



City of Del Mar Staff Report



TO: Honorable City Council Members

FROM: Kathleen Garcia, Planning and Community Development Director
Via Scott W. Huth, City Manager

DATE: March 21, 2016

SUBJECT: Consideration of Garage Modifications for the City Hall/Town Hall Project

REQUESTED ACTION/RECOMMENDATION:

Staff recommends that the City Council consider the benefits of modifying the City Hall Garage from two levels to one level in order to reduce construction costs and direct staff to further study and prepare an Administrative Design Modification for consideration at a later date.

DISCUSSION/ANALYSIS:

The City Hall/Town Hall/Plaza project (Project) is currently entitled for a two-level garage under the buildings and an outdoor surface parking lot to accommodate approximately 150 to 160 parking stalls (Attachment A). Through further study during the current Design Development phase, the architects for the Project, the Miller Hull Partnership, have considered another option for the garage that provides all the parking on one level rather than two levels. (Attachment B). This design reduces the need for an underground ramp to the lower level. Without the ramp and lower level, the single level garage is estimated to have a potential cost savings of approximately \$500,000.00. At this point in the process, staff is recommending that this potential budget savings be maintained as a buffer to protect against an escalating bid climate.

There would be no changes to the approved automobile egresses and ingresses of the garage with this proposed one-level garage. This modified design does accommodate the DRB permit condition to provide egress onto 10th Street with traffic control during a special event. With the one-level garage, there would also be the opportunity to provide a pedestrian stairway to the garage level from the plaza adjacent to the elevator, which was precluded in the two-level scheme. This would improve pedestrian circulation to the garage. During construction, a single-level garage will reduce the amount of excavation necessary. In addition, the single level garage also has some operational benefits for the City, in terms of security and maintenance, by keeping all parking on one level.

City Council Action:

In terms of constraints, the one-level garage does extend the parking structure to be under the Town Hall and Town Commons, which will require modifications to the structural system, storm drainage and tree placement, which have been taken into account in the computation of cost savings. The one-level garage layout also reduces the total number of parking spaces to 140 stalls, which is within the planning range (140 to 160 stalls) as directed by the City Council on December 7, 2015.

If the City Council concurs, staff will process this change as an Administrative Design Modification pursuant to DMMC 23.08. Staff will return to the City Council to hear the Administrative Design Modification following the completion of the Design Development Phase. Environmental review of this proposed change will be prepared against the certified Final Environmental Impact Report (EIR) and will be included at the time of the Administrative Design Modification hearing. No amendments to the Coastal Development Permit, the Land Conservation Permit or the Tree Removal Permit are triggered by this modification.

FISCAL IMPACT:

The amount allocated for the City Hall/Town Hall design and entitlements is included in the FY 2015-2016 and 2016-2017 Operating and Capital Budget (Revised).

ENVIRONMENTAL IMPACT:

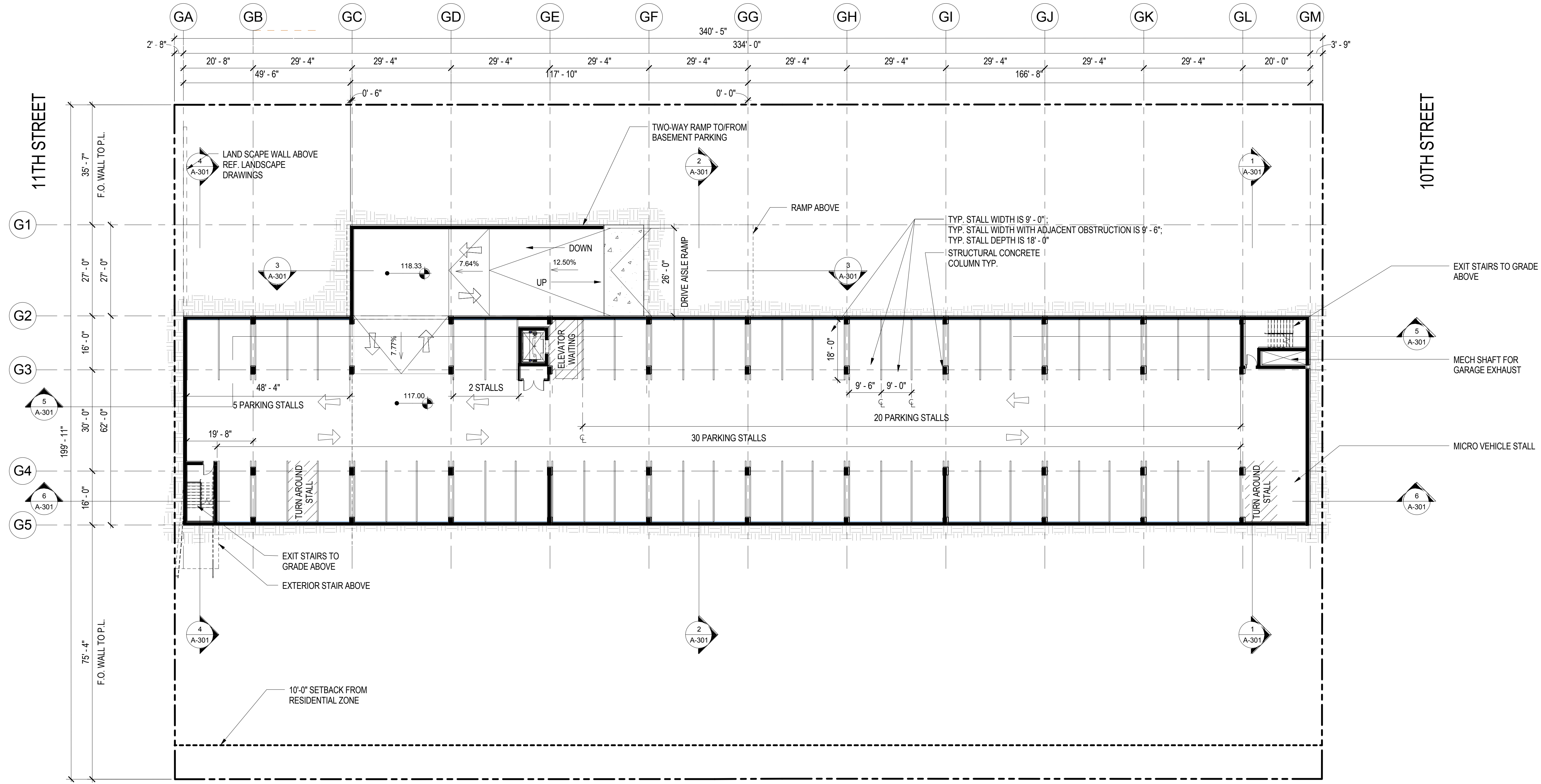
If directed to proceed, staff will prepare an assessment against the certified EIR for the Del Mar City Hall/Town Hall project.

PRIOR CITY COUNCIL REVIEW:

On January 19, 2016, the City Council approved Design Review Permit (DRB15-017), Coastal Development Permit (CDP15-010), Land Conservation Permit (LC15-008) and Tree Removal Permit (TRP15-014) for the City Hall/Town Hall/Plaza Project.

ATTACHMENTS:

Attachment A – Two-Level Garage approved by DRB15-017
Attachment B – Proposed Single-Level Garage



1 LOWER LEVEL PARKING FLOOR PLAN
 1/16" = 1'-0"

SHEET NOTES

AREA
 LOWER LEVEL GARAGE AREA : 20,708 GSF*
 *AREA DOES NOT INCLUDE VEHICLE RAMP. VEHICLE RAMP AREA IS INCLUDED IN UPPER LEVEL PARKING AREA

PARKING SUMMARY - LOWER LEVEL:
 STANDARD STALLS = 57
 ADA STALLS = 0
 MICRO VEHICLE STALLS = 1
TOTAL STALLS = 58

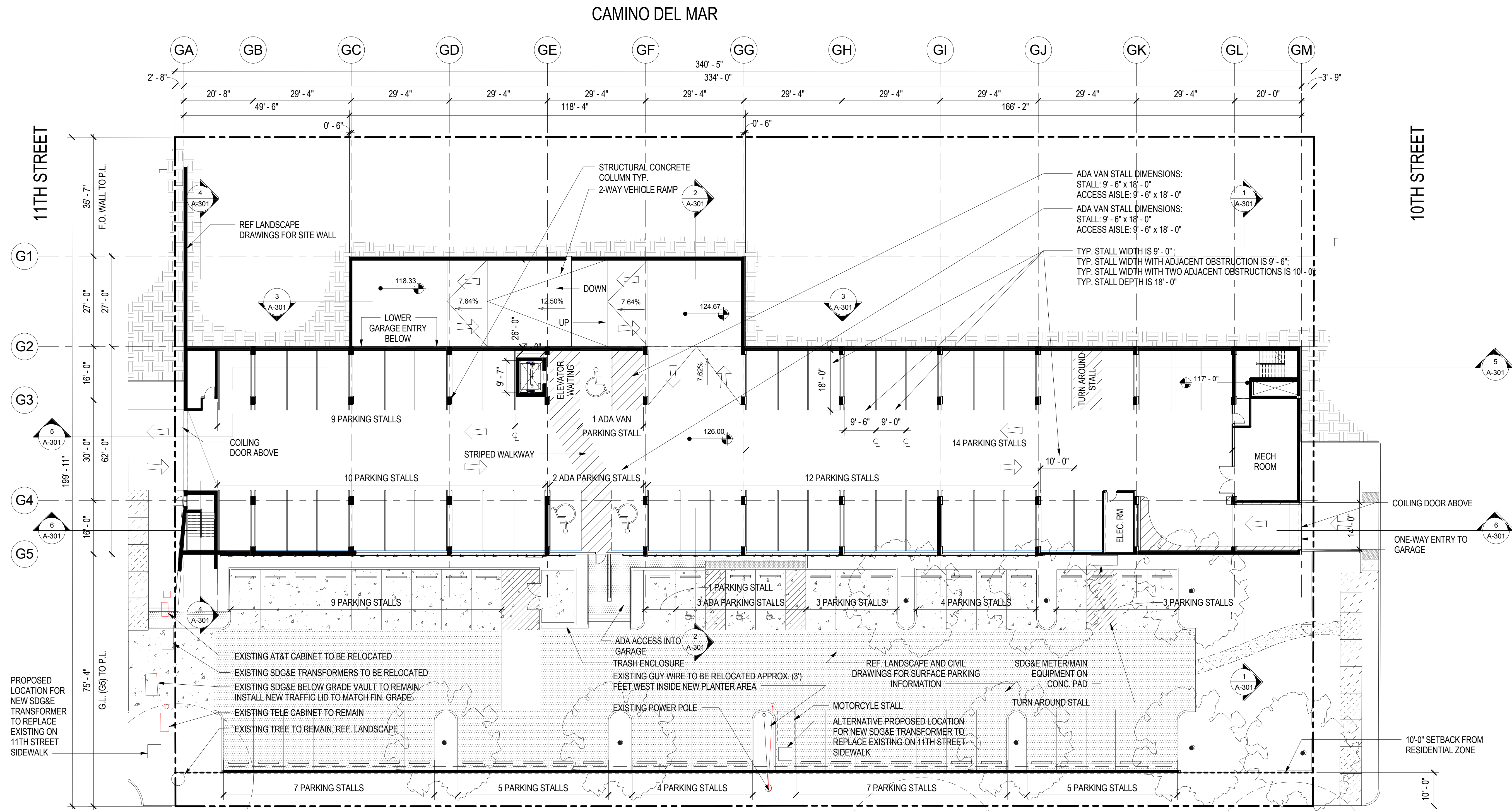
DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014
DESIGN REVIEW BOARD SUBMITTAL
 - ENTITLEMENTS -
 7 DEC 2015

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: 7 DEC 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507

SHEET INDEX G-001
LOWER LEVEL PARKING FLOOR PLAN
A-101



1 UPPER LEVEL PARKING FLOOR PLAN
 1/16" = 1'-0"

SHEET NOTES

- AREA**
 UPPER LEVEL GARAGE AREA : 23,913 GSF*
 *AREA INCLUDES VEHICLE RAMP BETWEEN PARKING LEVELS.
- PARKING SUMMARY - UPPER LEVEL:**
 STANDARD STALLS = 47
 ADA STALLS = 3 (INCLUDES 1 VAN STALL)
 TOTAL STALLS = 50
- PARKING SUMMARY - SURFACE LOT PARKING:**
 STANDARD STALLS = 48
 ADA STALLS = 3
 MOTORCYCLE STALLS = 1
 TOTAL STALLS = 52

****DRB RECOMMENDED DESIGN MODIFICATIONS ARE NOT SHOWN ON THIS PLAN;
 REFERENCE PLAN SHEET A-100.B FOR RECOMMENDATIONS (PAGE 29 OF 43)**

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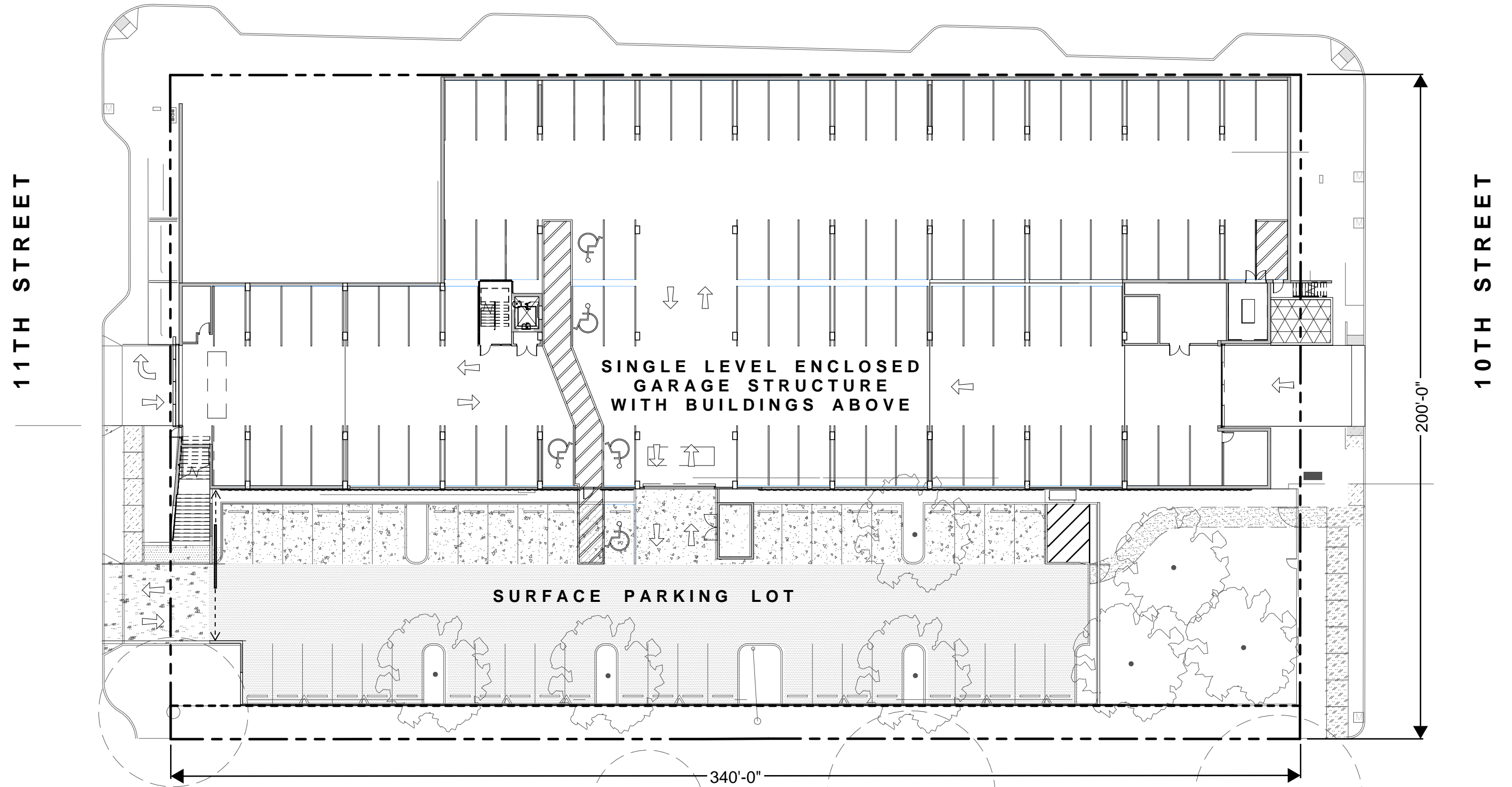
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**UPPER LEVEL
 PARKING
 FLOOR PLAN
 A-102**

CAMINO DEL MAR



DEL MAR CIVIC CENTER - GARAGE REDESIGN - PRELIMINARY DRAFT

SCALE: 1" = 30' (11x17 PAPER)

MILLER HULL - 03/21/16