

Northwest San Pedro Neighborhood Council
Minutes of the Special Meeting Wednesday, July 18, 2007

Meeting called to order @ 6:30pm by President Dan Dixon

Roll Call: Molly Abbatiello, Pete Burmeister, Dan Dixon, Joe Gatlin, Craig Goldfarb, John Greenwood, Mary Hamlin, Jody James, John Mavar, Philip Nicolay, Ray Patricio, Barbara Schach, John Stammreich, Sani Wehbe: Present. Bonnie Easley, Captain George Thompson: excused.

Public Comments were made by the following people all supporting retaining the R-1 zoning at Ponte Vista:

Doug Epperhart
Andrew Mardesich
Pat Nave
Mark Wells
John Stinson

Chuck Hart
Glenn Cornell
Richard Brunner
Gerald Nolls
Barbara Lightner

The following resolution was moved by Jody James and seconded by Barbara Schach.

RESOLUTION RELATING TO PONTE VISTA

WHEREAS, the Ponte Vista property on Western Ave. is zoned R-1, allowing single-family dwellings; and

WHEREAS, Bisno Development LLC has applied for a general and community plan amendment to allow it to build 2300 condominiums, and has informally presented a plan for 1950 units; and

WHEREAS, the Northwest San Pedro Neighborhood Council has an interest in the development of the Ponte Vista property, including but limited to concerns about increased traffic, pressure on the level of City services, increases in population density, crime, air pollution and impacts on local schools; and

WHEREAS, the Northwest San Pedro Neighborhood Council area will be the most affected of all neighborhood council areas in the City of Los Angeles once the property is developed; and

WHEREAS, on November 14, 2005, the NWSPNC adopted, as part of its comments on the scoping of the project,

"The current R-1 zoning of this property is in concert with the rest of the community. The density proposed by Bisno Development for Ponte Vista fundamentally alters, for all time, the nature not only of the immediate neighborhood, but of the entire north side of San Pedro, and sets a precedent for potentially irresponsible overdevelopment of other properties in the Harbor area. The issuance of the Initial Study implies an assumption by Bisno Corp. that there will be a change in the current zoning. We reject this assumption and oppose any change in the zoning"; and

WHEREAS, on January 22, 2007, the NWSPNC adopted the following language as part of its cover letter accompanying its comments on the DEIR:

"The current R-1 and Open Space zoning of this property fits well in the community and is appropriate zoning. The density proposed for Ponte Vista fundamentally alters, for all time, the nature of the immediate neighborhood and the entire north side of San Pedro. ... The DEIR implies that there will be a change in the current zoning. A change of this magnitude should be considered as a part of the Community Plan update process, not as an isolated request"; and

WHEREAS, the existing San Pedro Community Plan would allow an increase of almost 15% in our population as a matter of right, with no analysis of traffic impacts or impact on our schools, but neither the City nor Bisno Corp. have taken this potential growth into account when predicting the impacts of the Ponte Vista development or in evaluating whether additional new housing is needed in San Pedro; and

Considering that the City and Bisno Corp. have repeatedly failed to adequately analyze the traffic impacts likely to be generated by the Ponte Vista development, particularly on Western Avenue but also on feeder streets onto Western;

NOW THEREFORE, BE IT RESOLVED, that the Northwest San Pedro Neighborhood Council reiterates its support for R-1 zoning on the Ponte Vista property;

BE IT FURTHER RESOLVED, that any development on the property, R-1 or otherwise should satisfactorily address increased traffic, pressure on the level of City services, increases in population density, crime, air pollution and impacts on schools.

It was moved (John Stammreich) and seconded (John Mavar) to amend the motion by adding the following two paragraphs:

- 1) Resolved, that the potential impacts of any proposed plans for the Ponte Vista property will be subjected by this neighborhood council to objective comparison to the impacts likely to occur if the property were developed under the current R-1 zoning; and
2. Be it further Resolved, that it is the expectation of the Northwest San Pedro Neighborhood Council that Bisno Development or any subsequent buyer/developer of the Ponte Vista property have the capabilities & the industry knowledge to propose a development plan that details how the proposed layout, housing mixture, amenities, retail use (if any), and other proposed feature will benefit the community and impact it as much as or less than development of the Ponte Vista property under the current R-1 zoning.

Motion failed.

It was moved (John Greenwood) and Seconded (Diana Nave) to amend the motion to add paragraph number one above to the end of the resolution. Amendment carried. Motion as amended was then approved unanimously.

Meeting adjourned at 7:45pm.