

# **MINUTES**

## **BOARD OF LIBRARY COMMISSIONERS CITY OF LOS ANGELES**

**DECEMBER 4, 2014**

### **Special Meeting**

A Special Meeting of the Board of Library Commissioners was held at the Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, CA 90012, convening at 11:08 a.m. on the above-written date.

<b>PRESENT:</b>	PRESIDENT	JOSEFA SALINAS
	COMMISSIONER	GREGORY BETTINELLI
	COMMISSIONER	MAI LASSITER
	COMMISSIONER	RITA WALTERS

### **EXCUSED**

<b>ABSENT:</b>	VICE PRESIDENT	BICH NGOC CAO
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**ALSO PRESENT:** John F. Szabo, City Librarian; Kris Morita, Assistant General Manager; Sharon Tso, Chief Legislative Analyst (CLA); Mandana Khatibshahidi, Analyst, CLA's Office; Elaine Owens-Sanchez, Analyst, CAO's Office; Laura Cadogan Hurd, Deputy City Attorney, Real Property/Environment Division; Terry Martin-Brown, Assistant City Attorney, General Counsel; Alois Phillips, Deputy City Attorney, General Counsel; Tanner Blackman, Planning Director, Council District 14<sup>th</sup>; and staff.

### **CITY LIBRARIAN'S REPORT**

Consideration of Parking Agreement  
Between the City of Los Angeles and  
222 Street Investors, LP for the  
Little Tokyo Branch Library  
(Continued from November 20, 2014)

City Librarian John F. Szabo reported that the proposed parking agreement had been revised to include additional provisions discussed at the November 20, 2014 Board Meeting and from a community meeting held at the Little Tokyo Library on November 24, 2014. The following are new revisions included in the new proposed agreement:

- The number of public parking spaces would be 28 instead of 26.

- Based on Board recommendation, 222 Main, at its cost, will provide the public with valet parking and parking validations for 28 spaces at all times during the Library's hours of operation. During Library special events and other occasions that attract more than ten (10) attendees at one time, 222 Main will provide more than one valet parking attendant.
- The developer will also provide and install at their expense, way-finding signage to direct patrons to the location of offsite parking.

Mr. Szabo reported that based on discussions with all parties in the last 24 hours, staff is also recommending to add to the agreement a 10-year limit on the valet parking, after that it would be validated parking in perpetuity. He indicated that the city will make its best effort to find permanent parking location for the Little Tokyo Branch. He pointed out that the other provisions of the agreement would remain the same, including the two (2) disabled accessible parking spaces and a minimum of ten (10) reserved parking spaces for library staff in the 222 Main parking structure.

Mr. Szabo thanked the members of the Little Tokyo Community and the Friends of the Little Tokyo Library for their involvement and input. He also thanked Chief Legislative Analyst Sharon Tso and her staff, the City Attorney's Office, Library staff, and the developers from 222 Main and its representatives for the great deal of work and commitment to come to an agreement.

### **Public Comments**

- Judith Markoff Hansen, Member, Friends Group, said she supports approval of the agreement in principle. She said she would have liked to see more information on what would constitute the "valet parking" service.
- James Pugh, Attorney, Sheppard Mullin, representing 222 Main, thanked everyone involved in the process and hopes that Board approves the agreement with the new language.
- Janet Minami, First Vice President of the Friends of the Little Tokyo Branch Library, had questions on the language and said that safety cameras were not mentioned in the agreement.

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Terry Martin-Brown, Assistant City Attorney, General Counsel explained that "technical changes" refers to changes that would be incorporated to the agreement such as the new approved language regarding the valet parking and other clean up language (grammar and typos), but no substantive changes.

Laura Cadogan Hurd, Deputy City Attorney, Real Property/Environment Division, explained that “commercially best efforts” means that the City is committed to make a reasonable effort to pursue an alternative for permanent parking.

John F. Szabo, City Librarian, stated that the Budokan was not mentioned in this agreement because it is a two-party agreement between the City and 222 Main. He explained that Budokan is part of the conversation but an agreement with them would have to be separate.

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- Takao Suzuki, Little Tokyo Service Center Development Corp. (LTSC), said LTSC looks forward to discussing the permanent parking for the library being provided at the Budokan.
- Tom Warren, Holland Partner Group, developer for the proposed 222 Main Street Project, said that the original agreement stipulated that the Library would reimburse the developer for the costs of the parking stalls. He said the Little Tokyo Service Center is looking for funding for their Budokan project and redirecting the funding for the stalls will help with funding needs for the Budokan who could provide parking for the Library. He underscored that 222 Main would provide, free of charge, 12 parking spaces in their development (two for disabled parking and ten for employees) permanently.

Mr. Warren provided some visual maps to demonstrate the proximity of both parking lots (Budokan and 222 Main) to the Library. He said he hopes the Board will approve this agreement.

- Tanner Blackman, Deputy, Director of Planning for Council District 14<sup>th</sup>, said his office is happy to see that a consensus had been reached. He thanked all involved for their work on this agreement.

### **Board Discussion**

Commissioner Walters welcomed and thanked Chief Legislative Analyst Sharon Tso for attending the meeting. She also thanked the members of the City Attorney’s Office for their assistance. She noted that Janet Minami had an illustrious career in the school district and has spent many years with the Friends of the Little Tokyo Library and thanked her for her input during the discussions of the agreement.

Commissioner Walters stated that the Budokan project had been in discussion for many years and the site of its location has changed over the years. She said she is also concerned about safety and asked about security camera arrangements.

Mr. Szabo replied that the Library has security cameras in its facilities but security cameras are not part of the agreement. He noted the library is able to select a parking location and security cameras could be a consideration.

Mr. Warren stated that the parking that would be provided for library employees in their building will be secured and have cameras in it. For the temporary patron parking, the city can choose a facility that already has security cameras. He stated that if the Budokan facility eventually becomes the permanent parking, cameras could be installed there and monitored from the library. He said 222 Main can help facilitate with the wiring of the cameras to monitor from the Branch.

Commissioner Walters stated that she looks up to the CLA's office for good advice and asked Chief Legislative Sharon Tso to provide her opinion on the agreement. Ms. Tso replied that the CLA's primary concern was to ensure that parking was available for the library and the proposed agreement in front of the Board provides both a temporary solution and a permanent solution.

Thereafter, it was MOVED by Commissioner Bettinelli, seconded by Commissioner Lassiter and unanimously carried that the following resolution be adopted:

LIBRARY RESOLUTION NO. 2014-48 (C-42)

WHEREAS, on September 6, 2001, the Board of Library Commissioners approved a Memorandum of Understanding (MOU) with Gilmore Associates (Developer) regarding the development of a site for the Little Tokyo Branch Library within the St. Vibiana Place Cathedral Project, which included provisions for parking during and after completing the project; and

WHEREAS, under the provisions of the MOU, the Library is currently being provided 25 parking spaces for staff and patrons of the library at the surface parking lot located adjacent to the Library. This parcel of land was recently acquired by a new developer, "222 Main"; and

WHEREAS, a new Parking Agreement has been negotiated with "222 Main" regarding parking provisions for the library during and after construction of a mixed-use, 8-story project on the parking lot:

RESOLVED, That the Board of Library Commissioners approve the Parking Agreement between the City of Los Angeles and 222 MAIN STREET INVESTORS LP, a Delaware limited partnership ("222 Main") for the provision of parking for the Little Tokyo Branch Library during and after construction on the property immediately adjacent to the Library; and

FURTHER RESOLVED, That the City Attorney and City Librarian be authorized to make technical changes to the Agreement prior to execution.

ADJOURNMENT

There being no further business to come before the Board, the Special Meeting was adjourned at 11:52 a.m.

ATTEST: \_\_\_\_\_

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Josefa Salinas  
President

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Raquel M. Borden  
Board Executive Assistant

Approved: December 18, 2014