

**LOS ANGELES PUBLIC LIBRARY
BOARD REPORT**

January 27, 2022

TO: Board of Library Commissioners

FROM: John F. Szabo, City Librarian

SUBJECT: **REQUEST TO APPROVE MEMORANDUM OF AGREEMENT BETWEEN THE LIBRARY DEPARTMENT, THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING AND THE DEPARTMENT OF RECREATION AND PARKS FOR THE JOINT USE OF A PORTION OF THE PIO PICO-KOREATOWN BRANCH LIBRARY PROPERTY FOR RECREATIONAL AND LIBRARY PURPOSES**

RECOMMENDATIONS:

That the Board of Library Commissioners:

1. Approve the attached Memorandum of Agreement (MOA) which enables the Department of Public Works, Bureau of Engineering (BOE) and the Department of Recreation and Parks (RAP) to use a portion of the Pio Pico-Koreatown Branch Library property, currently a surface parking lot used by Los Angeles Public Library (LAPL) patrons, to construct and install improvements thereon and to jointly use such property with LAPL for recreational and library purposes;
2. Authorize the City Librarian and City Attorney to make technical changes to the MOA;
3. Authorize the President of the Board of Library Commissioners to execute the MOA, subject to the required approvals; and
4. Adopt the attached Resolution regarding the use of the Pio Pico-Koreatown Branch Library property.

BACKGROUND:

1. Summary

Council District 10 proposes to build a park on Pio Pico-Koreatown Branch Library ("Branch") property where there is currently a surface parking lot used by library patrons. This report provides background about the proposed park and improvements (collectively, "PARK"), the legality of the joint use of such Library

property for recreational and library purposes, information about funding for the PARK, and highlights of the proposed MOA.

2. Park Project Description

The Pio Pico-Koreatown Branch Library is located at 694 South Oxford Street in Council District 10 in the Koreatown area of Los Angeles. RAP proposes to develop a PARK on approximately 10,760 square feet of land located at the western portion of the Pio Pico-Koreatown Branch Library that is currently being used as a surface parking lot for LAPL patrons. PARK amenities are expected to include benches, park lighting, landscaping, a shade structure, and a children's playground. The proposed park is currently known as the Pio Pico Park. As part of this project an underground parking structure will be constructed for use by both LAPL and PARK patrons. Additionally, existing restrooms within the Library will be expanded to accommodate PARK patrons and improvements will be made on the façade of the Pio Pico-Koreatown Branch Library, including new signage. The PARK to be constructed and installed on land owned and controlled by LAPL will not be set aside, dedicated for recreational purposes, owned or controlled by RAP.

3. Pio Pico-Koreatown Branch Library Property

The LAPL purchased the 20,000-square-foot building and the adjacent parking lot in 1998 with funds from the 1989 Proposition 1 bond issuance. This site is surrounded by commercial buildings and mixed-use developments.

The property contains four (4) mature trees along the north boundary of the parking lot. These trees will not be removed to accommodate the proposed park and their roots and canopies will be protected throughout the project.

The Branch parking lot is approximately 0.25 acres in size. It is paved and is used daily by the patrons of the Branch. The parking lot contains sixty (60) parking spaces which includes three disabled person spaces.

The parking lot has an electronic gate. Parking is free for two hours with a parking ticket validation provided inside the Branch. After two hours, the cost to park in the lot is \$1 per hour with a maximum of \$8. The Department of General Services (GSD) staffs the gate during business hours and takes payments for parking. The parking lot is locked when the Branch is closed.

The proposed underground parking facility to be used by PARK and library patrons will consist of a minimum of fifty (50) parking spaces. BOE shall be responsible for ensuring all parking requirements meet the Americans with Disabilities Act (ADA) specifications. LAPL will continue to contract with GSD for the operation of the underground parking structure.

4. Use of Library Assets

The Los Angeles City Charter Section 534 states that the Board of Library Commissioners “shall have full control over all library sites and none of these sites shall be devoted to any other purpose in whole or in part without permission from the Board.” Therefore, no construction will begin without approval from the Board. LAPL staff will ensure that the Board of Library Commissioners is informed of the progress of the project and has the opportunity to provide input for the project.

5. Funding

Funding has been secured by the City for the project and this project is fully funded. With this funding, RAP and BOE were able to hire the design firm JFAK Architects to design the PARK and the new underground parking structure at no cost to LAPL. LAPL shall not be held financially liable for funds secured, provided and/or expended for the design and construction of the PARK and the underground parking facility at the Branch.

6. Memorandum of Agreement

The proposed MOA between LAPL, BOE, and RAP is attached to this report. The MOA describes the roles and responsibilities of LAPL, BOE, and RAP regarding the use of a portion of the Pio Pico-Koreatown Branch Library as a site for a PARK and a new underground parking facility. These responsibilities include such items as park security, maintenance, and the operation of the underground parking facility. The MOA also outlines the role of LAPL in the final approval of the design of the PARK and underground parking facility.

7. Resolution

The proposed Library Resolution is attached to this report. The Resolution approves the MOA between LAPL, BOE, and RAP.

Attachments

Prepared by: Joyce Cooper, Director of Branch Libraries

Reviewed by: Susan Broman, Assistant City Librarian
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