

Developer's latest Ponte Vista plan adds perks, subtracts little **Hahn is among critics who say San Pedro housing project is still too dense despite revisions.**

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Developer Bob Bisno unveiled his much-anticipated alternative Ponte Vista housing plan late Monday with a long list of new perks but only a relatively modest reduction in overall housing units.

The fringe benefits include 5 percent discounts for Harbor Area homebuyers, retail and park space open to the general community, a new luxury town home section and more units dedicated for seniors.

But critics viewed the cut in homes - from the original 2,300 to 1,950 - as too little too late.

Bisno rolled out the new plan Monday night for an advisory board that is charged with coming up with recommendations for harbor-district Councilwoman Janice Hahn this summer. Both critics and supporters turned out in force for the standing-room-only meeting.

"I'd love to have my children living in San Pedro, but they can't afford it," said Lily Valdez, a Ponte Vista supporter. "This would be affordable."

The revised number "is just too many," said Mark Wells, who sponsors a blog that opposes Ponte Vista. "If he came in with 1,000 units, then I'd sit down and shake his hand. But he didn't; it's not even close. It's still too big."

Hahn said Ponte Vista has been one of the most difficult issues she's faced since taking office in 2001.

"There are people on both sides I respect greatly and people I have a lot of trust in," she told the committee.

As for the new plan, Hahn said she was "very disappointed" in the 1,950 number.

"After two years I was a little shocked that this was his idea of a compromise," she said.

Hahn remains skeptical of Bisno's claims that traffic from the new 1,950-home project would generate no more car trips during peak hours than 724 detached, single-family homes.

The detached project would result in 731 trips during the peak evening rush hour, he said, while the revised project with 1,950 units would result in 665.5 trips during the same period.

But overall, she said, the density is still too high.

"I was on Western Avenue on Saturday and it was bad," Hahn said.

Included in Bisno's revised plan would be shuttle services for all residents of the project, taking them along Western Avenue and into downtown San Pedro.

The developer, using traffic figures preferred by committee members, said bumping up the number of senior units nearly 50 percent keeps the number of car trips on Western Avenue the same as it would be for a single-family housing development. The 61.5 acres of former Navy

housing land is zoned only for single-family homes, forcing the developer to seek a zoning change from the city of Los Angeles.

Under a scenario in which only single-family homes would be built, Bisno said he would make use of a state density bonus law that would require 20 percent of the units to be set aside as low-income homes.

Bisno said his new plan would add millions of dollars more to improve Western Avenue, with an additional \$1 million going toward new turn-out lanes to serve the thoroughfare's many shopping centers.

He will spend an additional \$75 million to have all of the construction done by union workers, he said, and the project will be built using "green," or environmentally friendly, technologies.

In addition to price breaks given to residents of San Pedro, Wilmington, Harbor City and Harbor Gateway, Bisno also would provide the 5 percent cut to schoolteachers, police, firefighters, nurses, longshore workers and members of the building trades. Those groups also will get first crack at buying the homes under Bisno's "San Pedro First" proposal.

The idea, Bisno said, is to provide a broad range of housing opportunities that will appeal to working people, singles, families and seniors. Prices will range from the low \$300,000s to over \$1 million for larger homes with views.

Included will be entry-level homes, "move-up" homes and lower density homes.

In addition to a 6-acre park, the project will feature a 6-acre central green park area and a water concourse.

Condominiums for those 55 and older have been increased from 575 units in the original plan to 850 in the revised proposal. The bulk of homes for seniors - probably about 60 percent - will range in price from \$382,500 to \$715,000 (850 to 1,300 square feet with two to three bedrooms and two baths), Bisno said. Twenty percent of the senior homes (600 to 850 square feet with one or two bedrooms) would be priced from \$330,000 to \$467,000 and another 20 percent (1,300 to 2,200 square feet for three to four bedrooms) would sell for \$585,000 to \$1 million.

The senior section will be gated, with the rest of the property open to the public. A guard kiosk will record license plates of visitors to ensure safety, Bisno said.

In addition to a road connecting with the new Mary Star of the Sea High School campus, another road is possible to access Fitness Drive to the south of the Ponte Vista property, Bisno said.

Responding to calls for single-family homes, Bisno has added a new section of higher-priced (\$900,000 to \$1.1 million) three-story town homes with private garages. The 100 homes will have three to four bedrooms.

The other town homes and condominiums will be built as two, three and four-story buildings. Those homes will range from 600 square feet to 2,200 square feet. Prices will range from \$330,000 to \$1.1 million.

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