

## **IV. Environmental Impact Analysis**

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### **I.4 Public Services—Libraries**

#### **1. Introduction**

This section of the Draft EIR provides an analysis of the Project's potential impacts on the facilities and services administered by the Los Angeles Public Library (LAPL) and is based in part on information provided by the LAPL, which is included in Appendix J of this Draft EIR. The analysis describes existing LAPL facilities in the Project vicinity and determines whether such facilities can accommodate the anticipated library demand generated by the Project. The objective of this analysis is to determine whether additional library facilities would need to be constructed, which could result in significant environmental impacts, in order to maintain the LAPL service standards.

#### **2. Environmental Setting**

##### **a. Regulatory Framework**

###### **(1) City of Los Angeles General Plan Framework Element**

The City of Los Angeles (City) General Plan Framework Element (Framework Element), adopted in December 1996 and readopted in August 2001, sets forth general guidance regarding land use issues for the entire City of Los Angeles and defines citywide policies regarding land use, including infrastructure and public services. Objectives 9.20 and 9.21 in Chapter 9 (Infrastructure and Public Services) of the Framework Element outline policies for the provision of adequate library services and facilities to meet the needs of the City's residents. Policy 9.20.1 of Objective 9.20 recommends the development of library standards dealing with library facilities' net floor area, the appropriate number of permanent collection books per resident, and service radii. Policy 9.20.2 of Objective 9.20 proposes a Citywide policy for locating non-English language permanent collections. Objective 9.21 proposes ensuring library services for current and future residents and businesses. As part of this objective, Policy 9.21.1 proposes seeking additional resources to maintain and expand library services, Policy 9.21.2 encourages the expansion of non-traditional library services (e.g., book mobiles) where permanent facilities are not adequate, and Policy 9.21.3 encourages the inclusion of library facilities in mixed-use structures, in community and regional centers, at transit stations, and in mixed-use boulevards.

Chapter 10 (Implementation Plans) of the Framework Element states that the LAPL 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. Updates of the plan should:

- a. Identify improvements including, but not limited to, new library facilities, alternatives to “stand-alone facilities” (such as mobile collections and “substations” at transit stations or in mixed-use structures) which encourage greater distribution of library facilities; new methods for acquiring books and equipment; ways to connect library telecommunications services with other City agencies as well as local college and university systems; and ways to identify regional libraries that are appropriate for non-English language collections, consistent with neighborhood needs.
- b. Adopt strategies that enhance the viability of joint development and joint-use opportunities with large commercial projects and the Los Angeles Unified School District (LAUSD), thereby increasing the distribution of library services.
- c. Establish a new City library service standard that is based on the needs and reflects the character of the City.
- d. Identify 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 implementation plans and policies set forth in the Framework Element have been addressed through the Los Angeles Library Branch Facilities Plan and the 1989 and 1998 Library Bond Programs, which are described below.

## (2) Los Angeles Public Library Branch Facilities Plan

The Los Angeles Public Library Branch Facilities Plan (Branch Facilities Plan), first adopted in 1988 and revised in 2007, guides the construction, maintenance, and organization of public branch libraries and establishes specific standards in defining geographic service areas and the size of branch facilities. The Branch Facilities Plan is composed of two elements: the Criteria for New Libraries and the Proposed Project List.<sup>1</sup> The Criteria for New Libraries sets standards for the size and features of new library branches based on the population served in each community, while the Proposed Project

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<sup>1</sup> *The Criteria for Libraries component of the 2007 Branch Facilities Plan was formerly referred to as the Site Selection Guidelines in the 1988 Branch New Facilities Plan.*

List identifies 19 future library projects including renovations or replacements of 11 existing branch facilities and construction of eight new branch facilities.<sup>2</sup>

The Branch Facilities Plan was initially implemented through the 1989 and 1998 Bond Programs. The 1989 Bond Program, or Phase I, provided \$53.4 million for 26 library projects.<sup>3</sup> It was supplemented with additional funding of \$54.6 million from the Community Development Block Grant award of federal funds, the California State Library Proposition 85, and Friends of the Library groups, thereby facilitating the development of an additional three projects.<sup>4</sup> Similarly, the 1998 Bond Program, or Phase II, provided \$178.3 million for 32 projects, which was supplemented with an additional \$48 million from managed savings, Friends of the Library contributions, and a California State Library Proposition 14 grant.<sup>5</sup> The supplementary funding facilitated the construction of an additional four projects.

With completion of the library projects identified in the 1988 Branch Facilities Plan, the LAPL has planned for the future by analyzing current and future library services and facilities needs, as well as population growth projections to the year 2030. As a result of these efforts, a revised Branch Facilities Plan was reviewed and approved by the Board of Library Commissioners in 2007 (2007 Branch Facilities Plan). The 2007 Branch Facilities Plan is now the base document for future development of LAPL facilities. As such, it provides guidance on the preparation of cost estimates for property acquisition, design and construction of proposed library projects, and analyses of options for obtaining funding to build new libraries. As shown in Table IV.I.4-1 on page IV.I.4-4, the Criteria for New Libraries component of the 2007 Branch Facilities Plan recommends facility size standards for new libraries based on its service population. While the 2007 Branch Facilities Plan provides general guidance on library facility improvements, there are no current plans for new development or renovation of library facilities.<sup>6</sup> However, the LAPL is anticipated to prepare an updated Library Facilities Master Plan to guide the LAPL for the next 10 to 20 years and has issued a Request for Proposals to seek proposals from qualified firms to lead the system-wide planning and development process.<sup>7</sup>

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<sup>2</sup> *Los Angeles Public Library Strategic Plan 2007–2010, Appendix VI: Branch Facilities Plan, Draft Revision.*

<sup>3</sup> *Passed by City voters through Proposition 1 in 1989.*

<sup>4</sup> *Los Angeles Public Library Strategic Plan 2007–2010, Appendix VI: Branch Facilities Plan, Draft Revision.*

<sup>5</sup> *Passed by City voters through Proposition DD in 1998.*

<sup>6</sup> *Los Angeles Public Library Strategic Plan 2007–2010, Appendix VI: Branch Facilities Plan, Draft Revision.*

<sup>7</sup> *Los Angeles Business Assistance Virtual Network, RFP No. 44-017—Library Facilities Master Planning Consultant(s) RFP, [www.labavn.org/index.cfm?fuseaction=contract.opportunity\\_view&recordid=30027](http://www.labavn.org/index.cfm?fuseaction=contract.opportunity_view&recordid=30027), accessed August 4, 2018.*

**Table IV.I.4-1  
LAPL Branch Building Size Standards**

<b>Population Served</b>	<b>Size of Facility<sup>a</sup></b>
Below 45,000	12,500 sf
Above 45,000	14,500 sf
Regional Branch	Up to 20,000 sf
<p><i>sf = square feet</i></p> <p><sup>a</sup> <i>For communities with populations above 90,000, the LAPL suggests consideration of adding a second branch to that area.</i></p> <p><i>Source: Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.</i></p>	

### (3) Los Angeles Public Library Strategic Plan 2015–2020<sup>8</sup>

The Los Angeles Public Library Strategic Plan 2015–2020 (Strategic Plan) sets forth LAPL's goals and objectives regarding library services. The goals and objectives discussed in the Strategic Plan focus on community development and program expansion in an effort to increase the number of people who use the library services, increase the number of library card holders, and increase residents' overall engagement with the library. The Strategic Plan does not include goals or objectives regarding LAPL's construction of new facilities or expansion of existing facilities. Such goals and objectives are contained in the Branch Facilities Plan, which continues to guide the construction, maintenance, and organization of LAPL's library facilities. The prospective Library Facilities Master Plan (described above) would be anticipated to be aligned with the LAPL 2015–2020 Strategic Plan.<sup>9</sup>

### (4) Central City Community Plan

As discussed in Section IV.F, Land Use, of this Draft EIR, the Project Site is located within the planning boundary of the Central City Community Plan (Community Plan), which was last updated in January 2003. The adopted Community Plan includes the following objective and policy related to public libraries:

<sup>8</sup> *Los Angeles Public Library Strategic Plan 2015–2020, June 2015.*

<sup>9</sup> *Los Angeles Business Assistance Virtual Network, RFP No. 44-017—Library Facilities Master Planning Consultant(s) RFP, [www.labavn.org/index.cfm?fuseaction=contract.opportunity\\_view&recordid=30027](http://www.labavn.org/index.cfm?fuseaction=contract.opportunity_view&recordid=30027), accessed August 4, 2018.*

- Objective 8-1: To assist the City Library Department in providing adequate library service which responds to the needs of the community.
- Policy 8-1.1: Encourage flexibility in siting libraries in mixed use projects, pedestrian oriented areas, transit oriented districts, and similarly accessible facilities.

## **b. Existing Conditions**

### **(1) Regional Facilities**

The LAPL provides library services to the City through its Central Library, eight regional branch libraries, and 64 community branch libraries, as well as through Internet-based resources.<sup>10</sup> Administratively, the LAPL is divided into six geographic regions, which include the Central Southern, Northeast, East Valley, West Valley, Hollywood, and Western regions.<sup>11</sup> The Project Site is located in the LAPL's Northeast region. The LAPL offers more than 6.5 million items, including books, magazines, photos, movies, e-books, podcasts, audiobooks, and streaming video; 1,000 online courses; and more than 18,000 public programs.<sup>12</sup> During the 2012–2013 fiscal year, the LAPL provided 100 online databases and 2,600 public computers and received 14.1 million visits and 22.4 million web visits.<sup>13</sup>

The LAPL's network of libraries includes expanded and rebuilt facilities, as well as facilities at new locations. All branch libraries provide free access to computer workstations, thereby enabling patrons to access the internet and the LAPL's electronic resources, including an online catalog, subscription databases, word processing, language learning, and a large collection of historic documents and photographs. In addition, specially designed websites are provided for children, teens, and Spanish speakers.

The LAPL is a member of the Southern California Library Cooperative, an association of 39 independent city, county, and special district public libraries located in Los Angeles and Ventura counties that have agreed to cooperate in providing library service to the residents of all participating jurisdictions. The Southern California Library Cooperative provides member libraries with a resource-sharing network and a means to

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<sup>10</sup> *Los Angeles Public Library, Library Directory.*

<sup>11</sup> *Los Angeles Public Library, Library Directory.*

<sup>12</sup> *Los Angeles Public Library Strategic Plan 2015–2020, June 2015.*

<sup>13</sup> *Los Angeles Public Library, Library Statistics (for fiscal year 2013–2014), [www.lapl.org/about-lapl/press/2013-library-facts](http://www.lapl.org/about-lapl/press/2013-library-facts), accessed August 4, 2018.*

enhance the level and diversity of resources available to library users, while reducing duplication of effort.<sup>14</sup>

## (2) Local Facilities

Based on information provided by the LAPL, the Project Site is located within a 2-mile radius of several library facilities, which is the distance that is generally considered to encompass a library service area.<sup>15</sup> Figure IV.I.4-1 on page IV.I.4-7 identifies the locations of the existing public library facilities serving the Project Site.

The Richard J. Riordan Central Library (Central Library), which serves as the headquarters for the LAPL, is located at 630 West 5th Street, approximately 0.49 mile southwest of the Project Site. The Central Library is approximately 538,000 square feet in size and carries 2.6 million volumes in collection with a staff of 390 full-time employees. The Central Library is not only a resource for the local population, but it is also a destination for regional, domestic, and international patrons.<sup>16</sup> Based on the 2010 Census data, the service population of the Central Library is approximately 3,792,662 persons. The Central Library exceeds the recommended building size standard of up to 20,000 square feet for a Regional Branch. However, the 2007 Branch Facilities Plan recommends the addition of a second branch for communities with populations above 90,000 persons. As described below, there are four other branch libraries within a 2-mile radius of the Project Site and one additional library just outside the 2-mile service radius. Therefore, for purposes of this analysis, the Central Library is adequate when considered with the five other libraries discussed below.

The Little Tokyo Branch Library is located at 203 South Los Angeles Street and is approximately 0.15 mile southeast of the Project Site. The Little Tokyo Branch Library is approximately 12,500 square feet and carries 66,634 volumes in collection with a staff of 10 full-time employees. Based on the 2010 Census data, the service population of the Little Tokyo Branch Library is approximately 48,889 persons.<sup>17</sup> As a result, the Little Tokyo Branch Library currently does not meet the 2007 Branch Facilities Plan's recommended building size standards (i.e., 14,500 square feet for a service population over 45,000 persons).

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<sup>14</sup> Southern California Library Cooperative, SCLC, <http://socallibraries.org/>, accessed August 4, 2018.

<sup>15</sup> L.A. CEQA Thresholds Guide, Section K.5, p. K.5-2.

<sup>16</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>17</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.





**Figure IV.I.4-1**  
Libraries Serving the Project Site



The Chinatown Branch Library is located at 639 North Hill Street and is approximately 0.67 mile northeast of the Project Site. The Chinatown Branch Library is approximately 14,500 square feet in size and carries 74,709 volumes in collection with a staff of 13.5 full-time employees. Based on the 2010 Census data, the service population of the Chinatown Branch Library is approximately 10,804 persons.<sup>18</sup> The Chinatown Branch Library currently meets the 2007 Branch Facilities Plan's recommended building size standards (i.e., 12,500 square feet for a service population below 45,000 persons).

The Echo Park Branch Library is located at 1410 West Temple Street and is approximately 1.21 miles northwest of the Project Site. The Echo Park Branch Library is approximately 17,543 square feet and carries 43,908 volumes in collection with a staff of nine full-time employees. Based on the 2010 Census data, the service population of the Echo Park Branch Library is approximately 52,661 persons.<sup>19</sup> The Echo Park Branch Library currently meets the 2007 Branch Facilities Plan's recommended building sizes standards (i.e., 14,500 square feet for a service population over 45,000 persons).

The Pico Union Branch Library is located at 1030 South Alvarado Street and is approximately 1.91 miles southwest of the Project Site. The Pico Union Branch Library is approximately 12,500 square feet and carries 46,562 volumes in collection with a staff of 10.5 full-time employees. Based on the 2010 Census data, the service population of the Pico Union Branch Library is 34,339 persons.<sup>20</sup> Therefore, the Pico Union Branch Library currently meets the 2007 Branch Facilities Plan's recommended building size standards (i.e., 12,500 square feet for a service population below 45,000 persons).

The LAPL listed one additional branch library, the Felipe de Neve Branch Library, as a library that would serve the Project. However, this library is located just outside of the service area of 2 miles, the distance that is generally considered to encompass the service area of a library.<sup>21</sup> The Felipe de Neve Branch Library is located at 2820 West 6th Street and is approximately 2.26 miles northwest of the Project Site. The Felipe de Neve Branch Library is approximately 9,273 square feet and carries 34,538 volumes in collection with a staff of 9 full-time employees. Based on the 2010 Census data, the service population of

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<sup>18</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>19</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>20</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>21</sup> L.A. CEQA Thresholds Guide, Section K.5, p. K.5-2.



the Benjamin Franklin Branch Library is approximately 85,581 persons.<sup>22</sup> As a result, the Felipe de Neve Branch Library currently does not meet the 2007 Branch Facilities Plan's recommended building size standards (i.e., 14,500 square feet for a service population over 45,000 persons).

At this time, for the six identified libraries, there are no planned or funded improvements to add capacity through expansion or development of new libraries within the Project area.<sup>23</sup>

The hours of operation for the Central Library are: Monday through Thursday from 10:00 A.M. to 8:00 P.M., Friday and Saturday from 9:30 A.M. to 5:30 P.M., and Sunday from 1:00 P.M. to 5:00 P.M. The hours of operation for the Little Tokyo Branch Library, Chinatown Branch Library, Echo Park Branch Library, Pico Union Branch Library, and Felipe de Neve Branch Library are: Monday and Wednesday from 10:00 A.M. to 8:00 P.M., Tuesday and Thursday from 12:00 P.M. to 8:00 P.M., and Friday and Saturday from 9:30 A.M. to 5:30 P.M.<sup>24</sup> These five libraries are also closed on Sundays. The LAPL's web-based resources are available 24 hours a day, seven days a week.

### (3) Community Characteristics

The Project Site is located in a highly urbanized area characterized primarily by a mix of commercial office, government and civic office, retail, and residential development. Specifically, land uses surrounding the Project Site include: an existing surface parking lot and 10-story office building west of the Project Site across Broadway; Los Angeles Times Square, which includes an 11-story office building and a six-level parking structure fronting 2nd Street north of the Project across 2nd Street; single-story commercial buildings and a six-level parking structure east of the Project Site across Spring Street; and a surface parking lot and six-story apartment building (Hosfield Building) fronting Broadway, as well as a surface parking lot and five-story apartment building (Douglas Building Lofts) fronting Spring Street, both south of the Project Site.

<sup>22</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>23</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

<sup>24</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

### 3. Project Impacts

#### a. Methodology

The methodology used to evaluate potential library impacts includes the following:

- (1) identifying libraries within 2 miles of the Project Site that would serve the Project;
- (2) projecting the future service population for the library that would serve the Project;
- (3) comparing the future service population to the service population of the LAPL building size standards as set forth in the 2007 Branch Facilities Plan Criteria for New Libraries; and
- (4) determining whether the Project's contribution to the future service population would cause the library to operate beyond its service capacity.

#### b. Thresholds of Significance

##### (1) State CEQA Guidelines Appendix G

In accordance with State CEQA Guidelines Appendix G (Appendix G), the Project would have a significant impact related to other public facilities (e.g., libraries) if it would:

***Threshold (a): Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries.***

##### (2) 2006 L.A. CEQA Thresholds Guide

The *L.A. CEQA Thresholds Guide* states that the determination of significance shall be made on a case-by-case basis, considering the following criteria to evaluate libraries:

- The net population increase resulting 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 LAPL).

In assessing impacts related to libraries in this section, the City will use Appendix G as the thresholds of significance. The criteria identified above from the *L.A. CEQA Thresholds Guide* will be used where applicable and relevant to assist in analyzing the Appendix G threshold questions.

## c. Analysis of Project Impacts

### (1) Project Design Features

No specific Project design features are proposed with regard to libraries.

### (2) Relevant Project Characteristics

As described in detail in Section II, Project Description, of this Draft EIR, the Project involves the development of a 30-story mixed-use building consisting of 107 residential units (comprising an estimated 137,347 square feet), plus 7,200 square feet of ground level commercial retail uses, and 534,044 square feet of office uses. The proposed residences would include 12 studios, 42 one-bedroom units, 40 two-bedroom units, and 13 three-bedroom units.

### (3) Project Impacts

***Threshold (a): Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?***

#### *(a) Construction*

Construction of the Project would result in a temporary increase of construction workers on the Project Site. Due to the employment patterns of construction workers in Southern California, and the operation of the market for construction labor, construction workers are not likely to relocate their households as a consequence of Project construction. Therefore, Project-related construction workers would not result in a notable increase in the residential population within the service area of the Richard J. Riordan Central Library, Little Tokyo Branch Library, Chinatown Branch Library, Echo Park Branch Library, Pico Union Branch Library, and Felipe de Neve Branch Library. Furthermore, Project-related construction workers would not result in a notable increase in an overall corresponding demand for library services in the vicinity of the Project Site because it is

unlikely that construction workers would visit Project area libraries on their way to/from work or during their lunch hours. Construction workers would likely use library facilities near their places of residence because lunch break times are typically not long enough (30 to 60 minutes) for construction workers to take advantage of library facilities, eat lunch, and return to work within the allotted time. 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. Similarly, it is unlikely that construction workers would utilize library facilities at the end of the workday and would likely use library facilities near their places of residence. Therefore, any increase in usage of the libraries by construction workers is anticipated to be negligible.

As such, Project construction would not cause local libraries to exceed its capacities to adequately serve the existing residential population based on target service populations or as defined by the LAPL. Project construction would not substantially increase the demand for library services for which current demand exceeds the ability of the facility to adequately serve the population. **New or expanded library facilities would not be required to address the negligible effects on library services during the Project's construction phase. Consequently, there would be no physical environmental impacts involving library construction.**

*(b) Operation*

As described above, based on information provided by the LAPL, the Project Site is located within the service areas of the Richard J. Riordan Central Library, Little Tokyo Branch Library, Chinatown Branch Library, Echo Park Branch Library, Pico Union Branch Library, and Felipe de Neve Branch Library.<sup>25</sup> Five of these libraries are located within a 2-mile radius of the Project Site.<sup>26</sup>

As the Project Site currently does not include any housing, there are no existing residents on-site who use the six identified libraries. The Project would result in a mixed-use development containing 107 residential units, as well as commercial retail and office uses. As discussed in Section IV.H, Population, Housing, and Employment of this Draft EIR, the Project would generate approximately 261 residents. Thus, the Project would increase the demand for library services compared to existing conditions.

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<sup>25</sup> *Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.*

<sup>26</sup> *L.A. CEQA Thresholds Guide, Section K.5, pg. K.5-2.*

As described above, according to the LAPL, the Central Library's current service population is 3,792,662 persons. With the addition of the Project's estimated 261 residents, the service population of the Central Library would increase to 3,792,923 persons. As discussed above, the Central Library is not only a resource for the local population, but it is also a destination for regional, domestic, and international patrons.<sup>27</sup> The 2007 Branch Facilities Plan recommends the addition of a second branch for communities with populations above 90,000 persons. However, as previously stated, there are four other branch libraries within a 2-mile radius of the Project Site and one additional library just outside the 2-mile service radius. Therefore, the Central Library is adequate when considered with the other five identified libraries.

Currently, the Pico Union Branch Library and the Chinatown Branch Library meet the recommended building size standards of 12,500 square feet for a service population of less than 45,000 persons. With the addition of the Project's estimated 261 residents, the service population of the 12,500-square-foot Pico Union Branch Library would increase from 34,339 persons to 34,600 persons, and the service population for the 14,500-square-foot Chinatown Branch Library would increase from 10,804 persons to 11,065 persons. Both libraries would continue to meet the recommended building size standards.

The Echo Park Branch Library also currently meets its applicable recommended building size standards of 14,500 square feet for a service population of more than 45,000 persons. With the addition of the Project's estimated 261 residents, the service population of the 17,543-square-foot Echo Park Branch Library would increase from 52,661 persons to 52,922 persons. Despite this increase in service population, the Echo Park Branch Library would continue to meet the recommended building size standards.

However, the Little Tokyo Branch Library and Felipe de Neve Branch Library currently do not meet the recommended building size standards of 14,500 square feet for a service population of more than 45,000 persons. With the addition of the Project's estimated 261 residents, the service population of the 12,500-square-foot Little Tokyo Branch Library would increase from 48,889 persons to 49,150 persons, and the service population of the 9,273-square-foot Felipe de Neve Branch Library would increase from 85,581 persons to 85,842 persons. As such, both libraries would continue to fall short of the recommended building size standards, both without and with the Project.

With regard to anticipated library service at Project buildout, as discussed in Section IV.H, Population, Housing, and Employment, of this Draft EIR, the Southern California

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<sup>27</sup> *Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.*



Association of Governments (SCAG) projects population growth for the City of Los Angeles Subregion. According to the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS), the City population is projected to grow by a rate of approximately 6.2 percent between 2016 (the Project's baseline year) and 2025 (the Project's buildout year).<sup>28</sup> Applying this growth rate to the service areas of the Richard J. Riordan Central Library, Little Tokyo Branch Library, Chinatown Branch Library, Echo Park Branch Library, Pico Union Branch Library, and Felipe de Neve Branch Library, the estimated service populations for these libraries in 2025 would be 4,027,807 persons, 51,920 persons, 11,474 persons, 55,926 persons, 36,468 persons, and 90,887 persons, respectively.

Thus, with the addition of the Project's 261 residents, the estimated service population in 2025 for the 538,000-square-foot Central Library would be 4,028,068 persons. Even as the Central Library continues to be the LAPL headquarters and a resource and destination for visitors both near and far, the LAPL has not indicated any current service deficiencies for the Central Library.<sup>29</sup> The 12,500-square-foot Pico Union Branch Library and 14,500-square-foot Chinatown Branch Library would have an estimated service population of 36,729 persons and 11,735 persons, respectively, and would continue to meet the recommended building size standards of 12,500 square feet for a service population of less than 45,000 persons in 2025 with the addition of the Project residents. The 17,543-square-foot Echo Park Branch Library would have an estimated service population of 56,187 persons in 2025 with the addition of the Project residents and likewise would continue to meet the recommended building size standards of 14,500 square feet for a service population over 45,000 persons.

The Little Tokyo Branch Library and Felipe de Neve Branch Library would not meet the recommended building size standards under future conditions. The estimated service population for the 12,500-square-foot Little Tokyo Branch Library would increase to 52,181 persons, and the estimated service population for the 9,273-square-foot Felipe de Neve Branch Library would increase to 91,148 persons in 2025 with the addition of Project

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<sup>28</sup> According to SCAG's 2016 RTP/SCS, the forecasted populations for the City of Los Angeles are approximately: 3,954,629 persons in 2016; 4,200,168 persons in 2025. To extrapolate the 2016 population, the average increase between SCAG's 2012 and 2040 values was first calculated and then applied to the year 2012 through the year 2016, as follows:  $[(4,609,400 - 3,845,500) \div 28] \times 4 + 3,845,500 = 3,954,629$ . To extrapolate the 2025 population, the average increase between SCAG's 2012 and 2040 values was first calculated and then applied to the year 2012 through the year 2025, as follows:  $[(4,609,400 - 3,845,500) \div 28] \times 13 + 3,845,500 = 4,200,168$ . Therefore, the rate of population change was calculated to be approximately 6.21 percent.

<sup>29</sup> Written communication from Tom Jung, Management Analyst II, Business Office, Los Angeles Public Library, May 11, 2017. See Appendix J of this Draft EIR.

residents. Both libraries would continue to fall short of the recommended building size standards.

The L.A. CEQA Thresholds Guide also considers whether a project includes features that would reduce the demand for library services. The Project's residential units would be equipped to receive individual internet service, which provides information and research capabilities that studies have shown to reduce demand at physical library locations.<sup>30,31</sup> Furthermore, the Project would generate revenues to the City's General Fund (in the form of property taxes, sales tax, business tax, etc.) that could be applied toward the provision of new library facilities and related staffing for any one of the libraries serving the Project area, as deemed appropriate.<sup>32</sup> The Project's revenue to the General Fund would help offset the Project-related increase in demand for library services. As such, the Project would not conflict with or impede implementation of the applicable policies and goals related to libraries in the Framework Element or the Central City Community Plan.

With regard to the potential for employees of the Project's commercial and office uses to use nearby library facilities, as discussed in Section IV.H, Population, Housing, and Employment, of this Draft EIR, the Project's approximately 7,200 square feet of ground level commercial retail uses and 534,044 square feet of office uses would generate an estimated 2,322 employees. These employment opportunities would include a range of full-time and part-time positions anticipated to be filled primarily by persons who already reside in the vicinity of the workplace and who may already generate a demand for libraries in the Project vicinity. Additionally, employees at the Project Site would have internet access, which provides information and research capabilities and reduces the demand at physical library locations. Moreover, employees would be more likely to use libraries near their homes than near their place of work. As such, any new direct or indirect demand for library services generated by Project employees is expected to be negligible.

Based on the above, and pursuant to the library sizing standards recommended in the 2007 Branch Facilities Plan, Project impacts on library services would be less than

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<sup>30</sup> Denise A. Troll, *How and Why Libraries are Changing: What We Know and What We Need to Know*, Carnegie Mellon University, 2002.

<sup>31</sup> Carol Tenopir, "Use and Users of Electronic Library Resources: An Overview and Analysis of Recent Research Studies," 2003.

<sup>32</sup> City of Los Angeles, *Budget for the Fiscal Year 2017–18*, pp. 313, 497, available at [www.lacontroller.org/2017\\_2018\\_adopted\\_budget](http://www.lacontroller.org/2017_2018_adopted_budget), accessed August 4, 2018. As detailed therein, the General Fund may be "expended for functions of general government, protection of persons and property, public works, health and sanitation, transportation, cultural and recreational services, community development, capital outlay, and debt service" (p. 14).

significant. Operation of the Project would not create any new exceedance of the capacity of local libraries to adequately serve the residential population based on target service populations or as defined by the LAPL, which would result in the need for new or altered facilities, or substantially increase the demand for library services for which current and future demand exceeds the ability of the facility to adequately serve the population. As discussed above, the Little Tokyo Branch Library and Felipe de Neve Branch Library would continue operations without meeting recommended building standards under existing and future conditions. However, the Central Library and the other three local branch libraries identified by the LAPL as serving the Project Site would continue to meet the recommended building size standards, and it is likely that Project residents would be drawn to those facilities based on their ability to provide adequate service. In addition, to the extent that Project residents may travel beyond the 2-mile service area, library usage would be dispersed between the libraries nearest the Project Site and those located farther away. Accordingly, the Project would not be anticipated to result in a substantial increase in demand that would necessitate new or physically altered buildings. Therefore, the Project would not, by itself, result in the need for new or altered facilities, or substantially increase the demand for library services for which current demand exceeds the ability of the facility to adequately serve the population.

**Thus, the Project would not result in the need for new or altered facilities, the construction of which may cause significant environmental impacts. As such, impacts on library facilities associated with operation of the Project would be less than significant.**

## 4. Cumulative Impacts

As identified in Section III, Environmental Setting, of this Draft EIR, a total of 173 related projects are located in the Project vicinity. Much of this growth is anticipated by the City and will be incorporated into the Central City Community Plan Update, known as the DTLA 2040 Plan, which the Department of City Planning is in the process of preparing (refer to Section IV.F, Land Use, of this Draft EIR for further discussion). According to the DTLA 2040 projections, an additional approximately 125,000 people, 70,000 housing units, and 55,000 jobs will be added to the Downtown area by the year 2040.<sup>33</sup>

Of the related projects, 129 are located within a 2-mile radius of the libraries serving the Project and are either residential in nature or have residential components. As discussed above, the residential population of a library's service area is the primary metric

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<sup>33</sup> *Growth projections current as of December 2018. Source: City of Los Angeles, DTLA 2040, About This Project, [www.dtl2040.org/](http://www.dtl2040.org/), accessed December 6, 2018.*

used by the LAPL for assessing the adequacy of library services and planning for future growth. The LAPL has not established any facilities criteria based on employment levels in a library's service area. Based on distance to the six identified libraries, it is anticipated that employees generated by many of the non-residential related projects would be more likely to use library facilities near employees' homes during non-work hours, as opposed to patronizing the six identified libraries on their way to or from work or during their lunch hours. Additionally, students generated by the related projects that contain educational components, such as Related Project Nos. 32 and 125, would be more likely to utilize library services on campus. As such, the non-residential related projects would not be expected to substantially contribute to the Project's cumulative demand for library services.

As shown in Table IV.I.4-2 on page IV.I.4-18, the 129 related projects would generate approximately 45,149 new residential units and 173 beds, which would generate a service population of approximately 110,393 persons. When combined with the Project's estimated residential service population of 261 persons, the related projects and the Project would add a total of 110,654 persons to the future service populations of the six libraries in the Project area, which could result in potential cumulative impacts to libraries and which LAPL could choose to address through construction of new or expansion of existing libraries. However, this estimate is likely overstated as it does not consider that much of the growth associated with the Project and related projects is already accounted for in the service population projections based on SCAG's projected growth. Furthermore, this estimate is considered conservative as it does not account for the removal of existing uses and their associated existing residential populations resulting from the development of the related projects.

Additionally, while residents from 70 of the related projects would reside closest to the Central Library, residents from 30 of the related projects would reside closest to the Little Tokyo Branch Library, and residents from 12 other related projects would reside closest to the Chinatown Branch Library.<sup>34,35,36</sup> Residents from 12 of the related projects would reside closest to Echo Park Branch Library, and residents from five other related projects would reside closest to Pico Union Library.<sup>37,38</sup> Additionally, some new residents

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<sup>34</sup> *Related Project Nos. 4, 6, 8, 10, 11, 12, 15, 16, 21, 22, 24, 25, 26, 30, 34, 35, 36, 38, 39, 40, 41, 42, 44, 46, 47, 48, 49, 56, 59, 60, 62, 64, 65, 66, 77, 80, 82, 83, 84, 86, 87, 89, 90, 93, 94, 95, 96, 102, 103, 104, 111, 113, 115, 120, 122, 123, 134, 136, 138, 143, 144, 155, 156, 159, 160, 162, 163, 164, 165, 170.*

<sup>35</sup> *Related Project Nos. 9, 29, 32, 37, 45, 58, 61, 68, 69, 73, 76, 118, 121, 125, 132, 133, 137, 145, 146, 147, 149, 151, 152, 154, 157, 158, 161, 166, 171, 172.*

<sup>36</sup> *Related Project Nos. 7, 52, 70, 71, 72, 109, 110, 112, 116, 150, 167, 173.*

<sup>37</sup> *Related Project Nos. 17, 19, 20, 43, 55, 57, 78, 108, 114, 117, 124, 141.*

<sup>38</sup> *Related Project Nos. 27, 28, 85, 88, 142.*

**Table IV.I.4-2  
LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
1	Blossom Plaza 900 North Broadway	Condominium	223 du	
		Retail	25,000 gsf	
		Restaurant	15,000 gsf	
2	Ava Little Tokyo 200 South Los Angeles Street	Condominium	570 du	
		Apartment	280 du	
		Retail	50,000 gsf	
3	454 East Commercial Street	Bus Maintenance Facility	2 ac	—
4	Tenten Wilshire Expansion 1027 West Wilshire Boulevard	Condominium	356 du	869
		Retail	5,000 gsf	
		Office	5,000 gsf	
5	Vibiana Lofts 225 South Los Angeles Street	Condominium	300 du	
		Retail	3,400 gsf	
6	215 West 9th Street	Condominium	210 du	513
		Retail	9,000 gsf	
7	1101 North Main Street	Condominium	318 du	776
8	Amacon Project 1133 South Hope Street	Apartment	208 du	508
		Retail	5,069 gsf	
9	Megatoys 905 East 2nd Street	Condominium	320 du	781
		Retail	18,716 gsf	
10	Park Fifth 427 West 5th Street, 437 South Hill Street	Condominium	660 du	1,611
		Restaurant	13,742 gsf	
11	1115 South Hill Street	Condominium	172 du	420
		Restaurant	6,850 gsf	
12	1102 West 6th Street	Apartment	649 du	1,584
		Retail	39,996 gsf	
13	1130 West Wilshire Boulevard	Office	88,224 gsf	—
		Day Care	20 stu	—
		High-Turnover Restaurant	248 gsf	—
		Quality Restaurant	5,375 gsf	—
14	Metro Bus Maintenance & Operations 920 North Vignes Street	Bus Maintenance Facility	N/A	
15	Glass Tower Project 1050 South Grand Avenue	Condominium	151 du	369
		Retail	3,472 gsf	
		Restaurant	2,200 gsf	
16	Embassy Tower 848 South Grand Avenue	Condominium	420 du	1,025
		Retail	38,500 gsf	



**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
17	Beverly + Lucas Project 1430 West Beverly Boulevard	Apartment	243 du	593
		Retail	3,500 glsf	
18	Wilshire Grand Redevelopment Project 900 West Wilshire Boulevard	Hotel	889 rm	—
		General Office	369,300 gsf	—
		Retail/Restaurant	34,776 gsf	—
19	Barlow Hospital Replacement & MP 2000 Stadium Way	Condominium	800 du	1,952
		Hospital <sup>d</sup>	56 beds	56
		Retail	15,000 glsf	
20	1435 West 3rd Street	Apartment	122 du	298
		Retail	3,500 glsf	
21	Grand Avenue Project 225 South Grand Avenue	Condominium	1,432 du	3,495
		Apartment	357 du	872
		Office	681,000 gsf	
		Retail	449,000 glsf	
22	Metropolis Mixed-Use 899 South Francisco Street	Hotel	480 rm	
		Condominium	836 du	2,040
		Retail/Restaurant	46,000 gsf	
		Office	988,225 gsf	
23	LA Civic Center Office 150 North Los Angeles Street	Office	712,500 gsf	—
		Retail	35,000 glsf	—
		Child Care	2,500 gsf	—
24	1300 South Hope Street	Apartment	419 du	1,023
		Retail	42,200 glsf	
25	928 South Broadway	Apartment	662 du	1,616
		Live/Work	11 du	27
		Retail	47,000 glsf	
		Office	34,824 gsf	
26	1200 South Grand Avenue	Apartment	640 du	1,562
		Retail	45,000 glsf	
27	Valencia Project 1501 West Wilshire Boulevard	Apartment	218 du	532
		Retail	6,000 glsf	
		Restaurant	1,500 gsf	
28	1329 West 7th Street	Apartment	87 du	213
29	534–552 South Main Street, 539–547 South Los Angeles Street	Apartment	160 du	391
		Retail	18,000 glsf	
		Restaurant	3,500 gsf	
		Fast-Food Restaurant	3,500 gsf	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
30	840 South Olive Street	Condominium	303 du	740
		Restaurant	9,680 gsf	
		Retail	1,500 gsf	
31	770 South Grand Avenue	Apartment	700 du	
		Retail	27,000 gsf	
		Restaurant	5,000 gsf	
32	Santa Fe Freight Yard Redevelopment 950 East 3rd Street	Apartment	635 du	1,550
		Retail/Restaurant	30,062 gsf	
		School	532 stu	
33	201 South Broadway	Mixed Office/Retail/ Restaurant	27,675 gsf	—
34	The City Market 1057 South San Pedro Street	Office	549,141 gsf	
		Retail	224,862 gsf	
		Cinema	744 seats	
		Apartment	877 du	2,140
		Hotel	210 rm	
		Condominium	68 du	166
35	400 South Broadway	Apartment	450 du	1,098
		Retail	6,904 gsf	
		Bar	5,000 gsf	
36	1001 South Olive Street	Apartment	225 du	549
		Restaurant	5,000 gsf	
37	Camden Arts Mixed-Use 1525 East Industrial Street	Apartment	328 du	801
		Retail	6,400 gsf	
		Restaurant	5,700 gsf	
		Office	27,300 gsf	
38	920 South Hill Street	Apartment	239 du	584
		Retail	5,400 gsf	
39	955 South Broadway	Apartment	163 du	398
		Retail	6,406 gsf	
40	801 South Olive Street	Apartment	363 du	886
		Restaurant	7,500 gsf	
		Retail	2,500 gsf	
41	1212 South Flower Street	Condominium	730 du	1,782
		Retail	7,873 gsf	
42	820 South Olive Street; 825 South Hill Street	Apartment	589 du	1,438
		Retail	4,500 gsf	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
43	Sunset Everett Mixed-Use 1185 West Sunset Boulevard	Apartment	214 du	523
		Condominium	6 du	15
		Single-Family Residential	6 du	15
44	601 South Main Street	Condominium	452 du	1,103
		Retail	25,000 glsf	
45	2051 East 7th Street	Apartment	320 du	781
		Retail	15,000 glsf	
		Restaurant	5,000 gsf	
46	Herald Examiner 1111 South Broadway & 156 West 11th Street & 1201 South Main Street	Apartment	391 du	955
		Retail	49,000 glsf	
		Office	39,725 gsf	
47	South Park Site 1 1120 South Grand Avenue	Apartment	666 du	1,626
		Retail	20,600 glsf	
48	South Park Site 4 1230 South Olive Street	Apartment	360 du	879
		Retail	6,400 glsf	
49	1247 South Grand Avenue	Apartment	115 du	281
		Retail	4,610 glsf	
50	Legal Aid Foundation of Los Angeles 1550 West 8th Street	Office	33,957 gsf	—
51	Variety Arts Mixed-Use 940 South Figueroa Street	Theater	1,942 seats	—
		Restaurant	10,056 gsf	—
		Bar	5,119 gsf	—
52	La Plaza Cultura Village 527 North Spring Street	Apartment	345 du	842
		Retail	23,000 glsf	
		Specialty Retail	21,000 glsf	
		Restaurant	11,000 gsf	
53	1036 South Grand Avenue	Restaurant	7,149 gsf	—
54	Coca Cola 963 East 4th Street	Office	78,600 gsf	—
		Retail	25,000 glsf	—
		Restaurant	20,000 gsf	—
55	1335 West 1st Street	Apartment	102 du	249
		Retail	3,463 glsf	
56	459 South Hartford Avenue	Apartment	101 du	247
57	401 North Boylston Street	Apartment	121 du	296
58	1800 East 7th Street	Apartment	122 du	298
		Restaurant	4,605 gsf	
		Retail	3,245 glsf	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
59	1150 West Wilshire Boulevard	Apartment	80 du	196
		Restaurant	4,589 gsf	
60	737 South Spring Street	Apartment	320 du	781
		Pharmacy/Drug Store	25,000 gsf	
61	520 South Mateo Street	Apartment	600 du	1,464
		Office	30,000 gsf	
		Retail	15,000 glsf	
		Restaurant	15,000 gsf	
62	1218 West Ingraham Street	Apartment	80 du	196
63	Palmetto & Mateo 555 South Mateo Street	Retail	153,000 glsf	—
64	732 South Spring Street	Apartment	400 du	976
		Pharmacy/Drug Store	15,000 gsf	
65	340 South Hill Street	Apartment	428 du	1,045
		Restaurant	2,894 gsf	
66	1145 West 7th Street	Condominium	241 du	589
		Retail	7,291 glsf	
67	540 South Santa Fe Avenue	Office	89,825 gsf	—
68	360 South Alameda Street	Apartment	55 du	135
		Office	6,300 gsf	
		Restaurant	2,500 gsf	
69	118 South Astronaut Ellison S Onizuka Street	Apartment	77 du	188
70	Kaiser Permanente Los Angeles Medical Center Expansion 765 West College Street	Medical Office	100,000 gsf	
		Inpatient Facility <sup>d</sup>	62 beds	62
71	Stadium Way & Chavez Ravine Apartments 959 East Stadium Way	Apartment	158 du	386
72	700 West Cesar Chavez Avenue	Apartment	299 du	730
		Retail	8,000 glsf	
73	Clinic at 7th & Wall 649 South Wall Street	Medical Office	66 emp	
		Assisted Living <sup>d</sup>	55 beds	55
74	Metro Emergency Security Operations Center 410 North Center Street	Office	110,000 gsf	—
75	500 South Mateo Street	Restaurant	12,882 gsf	—

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
76	Medallion Phase 2 300 South Main Street	Apartment	471 du	1,150
		Retail	5,190 gsf	
		Restaurant	27,780 gsf	
77	Alexan South Broadway 850 South Hill Street	Apartment	300 du	732
		Retail	3,500 gsf	
		Restaurant	3,500 gsf	
78	340 North Patton Street	Apartment	44 du	108
79	Alameda Hotel 400 South Alameda Street	Hotel	66 rm	—
		Restaurant	2,130 gsf	—
		Retail	840 gsf	—
80	Apex II 700 West 9th Street	Apartment	341 du	833
		Retail	11,687 gsf	
81	649 South Olive Street	Hotel	241 rm	—
82	Sapphire Mixed-Use 1111 West 6th Street	Apartment	362 du	884
		Retail	25,805 gsf	
83	Grand Residences 1233 South Grand Avenue	Condominium	161 du	393
		Restaurant	3,000 gsf	
84	675 South Bixel Street	Hotel	126 rm	
		Apartment	422 du	1,030
		Retail	4,874 gsf	
85	740 South Hartford Avenue	Apartment	80 du	196
86	Lifan Tower 1235 West 7th Street	Condominium	304 du	742
		Retail	5,699 gsf	
87	940 South Hill Street	Apartment	232 du	567
		Restaurant	14,000 gsf	
88	1322 Linwood Avenue	Apartment	84 du	205
89	1340 South Olive Street	Apartment	156 du	381
		Retail	5,000 gsf	
		Restaurant	10,000 gsf	
90	1334 South Flower Street	Apartment	188 du	459
		Retail/Restaurant	10,096 gsf	
91	929 East 2nd Street	Retail	37,974 gsf	—
		Other	71,078 gsf	—
92	633 South Spring Street	Hotel	176 rm	—
		Restaurant	8,430 gsf	—
		Bar	5,290 gsf	—



**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
93	Luxe Hotel 1020 South Figueroa Street	Hotel	300 rm	
		Condominium	435 du	1,062
		Retail	58,959 glsf	
94	1200 South Figueroa Street	Residential	648 du	1,582
		Restaurant	20,000 gsf	
		Retail	28,000 glsf	
95	701 South Hill Street	Apartment	124 du	303
		Retail	8,500 glsf	
96	525 South Spring Street	Apartment	360 du	879
		Retail	9,400 glsf	
97	Case Hotel 1106 South Broadway	Hotel	151 rm	—
98	425 West 11th Street	Office	500 emp	
99	Freehand Hotel 416 West 8th Street	Hotel	200 rm	—
100	The Bloc 700 South Flower Street	Office	737,710 gsf	—
		Retail	260,000 glsf	—
		Restaurant	50,000 gsf	—
		Theater	800 seats	—
101	1728 West 7th Street	Restaurant/Bar	13,100 gsf	—
102	Olympic Tower 815 West Olympic Boulevard	Hotel	373 rm	
		Retail	65,074 glsf	
		Condominium	374 du	913
		Office	33,498 gsf	
		Conference Center	10,801 gsf	
103	LA Gateway Project 1025 West Olympic Boulevard	Apartment	1,367 du	3,336
		Restaurant	20,000 gsf	
		Retail	20,000 glsf	
104	Oceanwide Plaza 1101 South Flower Street	Condominium	504 du	1,230
		Hotel	183 rm	
		Retail	120,583 glsf	
		Restaurant	46,000 gsf	
105	Los Angeles Sports and Entertainment District Figueroa Street & 11th Street	Office	601,800 gsf	—
		Convention Center	250,000 gsf	—
106	Hall of Justice 211 West Temple Street	Government Building	1,600 emp	
		Parking Structure	1,000 spc	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
107	418 South Spring Street	High-Rise Condominium	96 du	
		Hotel	122 rm	
		Retail	10,000 gsf	
		Health Club	2,000 gsf	
		Bar	3,500 gsf	
108	1013 North Everett Street	Apartment	49 du	120
109	708 North Hill Street	Apartment	162 du	396
		Retail	5,000 gsf	
110	211 West Alpine Street	Apartment	122 du	298
		Retail	7,500 gsf	
111	130 South Beaudry Avenue	Apartment	220 du	537
112	College Station Mixed-Use 129 W. College Street, 924 N. Spring Street	Condominium	770 du	1,879
		Retail	51,592 gsf	
113	Urban View Lots 495 South Hartford Avenue	Apartment	218 du	532
114	1316 West Court Street	Apartment	60 du	147
115	8th & Figueroa Mixed-Use 744 South Figueroa Street	Apartment	438 du	1,069
		Retail	7,500 gsf	
116	1201 North Broadway	Apartment	118 du	288
		Office	8,800 gsf	
117	1346–1354 West Court Street	Apartment	43 du	105
118	433 South Main Street	Condominium	161 du	393
		Mixed-Use	6,900 gsf	
119	Downtown LA Hotel 926 West James M. Woods Boulevard	Hotel	247 rm	—
120	JMF Tower 333 West 5th Street	Condominium	100 du	244
		Hotel	200 rm	
		Restaurant	27,500 gsf	
121	Times Mirror Square 202 West 1st Street	Apartment	1,127 du	2,750
		Office	285,088 gsf	
		Supermarket	50,000 gsf	
		Restaurant	75,589 gsf	
122	888 South Hope Street	Apartment	526 du	1,284
123	Sofia Los Angeles 1106 West 6th Street	Apartment	606 du	1,479
		Retail	25,000 gsf	
124	Ferrante 1000 West Temple Street	Apartment	1,500 du	3,660
		Retail	30,000 gsf	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
125	640 South Alameda Street, 1206 East 6th Street	Apartment	1,305 du	3,185
		Condominium	431 du	1,052
		Hotel	412 rm	
		Office	253,514 gsf	
		Retail	127,609 glsf	
		School	29,316 gsf	
		Art Space	22,429 gsf	
126	1300 South Figueroa Street	Hotel	1,024 rm	—
127	Budokan of Los Angeles 237–249 South Los Angeles Street	Sports Center	63,000 gsf	—
128	King's Arch 537 South Broadway	Office	45,000 gsf	—
129	Title Insurance Building 433 South Spring Street	Office	320,000 gsf	—
130	Subway Terminal Retail 417 South Hill Street	Retail/Office	130,000 glsf	—
131	405 South Hewitt Street	Office	255,500 gsf	—
		Retail	4,970 glsf	—
		Restaurant	9,940 gsf	—
132	333 South Alameda Street	Apartment	994 du	2,426
		Retail	99,300 glsf	
133	The San Pedro Towers 600–628 S. San Pedro St, 611–615 S. Crocker St, 518–522 E. 6th St	Affordable Housing	298 du	728
		Manager Apartment	5 du	13
		Retail	3,136 glsf	
		Office	16,773 gsf	
134	1000 South Hill Street	Apartment	498 du	1,216
		Retail	8,707 glsf	
135	1011 North Broadway	Hotel	92 rm	—
136	1018 West Ingraham Street	Apartment	43 du	105
		Retail	7,400 glsf	
137	1100 East 5th Street	Apartment	220 du	537
		Office	20,021 gsf	
		Restaurant	19,609 gsf	
		Retail	9,250 glsf	
138	1100 South Main Street	Apartment	379 du	925
		Retail	25,810 glsf	
139	1625 West Palo Alto Street	Hotel	88 rm	—
140	1219 South Hope Street	Hotel	75 rm	—
		Restaurant	7,700 gsf	—


**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
141	1246 West Court Street	Apartment	54 du	132
142	1307 West 7th Street	Apartment	76 du	186
		Retail	6,035 gsf	
143	1322 West Maryland Street	Apartment	47 du	115
		Retail	760 gsf	
144	1323 South Grand Avenue	Apartment	284 du	693
		Retail	6,300 gsf	
145	656 South Stanford Avenue	Apartment	82 du	201
146	The Weingart Towers 554–562 South San Pedro Street, 555–561 South Crocker Street	Affordable Housing	378 du	923
		Manager Apartment	4 du	10
		Retail	1,758 gsf	
		Office	4,410 gsf	
		Dining Room/Flex Space	5,932 gsf	
147	601 South Central Avenue	Apartment	236 du	576
		Retail	12,000 gsf	
148	640 South Santa Fe Avenue	Office	107,127 gsf	—
149	641 South Imperial Street	Apartment	140 du	342
		Office	14,749 gsf	
150	643 North Spring Street	Apartment	203 du	496
		Retail	21,049 gsf	
151	668 South Alameda Street	Apartment	475 du	1,159
		Office	43,000 gsf	
		Retail	9,000 gsf	
		Supermarket	15,000 gsf	
		Restaurant	17,000 gsf	
152	676 South Mateo Street	Apartment	172 du	420
		Retail	23,025 gsf	
153	755 South Los Angeles Street	Office	60,243 gsf	—
		Retail	16,694 gsf	—
		Restaurant	26,959 gsf	—
154	940 East 4th Street	Apartment	93 du	227
		Retail	14,248 gsf	
		Office	6,000 gsf	
155	1410 South Flower Street	Apartment	152 du	371
		Retail	1,184 gsf	
156	845 South Olive Street	Apartment	208 du	508
		Retail	810 gsf	
		Restaurant	1,620 gsf	

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

<b>No.<sup>a,b</sup></b>	<b>Project/Address</b>	<b>Land Use</b>	<b>Size</b>	<b>Estimated Service Population<sup>c</sup></b>
157	330 South Alameda Street	Apartment	186 du	454
		Office	10,415 gsf	
		Retail	11,925 gsf	
158	527 South Colyton Street	Condominium	310 du	757
		Retail	11,375 gsf	
		Art Production Space	11,736 gsf	
159	Fashion District Residences 212–230 East 7th Street, 701–739 South Maple Avenue	Apartment	452 du	1,103
		Retail	6,802 gsf	
		Restaurant	6,802 gsf	
160	755 South Wall Street	Apartment	323 du	789
		Retail	4,400 gsf	
		Event Space	125 per	
		Office	53,200 gsf	
		Restaurant	4,420 gsf	
161	1101 East 5th Street, 445–457 South Colyton Street	Live/Work	129 du	315
		Retail	26,979 gsf	
		Restaurant	31,719 gsf	
		Hotel	113 rm	
		Art Uses	13,771 gsf	
162	1045 South Olive Street	Apartment	800 du	1,952
163	Figueroa Centre 913 South Figueroa Street	Hotel	220 rm	
		Apartment	200 du	488
		Retail	94,080 gsf	
164	8th, Grand & Hope Tower 754 South Hope Street	Apartment	409 du	998
		Retail	7,329 sf	
165	1340 South Hill Street	Apartment	233 du	569
166	670 Mesquit Street	Apartment	308 du	752
		Hotel	236 rm	
		Office	944,055 gsf	
		Retail	79,240 gsf	
		Restaurant	89,576 gsf	
		Event Space	93,617 gsf	
		Gym	62,148 gsf	
		Grocery	56,912 gsf	
167	1030–1380 N. Broadway, 1251 N. Spring St	Apartment	920 du	2,245
		Retail	21,406 gsf	
168	Alameda Square 777 South Alameda Street	Office	1,300,000 gsf	—
		Retail	250,000 gsf	—

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

No. <sup>a,b</sup>	Project/Address	Land Use	Size	Estimated Service Population <sup>c</sup>
169	1248 South Figueroa Street	Hotel	1,162 rm	—
		Restaurant	13,145 gsf	—
170	215 West 14th Street	Apartment	154 du	376
		Retail	10,700 glsf	
171	1745 East 7th Street	Apartment	57 du	140
		Retail	6,000 glsf	
172	354 South Spring Street	Apartment	212 du	518
		Restaurant	15,280 gsf	
173	Alameda District Plan	Residential	22 du	54
		Office	7,443,200 gsf	
		Retail	645,000 glsf	
		Hotel	750 rm	
		Restaurant	20,000 gsf	
		Museum	70,000 gsf	
Related Projects Service Population			45,149 du	110,393
			173 beds	
Project Service Population		Residential	107 du	261
		Commercial Retail	7,200 gsf	
		Office	534,044 gsf	
Total Service Population for Related Projects and Project			45,256 du	110,654
			173 beds	
<hr/>				
ac = acres				
du = dwelling units				
glsf = gross leasable square feet				
gsf = gross square feet				
sf = square feet				
spc = spaces				
rm = rooms				
stu = students				
emp = employees				
per = persons				
 = The related project is not residential in nature or does not have residential components.				
Totals calculated have been rounded up to the nearest whole number and may not sum due to rounding.				
<sup>a</sup> This analysis of cumulative impacts to library services only includes the related projects that are residential in nature or have residential components.				
<sup>b</sup> Related Project Nos. 1, 2, 5, 14, 31, 98, 106, and 107 have been built and are operational. As these related projects have already been accounted for in existing conditions, the respective service				

**Table IV.I.4-2 (Continued)**  
**LAPL Branch Building Size Standards**

No. <sup>a,b</sup>	Project/Address	Land Use	Size	Estimated Service Population <sup>c</sup>
<p><i>populations were not calculated.</i></p> <p><sup>c</sup> <i>Based on a 2.44 persons per household rate for multi-family units based on the 2015 American Community Survey 5-Year Average Estimate (2011-2015) per correspondence with Jack Tsao, Los Angeles Department of City Planning, March 29, 2017. Although the City has begun using a factor of 2.43 residents per multi-family housing unit based on 2016 Census American Community Survey 5-Year Estimate data, the higher 2015 rate is utilized herein as it was in use at the time the Project's NOP was published as well as to provide a conservative estimate of Project impacts.</i></p> <p><sup>d</sup> <i>Based on the assumption that the number of beds is equivalent to the estimated service population for this related project.</i></p> <p><i>Source: Eyestone Environmental, 2018.</i></p>				

may utilize services at the Felipe de Neve Branch Library as needed. In general, residents would be more likely to utilize the libraries closer to their residence as their primary library(ies). In addition, the estimate of the cumulative service population is largely driven by the number of related projects in the Project area.

Furthermore, similar to the Project, each related project and other future development in the Community Plan area would generate revenues to the City's General Fund (in the form of property taxes, sales tax, business tax, etc.) that could be applied toward the provision of new library facilities and related staffing for any one of the libraries serving the Project area, as deemed appropriate.<sup>39</sup> These revenues to the General Fund would help offset the increase in demand for library services as a result of the Project and the related projects.

Nonetheless, based on the library sizing standards recommended in the 2007 Branch Facilities Plan, the projected cumulative future service population could warrant the addition of a new branch library and/or improvements or expansions to add capacity to some of the local libraries depending on actual population growth and future library usage.<sup>40</sup> Accordingly, LAPL will continue to monitor population growth and land

<sup>39</sup> *City of Los Angeles, Budget for the Fiscal Year 2017–18.*

<sup>40</sup> *The Pew Research Center has found that library usage is declining: "The findings indicate a downward drift in the number of those who use physical library facilities in any given year. In our first survey on this in November 2012, 53% of adults had visited a library or bookmobile in the past 12 months. Over the same period, the use of library websites has leveled off. In 2013, 30% of adults had used a library website over the past 12 months, while the new finding is that 31% have done so in the past year. Additionally, we found that 9% of adults had used a library-related app in the past 12 months—a first time (Footnote continued on next page)*

development in the City and identify additional resource needs, including staffing, materials equipment, and possibly facility expansions or new facility construction needs that may become necessary to achieve the required service standards. Through the City's regular budgeting efforts, LAPL's resource needs will be identified and allocated according to the priorities at the time. At this time, LAPL has not identified any new library construction in the area impacted by this Project either because of this Project or other projects in the service area. If LAPL determines that new facilities are necessary at some point in the future, such facilities: (1) would occur where allowed under the designated land use; (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size; and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under CEQA Guidelines Section 15301 or 15332 and would not be expected to result in significant impacts.

**Based on the above, Project impacts on libraries would not be cumulatively considerable, and cumulative impacts would be less than significant.**

Notwithstanding, the LAPL recommends a per capita fee of \$200 to be used for staff, books, computers, and other library materials. Fees would be paid by the Project Applicant, as applicable, as a condition of Project approval.

## **5. Mitigation Measures**

Project-level and cumulative impacts with regard to library services would be less than significant. Therefore, no mitigation measures are required.

## **6. Level of Significance After Mitigation**

Project-level and cumulative impacts to library services would be less than significant without mitigation.

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*reading for this question.” Source: Pew Research Center, Internet and Technology, Libraries and Learning, [www.pewinternet.org/2016/04/07/libraries-and-learning/](http://www.pewinternet.org/2016/04/07/libraries-and-learning/), accessed December 4, 2018.*