



Northwest San Pedro Neighborhood Council

“Your Community Voice”

Comments to Planning Commission Regarding Ponte Vista Development

Ray Regalado
President

Laurie Jacobs
Vice President

Scott Allman
Treasurer

Katie Marrie
Secretary

At a special meeting on Saturday, Oct. 26, 2013, the board of the Northwest San Pedro Neighborhood Council voted to oppose the development plan as currently written for the Ponte Vista property on Western Ave. in San Pedro. The decision not to support the project is in alignment with the Neighborhood Council’s previous positions regarding the property. The net result of those positions was that the change in zoning should not be permitted, effectively leaving the property for R-1 development.

Notwithstanding the significant efforts of the development team to downsize the project and ameliorate some of the community’s concerns, the Northwest Neighborhood Council board has always borne in mind that the majority of our community is opposed to changing the nature of the property for all time by developing concentrated blocks of housing types that are an invitation to, among other issues:

- increased traffic and onsite parking
- diminution of the opportunity for community benefit, particularly open space.
- increased concern about water runoff and flood control.

The release this week of planning staff’s report to the Planning Commission offers nothing to cause us to doubt our opposition to the development plan as currently written. We urge the Planning Commission to require, at a minimum, the following for any development on the property:

1. Full implementation of all identified traffic mitigations, including the widening of Western Ave. along the development’s property line BEFORE commencement of construction on the site. ONE EXAMPLE of the consternation commuters and residents will deal with: it is clear that the current “T” intersection of Avenida Aprenda and Western will become a chokepoint several times a day long before full build-out when traffic to and from Mary Star High School and traffic from the development meets up with the long-established traffic pattern down Avenida Aprenda from the Eastview section of Rancho Palos Verdes.

2. An increase in size of two acres and relocation of the proposed 2.89 acre park for public use at the southwest corner of the property. This portion of the property is currently part of the original topography of the property and forms a portion of a riparian hollow permitting natural drainage from the property (see next item). The park proposed is almost two acres smaller than the nearest neighborhood park on Capitol Dr., a park which is almost completely flat. The recreational value of the park proposed is significantly diminished by slope area and designated parking. The proposed park does not represent a credible community benefit.
3. Hold the developer and its successors accountable for any net increase in storm runoff or flood damage due to elimination of natural riparian runoff acreage at the south end of the property. Developer's engineers predict a slight net DECREASE in runoff when property is fully developed. This claim needs to be supported through action and legal responsibility for adverse consequences in the future.

In addition to the above comments, we submit the comments of the following stakeholders for inclusion in the Board's considerations:

Attached Comments

Pat Nave

Carolyn Grayson

Bruce Borneman

Kaiser Rangwala (Consultant to NWSPNC Board)

