

[Developer rebuilds Ponte Vista's plans](#)

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Developer ready to rework San Pedro housing project

By Donna Littlejohn Staff Writer
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With Bob Bisno out of the picture, developers of the proposed Ponte Vista housing project in San Pedro say they are ready to launch a new push to find community consensus on a revised plan.

The 1,950-home development has been in limbo since late last year when Bisno, the head of the development team, was asked to step down.

Ted Fentin of Credit Suisse, Bisno's largest investor, is taking the lead in a move to find a compromise the community will accept.

"(He) is committed to working with you in developing a revised plan," development spokeswoman Elise Swanson told members of the Northwest San Pedro Neighborhood Council on Monday night. "There is a spirit of cooperation. We are moving forward with community outreach."

The project, likely in a revised form, is tentatively scheduled to go before the Los Angeles Planning Commission on April 9.

In a related action Monday, the neighborhood council approved a letter to the city's Planning Department criticizing the Ponte Vista process and the most recent plan still in place. Criticism centers around the project's density and traffic impacts on Western Avenue.

Los Angeles City Councilwoman Janice Hahn said she has met with Fentin and believes the developer is willing to take a second look at the housing plans.

"He told me that they're now willing to come back and work with the community," said Hahn, who addressed the neighborhood council this week. "He has agreed to focus groups as a way to hear more about what the community wants and to get more input."

Swanson said the meetings will be with "key stakeholders" in the community. The format of the sessions - which could be with individuals and groups on some occasions - is being worked out this week, she said.

Ponte Vista began with a proposal for 2,300 homes and was scaled back to 1,950 to be built on former Navy housing land along Western Avenue. City planners gave the plan a thumbs down, however, setting the stage for a showdown before the Planning Commission.

That now has been pushed back until April, giving developers an opportunity to revise the proposal.

“It’s got to be a way scaled-down project,” Hahn said in remarks to the neighborhood council. “I’d like to see something built there, but it has to be a project that will not devastate Western Avenue. I’m encouraged by what I’ve heard so far.”

Swanson called the upcoming period one that will offer a “fresh, new approach.”

“We’re going out in a good-faith effort to re-engage the community to find a compromise,” she said. “And we hope that the community will engage with us in a good-faith effort.”

Not everyone is optimistic, however.

“This is not new management or a different outlook,” said Pat Nave, a staunch opponent of Ponte Vista.