

City Council Community Planning and Design Committee  
City Hall  
Torrance, California

**Members of the Committee:**

**SUBJECT: City Manager/General Services – Refurbishment of the Front of City Hall; Facilities, Equipment and Automation Plan (FEAP) 907**

**RECOMMENDATION**

The General Services Director and the City Manager recommend that the City Council Community Planning and Design Committee review and concur in staff's presentation of the proposed redesign to landscape and hardscape of the front of City Hall and the future landscaped areas fronting the East Annex and West Annex of City Hall with options extended up to, and including, the Human Resources building utilizing upgraded hardscape and drought tolerant materials.

**FUNDING**

Funding for the redesign of the front of City Hall is included in the approved Capital Budget specifically as Facility, Equipment, and Automation Plan (FEAP) 907 \$200,000 which includes design-Retile Fountain and Seating Area and Renovate City Hall Plaza.

**BACKGROUND/ANALYSIS**

On September 13, 2016 the City Council Community Planning and Design Committee met with City staff comprised of Mary Giordano, Assistant City Manager; Brian Sunshine, Assistant to the City Manager; Jon Landis, Facility Services Manager; and Arthur Alaniz, Landscape Architect, from the SEED Group who prepared conceptual design elements for the project.

The proposed design concept presented showed the revision to the landscaping and hardscape to the City Hall exterior plaza, with options extending from the East Annex to and including the Human Resources Building. The architect also recommended the replacement of the Carrotwood trees in front of City Hall as they have reached the end of their life span and have highly invasive root structures which have damaged existing concrete and tile hardscape materials. Native plants and other drought tolerant and lower maintenance vegetation were also recommended.

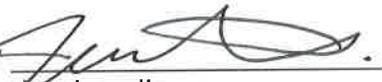
Upon conclusion of the September staff presentation, the Council Committee gave input into the design elements. Specifically, Councilman Goodrich requested that the City Seal be incorporated into the new hardscape. Councilman Griffiths requested lighting enhancements such as up-lights on buildings and trees, as well as the water feature be considered. He also requested inclusion of infrastructure upgrades, electrical conduit, for the possibility of future security lighting for the walkways. Inclusion of the electrical conduit now would allow for the possibility of additional electrical features in the future

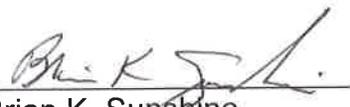
and other requests as bid alternatives. The additional concrete and lighting elements will be included in the final construction bid package as bid alternates and will be incorporated if they come in within budget. Councilman Goodrich was favorable to the additional lighting but wanted to make sure that it did not add to light pollution. The Community Services Department staff have provided input on tree options during the concept design phase to ensure replacement trees and vegetation are compatible with the future hardscape.

At the end of the discussion, Jon Landis stated that additional electrical conduit would be added beneath the new concrete so that added electrical features suggested by the Committee could be added in the future if not supported by the current project budget. Mr. Landis stated that bid alternatives would allow staff to add some or all of the Committee's requests with concurrence of the City Council at the time of construction award.

Staff recommends Committee concurrence of the conceptual design to take to Council for approval. On approval, formal design of the approved concept will be completed along with a contract package for competitive bidding to construct the City Hall Plaza upgrades.

Respectfully submitted,

By   
Jon Landis  
Facility Services Manager

By   
Brian K. Sunshine  
Assistant to the City Manager

CONCUR:

  
Sheryl Ballew  
General Services Director

  
LeRoy J. Jackson  
City Manager

Attachments:

- A. Revised design concepts for City Hall
- B. September 13, 2016 Committee Item



CITY OF TORRANCE - CITY HALL PLAZA  
PLAN



Uplit Trees



Fountain Lighting



Bollards



Building Lighting



Combination Pathlight/Uplights

CITY OF TORRANCE - CITY HALL PLAZA  
LIGHTING CONCEPTS

A G E N D A

CITY COUNCIL  
COMMUNITY PLANNING AND DESIGN COMMITTEE  
Tuesday, September 13, 2016 at 4:00 p.m.  
City Manager's Assembly Room  
3031 Torrance Boulevard, Torrance, CA 90503

- I. CALL MEETING TO ORDER Councilman Rizzo, Chair
- II. ROLL CALL: \_\_\_ Rizzo \_\_\_ Goodrich \_\_\_ Griffiths
- III. FLAG SALUTE
- IV. WELCOME & INTRODUCTIONS Councilman Rizzo, Chair
- V. ITEMS FOR DISCUSSION  
A) Refurbishment of the front of City Hall Jon Landis  
B) Presentation: Landscape architectural design SEED Group Landscape Architects
- VI. PUBLIC COMMENT
- VII. CONCLUSION AND RECOMMENDATION Brian K. Sunshine
- VIII. CLOSING/ADJOURNMENT Councilman Rizzo, Chair

City Council Community Planning and Design Committee  
City Hall  
Torrance, California

**Members of the Committee:**

**SUBJECT: City Manager/General Services – Refurbishment of the front of City Hall Facilities, Equipment and Automation Plan (FEAP) 907**

**RECOMMENDATION**

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**BACKGROUND/ANALYSIS**

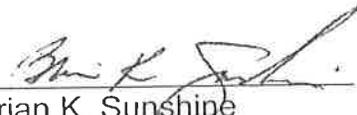
The main City Hall building was finished in the 1970's and the area in front of City Hall is beginning to show its age. The fountain cannot be run at full force due to the winds we experience in the afternoon. Existing tiles surrounding the fountain and decorative seating areas have been damaged due to skateboarders. The design concepts before you this afternoon move away from the fountain concept, yet focus on a centerpoint to the front of City Hall for gathering, and seating areas to allow outdoor events.

The design team, in looking at the utilization of drought tolerant specimens for planting to tie in the East Annex and West Annex will create a unified expression for the entire face of the City Hall complex. Staff has renditions to show the Committee, as well as a presentation from SEED Group Landscape Architects of Torrance, to present the proposed plan for your review and comment.

The design is also meant to be skateboard unfriendly as a means of protecting the safety of those who wish to come and enjoy sitting in front of City Hall, as well as protecting the site for the long-term condition and appearance our facilities.

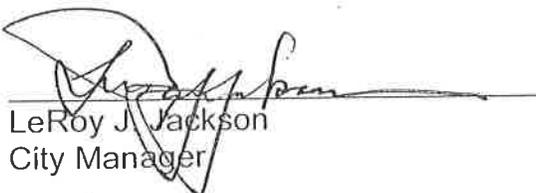
Respectfully submitted,

By   
Jon Landis  
Facility Services Manager

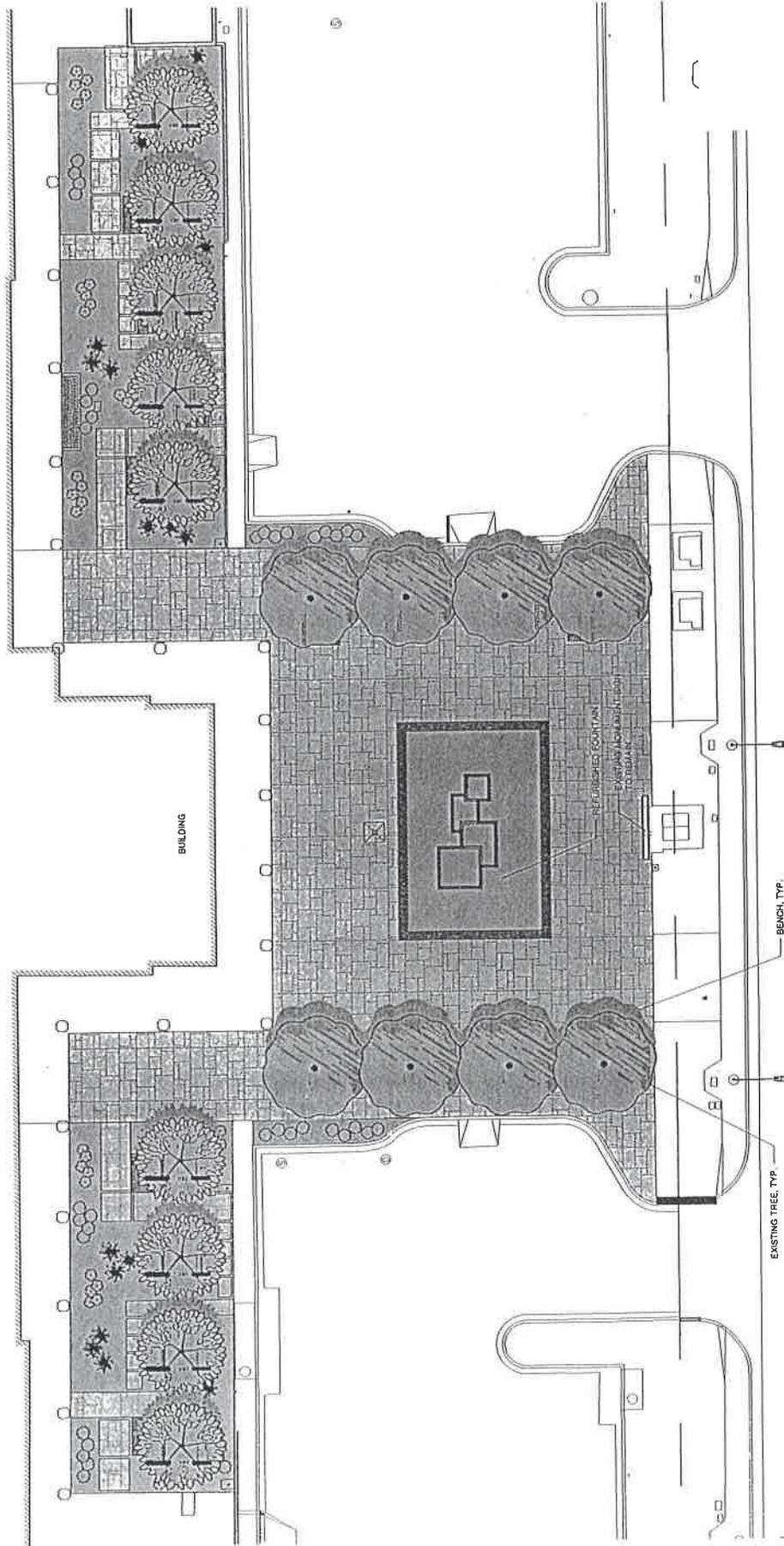
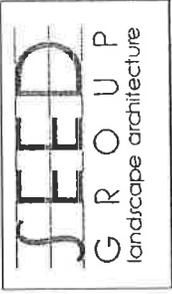
By   
Brian K. Sunshine  
Assistant to the City Manager

CONCUR:

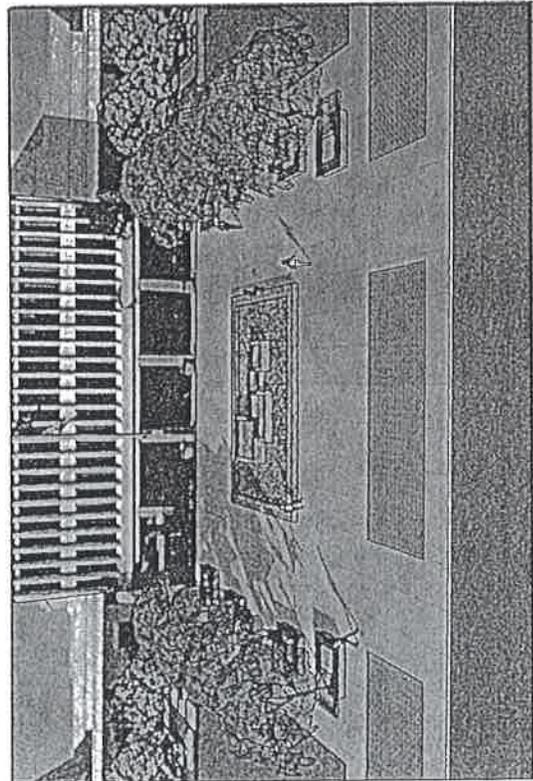
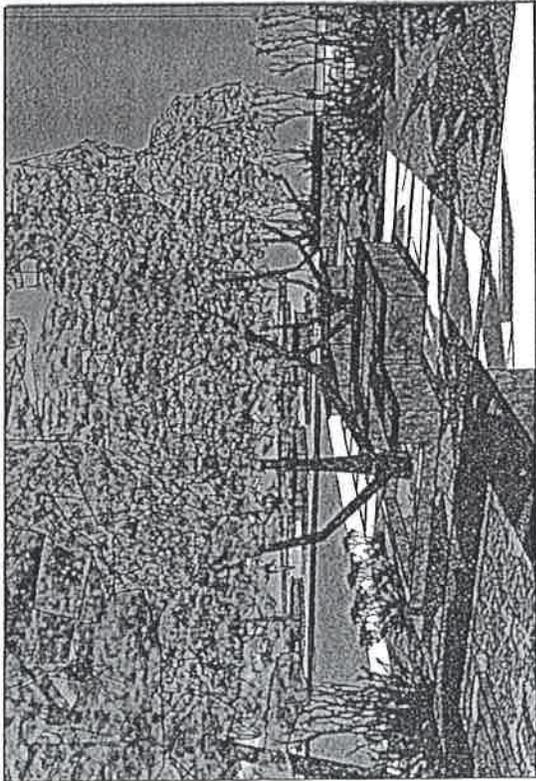
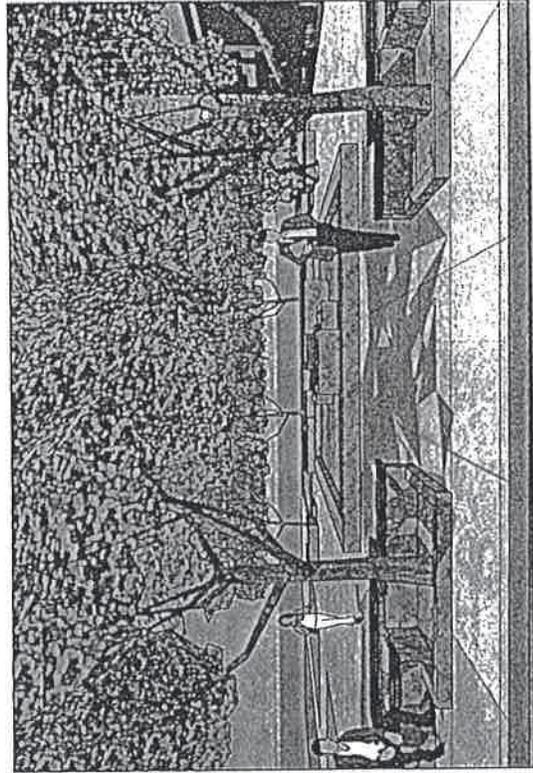
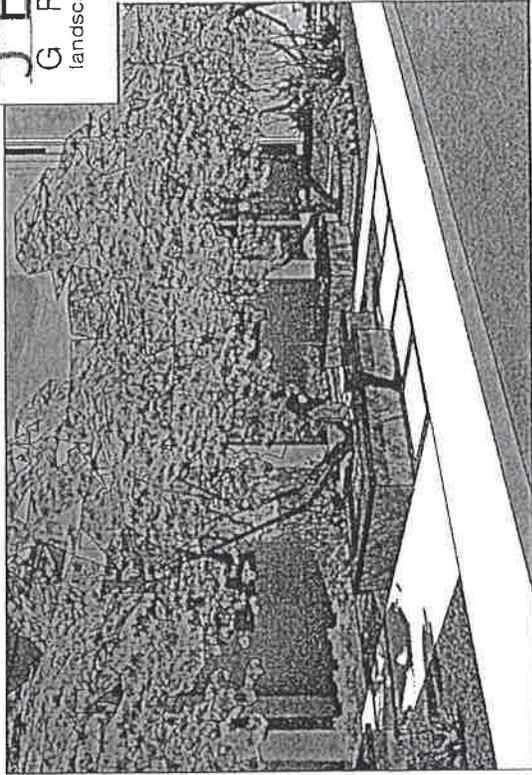
  
Sheryl Ballew  
General Services Director

  
LeRoy J. Jackson  
City Manager

Attachment A: Design concepts for City Hall



CITY OF TORRANCE - CITY HALL PLAZA  
**PLAN**

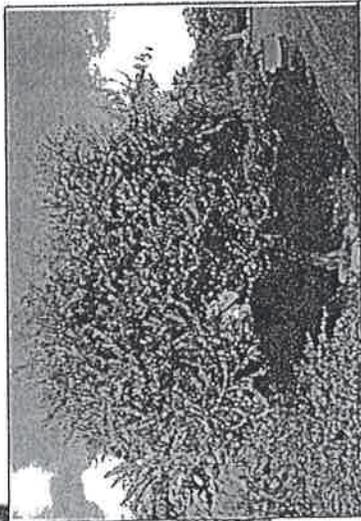


CITY OF TORRANCE - CITY HALL PLAZA  
**RENDERINGS**

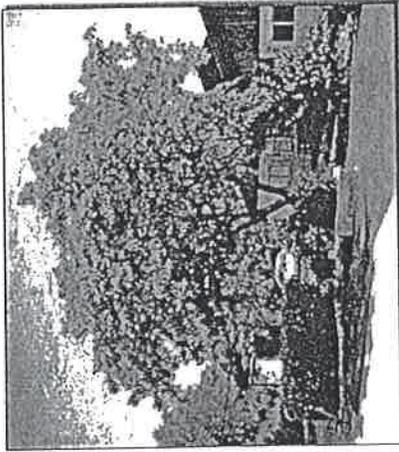
WALKWAY TREES



Parkinsonia 'Desert Museum'



Olea europaea

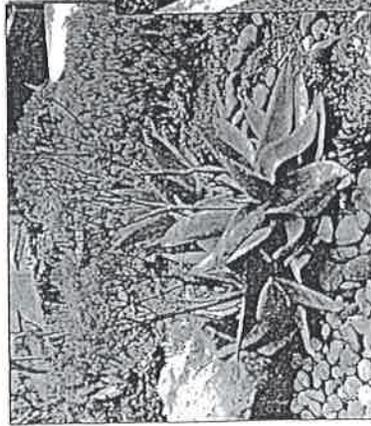


Tipuana tipu



Geijera parviflora

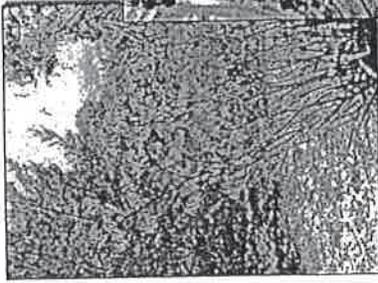
PLANT MATERIALS



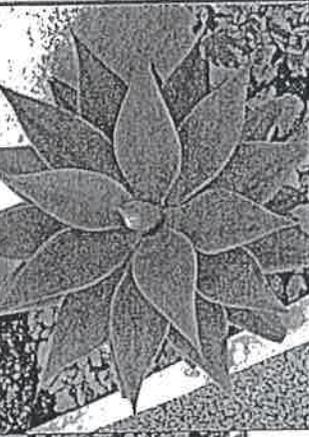
Aloe striata, Senecio mandraliscae



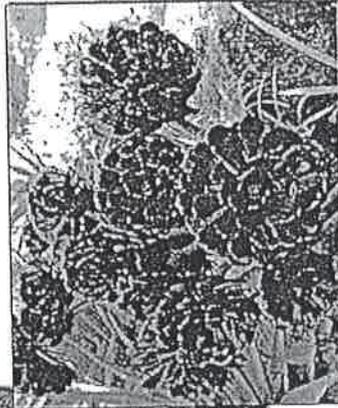
Echeveria hybrid 'afterglow'



Anigozanthos

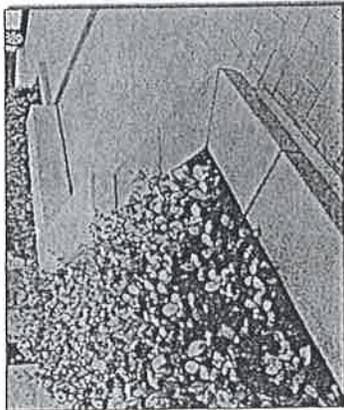
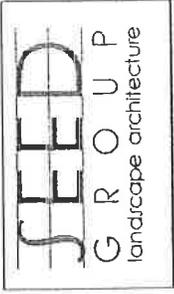


Agave attenuata

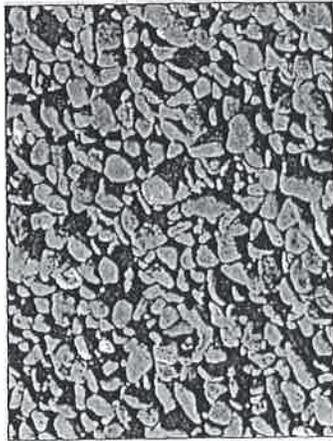


Aeonium

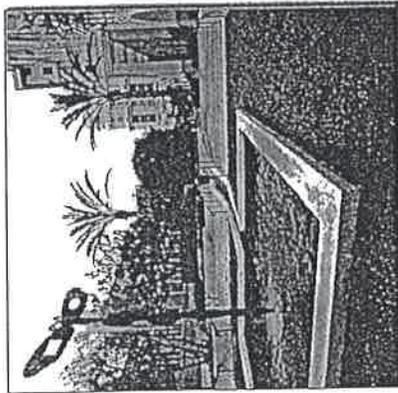
# HARDSCAPE MATERIALS



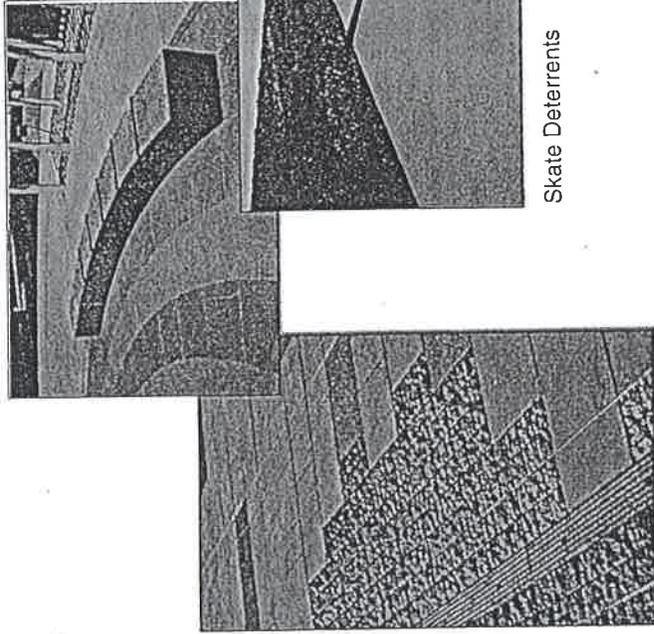
Precast Wall Cap



3/8" Gravel Mulch



Concrete Fountain Edge



Skate Deterrents

## CITY OF TORRANCE - CITY HALL PLAZA HARDSCAPE MATERIALS