

As I stand here, I would like to remind you to keep your eyes on the ball. This whole process is all about **zoning** and **trying to change it** to increase profits for the developer.

Don't be distracted by bogus conclusions drawn from a flawed and self serving poll or cries of the need for middle and low income housing (there is none at Ponte Vista) or senior housing (only 1 in 6 people in the poll thought it important.) It wasn't even a hot topic of discussion before Bob Bisno came to town. Besides, senior housing starting with the age of 55 seems artificially low. What, 55 is now the new 65? or 75? People are living and working longer. Few are retiring at 55. Some are even starting new families.

More importantly, you are **not** on this committee to **compromise**, you are here to do what's best for San Pedro and surrounding communities, not what's best for Bob Bisno or even Janice Hahn.

What's best, in the minds of many, is the current zoning. R-1. **It is there for a reason** - to keep the demands on infrastructure from being overburdened as well as maintain the community character (I mean, what's wrong with a detached dwelling with two cats in the yard and having a garage with a workshop?)

You just need to look to our neighbor, Torrance to see what can happen when development starts to overload infrastructure. They had a little more than 2400 housing units built in 16 years at locations throughout the city. The recent article in the Daily Breeze points out that traffic and increased infrastructure demands are starting to take their toll. The Ponte Vista project proposes 2300 in one spot. That would seem to be a recipe for disaster in the short **and** the long run.

The other point is the attempt by Bob Bisno to marginalize the people committed to maintaining the R-1 zoning. He says they are a small group, but they are loud.

Wrong, Bob. We are not small.

Coastal and Northwest San Pedro NC's voted to support keeping the current R-1 zoning at the site starting in December 2005. The two councils represent over 50,000 stakeholders. That's not small and is certainly larger than the 6,596 people who signed up at the free lunches, BBQ's, investment seminars or senior fairs put on by Bob Bisno (basically, if you're on the guest list you support 2300 units at Ponte Vista) or the people who are desperate for an access road for Mary Star, or for Little League fields or for a new LAUSD High School just to be built somewhere else.

The Neighborhood Councils are only committed to one thing: to keep the density down by keeping the Ponte Vista site zoned R-1.

There may be those who counter that the elected boards of Neighborhood Councils are

irrelevant and don't **really** represent the people in their area. If you follow that logic, then you go down a slippery slope where **any elected** councilman or woman, mayor, supervisor, governor, assemblyman, senator, congressman or president doesn't **really** represent the people.

But you know, they all do. That's why they were elected and that is their sole job. They may not represent **everybody's view** in the area, but they do represent **the majority's**. So, in this case, the majority has spoken: R-1.

And in addition to Neighborhood Councils, there is Rneighborhoodsare1. In a letter by Tom Field that appeared in More San Pedro, it was recently labeled as an anonymous minuscule group that basically represents only themselves and is **not** a grassroots organization.

Wrong, Tom.

Rneighborhoodsare1 is a movement now with over 4,000 people (and growing), that have signed on in support of R-1 zoning at Ponte Vista.

On March 23rd, the first 3,000+ names were handed over to Janice Hahn and (hopefully) to this committee. They are real people and include names you all will recognize like John and Muriel Olguin or Neil Kleiner, for instance.

They live in San Pedro and the surrounding communities of Rancho Palos Verdes, Palos Verdes, Rolling Hills Estates, Rolling Hills, Lomita, Harbor City, Wilmington and beyond. They are people who are friends and family of people living in these communities and think this idea of 2300 housing units or anything more than R-1 at Ponte Vista is, frankly, insanity.

So I urge all of you to put on your thinking hats and do the right thing for San Pedro and surrounding communities – don't compromise - keep the density down – keep the zoning R-1. It is that simple.