
Office of the City Clerk, City of Los Angeles

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Council File Number

[00-1168](#)

Title

2580 NORTH SOTO STREET

Subject

Motion - On June 8, 2000 the Planning Commission acted to deny the appeal opposing a proposed project for construction of 70 affordable housing units in a 4-story building with 119 parking spaces on a vacant site of 5.62 net acres at 2580 North Soto Street, and approved conditions for this project, as modified (CPC No. 99-0395 SPR). The construction of this housing development was opposed for a variety of reasons. However, of paramount importance was the very legitimate concern that this project will expose residents to traffic hazards as well as pedestrian hazards due to a lack of sidewalks in the area and due to dangerous intersections at this location. It is important that these traffic safety issues, as well as other issues associated with the large project be given a more thorough review, evaluation and mitigation. THEREFORE MOVE that, pursuant to Section 32.3 of the Los Angeles City Charter (PROP 5) the City-Council assert jurisdiction over the June 8, 2000 Planning Commission action to deny the appeal opposing a proposed project for construction of 70 affordable housing units in a 4-story building with 119 parking spaces on a vacant site of 5.62 net acres at 2580 North Soto Street (CPC No. 99-0395 SPR). FURTHER MOVE that upon assertion of jurisdiction, this matter be referred to the Planning and Land Use Management Committee for further action.

Last Change Date

12/14/2005

Council District

1,14

Mover

NICK PACHECO

Second

CINDY MISCIKOWSKI

ALEX PADILLA

Archive History

- 6-13-00 - This day's Council session
- 6-13-00 - File to Calendar Clerk for placement on next available Council agenda
- 6-20-00 - Council Action - Motion ADOPTED
- 6-22-00 - Set for Planning and Land Use Management Committee on June 27, 2000
- 6-27-00 - File to Planning and Land Use Management Committee Clerk
- 6-27-00 - Planning and Land Use Management Committee Disposition - Approve Plan Commissioners action.
- 7-5-00 - Council Action - CONTINUED TO July 7, 2000
- 7-7-00 - Planning and Land Use Management Committee report ADOPTED *AS AMENDED to:
 1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and in compliance with the California Environmental Quality Act of 1970; that the Mitigated Negative Declaration reflects the independent judgment of the lead agency City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File 00-1168 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [MND No. 99-0096-SPR].
 2. ADOPT FINDINGS of the City Planning Commission as the Findings of Council.
 3. SUSTAIN the action of the City Planning Commission to deny an appeal filed by Renee Chavez of the Hillside Village Property Owners Association opposing the construction of 70 affordable housing units in a 4-story building with 119 parking spaces on a vacant site of 5.62 net acres at 2580 North Soto Street, subject to Conditions of Approval, as modified - Applicant: El Sereno CPC 99-0395 SPR - City Lights

Association

7-7-00 - *Amending Motion - Pacheco Mover 2000 / Bernson - ADOPTED - MOVE that the matter of a Planning and Land Use Management Committee report and Mitigated Negative Declaration relative to Site Plan Review appeal for property at 2580 North Soto Street, Item 31 on today's Council Agenda (Council File 00-1168), BE AMENDED to further modify the Conditions of Approval referenced in that report, as follows:

17. Increased Vehicle Trips / Congestion. An investigation and analysis conducted by the Department of Transportation has identified significant project related pedestrian traffic impacts which shall be mitigated by compliance with the following measures.

[Environmental]

a. ADD

Prior to any issuance of a building permit for the proposed housing development, the applicant shall install a full traffic signal with pedestrian control at the intersection of Huntington Drive, Huntington Drive South, Canto Drive, Mission Road, at Soto Street including curb ramps for handicapped access, protective wall, adequate exterior lighting in the underpass and painting the proposed crosswalk white to improve pedestrian visibility for drivers. The applicant shall assume the entire cost of the design and installation of a full traffic signal and crosswalk.

b. Widen the existing 5-foot sidewalk to a 10-foot sidewalk adjacent to the project frontage

c. MODIFY TO READ - ADD

Modify the eastbound connector road from Mission Road to Huntington Drive South to intersect the northbound connector road from Soto Street to Huntington Drive South at a right angle satisfactory to the Department of Transportation (DOT). Botts dots shall be installed to separate and delineate between the right turn, deceleration lane and Soto Street.

FURTHER ADD

Modify the median island, bounded by Mission Road on the west, Soto Street on the east, the eastbound connector road from Mission Road to Huntington Drive South on the north, and the westbound connector road from Soto Street to Mission Road on the south, to the satisfaction of the Bureau of Engineering and the Department of Transportation, to safely accommodate vehicular and pedestrian traffic into and out of the proposed housing development. Provide for the housing development a driveway design and alignment that is satisfactory to the Bureau of Engineering and Department of Transportation.

d. A stop sign shall be installed to control eastbound traffic using [ADD INSTEAD "the modified eastbound connector road in "c" above"] at its intersection with the northbound connector road from Soto Street to Huntington Drive e. e. A "Right Turn Only" sign shall be posted for traffic exiting the project driveway as well as a "DO NOT ENTER" sign facing the project driveway to prevent wrong way turns into the [ADD TEXT: "modified eastbound connector road in "c" above"].

f. A "Smart Crosswalk [INSERT "SIGNAL"]" shall be established [ADD TEXT: ", upon a determination by Department of Transportation that his signal is required based on traffic and projected pedestrian volumes,"] on Mission Rd in the vicinity of Superior Court. The actual location and type of signals shall be determined by the Department of Transportation. The crosswalks shall be equipped with Americans with Disabilities Act (ADA) compliant curb ramps, if not already existing.

g. The Department of Transportation shall coordinate with the appropriate city departments such as Bureau of Street Lighting to ensure proper lighting in reference to proposed improvements.

The proposed improvements shall be completed through the Bureau of Engineering's B-Permit process. Construction of the improvements to the satisfaction of the Department of Transportation and the Bureau of Engineering must be completed before issuance of any temporary or permanent certificate of occupancy, except improvements noted as 17 a, 17 c, 17 d, and 17 e which shall be completed before issuance of any building permit for the proposed housing development.

7-12-00 - File to Planning and Land Use Management Committee Clerk OK

7-12-00 - File in files

8-10-00 - File to Claudia Culling - City Attorney - x55404

8-16-00 - File in files

9-8-00 - File to Ken O'Brien - City Attorney - 473-3600

9-14-00 - File in files

9-18-00 - For ref - Transmittal from City Attorney R00-0478 relative to the settlement discussion on Happy Valley City Lights, et al v. City of Los Angeles, et

9-18-00 - Ref to Planning and Land Use Management Committee - Set for Planning and Land Use Management Committee on September 26, 2000

9-19-00 - File to Planning and Land Use Management Committee Clerk per request

9-26-00 - Planning and Land Use Management Committee Disposition - Approved as amended

10-2-00 - Set Planning and Land Use Management Committee on October 17, 2000 and in Council October 18, 2000

10-17-00 - Planning and Land Use Management Committee Disposition - Continued to October 24, 2000 and in Council October 25, 2000

10-24-00 - Planning and Land Use Management Committee Disposition - Approve site plan review

10-25-00 - Council Action - Planning and Land Use Management Committee report ADOPTED *AS AMENDED to:

1. APPROVE Site Plan Review for the proposed construction of 70 affordable housing units in a 4-story building with 119 parking spaces on a vacant site of 5.62 net acres at 2580 North Soto Street. Said project shall be approved, subject to previously adopted Conditions of Approval, as modified to require the installation a full traffic signal with pedestrian control at the intersection of Huntington Drive/Huntington Drive South at Soto Street prior to the issuance of a Certificate of Occupancy of temporary Certificate of Occupancy.

Applicant: El Sereno City Lights Association CPC 99-0395 SPR

2. INSTRUCT the Department of Transportation and City Engineer to begin all work necessary to engineer and install a traffic signal at the aforementioned intersection as soon as possible.

3. REQUEST that the Project Applicant meet with the representative of the 14th Council District or designated staff to discuss means to ease traffic congestion during project construction such as modifying the haul route, if necessary, or removing the concrete center median located in Soto Street south of the project.

10-25-00 - Council Action - *Verbal Motion - Bernson Mover 2000 / Miscikowski - ADOPTED - HEREBY MOVE that Council AMEND the Planning and Land Use Management Committee report on today's agenda (Item No. 1, Council File 00-1168) relative to Site Plan Review for the proposed construction of 70 affordable housing units in a 4-story building with 119 parking spaces on a vacant site of 5.62 net acres at 2580 North Soto Street, as follows:

1. RESCIND the Council's action of July 7, 2000 relative to Site Plan Review appeal for 2580 North Soto Street.

2. REQUIRE the developer to reimburse the City for the cost of design and installation of a full traffic signal with pedestrian control at the intersection of Huntington Drive/Huntington Drive South at Soto Street.

10-27-00 - This day's Council session - Motion - Hernandez Mover 2000 / Pacheco - At the meeting of October 25, 2000 the City Council instructed the Department of Transportation (DOT) to install a full traffic signal at the intersection of Mission Road/Huntington Drive South and Canto Drive, as soon as possible, as part of the El Sereno City Lights Housing Project located at 2580 North Soto Street (Council File 00-1168). Although the developer will pay the costs for this installation, a transfer of funds is needed now to the Department of Transportation (DOT) and the Bureau of Street Lighting in order to expedite this signal installation - these funds will be reimbursed to the General Fund by the developer of this project. In addition, the developer shall be fully responsible for any additional costs associated with the design, purchase and/or installation of this traffic signal prior to the issuance of any Certificate of Occupancy for the project.

THEREFORE MOVE, subject to the approval of the Mayor, \$150,000 be transferred from the Reserve Fund to the Unappropriated Balance Fund No. 100-58 and be appropriated therefrom to the below listed funds and accounts and in the amounts specified, for the immediate design and installation of a traffic signal at the intersection of Mission Road/Huntington Drive South and Canto Drive - said funds to be reimbursed other General Fund by the developer of the El Sereno City Lights Housing Project (2580 North Soto Street) prior to the issuance of any temporary or final Certificate of Occupancy for the project:

1. Dept of Transportation Fund No. 100-94

Account No. 1090 (Salaries - Overtime) \$60,000

Account No. 3040 (Contractual Services) \$24,000

Account No. 3360 (Signal Supplies & Repairs) \$50,000

2. Bureau of St Lighting Fund No. 100-84

Account No. 1090 (Salaries - Overtime) \$ 7,000

Account No. 8780 (St Lighting Improvements & Supplies \$ 9,000

TOTAL \$150,000

FURTHER MOVE that the Council assert that nothing in this action shall be construed as diminishing in any manner the developer's full responsibility for the the complete costs of design, purchase and installation of this traffic light and that full satisfaction of such responsibility shall be a precondition to the issuance of any temporary or final Certificate of Occupancy for this project.

10-27-00 - Ref to Budget and Finance Committee

10-27-00 - File to Budget and Finance Committee Clerk

11-1-00 - File to Minute Clerk (Maria K.) per request

11-7-00 - File to Planning and Land Use Management Committee Clerk OK

11-7-00 - For ref - Transmittal from Office of Administrative and Research Services (OARS)

0610-03610-0000 relative to Reserve Fund Loan (\$150,000) for Construction of a Traffic Signal at Mission Road/Huntington Drive South and Canto Drive.

11-9-00 - Ref to Budget and Finance Committee

11-9-00 - File to Budget and Finance Committee Clerk

12-1-00 - Council Action - Budget and Finance Committee report ADOPTED to:

1. AUTHORIZE the Department of Transportation and the Bureau of Street Lighting to expeditiously proceed with the design and installation of a traffic signal and related street lighting improvements at

the intersection of Mission Road/Huntington Drive South and Canto Drive within currently budgeted funds, and to request any required additional funding through the Midyear Interim Adjustments Report.
2. ASSERT that nothing in this action shall be construed as diminishing in any way the responsibility of the developer of the El Sereno City Lights Housing Project for the full costs of the design purchase and installation of the signal and street lighting improvements.

12-5-00 - File to Budget and Finance Committee Clerk OK

12-8-00 - File in files

6-17-03 - This day's Council session - Motion - Pacheco Mover 2003 / Perry - A 4-story building with 119 parking spaces was built pursuant to Council File 00-1168 and CPC No. 99-0395-SPR on a vacant site of 5.62 net acres at 2580 North Soto Street. As a condition of the Council's approval, the developer, Advanced Development & Investment, (ADI) Incorporated was required to pay for the construction of a traffic signal and other ancillary infrastructure improvements to mitigate the increased traffic from the project.

Subsequently, the City decided to demolish a grade separation and realign the problem intersection, utilizing State HBBR funds. Consequently, the Developer has volunteered to apply the savings for the now unnecessary traffic signal to the Hollenbeck Youth Center, for youth programs that serve the surrounding community.

THEREFORE MOVE the City Council instruct the City Clerk to work with Advanced Development & Investment, Incorporated (contact: John Castillo (323) 254-3338) and the Hollenbeck Youth Center (contract: Danny Hernandez (323) 881-6565) to ensure Advanced Development & Investment, Incorporated has provided funding of \$100,000 to Hollenbeck Youth Center for youth programs.

FURTHER MOVE that the City Council instruct the Bureau of Engineering, upon confirmation from the City Clerk that funding has been provided by Advanced Development & Investment, Incorporated to the Hollenbeck Youth Center, to release the developer of 2580 North Soto Street from the B permit requirements of the traffic signal installation and any other improvements necessitated by the new traffic signal.

FURTHER MOVE that the City Council instruct the Department of Transportation that no work is necessary for this traffic signal and refund the Reserve Fund loan of \$150,000 for the proposed work.

6-17-03 - Ref to Public Works Committee

6-17-03 - File to Public Works Committee Clerk

12-13-05 - MEMORANDUM TO FILE - This memorandum notes the expiration of the accompanying Council file/contents; the file is deemed terminated (received and filed) and the subject matter contained herein is closed. No other action is forthcoming.

Pursuant to Council action of September 13, 2005, all Council files pending before the City Council, which have not been placed on a Council or Committee agenda for consideration for a period of two years or more, are deemed received and filed (CF 05-0553).

12-14-05 - File in files