



R-1: The Only Real Choice

by John Stinson

You've probably seen this black button with R-1 on it being worn around town. It represents the Coastal and Northwest San Pedro Neighborhood Councils position on zoning for the proposed Ponte Vista project on Western Avenue. We feel the current zoning of R-1 (single family residence) should not be changed to accommodate the housing project that would have 2300 town homes and condominiums built in the same area that currently would support 429 to 536 homes. The reason is simple. Density. Too much density.

The proposed level would add over 7000 residents and 5000 cars whose only access in and out of the project would be on Western Avenue. Add that to the current and proposed housing and school projects in the immediate area and you have a recipe for disaster. Gridlock, pollution and infrastructure overload.

You no doubt also encountered Bisno employed signature gatherers at supermarkets and other locations in town. Their request for a signature is to support affordable housing or senior housing in San Pedro. Well, who wouldn't want either of those things in San Pedro. We just don't need a housing project on Western Avenue the size of Ponte Vista with all the problems it would bring. And the truth is, the signatures are only being used to show support for the Ponte Vista project at its current proposed level. Anyone with a brain would know that this is not a good idea.

In addition, Bisno Development has been handing out checks all over town to garner support for its project under the guise that somehow this is actually good for the people who live here. It does seem a bit disingenuous that all of a sudden San Pedro is Bob Bisno's favorite new philanthropic interest. I dare say, that he couldn't care less about San Pedro before he bought the property from the Navy and won't care at all when the project is finished and sold. After all, it is only a means to his ends.

So what does this mean for residents here as the process of approving something in the way of building development for the property? As this project will take some time to reach consensus (if ever), you have opportunities along the way to voice your opinions and ideas on what should happen. The Ponte Vista Task Force meetings are public and provide a means to express yourselves as the process evolves. The people in this group are duty bound to consider any and all input before rendering a decision.

So show up and be heard. State R-1: The Only Real Choice. Write letters to the newspaper editors and call Councilwoman Hahn expressing R-1: The Only Real Choice. Remember, if you don't have a say in the matter, it will be decided for you without knowing what you want and that's R-1.