

## Epperhart's views are elitist, condescending

In response to [Doug] Epperhart's "Protect San Pedro neighborhoods' R1 zoning" column (*More San Pedro*, March 31), I submit the following:

■ Referring to "Sheriff Hahn," "baby boomers clogging our shuffleboard courts" and the Bisno "robbers" on a "bandwagon rolling into town" is juvenile name-calling rather than intelligent argument.

Using this kind of snide, condescending language when arguing a point usually means that the case the person is arguing is so weak that only inflaming the readers' emotions will work.

■ Mr. Epperhart is an elitist. That's not name-calling. He seems to honestly believe that only people who can afford the going rate for a single-family home in the area of the proposed Ponte Vista project, \$800,000 to \$1 million, would make acceptable neighbors.

■ He appears to argue with himself about affordability. First he complains that Ponte Vista is not affordable enough. (He cites an "average" selling price of \$700,000 without mentioning the low-end \$400,000 condos). Then he says no one should sign a petition for affordable housing. No matter what definition of "affordable" one uses, common sense says more families can afford a \$400,000 condo than an \$800,000 house.

■ Mr. Epperhart characterizes seniors who "cash out" their single-family homes as greedy profiteers. In today's world, many

seniors are forced to use the equity they've built up in their homes as a financial safety net. Others downsized for health reasons. In either case, many want to stay in town rather than be forced to move to Moreno Valley or Arizona for comfortable senior living.

■ He claims the Ponte Vista developer collected pro-project petition signatures by telling potential signatories only one side of the story. Is there any reason to assume that 4,000 signatures collected by anti-project volunteers are any less tainted? Unless conducted by an independent third party, any petition campaign could be called suspect.

■ His view of zoning certainly sounds elitist. He feels that single-family homeowners shouldn't have to live by "cheek-by-jowl" with multifamily condo owners, or even worse, apartment renters. Should they all be segregated into their own neighborhoods?

(The parking situation he cites is probably a building code problem, not zoning).

The 1950s "Beaver Cleaver" world that Mr. Epperhart is "circling the Wagons" to hold on to no longer exists.

If he'd peered over those wagons, he'd see that demographics, economics and social structures have changed.

San Pedro and the world have moved on. The town is in need of this project and buyers who support it.

— LINDA D'AMBROSI,  
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