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IV. Environmental Impact Analysis

K.5 Public Services - Libraries

1. Introduction

This section addresses the proposed Project's potential impacts on the facilities and services administered by the City of Los Angeles Public Library and the County of Los Angeles Public Library. Within the City of Los Angeles, library services are provided by the City of Los Angeles Public Library. Within unincorporated portions of the County of Los Angeles, library services are provided by the County of Los Angeles Public Library. The analysis focuses on whether available library capacity is sufficient to accommodate the population growth generated by the proposed Project.

2. Environmental Setting

a. Regulatory Framework

(1) City of Los Angeles

(a) Los Angeles General Plan

The City of Los Angeles General Plan Framework Element (Framework), adopted December 1996 and readopted in August 2001, provides general guidance regarding land use, including infrastructure and public services. At the time the Framework was formulated, it recognized that deficiencies in City library services existed and, as such, set forth goals and policies for the provision of adequate library services and facilities to meet the needs of the City's residents. Specifically, Framework Policy 9.20.1 proposes the development of library standards dealing with a facility's net floor area, the appropriate number of permanent collection books per resident, and service radii. Framework Policy 9.20.2 proposes the development of a Citywide policy for locating non-English language permanent collections. Under the Framework Implementation Programs, Plans and Policies Chapter, Framework Policy 13, the Department of Libraries is charged with the responsibility of updating the Library Master Plan to provide sufficient capacity to correct existing deficiencies as well as meet the needs of future population, considering the following actions when updating this plan:

- Identify improvements including new library facilities; alternatives to "stand alone facilities"; new methods for acquiring books and equipment; ways to connect

library telecommunications services with other city agencies, as well as college and university systems; and ways to identify regional libraries that are appropriate for non-English language collections, consistent with neighborhoods.

- Strategies that enhance the viability of joint development and joint-use opportunities with large commercial projects and the Los Angeles Unified School District, thereby increasing the distribution of library services.
- Establish a new City library standard that is based on the needs, and reflects the character, of the City.
- Funding sources and mechanisms for facility improvements that may include Citywide assessments, state and federal grants, and the solicitation of private donations for collections, audio-visual equipment, and computer materials.

The Library Master Plan required under the Framework Implementation Programs was incorporated into the Public Facilities and Services Element of the City of Los Angeles General Plan as the Public Libraries Plan. The Public Libraries Plan was adopted by the City Council on November 4, 1968, and established public library standards for the various types of City of Los Angeles Public Library libraries, which at the time included Central, Area, Regional, and Traveling (Bookmobile) library facilities. The Public Libraries Plan was subsequently replaced by the Los Angeles Public Library Branch Facilities Plan, which is discussed below.

(b) Los Angeles Public Library Branch Facilities Plan

In 1988, the City of Los Angeles Public Library officially replaced the Public Libraries Plan with the *1988 Los Angeles Public Library Branch Facilities Plan* (Branch Facilities Plan).⁴¹² The Branch Facilities Plan guides the construction, maintenance, and organization of public libraries and establishes specific standards in defining geographic service areas and the size of branch facilities. The Branch Facilities Plan also outlines the required facility expansion needs of the libraries within the City. Under the Branch Facilities Plan, the service population for branch libraries is defined according to total floor area, as discussed below under the “Standards and Goals” subheading.

Specific standards established in the Branch Facilities Plan consist of two components: a *Site Selection Guidelines* that sets standards for the size and features of branch libraries based on location and the population served in each community; and a *List of Projects*, identifying the facility status and needs of each existing branch library and

⁴¹² *City of Los Angeles Public Library, Summary of Branch Facilities Plan Revision, website: http://www.lapl.org/about/planning_overview.html, accessed February 5, 2008.*

identifying the need for branch libraries in communities without existing libraries.⁴¹³ The Branch Facilities Plan was implemented through back-to-back bond measures, the 1989 Bond Program and the 1998 Bond Program.

Phase I was the 1989 Bond Program, which provided \$53.4 million for 26 library projects. Twenty-nine libraries were built under the 1989 Bond Program. The City of Los Angeles Public Library successfully obtained additional funds from the Community Development Block Grant award of Federal funds, from the California State Library Proposition 85, and from Friends of the Library groups for a total branch construction program of \$108 million.⁴¹⁴

Phase II was the 1998 Bond Program, which provided \$178.3 million for 32 projects. The original 32 projects in the 1998 Bond Program were built on time and under budget. Four additional projects were added through managed savings, Friends of the Library contributions, and a California State Library Proposition 14 grant for a total construction program of \$226.3 million. Three of the added projects are completed and one is under construction. Thus far, a total of 64 library facilities have been built and/or renovated under the two bond programs. Through separate funding, during this same time period, the landmark Central Library was renovated and expanded to more than double the size of the historic building.⁴¹⁵

The entire original Branch Facilities Plan is completed except for one of the two projects that were added to the 1998 Bond Program (*Silver Lake Branch* – which started construction in June 2007 and opened in November 2009).⁴¹⁶

In 2005, in anticipation of the completion of the 1998 Bond Program, the City of Los Angeles Public Library began to plan for the future by analyzing current and future library services and facilities needs and population growth projections to the year 2030. As a result of these efforts, the City of Los Angeles Public Library prepared a revised Branch Facilities Plan, which was approved by the Board of Library Commissioners on February 8, 2007.⁴¹⁷ Included in the 2007 Branch Facilities Plan are new *Facilities Criteria for New Libraries* (formerly *Site Selection Guidelines*).

⁴¹³ *Ibid.*

⁴¹⁴ *Ibid.*

⁴¹⁵ *Ibid.*

⁴¹⁶ *Verbal correspondence with Vincent Jones, City of Los Angeles Department of Public Works, Bureau of Engineering, October 29, 2009.*

⁴¹⁷ *Letter from Juliana Cheng, Director, Library Facilities Division, LAPL, April 20, 2007.*

(2) County of Los Angeles

The County of Los Angeles General Plan is designed to guide the long-term physical development and conservation of the County's land and environment through a framework of goals, policies and implementation programs. The General Plan acknowledges that most of the County's 84 existing community libraries are undersized and under-stocked to meet the needs of current and projected populations served by these libraries. Many of the County of Los Angeles Public Library's existing libraries do not meet basic facility and service planning guidelines, which are described below. The General Plan indicates that based on Southern California Association of Governments (SCAG) population forecasts, by 2020, 77% of existing County libraries will not meet the County of Los Angeles Public Library's service level planning guidelines for materials (books and other materials) and 89% percent of the libraries will not meet the County of Los Angeles Public Library's service level planning guidelines for minimum square footage. The General Plan also recognizes a lack of funding sources for library creation, due to many library facilities being located outside of areas subject to mitigation fees or being located in areas with no new residential development. The General Plan outlines several policies to improve library service within the County of Los Angeles. For example, Policy 10.1 directs the County to ensure a desired level of library service through coordinated land use and facility planning, whereas Policy 10.2 directs the County to support phased development and mitigation fees for library facilities.

b. Existing Conditions

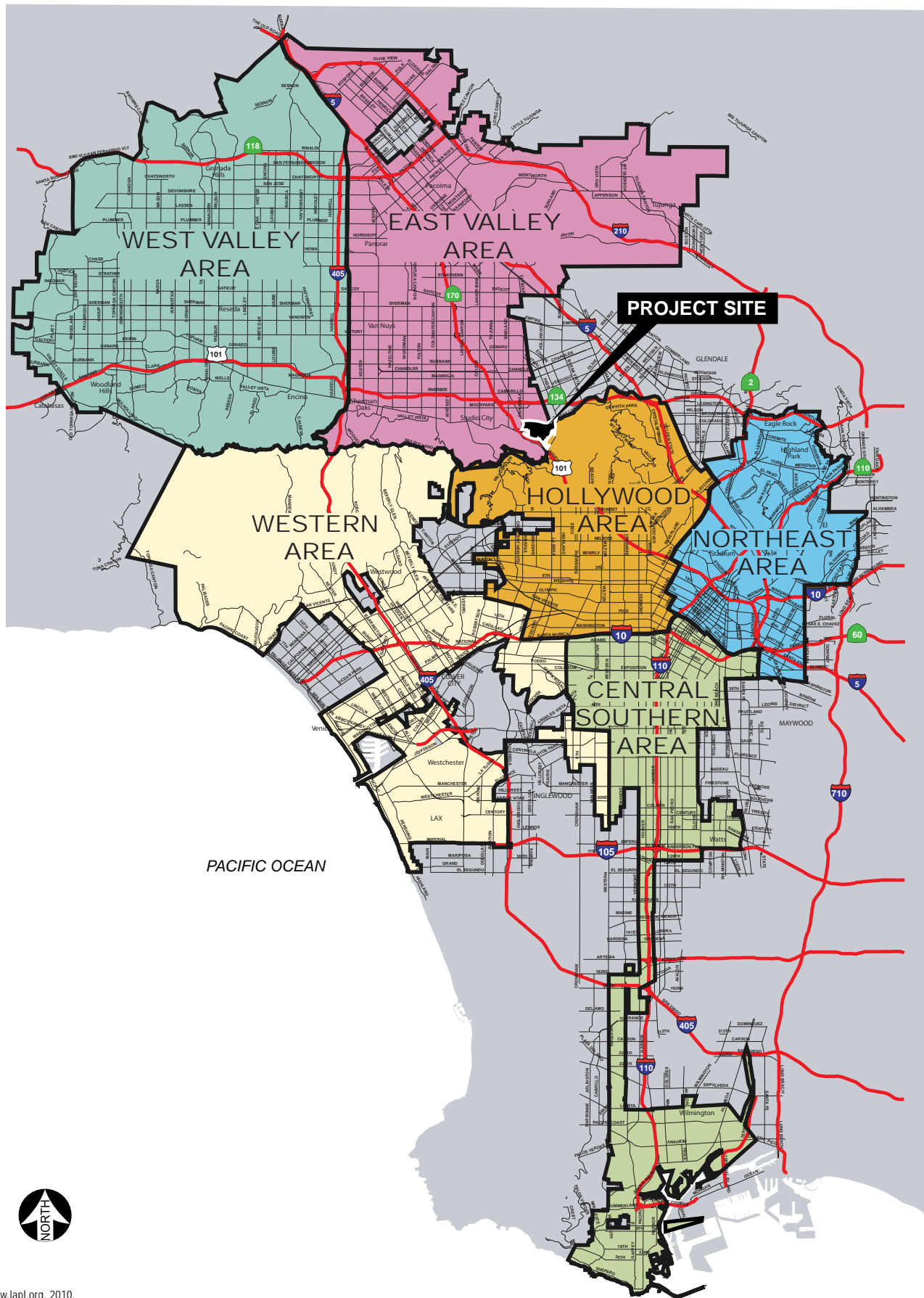
(1) City of Los Angeles

The City of Los Angeles Public Library operates a Central Library, six (6) regional branch libraries, and 65 neighborhood branches.⁴¹⁸ Administratively, the City of Los Angeles Public Library system is divided into six (6) geographic regions which include: (1) Central Southern; (2) Northeast; (3) East Valley; (4) West Valley; (5) Hollywood; and (6) Western.⁴¹⁹ The six City of Los Angeles Public Library Geographical Regions are shown in Figure 213 on page 1812. The libraries that serve the Project Site are within the City of Los Angeles' East Valley and Hollywood geographic regions, as discussed below. The City of Los Angeles Public Library's collection of books, CDs, DVDs and other materials totals approximately 6,400,000.⁴²⁰ During the 2005–2006 fiscal year, the City of Los Angeles Public Library had 1,420,000 registered borrowers, with an annual gate count of

⁴¹⁸ *Annual Report 2005-2006, City of Los Angeles Public Library and Library Foundation of Los Angeles, 2006.*

⁴¹⁹ *LAPL Libraries Branch Map, City of Los Angeles Public Library, website: <http://www.lapl.org/about/>, accessed February 5, 2008.*

⁴²⁰ *Op. cit.*



Source: www.lapl.org, 2010.



Figure 213
City of Los Angeles Public Library
Geographical Regions

14,050,000 visitors and an annual circulation of 15,775,000 items.⁴²¹ The City of Los Angeles Public Library is an affiliate member of the Metropolitan Cooperative Library System, an association of public libraries in the greater Los Angeles area which shares resources to improve library service to the residents of all participating jurisdictions.

In addition, the City of Los Angeles Public Library operates a universal borrowing program with the County of Los Angeles Public Library that allows residents of both the City and the unincorporated County to obtain cards and lending privileges from both systems.

(2) County of Los Angeles

The County of Los Angeles Public Library provides library services to over 3.5 million residents living in unincorporated areas and to residents within 51 of the 88 incorporated cities in the County of Los Angeles.⁴²² The County of Los Angeles Public Library operates 84 Regional and Community Libraries, 4 bookmobiles, and 7 special reference/resource centers.⁴²³ The County of Los Angeles Public Library system is comprised of approximately 8 million items, including 6,978,447 books, 10,728 periodical print subscriptions, 130,639 government publications, and 862,222 audio-visual materials.⁴²⁴ The County of Los Angeles Public Library serves a population of 3,644,424, with 2,653,933 registered borrowers, an annual gate count of 11,816,366 visitors, and an annual circulation of 13,422,055 items.⁴²⁵ The County of Los Angeles Public Library employs 1,832 persons, with 1,323 full-time equivalent positions.⁴²⁶ The County of Los Angeles Public Library is a member of the South State Cooperative Library System and is also a member of the Metropolitan Cooperative Library System.

In addition, the County of Los Angeles Public Library operates a universal borrowing program with the City of Los Angeles Public Library that allows residents of both the City and the unincorporated County to obtain cards and lending privileges from both systems.

⁴²¹ *Ibid.*

⁴²² *Welcome to the Library, County of Los Angeles Public Library, website: <http://www.colapublib.org/about/welcome.html>, accessed February 5, 2008.*

⁴²³ *Ibid.*

⁴²⁴ *Statistical Information, County of Los Angeles Public Library, website: <http://www.colapublib.org/about/info.html>, accessed February 5, 2008.*

⁴²⁵ *Ibid.*

⁴²⁶ *Ibid.*

c. Standards and Goals

(1) City of Los Angeles

Under the 2007 Branch Facilities Plan, the City of Los Angeles Public Library established library facilities criteria and requires a minimum library size based on population of the library service area. The City of Los Angeles Public Library facilities criteria are outlined below in Table 154 on page 1815.

Projects involving residential developments are normally associated with impacts to libraries, since they generate a permanent increase in residential population, the primary users of library resources. Conversely, non-residential projects are viewed as having relatively limited impacts attributable to occasional and incidental use of library facilities for generalized research purposes. Reflective of this, the City of Los Angeles Public Library has not adopted standards which address non-residential use of library services.

(2) County of Los Angeles

The County of Los Angeles Public Library service level guidelines address both library size and collection materials on a per capita basis for residential projects. The County of Los Angeles Public Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita and 2.75 items (books and other library materials) per capita.⁴²⁷ The County of Los Angeles Public Library's service level guidelines are outlined below in Table 155 on page 1815.

Projects involving residential developments are normally associated with impacts to libraries, since they generate a permanent increase in residential population, the primary users of library resources. Conversely, non-residential projects are viewed as having relatively limited impacts attributable to occasional and incidental use of County library facilities for generalized research purposes. Reflective of this, the County of Los Angeles Public Library has not adopted standards which address non-residential use of library services.

⁴²⁷ Letter from David Flint, Assistant Director, Finance and Planning, CLAPL, April 25, 2007.

Table 154
City of Los Angeles Public Library Facilities Criteria ^a

Population Served	Size of Facility	Property Required in square feet (sf)
90,001 or greater	A new branch facility should be constructed.	n/a
45,000 to 90,000	14,500 square feet (sf)	40,000
Below 45,000	12,500 sf ^b	32,500
Expansion or Special Situations	Special Size	n/a
Regional Branch	Up to 20,000 sf	52,000

^a Based on service area population.

^b Facilities under 12,500 sf in size are no longer included in the 2007 Branch Facilities Program.

Source: 2007 Branch Facilities Plan Criteria for New Libraries, adopted February 8, 2007. Accessed on February 5, 2008, at: http://www.lapl.org/about/Branch_Facilities_Criteria.pdf.

Table 155
County of Los Angeles Public Library Service Level Guidelines

Service Level Criteria	Per Capita (in service area)
Building size (gross square feet)	0.50
Items (books and other materials)	2.75

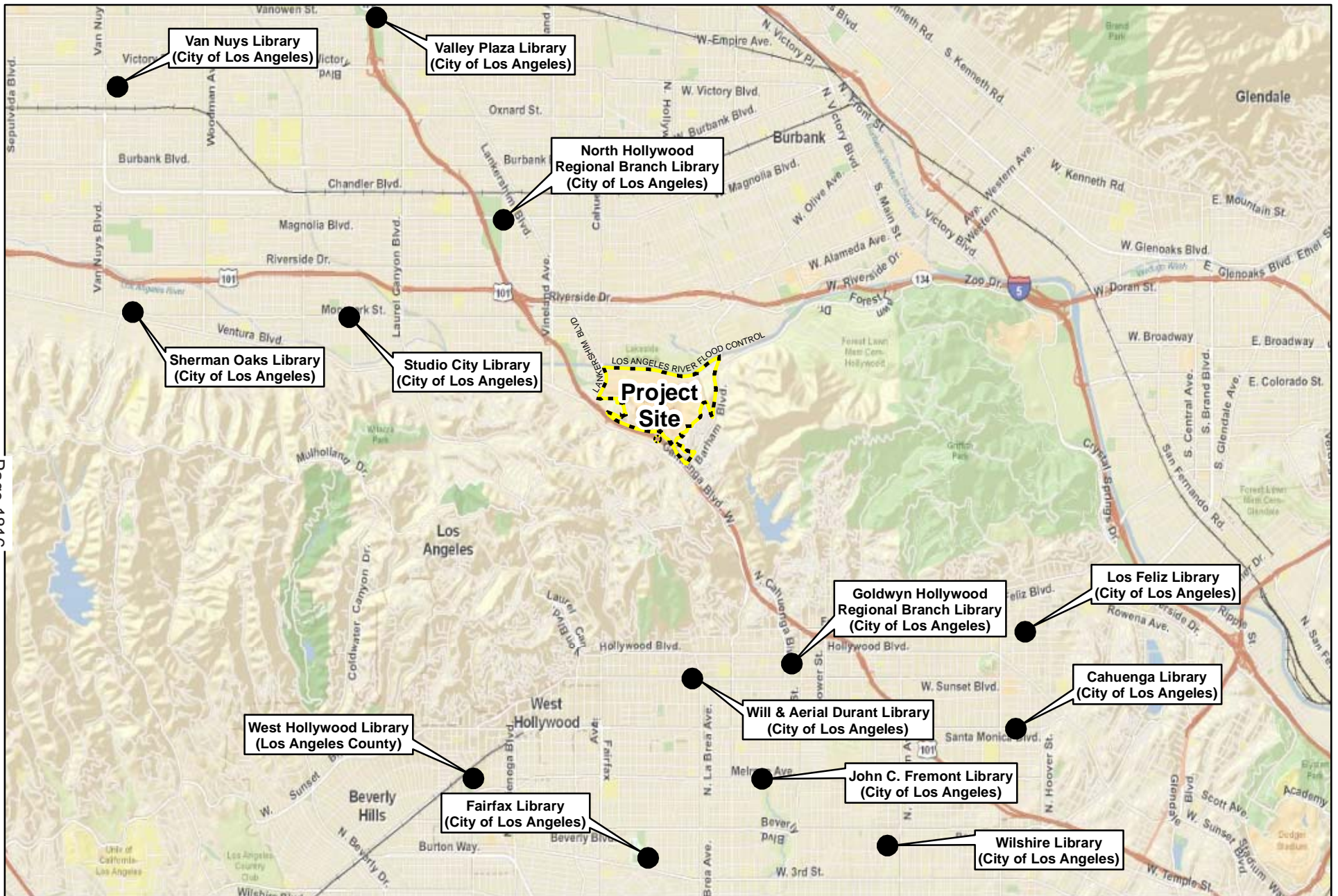
Source: Public service letter from David Flint, Assistant Director, Finance and Planning. Received April 25, 2007.

d. Library Facilities

(1) City of Los Angeles

Library facilities within two miles of a project site are generally considered to be within the service area of a project.⁴²⁸ As shown in Figure 214 on page 1816, there are no City of Los Angeles Public Library branch libraries within an approximate two-mile radius of the Project Site. The City of Los Angeles Public Library has identified that there are two libraries that could potentially serve the Project, including the Francis Howard Goldwyn Hollywood Regional Branch Library (Goldwyn Hollywood Library)—located approximately

⁴²⁸ City of Los Angeles CEQA Thresholds Guide, Section K.5, page K.5-2 (2006).



Source: County of Los Angeles Public Library, City of Los Angeles Public Library, ESRI streetmap and Matrix Environmental: 2010.



Figure 214 Existing Library Facilities

2.7 miles from the Project Site (measured from the intersection of Barham Boulevard and Coral Drive), and the North Hollywood Amelia Earhart Regional Branch Library (North Hollywood Library)—located approximately 3.6 miles from the Project Site (measured from the intersection of Barham Boulevard and Coral Drive). The Goldwyn Hollywood Library is located in the City of Los Angeles Public Library’s Hollywood Service Area; the North Hollywood Library is located in the East Valley Service Area. The City of Los Angeles Public Library has identified the Goldwyn Hollywood Library as the facility that would primarily serve the incorporated portion of the Project Site. The Goldwyn Hollywood Library is located south of the Project Site at 1623 North Ivar Avenue in Hollywood, CA, whereas, the North Hollywood Regional Branch Library is located at 5211 Tujunga Avenue, North Hollywood, CA.

The Goldwyn Hollywood Library is 19,000 square feet in size and has a collection of approximately 93,000 volumes. The library currently has a staff of 19.5 full time equivalent positions. The 2005 service population of the Goldwyn Hollywood Library was estimated to be approximately 88,781 persons. Per the City of Los Angeles Planning Department’s estimation, the population for the service area will reach approximately 96,789 by 2030.⁴²⁹ The City of Los Angeles Public Library has indicated that the Goldwyn Hollywood Library adequately meets the current demand for library services; however, the library would not be adequate to serve the needs of the community at Project buildout in 2030.⁴³⁰ There are no plans for library expansion or the construction of a new library in the service area as the current demand at the Goldwyn Hollywood Library is being adequately met.^{431,432}

The North Hollywood Library is 15,150 square feet in size and has a collection of approximately 76,000 volumes. The library currently has a staff of 19 full time equivalent positions. The 2005 service population of the North Hollywood Library was estimated to be approximately 68,514 persons. Per the City of Los Angeles Planning Department’s estimation, the population for the service area will reach approximately 74,813 by 2030.⁴³³

⁴²⁹ Letter from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, April 20, 2007.

⁴³⁰ *Ibid.*

⁴³¹ *Ibid.*

⁴³² The City of Los Angeles Public Library also operates the Studio City Branch Library, which is located at 12511 Moorpark Street, Studio City, California. This library is located approximately 4.9 miles from the Project Site (measured from the intersection of Barham Boulevard and Coral Drive). While the Studio City Branch Library is also located in the eastern portion of the San Fernando Valley, the City of Los Angeles Public Library has not identified this facility as serving the Project Site as it is located farther away from the Project Site than both the North Hollywood Library and the Goldwyn Hollywood Library.

⁴³³ E-mail from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, August 2, 2007.

(2) County of Los Angeles

The County of Los Angeles Public Library has identified the West Hollywood Library—located approximately 6.7 miles north of the Project Site at 715 North San Vicente Boulevard in West Hollywood—as the County of Los Angeles Public Library facility that would primarily serve the unincorporated portion of the Project Site.⁴³⁴ The location of the West Hollywood Library is presented in Figure 214 on page 1816.

The West Hollywood Library is 5,170 square feet in size and has a collection of approximately 84,753 items, including books and multi-media materials. Based on the 2000 US Census figures, the West Hollywood Library has an estimated service population of 35,716. The library employs four (4) full-time employees and 14 part-time employees.⁴³⁵

The County has determined that the current demand at the West Hollywood Library is not being adequately met.⁴³⁶ While the County has no plans for library expansion or the construction of a new library, the City of West Hollywood is replacing the West Hollywood Library with a 32,000 square foot facility. Construction is expected to begin in July 2010. While the City of West Hollywood would replace the existing facility, the County would continue to be the library service provider when the new facility is completed.

3. Environmental Impacts

a. Methodology

The impact of the proposed Project on library services is based mainly on a comparison of the future residential population that would be served by the library (i.e., the estimated population increase generated by the Project, combined with anticipated population growth in the library service area) to the target service population and service standards for the particular library, as defined by the City of Los Angeles Public Library and County of Los Angeles Public Library. The assessment of potential impacts to library facilities is determined based on the following steps: (1) identify the primary service library or libraries that serve the Project Site; (2) forecast the population increase generated by the Project; identify the population within the library's service area at the time of Project build out; (4) combine the population increase resulting from the Project with the forecasted area population; and (5) compare the combined population to the target population for the library

⁴³⁴ Letter from David Flint, Assistant Director, Finance and Planning, County of Los Angeles Public Library, April 25, 2007.

⁴³⁵ *Ibid.*

⁴³⁶ *Ibid.*

as determined by the City of Los Angeles Public Library and County of Los Angeles Public Library.

b. Thresholds of Significance

The *City of Los Angeles CEQA Thresholds Guide* (2006, p. K.5-2), states that the determination of the significance of impacts on library services shall be made on a case-by-case basis, considering the following factors:

- The net population increase from the proposed project;
- The demand for library services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to library services (renovation, expansion, addition or relocation) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for library services (e.g., on-site library facilities or direct support to the City of Los Angeles Public Library).

Based on these factors, the Project would have a significant impact on library services if the Project would generate a demand for library facilities or services, or would cause an increase in community population that would:

- Exceed the capacity of the local libraries to adequately serve the existing residential population, based on target service populations defined by the City of Los Angeles Public Library and County of Los Angeles Public Library; or
- Substantially increase the demand for library services for which current demand exceeds the ability of the facility to adequately serve the population, based on target service populations and standards defined by the City of Los Angeles Public Library and County of Los Angeles Public Library.

c. Project Impacts

Under the proposed Project, approximately 139 acres of the Project Site would be located within the City of Los Angeles, and the remaining approximately 252 acres of the Project Site would be located within the boundaries of the County of Los Angeles. Proposed land uses within the City include all of the residential development (2,937 units), 180,000 square feet of community- and neighborhood-serving commercial uses, as well as 300,000 square feet of studio and studio office uses. Proposed land uses in the County include approximately 1.59 million square feet of net new studio, entertainment, office, and hotel uses. The proposed hotel would be a maximum of 450,000 square feet and includes

up to 500 hotel guest rooms and related hotel facilities. The analysis of potential Project impacts is based on the maximum amount of development that could potentially occur by the year 2030 under the proposed City and County Specific Plans.

(1) Construction Impacts

The Project is anticipated to generate 27,304 construction-related jobs between the start of construction and Project buildout in 2030. Project construction is not anticipated to result in adverse impacts on City of Los Angeles Public Library or County of Los Angeles Public Library facilities due to the distance between these facilities and the Project Site.

Project construction would result in a temporary increase in the number of workers to the Project area. It is unlikely for workers to stop by on their way home from work to utilize library services and borrow materials, or utilize the branch services during their lunch hour given the distance between the libraries and the Project Site. Further, any increase in usage of the libraries by construction workers is anticipated to be negligible, as construction workers are highly transient in their work location and would likely utilize library facilities near their place of residence and because lunch break times are typically not long enough (30 to 60 minutes) for employees to take advantage of library facilities and return to work within the allotted time as the libraries are not located in close enough proximity to the Project Site. It is also unlikely that construction workers would utilize library facilities on their way to work as the start of their work day generally occurs before the libraries open for service. Therefore, construction-related impacts associated with library services would be less than significant with regard to both City and County facilities.

(2) Operational Impacts

(a) City of Los Angeles Public Library Facilities

The 2,937 residential units proposed under the Project would generate an estimated residential population of 6,450 persons by Project buildout in 2030. Under the proposed Project, this residential population would be located entirely within the jurisdictional boundaries of the City of Los Angeles and likely would be served by both the City of Los Angeles Public Library's Goldwyn Hollywood Library and the North Hollywood Library. Project residents, regardless of which library is used, are anticipated to use City of Los Angeles Public Library facilities most heavily during evenings and weekends. As of 2005, the current population of the Goldwyn Hollywood Library service area is 88,781, with an estimated service-area population of 96,789 persons by 2030.⁴³⁷ With regard to the North Hollywood Library, the estimated service-area population was 68,514 persons in 2005,

⁴³⁷ Letter from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, April 20, 2007. Population estimates detailed in letter based on City of Los Angeles Planning Department estimates.

increasing to 74,813 persons by 2030. It is important to note that these growth projections were made before the Project was proposed and that although a portion of the growth could occur on the Project Site, to provide a conservative analysis, all growth occurring at the Project Site has been assumed to be in addition to growth projected in the service area for these libraries.

As the Project Site is geographically located between the Goldwyn Hollywood Library and the North Hollywood Library, it is difficult to forecast the extent that Project residents would actually use either of these libraries. As a result, Project usage of these libraries could range from all residents using the Goldwyn Hollywood Library to all residents using the North Hollywood Library, although the likely scenario is that some Project residents would use one of the libraries, while others would use the other library. In the event that Project residents only use the Goldwyn Hollywood Library and assuming that the residential population increase generated by the Project is above and beyond the City's forecast, the Project's population growth would push the service population of the Goldwyn Hollywood Library to over 103,000 persons. On the other hand, if all Project residents use the North Hollywood Library, the service population of that library in 2030 would be 81,263 persons, assuming that the residential population increase generated by the Project is above and beyond the City's forecast. As both of these libraries are greater than 14,500 square feet in floor area, their respective maximum service populations are 90,000 persons. Based on the information presented above, forecasted population growth, without the Project, would cause the service population of the Goldwyn Hollywood Library to exceed 90,000 persons. Therefore, to the extent that any Project residents use the Goldwyn Hollywood Library, the extent that the library's service population exceeds the 90,000-person City of Los Angeles Public Library guideline would call for a larger facility. On this basis, the City of Los Angeles Public Library has determined that the Goldwyn Hollywood Library would not be able to adequately meet the demands of the Project.⁴³⁸ On the other hand, if Project residents only use the North Hollywood Library, the Project would result in a less than significant impact on City of Los Angeles Public Library facilities, as the service population, with the Project, would remain below the 90,000-person City of Los Angeles Public Library Guideline. As it is reasonable to expect that some Project residents would use the Goldwyn Hollywood Library, it is conservatively concluded that Project development would result in a potentially significant impact to City library facilities.

As such, the City of Los Angeles Public Library has indicated that the Project would have a direct impact on the Goldwyn Hollywood Library, and a 14,500 square foot library facility should be provided as part of the Project, preferably being co-located with the community center proposed with the Project.⁴³⁹ It is important to also note that the City of

⁴³⁸ Letter from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, April 20, 2007.

⁴³⁹ *Ibid.*

Los Angeles Public Library typically requests developers to pay an impact fee of \$200 per capita based on the residential population resulting from a project. As the City of Los Angeles Public Library has indicated that the Project would have a direct impact on the Goldwyn Hollywood Library, Mitigation Measures K.5-1 through K.5-3 are recommended to ensure adequate library facilities are available within the service area.

The development of the Project's other components would also generate demand for library services, but to a much lesser extent. The Project would result in an additional 5,193 on-site jobs by Project build-out in 2030. The majority of on-site jobs created by the proposed Project would be located within the jurisdictional boundaries of the County of Los Angeles; however, the County of Los Angeles Public Library West Hollywood Library is relatively far away from the Project Site (approximately 6.7 miles) and employees would be more likely to visit the City of Los Angeles Public Library Goldwyn Hollywood Library because it is closer to the Project Site (approximately 2.7 miles). Due to the closer location and hours of operation at the Goldwyn Hollywood Library or the North Hollywood Library—which both currently operate from 10:00 A.M. to 8:00 P.M. Monday through Thursday, 10:00 A.M. to 6:00 P.M. on Friday and Saturday, and from 1:00 P.M. to 5:00 P.M. on Sunday—it is anticipated that a portion of these new employees would utilize library services, either stopping by on their way to or from work to utilize borrowing privileges, or stopping by the library during their lunch hour, although the distance to the library limits availability during the lunch time frame. However, this increased demand would be negligible compared to current and projected demand at the Goldwyn Hollywood Library or the North Hollywood Library. Additionally, although the City of Los Angeles Public Library has indicated that the non-resident/worker population would create additional demand for library services,⁴⁴⁰ the City of Los Angeles Public Library has not established any facilities criteria based on employment in a library's service area. Consequently, employment at the Project Site would not result in a degradation of services based on the City of Los Angeles Public Library's defined facilities criteria. Therefore, the development of the non-residential components of the Project would not indirectly impact City library facilities.

(b) County of Los Angeles Public Library Facilities

The 2,937 residential units proposed under the Project would generate an estimated residential population of 6,450 persons by Project buildout in 2030. Under the proposed Project, this residential population would be located entirely within the jurisdictional boundaries of the City of Los Angeles. Therefore, the additional residents resulting from the Project would be serviced by nearby City of Los Angeles Public Library branches.

⁴⁴⁰ Letter from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, April 28, 2008.

The development of the Project's other components would also generate demand for library services, but to a much lesser extent. The Project would result in approximately 5,193 new jobs by Project build out in 2030.

The West Hollywood Library maintains convenient hours—from 10:00 A.M. until 8:00 P.M. Monday through Wednesday and from 10:00 A.M. until 5:00 P.M. Thursday through Saturday—to accommodate morning and evening use. The County of Los Angeles Public Library has indicated that the commercial component of the Project would have a potential, but indeterminable impact on County of Los Angeles Public Library services.⁴⁴¹ People who work, but do not live, in the Project Site are likely to use local library services during their time at work or while commuting to and from work. However, visits to County of Los Angeles Public Library facilities by Project employees would be limited due to the relatively large distance (6.7 miles) between the West Hollywood Library and the Project Site and because employees would likely utilize library facilities near their place of residence. The County has not developed standards for assessing the impact of non-residential development to County of Los Angeles Public Library facilities. Based on this information and since all new residential development under the proposed Project would occur within the City of Los Angeles, there would be no material difference in the demand for services at County library facilities as a result of the Project.

A minor incremental increase in usage may also result from the Project's proposed hotel development, which would attract more visitors and tourists to the Project area. However, services utilized by hotel guests would likely be limited to using materials in the library for limited durations. Hotel guests would not likely take advantage of borrowing resources as they would not be registered users. Consequently, although the County of Los Angeles Public Library usage may incrementally increase as a result of the Project's retail, commercial, entertainment, and hotel components, it is anticipated that the Project's residents would be the primary library patrons, and they would be serviced by City of Los Angeles Public Library facilities. Therefore, under the proposed Project, the Project would result in no impact to County of Los Angeles Public Library facilities.

(3) Impacts Under No Annexation Scenario

(a) *City of Los Angeles Public Library Facilities*

Under the No Annexation scenario, 1,178 of the Project's 2,937 proposed residential units would be located within the City of Los Angeles and would therefore increase the demand at the City of Los Angeles Public Library's Goldwyn Hollywood Library and/or the

⁴⁴¹ *Written correspondence from Terri Maguire, Chief Deputy County Librarian, Finance and Planning, County of Los Angeles Public Library, August 18, 2008.*

North Hollywood Library. Construction of these new residential units would be projected to increase population within the City portions of the Project Site by approximately 2,580 persons. The new residents are anticipated to utilize City of Los Angeles Public Library facilities most heavily during evenings and weekends. As of 2005, the current population of the Goldwyn Hollywood Library service area is 88,781, with an estimated service-area population of 96,789 persons by 2030.⁴⁴² Comparable statistics for the North Hollywood Library indicate a service area population of 68,514 in 2005, increasing to 74,813 by 2030. As is the case with the analysis presented above, if all Project residents were to use the Goldwyn Hollywood Library and assuming that the residential population increase generated by the Project under the No Annexation scenario is above and beyond the City's forecast, the Project's population growth would push the library's service population to over 99,000 persons. As a result, forecasted population growth, without the Project, would cause the service population of the Goldwyn Hollywood Library to exceed 90,000 persons. Development of the Project would therefore further increase the extent that the library's service population exceeds the 90,000-person City of Los Angeles Public Library guideline, whether some or all of the Project's residents would use the Goldwyn Hollywood Library. On this basis, the City of Los Angeles Public Library has determined that the Goldwyn Hollywood Library would not be able to adequately meet the demands of the Project under the No Annexation scenario.⁴⁴³ Therefore, this would be a potentially significant impact to City library facilities. On the other hand, if all Project residents were to use the North Hollywood Library, a less than significant impact on City of Los Angeles Public Library facilities would result as the service population would be less than the 90,000-person City of Los Angeles Public Library guideline, even assuming that the residential population increase generated by the Project under the No Annexation scenario is above and beyond the City's forecast.

Since the Project could contribute to a population that would exceed City facilities criteria for library service areas and result in additional use of the facility, Mitigation Measures K.5-4 below is recommended.

Under the No Annexation scenario, impacts from the proposed Project's retail, commercial, entertainment, and hotel components on City of Los Angeles Public Library facilities would be similar to those under the proposed Project. As such, these Project components would not add a measurable increase in demand on City of Los Angeles Public Library facilities.

⁴⁴² Letter from Juliana Cheng, Director, Library Facilities Division, City of Los Angeles Public Library, April 20, 2007.

⁴⁴³ *Ibid.*

(b) County of Los Angeles Public Library Facilities

Under the No Annexation scenario, 1,759 of the 2,937 proposed residential units would be located within the unincorporated area of the County of Los Angeles. Construction of these new residential units is projected to increase the population within the unincorporated area by approximately 3,870 persons, and would therefore increase the demand at the County of Los Angeles Public Library's (County Library) West Hollywood Library. While indeterminable, the Project's retail, commercial, entertainment, and hotel components may also create additional demand for library services. People who work, but do not live, in the Project Site are likely to use local library services during their time at work or while commuting to and from work.

The County Library determined that the current demand at the existing West Hollywood Library is not being adequately met. In order for the Project to meet the County Library's current service level guidelines for the existing West Hollywood Library, an additional 1,935 square feet and 10,643 new books and other library materials would be needed.

The City of West Hollywood is building a replacement facility for the West Hollywood Library. The future facility would be 32,000 square feet in size and would increase the ability of the County Library to meet the library service needs of the current and future residents of its service area. However, since the West Hollywood Library is approximately 6 miles from the Project Site, it may not be easily reachable for the Project residents. Construction is expected to begin in July 2010.

Since a portion of the proposed Project is in the unincorporated area served by the County Library, it is subject to the County's library facilities mitigation fee (*Los Angeles County Code*, Chapter 22.72). The unincorporated portion of the Project Site is within the County Library's Planning Area 6 (Southwest). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, as set forth in Section 22.72 of the Los Angeles County Code, is \$797 per residential unit. The County of Los Angeles Public Library has determined that non-residential development does not significantly contribute to library demand, and as such, no development impact fees are levied on non-residential development. Section 22.72 provides that substitute consideration may be provided in lieu of the library facilities mitigation fee, considering factors such as value, form, and the scope of the library facilities.

Implementation of Mitigation Measure K.5-4, as recommended, would reduce potential impacts to County library facilities to a less than significant level. The County Library does not currently have an existing provision to mitigate the impact of non-residential developments on library services.

4. Cumulative Impacts

In order to assess cumulative impacts to City of Los Angeles Public Library and County of Los Angeles Public Library facilities, an analysis based on future population projections for the Goldwyn Hollywood Library and the West Hollywood Library service areas was performed. A cumulative impact would occur if cumulative population increases would exceed the capacities of the Goldwyn Hollywood Library and the West Hollywood Library.

a. Cumulative Proposed Project Impacts

(1) City of Los Angeles Public Library

The City of Los Angeles Public Library has indicated that based on current City of Los Angeles Public Library standards, both the Goldwyn Hollywood Library and the North Hollywood Library are currently adequate to serve the existing population of their respective service areas.⁴⁴⁴ Per the City of Los Angeles Planning Department's estimation, the population for the service area for the Goldwyn Hollywood Library will reach approximately 96,789 by 2030, whereas the service population for the North Hollywood Library will reach 74,813 by 2030.⁴⁴⁵ As this level of population would exceed the service capacity of the Goldwyn Hollywood Library, the library would not be adequate to serve the needs of the community in 2030.⁴⁴⁶ As such, a new regional branch would need to be constructed in the service area to meet City of Los Angeles Public Library service standards. Therefore, a potentially significant cumulative impact to City of Los Angeles Public Library facilities is anticipated. In contrast, the forecasted service area population for the North Hollywood Library would not exceed the City of Los Angeles Public Library service standards and a less than significant cumulative impact would result with regard to this particular facility.

The proposed Project would result in a direct population growth of approximately 6,450 persons in the service area by Project build out in 2030. As the Project may contribute to the Goldwyn Hollywood Library being inadequate to serve the population of the library's service area, the Project would contribute to a significant cumulative impact to City of Los Angeles Public Library facilities. However, to the extent all Project residents would use the North Hollywood Library, a less than significant cumulative impact would result as the service area population, inclusive of the Project, would not exceed the City of Los Angeles Public Library service standards.

⁴⁴⁴ *Ibid.*

⁴⁴⁵ *Ibid.*

⁴⁴⁶ *Ibid.*

While the direct and cumulative increase in demand from population growth through 2030 may have a potentially significant impact with regard to the Goldwyn Hollywood Library, Mitigation Measures K.5-1 through K.5-3 are recommended to ensure adequate library facilities are available within the service area. Therefore, with the implementation of the recommended mitigation measures, the Project would have a less than significant cumulative impact on City of Los Angeles Public Library services.

(2) County of Los Angeles Public Library

The County of Los Angeles Public Library has indicated that based on County of Los Angeles Public Library standards, the existing library facilities are currently inadequate to serve the existing service area population. Therefore, any additional development in the West Hollywood Library's service area would be expected to exacerbate this condition and contribute to a further degradation in library services. An additional 1,292 residents are projected to be added to the West Hollywood Library service area by 2030. Therefore, a potentially significant impact on library facilities would be anticipated based on existing County of Los Angeles Public Library facilities.

However, the County has outlined in the Los Angeles County Code the methods whereby library services are expanded throughout the County, including the implementation of library facilities mitigation fees. Furthermore, the City of West Hollywood is replacing the existing West Hollywood Library to improve library services.

Under the proposed Project, all population growth resulting from residential development would be located entirely within the jurisdictional boundaries of the City of Los Angeles and would be served by the City of Los Angeles Public Library Goldwyn Hollywood Library. The County of Los Angeles Public Library has determined that non-residential development does not generate additional demand for library facilities. Consequently, there would be no demand generated for County of Los Angeles Public Library facilities under the proposed Project. As the proposed Project would not induce population growth in the West Hollywood Library service area, the Project would have a less than significant cumulative impact on County of Los Angeles Public Library services.

b. Cumulative Impacts Under No Annexation Scenario

(1) City of Los Angeles Public Library

The No Annexation scenario would result in a direct population growth of approximately 2,580 persons in the service area of the Goldwyn Hollywood Library and/or the North Hollywood Library by Project build out in 2030. Similar to the proposed Project, the No Annexation scenario would be within the City of Los Angeles Public Library service standards with regard to the North Hollywood Library; however, the Project may contribute

to the Goldwyn Hollywood Library being inadequate to serve the population of the library's service area, and would contribute to a significant cumulative impact to City of Los Angeles Public Library facilities. This impact, as identified in the cumulative analysis of the proposed Project provided above, would be mitigated with the implementation of Mitigation Measure K.5-4. Therefore, as is the case with the proposed Project, with implementation of the recommended mitigation measure, the Project under the No Annexation scenario would have the same less than significant cumulative impact on City of Los Angeles Public Library services.

(2) County of Los Angeles Public Library

The forecasted population growth projected to be added to the West Hollywood Library service area by 2030 is an additional 1,292 residents. The No Annexation scenario would result in an additional population increase of approximately 3,870 persons in the County of Los Angeles Public Library service area. In order to meet existing County of Los Angeles Public Library standards, the existing facilities would need to be expanded to adequately serve the population in the service area. Based on current County of Los Angeles Public Library standards provided in Table 155 on page 1815, the forecasted cumulative population growth would require an additional 2,581 square feet and 14,196 new materials at the West Hollywood Library, in order to meet minimum library standards. Therefore, a potentially significant impact on County of Los Angeles Public Library facilities would be anticipated based on existing library facilities.

However, with completion of the 32,000 square foot new West Hollywood Library under construction, cumulative impacts upon this facility would no longer be significant since the facility would be of sufficient size to accommodate the forecasted cumulative population within the service area for this library. Construction is expected to begin in July 2010, and to be complete during the early stages of the Project's development time frame.

Additionally, the County of Los Angeles Public Library has indicated that the County of Los Angeles applies a library facilities mitigation fee to new residential units in all unincorporated areas served by the County of Los Angeles Public Library (*County of Los Angeles County Code*, Chapter 22.72). The unincorporated portion of the Project Site is within County of Los Angeles Public Library's Planning Area 6 (Southwest). The current mitigation fee in this area, which is adjusted annually based on changes in the Consumer Price Index, as set forth in Section 22.72 of the Los Angeles County Code, is \$797 per residential unit. The County of Los Angeles Public Library has determined that non-residential development does not significantly contribute to library demand, and as such, no development impact fees are levied on non-residential development.

Mitigation Measure K.5-4 requires the payment of a mitigation fee to the County for each dwelling unit built in the County under the No Annexation scenario. With the

implementation of this mitigation measure, the Project's cumulative impacts to County of Los Angeles Public Library facilities under the No Annexation scenario would be less than significant.

5. Project Design Features and Mitigation Measures

a. Project Design Features

No project design features are proposed.

b. Mitigation Measures

The following mitigation measures are identified to address the additional demand on library services resulting from the proposed Project:

Mitigation Measure K.5-1: The Applicant or its successor shall construct and lease to the City at no rent 10,000 square feet (rentable) of core and shell space on the ground floor, all on one level, to house a new on-site branch library within the Mixed-Use Residential Area, which may be located with retail and other community-serving facilities. The lease term shall be for 50 years. The Applicant or its successor shall also lease at no rent to the City the right to use 20 parking spaces for library employees and visitors, which parking may be shared with retail parking. Of the 20 parking spaces, ten (10) spaces shall be on an exclusive basis and 10 spaces shall be on a non-exclusive basis. If the Applicant or its successor constructs a community meeting room in proximity to the library space (i.e., within two blocks), this meeting room shall also be made available at no cost to the City of Los Angeles Public Library on a shared basis to conduct events for library purposes. If the Applicant or its successor does not construct such a community room, then the required core and shell space for the branch library shall be increased to 11,500 square feet and the number of parking spaces shall also be increased to 23 spaces (10 spaces shall be on an exclusive basis during library operating hours and 13 spaces shall be on a non-exclusive basis. The City shall provide additional improvements, furniture, fixtures, equipment, books and other library collection materials, and shall open and operate a branch library in the space provided by the Applicant or its successor. In the event that the City ceases to use the leased space for a library for a period of six (6) months or more or determines not to operate a library at the Project Site, the City lease shall terminate and the space may be used by the Applicant or its successor for other uses as determined by the Applicant or its successor.

Mitigation Measure K.5-2: The Applicant or its successor shall provide notice to the City of Los Angeles Public Library of its intention to commence design of the building that will house the branch library and its adjacent infrastructure so that the City of Los Angeles Public Library may be involved in the design process to coordinate the City of Los Angeles Public Library's interior design as much as feasible with the building and infrastructure design. The Applicant or its successor shall provide notice to the City of Los Angeles Public Library of its intention to build the shell and core space no less than one (1) year prior to the commencement of construction. Within 180 days of notice from Applicant or its successor, the City of Los Angeles Public Library shall provide confirmation of its intention to lease the space. The Applicant or its successor shall commence construction on the core and shell space for the library no later than the issuance of the certificate of occupancy for the 1,500th residential unit in the Project. The City of Los Angeles Public Library shall commence construction of tenant improvements for the space no later than the later of: (1) six months following substantial completion of the shell and core space, or (2) eighteen months following delivery of the shell and core construction plans to the City of Los Angeles Public Library.

Mitigation Measure K.5-3: Should the City of Los Angeles Public Library determine that it will not proceed with the lease of the shell and core space, or if it determines that it will not open a branch library on the Project Site, then in lieu of the Applicant's or its successor's construction and lease of the shell and core space, the Applicant or its successor shall pay to the City a mitigation fee of \$400 per dwelling unit, payable at the time of issuance of each building permit, which fee shall be used for the purpose of providing or enhancing the delivery of library services at another branch library in the vicinity of the Project.

(1) No Annexation Scenario

Mitigation Measure K.5-4: Should the proposed annexation not occur, the Applicant or its successor shall pay to the City a mitigation fee of \$400 per dwelling unit, payable at the time of issuance of each building permit for residential uses located in the City portion of the Project Site, which fee shall be used for the purpose of providing or enhancing the delivery of library services at another branch library in the vicinity of the Project.

Should the proposed annexation not occur, the Applicant or its successor shall pay to the County a mitigation fee pursuant to Los Angeles County Code Chapter 22.72 payable at the time of issuance of each building permit for the residential units located in the County portion of the Project Site, which fee shall be used for providing

library services to the County residents in the vicinity of the Project Site.

6. Level of Significance After Mitigation

The City of Los Angeles Public Library has determined that under the facilities criteria established in the 2007 Branch Facilities Plan, the Project would likely result in the Goldwyn Hollywood Library not being able to adequately meet the demands of its service area. This is considered a potentially significant impact. However, with the implementation of Mitigation Measures K.5-1 through K.5-3, the impacts to City of Los Angeles Public Library facilities under both the proposed Project and the No Annexation scenario would be reduced to a less than significant level.

The County of Los Angeles Public Library has determined that existing County of Los Angeles Public Library facilities are currently inadequate to serve the service population of the West Hollywood Library and that future population growth can be expected to exacerbate this condition and contribute towards a further reduction in library services to area residents. However, no population growth would occur under the proposed Project since the proposed residential development would occur within the City's jurisdiction and the County of Los Angeles Public Library has determined that non-residential development does not increase the demand at County of Los Angeles Public Library facilities. Therefore, impacts to County of Los Angeles Public Library facilities under the proposed Project would be less than significant and no mitigation measures are required.

Under the No Annexation scenario, the Project would generate additional demand on the County of Los Angeles Public Library facilities, leading to a reduction in library service to area residents. This is considered a potentially significant impact. However, with the implementation of Mitigation Measures K.5-4, potential impacts would be reduced to a less than significant level.