

PONTE VISTA: FEIR COMMENTS AND CONSIDERATIONS

On Tuesday, **July 30, 2013**, the City of Los Angeles will conduct a public hearing discussing the final EIR for the Ponte Vista Development located at 26900 S. Western Ave., San Pedro. **Starting at 10:00 A.M., the hearing will be located at the Port of Los Angeles Administration Building, 425 S. Palos Verdes St., Harbor Commission Board Room, San Pedro, CA 90731.**

Formally military housing, the Ponte Vista Project will prove to be one of San Pedro's most significant developments with 61.5 acres of high density housing proposed. On this parcel of land, 830 units are projected. We invite you to participate in the hearing process and voice your thoughts, interest or concerns.

As you may be aware, the Northwest San Pedro Neighborhood Council (NWSPNC) has examined the draft EIR submitted by the applicant and have found many areas of concern. The Council filed an extensive response to the draft EIR. Additionally, the NWSPNC, invited the applicant to sit with representatives to discuss our concerns for quite a while. Recently, discussions occurred with the applicant making minor modifications to their plans. Earlier this month, the applicant presented portions of their revised drawings of the project to the NWSPNC highlighting a small change to the proposed open space associated with the project. The applicant has yet to produce a complete set of the revised application – it appears the applicant may not know or have all parts of their application ready. **It is the position of the Northwest San Pedro Neighborhood Council that a public hearing should only be called after the applicant has submitted a complete and stable application packet giving staff and the community adequate time to review the packet before the hearing.**

Therefore, the Northwest San Pedro Neighborhood Council will request at the public hearing next Tuesday, the hearing panel to continue the hearing to allow the applicant to finish the revised packet and allow adequate review time for the community.

At its last board meeting on July 8, 2013, the NWSPNC adopted a resolution that expressed “serious concerns about the project as proposed.” **In part, the concerns expressed include; a lack of traditional single family housing; no senior housing; a lack of public open space and no jobs for local community unemployed or underemployed.** The resolution states; “At a minimum the plan should : 1) Include at least as much real public space as the existing zoning (requires); 2) Have public roads, not gated; 3) Include senior housing; 4) Include on-site amenities to reduce need to travel from site and 5) Be consistent with the character of San Pedro.” The resolution left the door open for further negotiations with the applicant. Since then, we have had two meetings with the applicant and their technical staff. The applicant has expressed willingness to edit some of the shortcomings of their specific plan to address some of our concerns with the document. From their perspective, the number of units and exclusive private auto access nature of the project remain unchanged.

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Besides the density and gated nature, our review and discussion has focused on the:

- 1) Incompleteness of Specific Plan;
- 2) Inconsistency with San Pedro Community Plan;
- 3) Lack of Meaningful Public Participation Opportunity;
- 4) Disregard of the Local Context;
- 5) Lack of making a publicly accessible and desirable place with public open spaces and recreational amenities that are walkable and diverse like many of our traditional neighborhoods.

The Northwest San Pedro Neighborhood Council invites you to participate in this public hearing and support your neighborhood council to express the above-listed issues and other points that may be of interest you.