

May 31,2007

Council District 15
Los Angeles City Council member, Janice Hahn
200 N. Spring Street, Rm. 435
L. A., CA 90012

Subject: Ponte Vista Specific Plan in San Pedro

Dear Councilwoman Hahn,

I need you to oppose Bob Bisno's request for a zone change at the subject site.

A zoning designation other than R-1 will allow greater housing density that will generate more vehicle owners. It's that simple.

Many residents in Ranch Palos Verdes experience negative traffic situations due to Dodson Middle School and Crestwood St. School. The LADOT traffic studies thus far recommend a number of traffic mitigation measures. However, these "mitigation measures" to improve traffic flow on Western, will do so at the detriment to neighbors living West of Western Avenue.

Thank you for keeping our families health concerns in mind.

Regards,

June 3,2007

To the Honorable Janice Hahn
200 N. Spring Street, Rm. 435
Los Angeles, CA 90012

Re: Ponte Vista in San Pedro

I am writing to urge your opposition to the developer's request for a project site zone change.

The potential zone change will impose a greater negative traffic impact on Western Avenue than the existing R-1 designation currently allows. In other words, the R-1 zoning equates to fewer vehicles. It is that simple.

As a long time resident in the area, I see the project would be best located far from Western Ave.

Thank you for your time and consideration.

Yours truly,

June 4, 2007

To the Honorable Janice Hahn
Los Angeles City Council 200 N.
Spring Street, Rm. 435 L A.,
CA90012

Dear Council member Janice Hahn,

I urge your support in favor of R-1 at Ponte Vista on Western Avenue in San Pedro.

Please consider that San Pedro and Rancho Palos Verdes will bare the burden this housing project will impose literally beyond decades.

I cannot fully express my concern that the project will be approved without some reasonable proof that traffic mitigation measures will be timely and fully successful.

As you know, they are not making any more land. (pier 400, being one exception I suppose) In any event, Western cannot be safely widened to carry the pending load. As a matter of fact, Western cannot carry the load at all. Cases in point are the "sinkholes" and pending sinkholes from storm drain failures.

I am aware the Community Advisor Committee is split on the R-1 zoning matter. The way I see it, committee members that hesitate to do the right thing (i.e. NO COMPROMISE on R-1 zoning) are a somewhat of a mystery.

Thank you for your time.

Sincerely,

May 31,2007

**Council District 15
Janice Hahn, Los Angeles City Council member
200 N. Spring Street, Rm. 435**

Los Angeles, CA 90012

Subject: PONTE VISTA potential zone change

Dear Councilwoman,

I am seeking your support in order to protect my interest in this matter. To that end, please oppose the developer's request for a zone change at his private property development site.

Fact is, allowing greater density via zone change will not improve traffic for those of us in RPV that will sit and watch the traffic flow more freely on Western Avenue (*provided the developers mitigation measures do indeed prove worthy.*)

The reality is, during certain times of the day traffic backs up in our neighborhood. (Rolling Hills Riveria) We eat enough gas fumes as it stands. Improved traffic flow on Western will do nothing but increase the everyday school traffic matters.

This very well could be a matter of health and safety for RPV residents. I beg your careful consideration of the issues.

Regards,

June 3, 2007

To the Honorable Janice Hahn
200 N. Spring Street, Rm. 435
Los Angeles, CA 90012

Dear Councilwoman Hahn,

In my opinion the Ponte Vista developer seeks a zone change to increase housing density for personal gain as well as increase cities' revenues. Moreover, I am not convinced current area property owners will not incur a loss in quality of life issues should the developers request be granted in this case.

R-1 zoning will provide fair opportunity to the land owner/developer with the least harm to existing land owners/ homeowners.

I hope you agree.

Yours truly,

May 31,2007

Council District 15
Los Angeles City Council member, Janice Hahn
200 N. Spring Street, Rm. 435
L. A., CA 90012

Subject: Ponte Vista Specific Plan in San Pedro

Dear Councilwoman Hahn,

I need you to oppose Bob Bisno's request for a zone change at the subject site.

A zoning designation other than R-1 will allow greater housing density that will generate more vehicle owners. It's that simple.

Many residents in Ranch Palos Verdes experience negative traffic situations due to Dodson Middle School and Crestwood St. School. The LADOT traffic studies thus far recommend a number of traffic mitigation measures. However, these "mitigation measures" to improve traffic flow on Western, will do so at the detriment to neighbors living West of Western Avenue.

Thank you for keeping our families health concerns in mind.

Regards,

The Honorable Janice Hahn
Los Angeles City Council 200
N. Spring Street, Rm. 435 L. A.,
CA 90012

Dear Councilwoman Hahn,

This correspondence will serve as my request that you do not support a zone change at PONTE VISTA in San Pedro.

First of all, I must say that I am writing to you in response to the ugly tactics used by the developer. Mr. Bisno is creating a community divide when he calls the opposition to his project "elitist's". How clever to scream "elitist's" so the most uninformed are instinctively compelled to support his project!

It also appears the developer generously offers benefits to the community then takes back the "benefits" when things turn sour. By example: Eastview balls fields and access road to Seaport Homes.

Frankly, I think R-1 zone designation will allow the private developer a most healthy profit from this once publicly owned land. He should not be granted his request to make higher use of the property.

Finally, it is not feasible to successfully mitigate the negative impact Ponte Vista will impose on everyone in the community. I hope you agree.

Yours truly,

June 4, 2007

To the Honorable Janice
Hahn 200 N. Spring Street,
Rm. 435 Los Angeles, CA
90012

Re: Zoning designation at
Ponte Vista

Dear Council member Hahn,

A zone change allowing a mixed-use project is NOT in the best interest of the *residents* living in the nearby communities.

R-1 zoning designation will do the most good for the developer while imposing least harm to Western Avenue travelers.

Please support the current R-1 zoning at the subject site.

Thank you for your careful consideration.

Yours truly,

To the Honorable Janice Hahn
200 N. Spring Street, Rm. 435
Los Angeles, CA 90012

June 4,2007

Re:"Ponte Vista at San Pedro"

Dear Council member Hahn,

I urge your support in favor of R-1 zone designation regarding the subject site.

Thank you for your time. Yours 1 zoning designation will do the most good for the developer while imposing least harm to Western Avenue travelers.

Please support the current R-1 zoning at the subject site.

Thank you for your careful consideration.

Yours truly,

Yours truly,

June 4, 2007

To the Honorable Janice Hahn
200 N. Spring Street, Rm. 435
Los Angeles, CA 90012

Dear Council member Hahn,

I am writing to you regarding the Ponte Vista site on Western Avenue in San Pedro.

I urge you to support R-1 zoning.

Regards,

June 3, 2007

Council District 15
Janice Hahn, Los Angeles City Council member
200 N. Spring Street, Rm. 435
Los Angeles, CA 90012

Dear Councilwoman Hahn,

Please do not allow a zone change at Ponte Vista property. As you know the old Navy Property was once federally owned land. (i.e. taxpayers land) And you are also aware the developer is a private person interested to rightfully gain from his property. However, the zone change from R-1 that would then increase his investment purposes is beyond fair, the way I see it.

As a property owner in an R-1 zone area, I would not expect the city to grant me a zone change to increase density or allow commercial use. (FYI) zoning requirements are set to provide a measure of protection for my neighbors, if you will.

It's my bottom line that Mr. Bisno should be held to the same standard as other property owners in the area. His project, if realized, will diminish the value of mine, (his neighbor)

Also, I don't think his traffic mitigations would be needed without the significant amount of traffic his project plans to put on Western Avenue.

Most sincerely,