

# Ponte Vista panel's work is worthwhile

Daily Breeze editorial

Developer Bob Bisno continues to express optimism about his plans to build 1,950 homes on surplus Navy land along Western Avenue in San Pedro despite an advisory committee's rejection of the project last week.

Bisno said the Ponte Vista Community Advisory Committee's work, which culminated in a 10-1-1 vote against his plans for a mix of town homes, condominiums and senior housing on the site, was "outside the process through which a development must go to get the entitlements."

It is certainly true that the advisory committee appointed by City Councilwoman Janice Hahn won't have the final word in this ongoing debate. The city's Planning Department, planning commission and the City Council ultimately will decide what type of development is appropriate for that part of San Pedro.

That said, however, we think the advisory committee deserves some respect and applause for reviewing this complex issue for the past year. The people who served on this panel, including Jerry Gaines and John Greenwood, have long records of community service. Their views, along with those of Councilwoman Hahn, will certainly hold some sway over city officials who will make the final decision.

We don't have any magic land-use formula that would carry the day in this case. Opponents and detractors have voiced arguments involving Western Avenue traffic, economic development, affordable housing, single-family housing, open space and the need for a new high school campus. But we do feel that the committee's review at least pushes the process along toward a resolution.

A compromise might be found between the 1,950-unit plan and the panel's leaning toward 535 units under the site's current single-family zoning.

Minimizing the value of the committee's work is not likely to move this debate further. By all means, let's hear from all the stakeholders. But we would warn against becoming too hung up on specific numbers at the extremes. That leads to a drawing of lines in the sand rather than finding common ground.