

Central San Pedro Neighborhood Council falls short of endorsing Ponte Vista as proposed, again.

7 to 2 vote supports features of the project, but not the size.

At the August 2008 board meeting held Tuesday the 12th, Central Neighborhood council once again heard from the Ponte Vista team, headed up by Elise Swanson, on the host of features and proposed benefits that the project would bring to San Pedro and the harbor area.

While painting a glowing picture, the team failed to allay the fears of the council that this project is still just too big at 1950 units and the motion, brought to the board by board member Larry Henderson, was amended to state that the council supported the proposed features and mitigations that were presented during the evening, but did not include an endorsement of the project itself.

Emotions ran high during the discussion of the project with some speakers nearly breaking into tears and others angrily shouting their support of the negotiated union labor component that has been touted in recent Ponte Vista ads. In the end, it was admitted that the labor agreement would be honored only if the project was built at 1950 units. A Ponte Vista representative also stated that anything less than 1080 units would make using union labor noncompetitive because it would not be cost effective.

R Neighborhoods Are 1 proponents and others supporting R-1 density have always said a project could be built at the old Navy housing site, but have long voiced their concerns that the proposed density, be it the original 2300 or the officially submitted 1950, be in line with the current property zoning of R-1. In short, it has always been about density and the adverse effects on infrastructure.

Build it with union labor, sure. Build it green, sure. Provide housing at affordable prices, sure. Include a public park, sure. Build a senior component, sure. Mitigate traffic, absolutely. Who can argue that these elements are all desirable and shouldn't be part of the final approved development?

In the end, the debate is not that the proposed benefits or features are desirable, but is the project, built at the its proposed size, beneficial or detrimental to the communities in San Pedro and the harbor area. So the question that really needs to be asked is "if the a project is to be built at all, what kind of project and what size of a project, given all the factors, will be the most beneficial and least detrimental on the quality of life for all residents here?"

If a consensus can be reached on that question, the community will be able to move on and the project could actually materialize. Will it be possible? That's the \$64,000 question.

The following is the original resolution (motion) presented to the Central San Pedro Neighborhood Council. The exact wording of the amended motion on the "Therefore be it resolved portion" has not been made available at this time and is not included now, but will be added to this document when it is.

RESOLUTION

WHEREAS, Ponte Vista will provide a quality **mixed-income residential community** and will create **diverse** housing types including studios, lofts, condominiums and single level townhomes in order to provide housing for a variety of family types;

WHEREAS, Ponte Vista provide a **6-acre public park** to be improved and dedicated to the City of Los Angeles and a **2.5-acre central green** as well as outdoor plazas, gardens and fountains for the enjoyment of residents and the public;

WHEREAS, Ponte Vista will offer a **5% pricing incentive** through its **Harbor Area First Program** that can be used towards down payment assistance or for an upgrade on interior amenities to **individuals who live or work** within the Harbor Area;

WHEREAS, Pursuant to the proposed Development Agreement **20% of Ponte Vista's homes will set aside at prices affordable to working families** placing them within reach of police, firefighters, nurses,

teachers, and unionized workers;

WHEREAS, Ponte Vista's development will be governed by a **Specific Plan** (land use ordinance) that would ensure high quality development by regulating architecture, landscaping, and streetscapes;

WHEREAS, **44% of Ponte Vista's homes will be for seniors 55** and better, allowing them to downsize and live in a resort-like community;

WHEREAS, Ponte Vista will provide **retail space** for community amenities such as a coffee shop, dry cleaners, post office, and sundry store to meet residents' needs assisting in the reduction of off-site vehicle trips;

WHEREAS, Ponte Vista has signed a **Project Labor Agreement (PLA)** with the Los Angeles/Orange Counties Building and Construction Trades **Council that ensures the utilization of union labor**. It is estimated that Ponte Vista will create over 5,400 construction related jobs' over the project's build out period;

WHEREAS, **Ponte Vista will mitigate its traffic impacts and fund additional traffic improvements;**

WHEREAS, Ponte Vista will fund the acquisition of a DASH Shuttle Bus to extend DASH service along Western Avenue. Ponte Vista will also provide **shuffle service for its residents to entertainment venues and retail establishments located in Downtown San Pedro** to supplement the MTA Route 205, which runs every 20 minutes during peak hours from Ponte Vista site into Downtown San Pedro;

WHEREAS, Ponte Vista will comply with the **City's new green building ordinance**, which will ensure that Ponte Vista is build in accordance with LEED standards;

WHEREAS, Ponte Vista will **fund** all of its community benefits and off-site traffic mitigations and improvements prior to the final certificate of occupancy for any residential building;

THEREFORE, bit it resolved that the Central San Pedro Neighborhood Council...