

And They All Just Look The Same

by Mark Wells

Little condos
On the hillside,
Little condos
Made of ticky-tacky.

Little condos
Little condos
And they all look just the same.

There are brown ones
There are brown ones,
And they're surrounded by foliage.

All the brown ones
And the green stuff,
And they all look just the same.

And the old folks
Will live behind gates,
And they all drive
On Western Avenue.

With the younger ones
Who buy condos
But they don't pay all the same

There are lofts planned
There are studios planned
There will also be
Four bedroom homes.

And they all look Mediterranean
So they all look just the same.

And much parking
Will be underground
Cause so says the developer,
But they'll be folks
That won't use it
And they'll park on the street.

And the little streets
Will get crowded
And not like what
The drawings show

So the fenders
Of many vehicles
Will all look just the same.

Ponte Vista,
Ponte Vista,
In Italian
It means crane view.

Or it also means
Something different
Like scaffolding view.

But the bridge view
That it's supposed to mean
Will be blocked
By more development.

Of some 10 more
R-Cranes
At the China Shipping docks.

And the people
In their many cars
Will all drive
On Western Avenue

Like the current folks
Who have lived here
For oh so many years.

But it seems though
Mr. Bisno
Just wants all the big dollars now

From the many homes
That are all brown
And they all look just the same.

So it's time to
Make a statement
And protest this development
Of the condos
On the hillside
That will all look just the same.

All Things Ponte Vista

One man's take on the state of the development

by Mark Wells

I am the primary author and editor for a web log (blog) called www.pontevista.blogspot.com. So far, it is the only blog that deals exclusively with all things Ponte Vista. I wish more folks would consider starting their own blog about Ponte Vista. There is so much information that should be passed around concerning the proposed behemoth on Western Avenue.

And I appreciate (more than you would know) the stance that Coastal San Pedro Neighborhood Council has taken on the subject of Mr. Bob Bisno's proposed development of 2300 homes on 61.53 acres of land in northwest San Pedro. The council passed a motion in December 2005 to keep the current zoning at R-1-XML that only allows up to nine residential units per acre.

Ponte Vista. To some, hearing those two words provide the same reaction to the sound of fingernails on chalkboards. To others, they are words that may answer the question; where do you want to live? Either way, Ponte Vista has already garnered many different reactions throughout our community.

So perhaps you might like to know some real facts that most folks only think they know.

Mr. Bisno paid a total of \$122,000,000.00 for 61.53 acres of land. The way this came about was that Mr. Bisno bought 41.95 acres at auction, for \$88,000,000.00, which was 252% of the starting bid for the land. Mr. Bisno then purchased 19.58 acres from the Volunteers of America for \$34,000,000.00.

Mr. Bisno has submitted an application to change the current zoning of "R1-1XL" and "OS-1XL" to "Specific Plan Zone." Well, what the heck does this mean? A Specific Plan Zone is site-specific zoning per project when that project is approved by the Los Angeles City Council. Different "Specific Plan Zones" have different types of developments in them and are not necessarily condominiums.

The original proposal is to build 2,300 condominiums at Ponte Vista, with 575 units designated for people (at least one) who are at least 55 years old and 1,725 non-age restricted units. Most units will be priced at whatever the market will bear with less than 10 percent under \$400,000.

The Los Angeles Unified School District (LAUSD) is proposing to build a 2,025 seat Senior High School on approximately 15.03 acres of land inside Ponte Vista. To build the school, LAUSD would have to prevail in suing Mr. Bisno by using the right of eminent domain to acquire the land. Mr. Bisno has gone on record as opposing this proposal (why are we not surprised?)

So much for facts, what about the impact on the community? I think the biggest concern (and one that outweighs all others) is traffic. What to do about a potential daily traffic jam on Western Avenue? The Draft Environmental Impact Report (DEIR) for Ponte Vista suggests that with the mitigation proposed before construction on any homes at Ponte Vista are built; the final impact on traffic will be "less than significant." If you believe the Traffic and Transportation of the DEIR is correct, I think I would like to offer you one of the two acres of the Moon I bought back in 1976! If not, it's time to let the powers that be know it.

Now is the time to get more active in opposition to Mr. Bisno's plans. We all need to comment in writing to David Somers, Environmental Review Coordinator, Department of City Planning, Environmental Review Section, 200 N. Spring St Room 750, Los Angeles, CA 90012 or fax him your comments to (213) 978-1343.

You should also send it to Gordon Teuber at Janice Hahn's office so she finds out what you're thinking. His e-mail is gordon.teuber@lacity.org. The official public comment period ends on January 30, 2007, but feel free to send Gordon Teuber your opinions on Ponte Vista after that date as well.

But that is not all we should be doing. You can...

Go to the Coastal San Pedro Neighborhood Council website at www.coastalsanpedro.org to print out an R-1 petition. Sign it and pass it around to friends, neighbors, coworkers, etc. for them to sign. Return the form(s) by mailing to:

Coastal San Pedro Neighborhood Council
1536 W. 25th St #223
San Pedro, CA 90732-4415
or faxing to 310-548-5387
or scanning and emailing to info@coastalsanpedro.org

Perhaps you might also like to wear a nice black R-1 button to show your support for keeping the current zoning at Ponte Vista. If you need some, you can e-mail me at mrichards2@hotmail.com or Andrea Adleman at andreaenspnc@aol.com.

Please attend as many Community Advisory Committee meetings as you can. They are currently being held monthly at the Crowne Plaza Hotel in San Pedro starting at 6 PM.

Keep yourselves informed as this project progresses. Take a look at my blog mentioned earlier as well as "Life On The Edge" at www.laharbor.blogspot.com a great blog that deals with Ponte Vista, Angel's Gate and a host of other local topics.

We need many different voices to shout out their concerns dealing with Ponte Vista. Your voice is important in the determining what the project will eventually become.

Mark Wells is a member of Janice Hahn's Ponte Vista Community Advisory Group

Coastal San Pedro NC comments on Draft Environmental Report

The Coastal San Pedro Neighborhood Council Governing Board submits the following comments on the draft environmental impact report of the proposed Ponte Vista project:

1. Section IV.J (Transportation and Traffic) of the draft EIR should be rewritten to reflect conditions that will exist following installation of the ATSC/ATCS system which has already been scheduled to be completed by February 2009 in the San Pedro and Wilmington areas.
2. Section IV.J also fails to take into account unique characteristics of the area in that few alternate routes exist in the event of Western Avenue being partially or completely closed as a result of natural or manmade events. The project should be required to provide its residents and the public access to a street other than Western Avenue, preferably Gaffey Street. **Draft EIR/5**



Now this would have been a real holiday gift! Unfortunately, the card arrived without the R-1 buttons on it. Just another piece of holiday junk mail. A not so subtle attempt to win the hearts and pocketbooks of San Pedrans and residents of our surrounding communities. What's next, a Valentine's Day card?