

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: Community Services and General Services- Conceptual Design for of the North Torrance Branch Library Expansion

Expenditure: None

RECOMMENDATION

Recommendation of the Community Services Director and General Services Director that City Council approve the proposed design concept for expanding the North Torrance Branch Library.

FUNDING- Not Applicable

BACKGROUND

The North Torrance Branch Library was constructed in 1964 and was recently renovated with new book stacks, carpeting, lighting, and paint. On April 6, 2010, funding in the amount of \$285,000 was approved by the City Council to create an enclosed addition to the Branch. This expansion will enclose the existing patio area, which is currently unusable due to the noise and exhaust from Artesia Blvd. In May 2010, a design contract with Torrance architect Withee Malcolm was approved for this expansion. Since that time, the architect and City staff has reviewed suggested improvements to the various design options presented. The City of Torrance Library Commission approved the conceptual design on October 11, 2010. Once the conceptual design is approved by the Council, design is expected to be completed and submitted for plan check within 30 days.

ANALYSIS

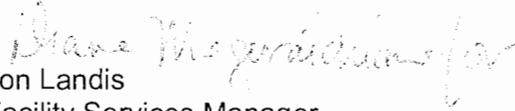
The outdoor patio at North Torrance Library is currently unusable due to the noise and exhaust from Artesia Blvd. The Library is in need of extra space, as it is one of the busiest branches of the Torrance Public Library system, frequently running out of seating for patrons.

Library staff recommends that the additional added space would best be used to provide a reading area as well as providing collection space for stacks and shelving lost from the removal of various existing exterior walls. The new space will offer a quiet room off the public floor for adults during the very busy after school hours. The new design will maximize the use of natural light while the double paned glass will significantly quiet the building from exterior traffic noise. New furniture will be easily moveable to allow flexibility of space use. Lastly, the existing exterior mural will remain in its present location, however with the new addition, will be indoors.

The architect received staff input during the conceptual design process and provided five options for use of the available space. Given the space restrictions due to the proximity of traffic and continuation of existing utility systems within the building, the footprint of the addition changed little between each of the various options presented. Staff chose the attached floor plan and elevation scheme after several iterations during the conceptual design process. Staff feels that this design best meets the needs of the Library and patrons while providing a functional and aesthetically pleasing environment for all.

Respectfully submitted,

SHERYL BALLEW
General Services Director

By 
Jon Landis
Facility Services Manager

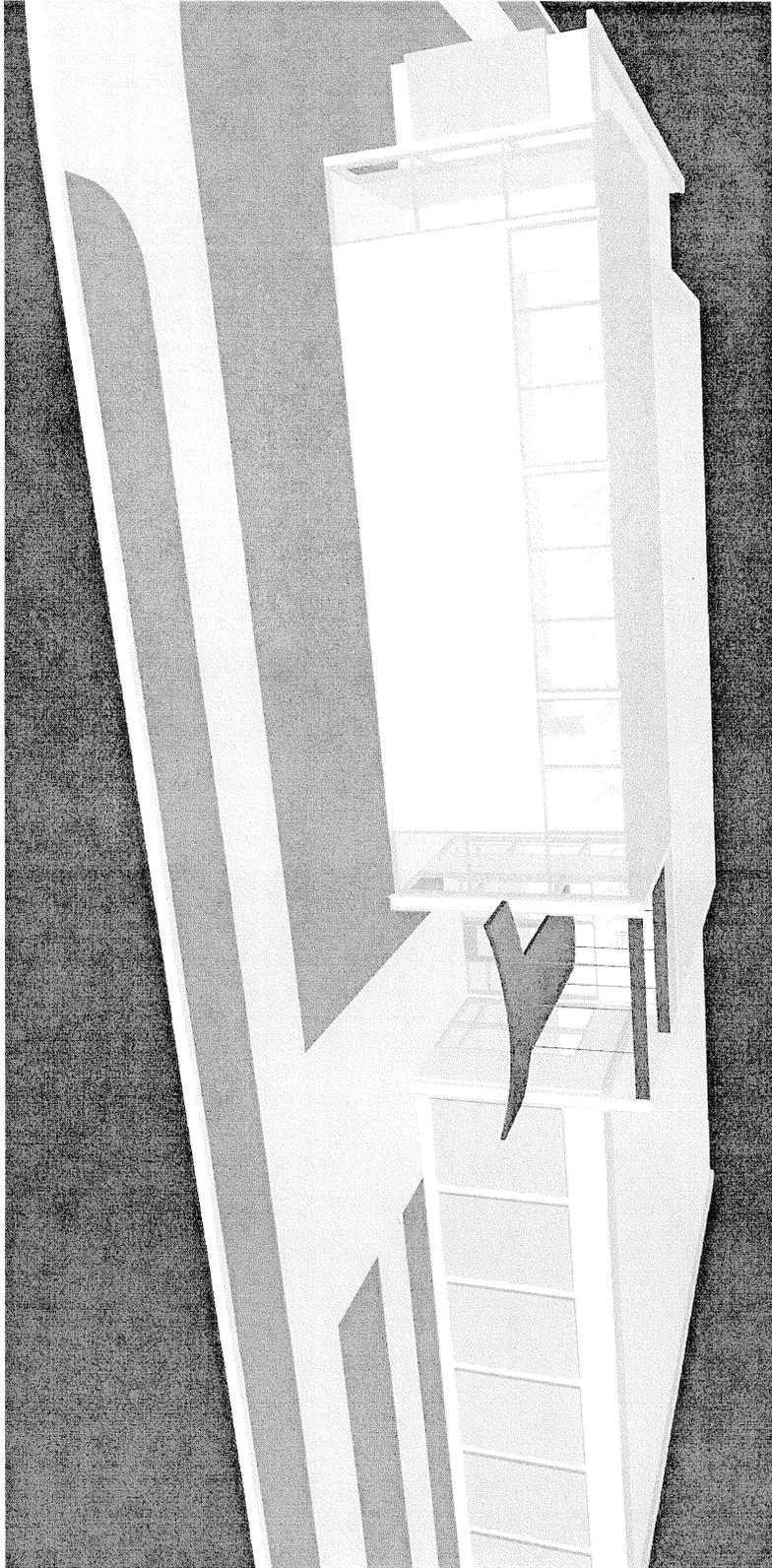
CONCUR:


Sheryl Ballew
General Services Director

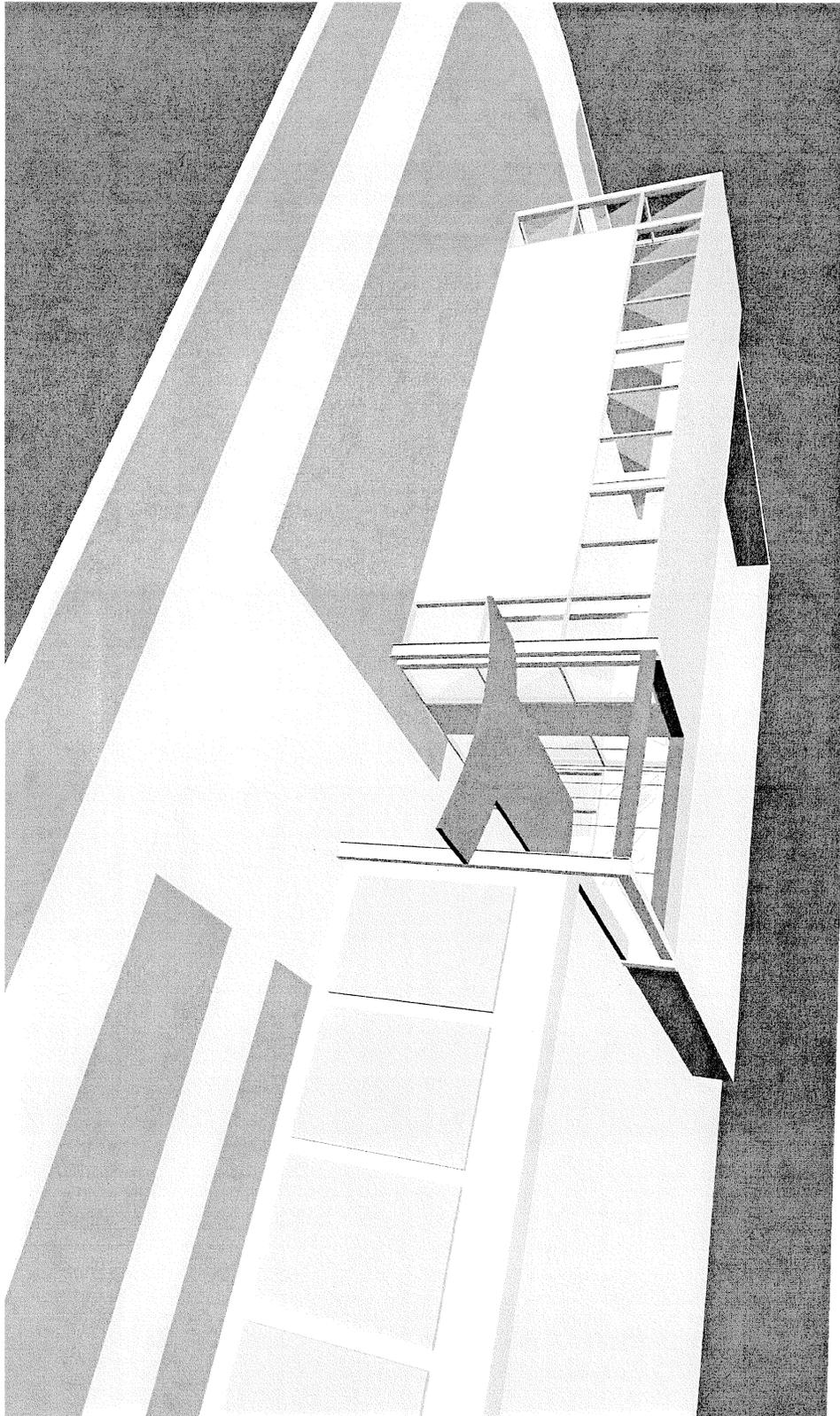

John Jones
Community Services Director


LeRoy J. Jackson
City Manager

Attachment A: View 3- North Torrance Library Expansion
Attachment B: View 4- North Torrance Library Expansion
Attachment C: Elevation and Section
Attachment D: Floor Plan
Attachment E: Site Plan



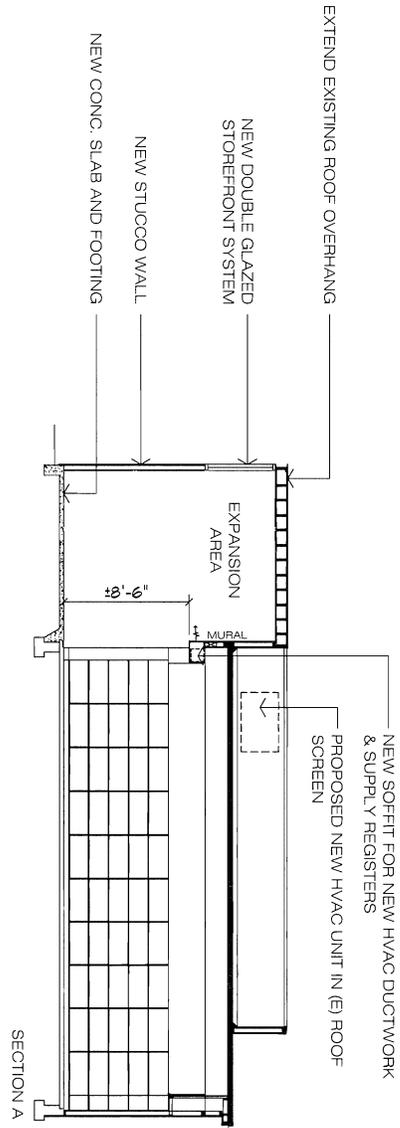
 WHITE MALCOLMI ARCHITECTS, LLP 2251 W. 190th Street Torrance CA 90504 Tel: (310) 217-9885 Fax: (310) 217-9825	Description: VIEW 3 - OPTION FOUR Job Name: NORTH TORRANCE BRANCH LIBRARY ADDITION	Date: Sep. 14, 2010	Job #: A9041.200
		Scale:	



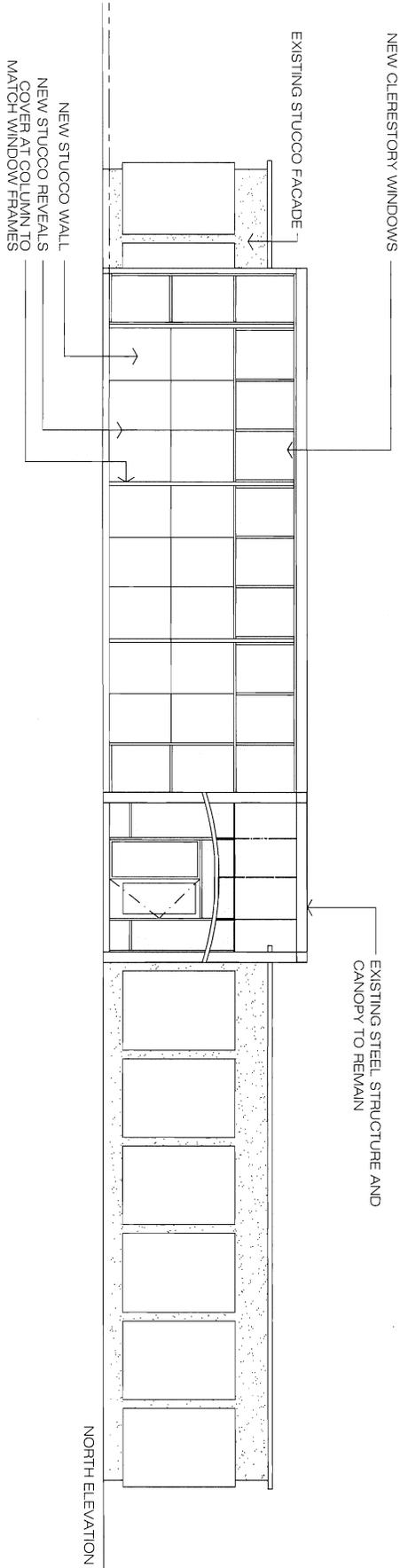
WITHEE MALCOLM ARCHITECTS, LLP
2251 W. 190th Street
Torrance, CA 90504
Tel: (310) 217-9885
Fax: (310) 217-0425

Description:
VIEW 4 - OPTION FOUR
Job Name:
NORTH TORRANCE BRANCH LIBRARY ADDITION

Date: Sep. 14, 2010
Scale:
Job #: A9041.200

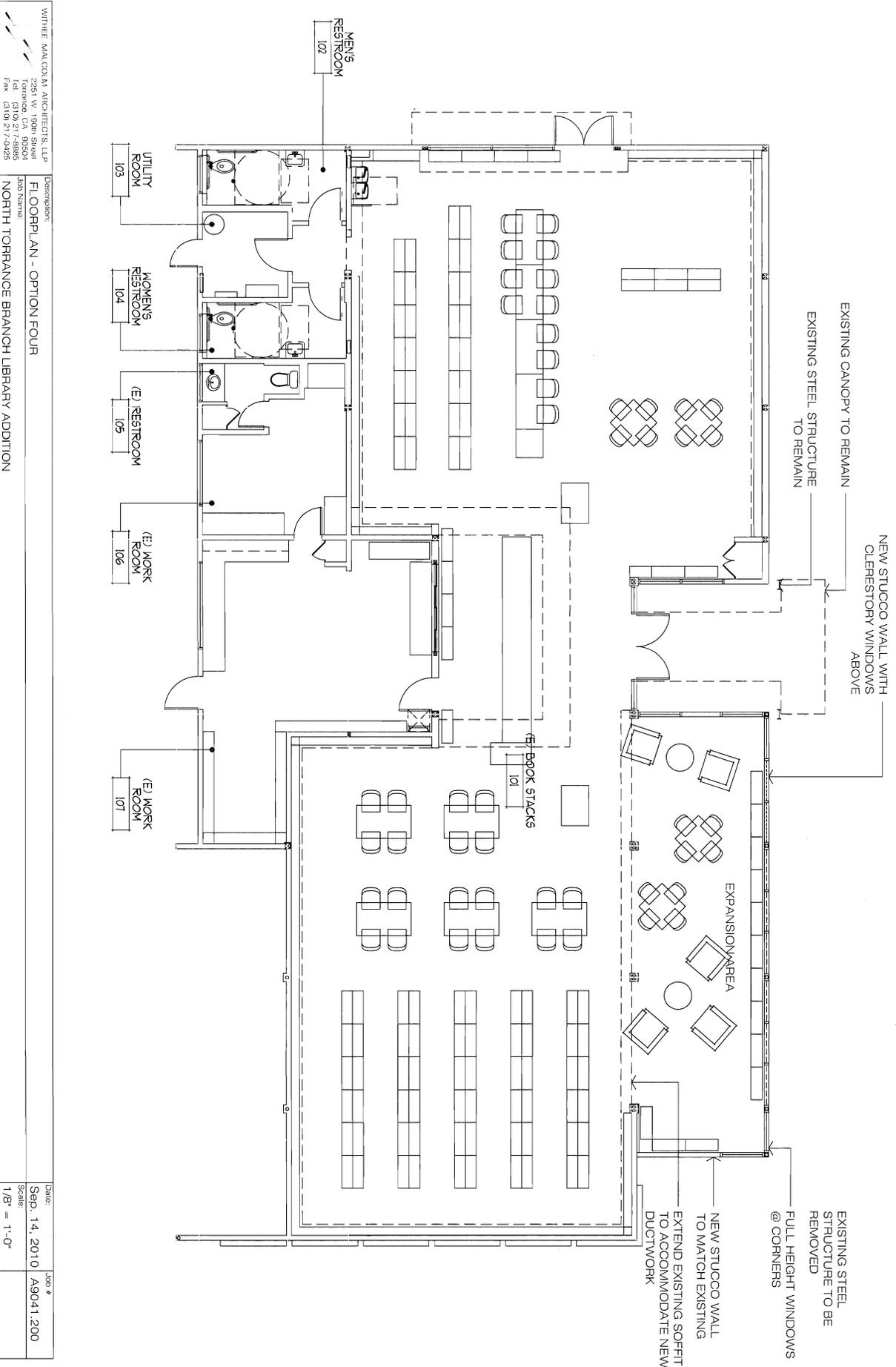


SECTION A

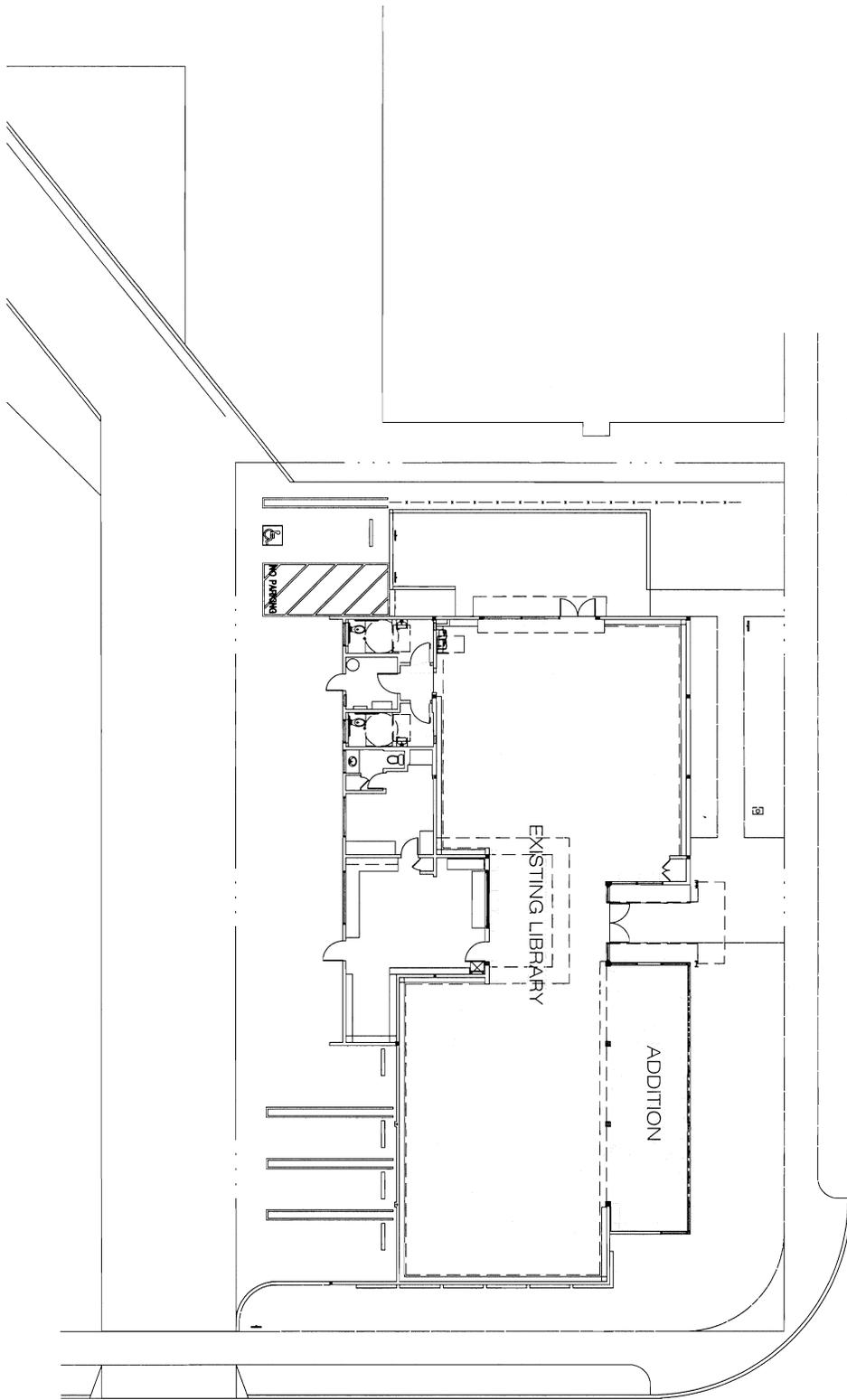


NORTH ELEVATION

WHITE MALCOLM ARCHITECTS, LLP 2251 W. 190th Street Torrance, CA 90504 Tel: (310) 517-0250 Fax: (310) 517-0255	Description: ELEVATION AND SECTION - OPTION FOUR Job Name: NORTH TORRANCE BRANCH LIBRARY ADDITION	Date: Sep. 14, 2010 Scale: 1/8" = 1'-0"	Job #: A9041.200
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WITHER MALCOLM ARCHITECTS, LLP 2251 W. 190th Street Torrance, CA 90504 Tel. (310) 217-4100 Fax (310) 217-4125	Description: SITE PLAN - OPTION FOUR Job Name: NORTH TORRANCE BRANCH LIBRARY ADDITION	Date: Sep. 14, 2010 Scale: 1/16" = 1'-0"	Job # A9041.200
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YUKON AVENUE

ARTESIA BOULEVARD