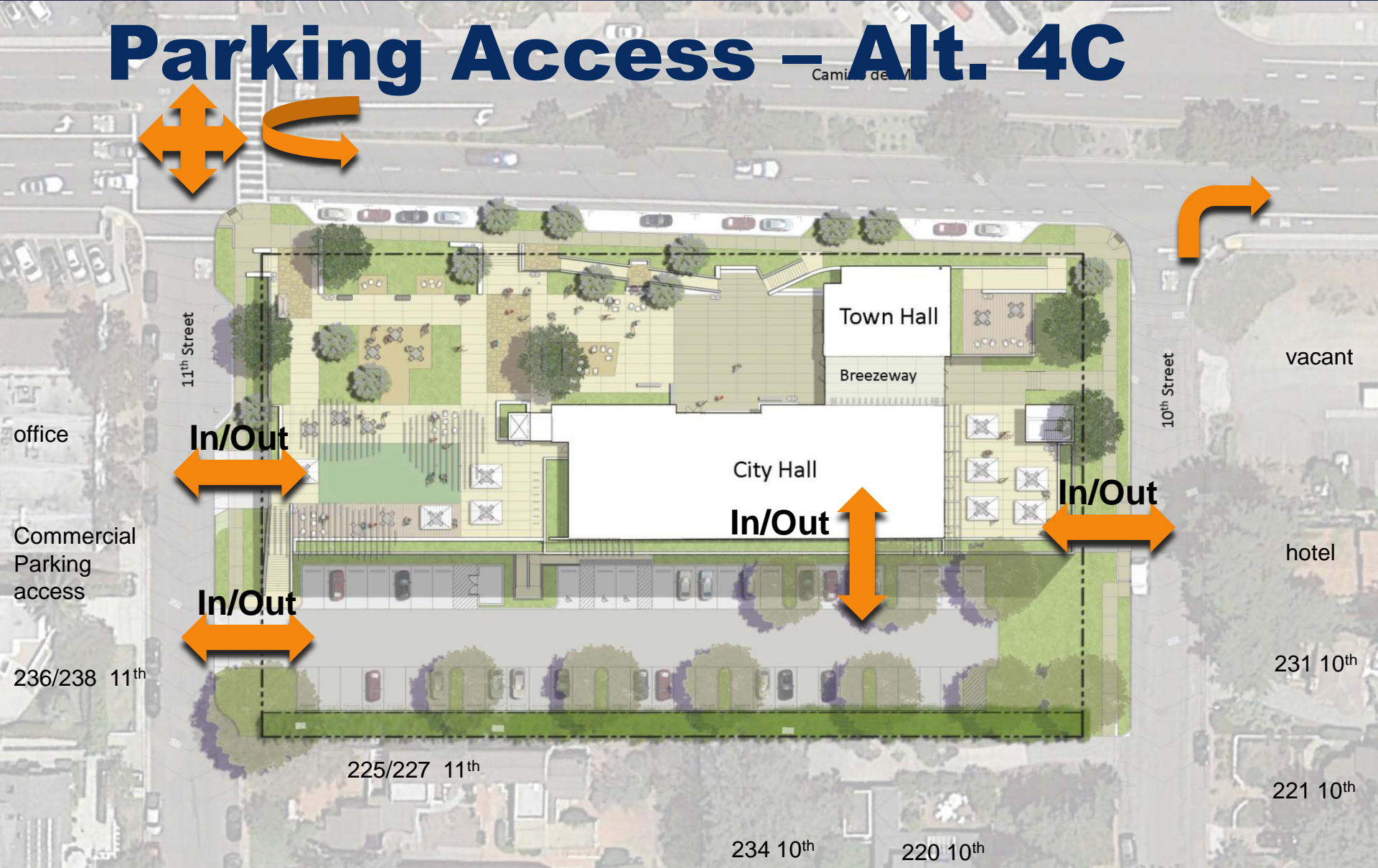
11th Street: Garage ingress/egress; possible internal connection

Parking Access – Alt. 4B



10th Street: Garage and Surface lot ingress/egress
11th Street: Garage and lot ingress/egress; possible internal connection

Parking Access – Alt. 4C



10th Street: Garage ingress/egress
11th Street: Garage and surface lot ingress/egress; possible internal connection

Parking Access – Alt. 5A

Camino del Mar

11th Street

10th Street

In/Out

In/Out

In/Out



10th Street: Break median to allow turns from northbound CDM onto 10th Street; concern of no left turn from 3:00-6:00 PM

Parking Access – Alt. 5B

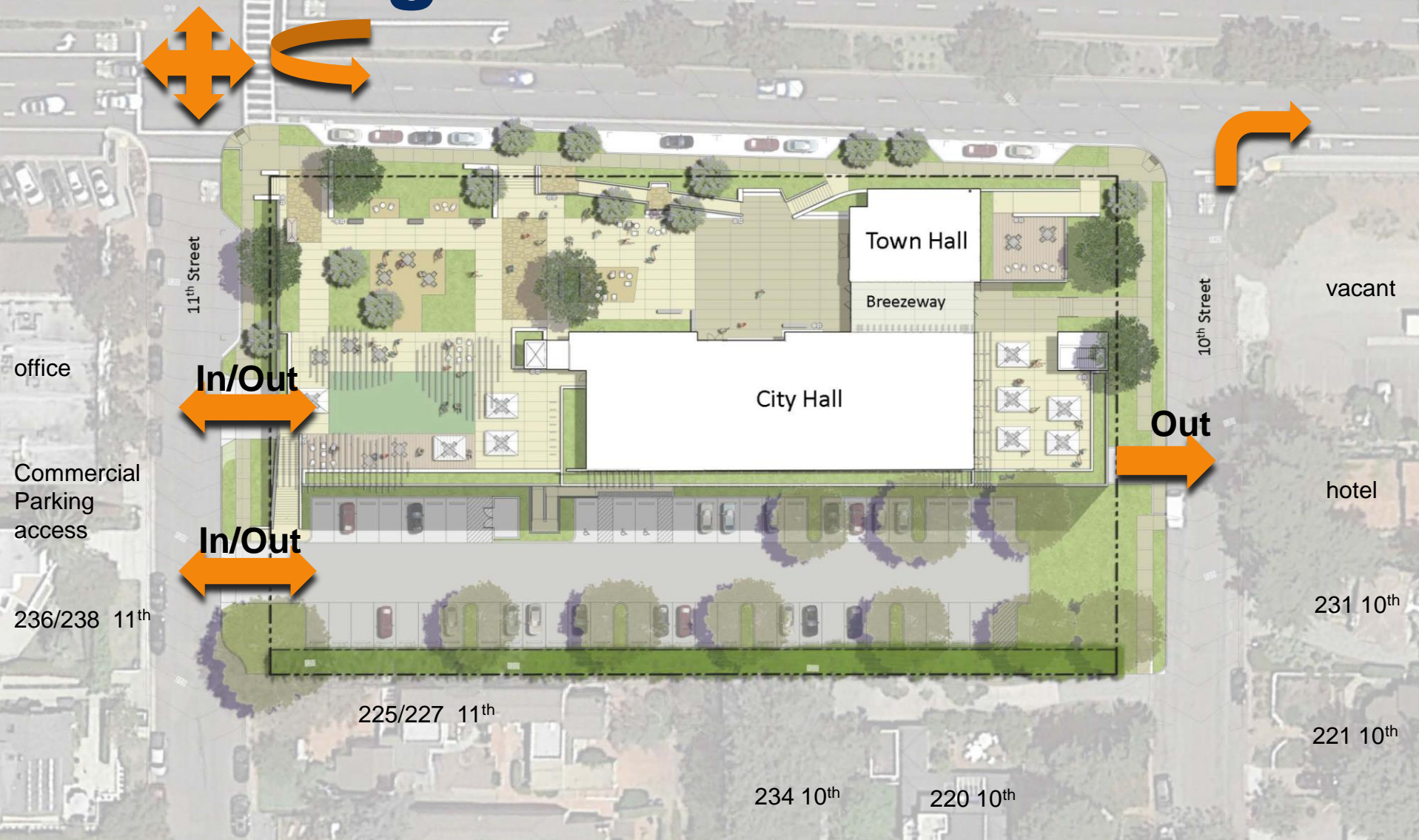
Camino del Mar



10th Street: Break CDM median to allow 4-way stop at 10th Street; concern of impacts to CDM traffic flow

Parking Access – Alt. 6

Camino de Mar

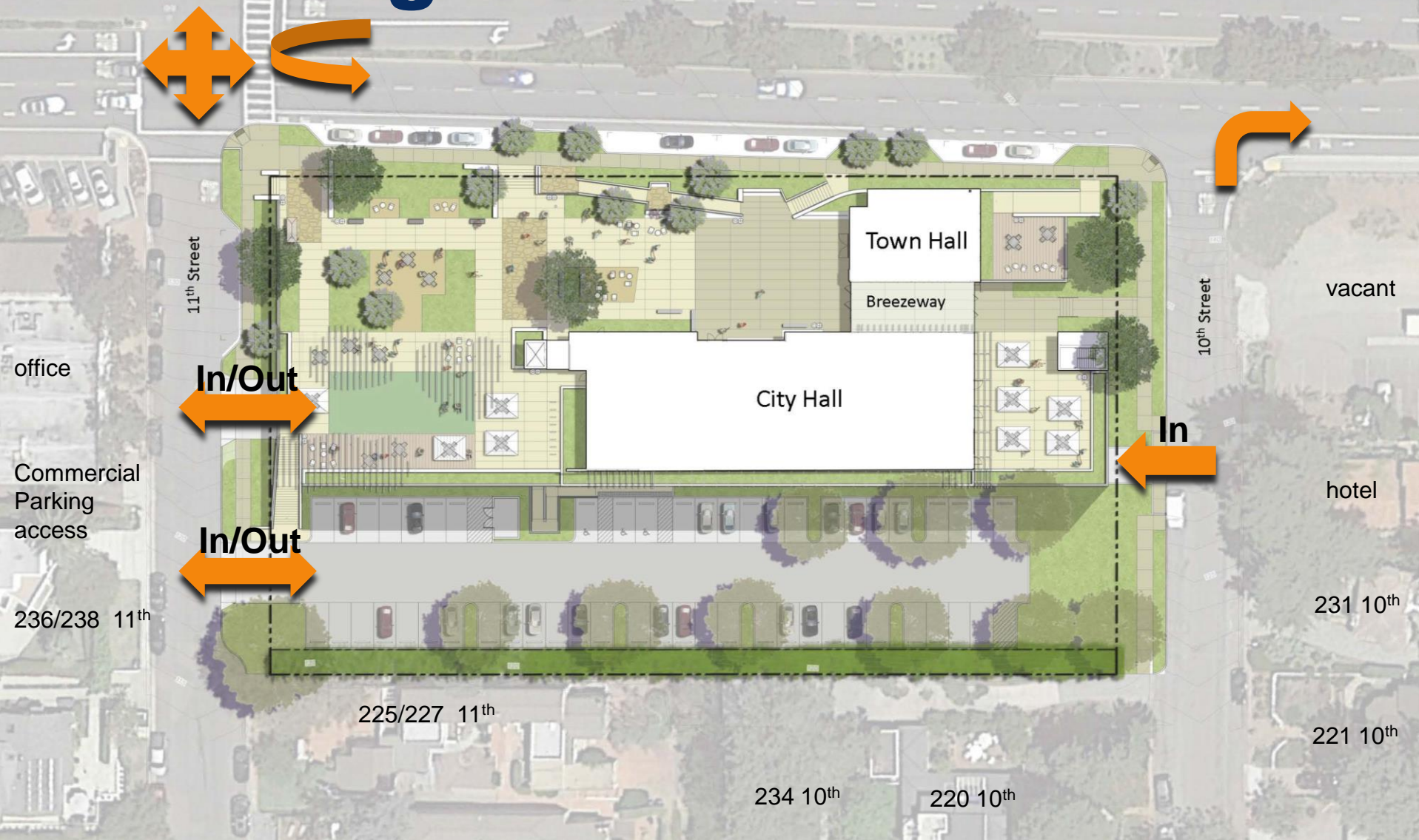


10th Street: Garage egress only

11th Street: Garage ingress/egress; surface lot ingress/egress

Parking Access – Alt. 7

Camino del Mar



Reduce number of parking stalls to lessen traffic.

Common Neighbor Resolutions

- Raise wall to 10' or as required for EIR mitigation (privacy, noise, light)
- Staff to customize detailed landscape west of wall with each adjacent property owner while maintaining public views
- Reduction of parking
- Egress: Diverting egress to CDM
- Town Hall Terrace: add gate, restrict time of use, reduce size
- Expansion Area C: Alvarado House

To be Resolved

1. Town Hall Terrace:

- How much to reduce size?

2. Expansion Area C:

- Additional landscape screening measures if not Alvarado House

3. Reduction of parking:

- How much to reduce (140 – 160 stalls)

4. Egress:

- Egress onto 10th from garage or lot
- Modify any other entries/exits?

Next Steps

- Need City Council direction on these topics
- Project design will be modified based on Council direction
- Consultant team and staff will evaluate affect on EIR and project budget