

# **A Developer Wants to Build 2,300 Condos in San Pedro.**

## **We Want to Stop Him.**

### **Help Us End Over-Development in the Neighborhoods of Los Angeles.**

*Los Angeles City Planning Director Gail Goldberg, speaking at a neighborhood council-sponsored forum in San Pedro in November, 2006, said ...*

**"In every city in this country, the zone on the land establishes the value of the land. In Los Angeles, that's not true. The value of the land is not based on what the zone says or what the plan says. It's based on what that developer believes he can change the zone to. That is disastrous for this city. Disastrous. Zoning has to mean something in this city."**

The **Coastal San Pedro** and **Northwest San Pedro** neighborhood councils agree and have been working for nearly two years to prevent Bisno Development Corporation from building 2,300 condominiums on 60-plus acres of land which is now zoned for single-family homes (R1-1XL). The land is surplus federal property that was the site of housing for U.S. Navy personnel. The proposed development is called Ponte Vista.

The property was sold at auction as R1. The developer knew this, yet applied to build 17 buildings (some as tall as six stories) which would add more than 7,000 residents and 9,200 car trips a day on Western Avenue, one of the busiest streets and the only major artery serving this area of San Pedro and the Palos Verdes Peninsula.

Our neighborhood councils are affiliated with the RNeighborhoodsAre1 coalition [www.rneighborhoodsare1.org](http://www.rneighborhoodsare1.org) to preserve the single-family character of this area. We have already gathered more than 10,000 signatures on petitions supporting R1. We have also distributed hundreds of yard signs and bumper stickers in our community.

In the coming months, we will begin the work of trying to influence our planning commissioners and city council members to support our neighbors. It will be a tough battle against a determined foe who has already hired an army of lobbyists. But, we believe it is worth the fight. We seek the support of every neighborhood council in the city. We want to be able to walk into every councilmember's office with a representative of a neighborhood council in their district and say they support the fight to preserve our communities.

We seek your help and are willing to help you when you need it. Standing together, we can make Gail Goldberg's words reality "Zoning has to mean something in this city."

For more information, visit [www.coastalsanpedro.org](http://www.coastalsanpedro.org) or [www.nwsanpedro.org](http://www.nwsanpedro.org). If you are interested in talking with us about working together on zoning issues, please contact **Doug Epperhart, (310) 833-2980, [epperhart@cox.net](mailto:epperhart@cox.net)**, or **John Stinson, (310) 547-2528, [john.Stinson@cox.net](mailto:john.Stinson@cox.net)**