

# Ponte Vista plan nixed by LA Planning Commission

[#1](#)

Thursday Apr 9

**It's not over until something gets built, and something will get built eventually.**

**Remain vigilant San Pedro residents.**

[#2](#)

The Planning Commission members seem willing to allow some Senior Housing and that is fine!

Now we have a chance to all work together for the best result.

I think the dwelling density of The Gardens is a good example of what could be successful at Ponte Vista.

Their 1,100 units on 80 seems to work well.

For Ponte Vista and the lack of direct access to Gaffey as The Gardens have, the equivalent dwelling density providing up to 831-units at Ponte Vista is within Planning Department guidelines and hasn't found much debate yet.

The rejection of the Application, Vesting Tentative Tract, and other things also can mean the end of the demand to keep the site with its current zoning.

The current plan for 1,395-units really means there could be up 1,883-units if a density bonus is applied.

As Janice Hahn stated at the first CAC meeting, "Something will be built at Ponte Vista and it probably won't be R1."

[mellonhead](#)

“PONTE VISTA STAYS R-1!”

**M Richards says "The current plan for 1,395-units really means there could be up 1,883-units if a**

**density bonus is applied."**

**And that is SCARY. That puts us back up to ABSURD territory. "Ponte Vista" for over 45 years was called John Montgomery Naval Housing. Total units were and are 245. With that in mind we must not give up the idea of keeping the area zoned R-1 that includes a density bonus.**

**Just say no**

**Who would want to live in this area anyway? Bad air, bad schools, and too much traffic.**

Resident for Ponte Vista

[Los Angeles, CA](#)

The meeting today was a formality of the denial from the last proposed development from before of 1950 units. Bisno Company is now out, from the owner of the property.

There is a new Developer and they are the ones that have listened to the planning commission's proposed new unit amount and the local people in forums and come up with the proposed 1395 units in TOTAL! The Builder would not use the density Bonus.

this includes a desperately needed Senior Community, which they previewed in their initial ideas this morning!

The planning commission's proposal is for 775 to 886 units, but then the builder can also use the density bonus to increase that to about 1185.....so we are only 200 units off now and I think that is manageable!

With the improved work on Western to help traffic, it will be better than it is now!

I know so many people are opposed to change, but change moves our society forward and this is drastically needed in our area!

Affordable housing that is wanted, can be used by everyone and will have a long lasting effect on our local economy!

M Richards

[#6](#)

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Resident for Ponte Vista wrote:

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**Ted Fentin, the 'new' developer has been onboard since the very beginning as one of the money men for DLJ. He has handled the Equity Fund since the beginning and simply stepped into an added role.**

**The Planning Commission has not come up with any guidelines. The Planning Department's guidelines are not being followed by the current head of the development team.**

**If the 'new' developer had listened to the Planning Department he would not have been so far off on the total number of units, the Senior Housing which the Planning Department opposes, having three accesses remaining when the Planning Department suggests just two, and several other issues.**

**Any developer simply stating he would not use a density bonus is not bound by any law. Having a density bonus applied to the developer's 1,395-units would bulge the total number of units to 1,883.**

**Since 2005, construction jobs could have been offered by either 'developer' and the project would be partially built out right now if the currently allowed building would have occurred.**

**No zoning changes are needed to create the much needed jobs the Outreach Team is marketing. Revenue from residents might already have been received if the building had been done using the current zoning.**

**There has been but one personnel change on the Development Team/Outreach Team when Bob went away.**

**Allen Abshez, the attorney who represented Bob was the person delivering the Applicant's plans today.**

**Ted, Tim, Elise, Steve Afriat, and everyone else involved with Bob is still present and in their same positions marketing Ponte Vista.**

**But with new leadership of the same old team, perhaps we can have a project OUR community can live with.**

irritated

San Bernardino, CA

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#7

**So, does it include a new water reservoir to meet the increased water demands of an additional 3000+ residents and landscaping? New power plant? Every new development should have to bear the burden of supplying both of the above, either on-site or as part of a larger community/city/county/regional plan before being allowed to continue.**

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