

## **San Pedro Magazine September 2007**

### **Community Update: Ponte Vista**

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I also wanted to give an update on the next step for Ponte Vista. The advisory committee that I appointed last year recently presented me with their recommendation supporting a project that does not exceed the density of the current R-1 zoning. Bob Bisno, the developer, has moved forward with presenting his proposed project of 1950 units to the City's Planning Department. This is significantly denser than what my advisory group has recommended.

Our City Planning Department staff participated in every meeting of my advisory group, so they are well informed about the proposed project, the wishes of the advisory group and the concerns of the community. The department is currently in the process of reviewing the plan that Bisno has submitted and will make a recommendation of what is best for that site, taking the recommendations of the advisory committee into account. That recommendation will then go to the Planning Commission and then to the City Council for approval.

At this point, I am in agreement with my advisory committee. Traffic is just too much of a problem on Western Ave. and the project built on this site should not be any denser than its current R-1 zoning. There is no doubt that Los Angeles is facing a housing shortage, which is why I have been so supportive of new housing in downtown San Pedro, where we have the public transportation and roads to support it. But, increased density at the Ponte Vista site is clearly just the wrong fit for San Pedro.

I am looking forward to seeing the recommendation of the Planning Department and finally approving the best project for north San Pedro.