

**LOS ANGELES PUBLIC LIBRARY  
BOARD REPORT**

January 22, 2026

TO: Board of Library Commissioners  
FROM: John F. Szabo, City Librarian  
SUBJECT: **ACCEPTANCE OF MITIGATION FEE FOR PROJECT DEVELOPMENT AT 211 ELM COURT AND 115 PARK CIRCLE, CENTURY PLAZA TOWERS PERMIT 4**

**A. RECOMMENDATION:**

1. That the Board of Library Commissioners accept the amount of \$117,000 for the payment of the Library Development Impact Mitigation Fee permit #4, a condition of approval imposed by the City of Los Angeles Planning Department for the Century Plaza Towers Permit 4 located at 211 Elm Court and 115 Park Circle, Los Angeles.
2. That the amount of \$117,000 be deposited into Library Trust Fund 831, to pay for library materials, supplies, equipment, furniture, programming, maintenance, and/or improvements for Westwood and Palms-Rancho Park Branch Libraries.
3. That a letter, notifying the Department of City Planning that the Library Development Mitigation fee has been paid for this project, be sent to Vince Bertoni, Director of City Planning, with a copy to Next Century Partners, LLC for property located at 211 Elm Court and 115 Park Circle, Los Angeles.

**B. FINDINGS:**

1. Next Century Partners, LLC has constructed 262 residential units at the Century Plaza Towers.
2. As part of the conditions imposed by the Los Angeles City Planning Department for the project, the developer is required to pay a Library Development Impact Mitigation Fee for Permit #4 of \$200 per capita based upon the projected 262 residential units with 585 occupants.
3. Westwood and Palms-Rancho Park Branch Libraries will serve the proposed project.

Prepared by: Emily Wooten, Management Analyst

Reviewed by: Heather Smith, Assistant Business Manager  
Monique Atkinson, Departmental Chief Accountant III  
Madeline Rackley, Business Manager  
Susan Broman, Assistant City Librarian

**LIBRARY RESOLUTION NO. 2026-XX**

WHEREAS, on January 22, 2026, the Board of Library Commissioners found that Next Century Partners, LLC, applied for and received conditional approval from the Department of City Planning (DCP) to construct the Century Plaza Towers Permit #4 Project (the "project") consisting of 262 residential units to be located at 211 Elm Court and 115 Park Circle, Los Angeles; and

WHEREAS, the DCP imposed a condition of approval requiring the developer pay a Library Development Impact Mitigation fee of \$200 per capita based upon the 585 projected number of residents in the 262 residential units, which fee totals \$117,000; and

BE IT RESOLVED, that the Board of Library Commissioners approved the acceptance of \$117,000 for payment of a Library Development Mitigation Fee; and

FURTHER RESOLVED, that the Board of Library Commissioners authorized the City Librarian, or designee, to deposit \$117,000 into the Library Trust Fund 831, to pay for library materials, supplies, equipment, furniture, programming, maintenance, and improvements for the Westwood and Palms-Rancho Park Branch Libraries; and

FURTHER RESOLVED, that the City Librarian, or designees, send a letter to Vince Bertoni, Director of DCP, with a copy to Rick Arambulo, Woodridge Capital, located at 10250 Constellation Blvd., Los Angeles, notifying DCP that the Library Development Mitigation fee has been paid for this Project.

This is a true copy:

---

Lynda Achi  
Commission Executive Assistant

Adopted by the following votes:

AYES:

NOES:

ABSENT: