

Some Talking Points for Petition Gatherers.

First, thank you all for volunteering to gather signatures on petitions. This note is intended to provide everyone with the same set of facts to make it easier for our point to get across to the folks we encounter every day.

The facts presented here are from Bob Bisno's DEIR, Initial Study, and other sources that can be validated as being true facts.

Currently, Bob Bisno would be able to build up to 429 single-family, detached residences, according to the current zoning of the site. If Bob were to apply for a "Density Bonus" by offering some housing at prices set by government agencies, he would then be allowed to build up to 536 single-family, detached houses.

Bob Bisno has stated, "There will be no single-family homes at Ponte Vista!"

R1-1XL stands for; single-family, detached residence of not greater than two stories, or 30 feet in height, on individual lots of not less than 5,000 square feet.

OS1-1XL, the other type of zoning currently at Ponte Vista stands for; Open space associated with R1-1XL residential lot zoning.

There are just over 45 acres of land on Bob's Ponte Vista property that is zoned R1-1XL and a little over 15 acres, mostly on the steepest part of the hill, which contains the open space zone.

The current zoning was established in 1981, probably as default zoning by the Los Angeles City Council when the local area of the then Navy Housing site was annexed into the City of Los Angeles.

You may be asked about the fact that there are duplexes on the site. When the federal government builds facilities on land they own, they are under no obligation to follow local municipality's zoning or building ordinances.

All of the permanent structures (duplexes) visible were built beginning in 1962, and prior to the areas annexation into the City of Los Angeles.

The Draft Environmental Impact Report (DEIR) for Ponte Vista at San Pedro states that there will be approximately 199 school aged students living in the 1,725-portion of the project that will be designated as non-age restricted. Another condominium development, Urban Village which will include an 18-story tower

on 5th and Palo Verde Streets will have a total of 251 units. There will be approximately 98.5 school age students slated to live in those residences

The DEIR states that during each and every Monday-Friday period, the completed 2,300-unit development would generate an additional 9,212 vehicle trips along at least a portion of Western Avenue. This total appears to take into account the added traffic on Western from a public road provided by Bob Bisno to the new Mary Star of the Sea High School campus, east of the Ponte Vista site.

The 9,212, vehicle total does not take into account the added daily vehicle trips on at least a portion of Western Avenue from the 136-unit Seaport Luxury Homes condominium development, now under construction on Fitness Drive, just east of Western Avenue.

Any and all traffic for the completed Ponte Vista development, along with all three condominium developments on Fitness Drive must use at least a portion of Western Avenue for both ends of any trip.

The name "Ponte Vista" was created by the company who the federal government hired to conduct the marketing and sale of the property. It is an Italian translation of "Bridge View".

Bob Bisno purchased 41.95 acres as the winning bidder at an auction for \$88 Million Dollars.

Contingent on the sale of the land, Bob purchased an additional 19.58 acres of land for \$44 Million Dollars from the Volunteers of America which was given various plots of land by the federal government.

Bob paid a total of \$122 Million Dollars for 61.53 acres of land he now calls "Ponte Vista at San Pedro"

The DEIR states that the projected total cost to build the project, including all mitigation set forth in the DEIR will be approximately \$817 Million Dollars.

It is fair and reasonable to state that Bob's total outlay for the project will be approximately \$939 Million Dollars.

The sale of 2,300 condominiums with an average price of \$712,500 (as stated in various documents) will total \$1,638,750,000.

The difference between all of the costs associated with acquiring and developing the project and the total sales price for all units is; \$699,750,000. To put it another way, Bob and his development company stand to make almost \$700 Million Dollars of profit if he gets his way.

The closest front door of a single-family residence to any new residential unit at Ponte Vista will be in the City of Rancho Palos Verdes, and not in San Pedro.

Bob Bisno plans to build 2,300 condominium units, some of which will be town homes. There is not statement of fact that he is intending to build ANY single-family residences. The survey constructed in part by Bob Bisno himself states that: "There will be a mix of single-family housing, condominiums and townhomes..." This is a misstatement of fact and Bob has been questioned about this "error" which actually would be considered a lie, in court.

Of the 2,300 total units, 575 will be designated as "Senior Housing" and be segregated from the rest of the development. Folks living in the non-age restricted portion of the project will have limited access to the senior portion.

The senior section will be limited to persons where one of the owners is at least 55-years of age or older. Under very limited circumstances, minor children may also live in the section.

Bob Bisno intends to use approximately 10,000 square feet of building space for retail establishments such as a coffee shop, dry cleaners, or other small business. The retail component will be constructed in the last phase of construction and not be available to the general public.

The Ponte Vista at San Pedro Development will be completely gated and guards will be stationed at entrances where visitors and others may wish to enter the site. There will be at least one additional remote controlled gated access point to the property.

Bob and all of his supporters continue to mention the "6 acre public park" as a community benefit. The actual size of the proposed park is listed in documents and on drawings as being 5.46 acres, and as such, closer to being a "5 acre public park".

Bob and the DEIR state that there will be a projected additional \$101 Million Dollars of revenue added to the economy within a five-mile radius of Ponte

Vista. To achieve that kind of revenue, every household at Ponte Vista would have to have approximately \$144,000 in yearly income.

The cost for the smallest and least priced unit at Ponte Vista will be approximately \$330,000, \$380,000, or \$400,000 depending on what is read or heard from Bob Bisno or employees of his development company.

The largest units proposed for the project will be four-bedroom, two story town homes priced at approximately \$1.25 Million Dollars.

The smallest unit at the site will be approximately 600-650 square feet in size. There is no illustration of that sized unit on the Ponte Vista Web site. The smallest unit illustrated is approximately 850 square feet.

The majority of units in the non-age restricted portion of Ponte Vista will be three-bedroom units.

The Initial Study for the project estimated the total population of Ponte Vista to be approximately 7,343 residents. The footnote stated that this figure was per the findings of the Southern California Area of Governments, which supports Bob's current plans.

The DEIR claims that there will be two residents, on average in the non-age restricted portion of the project, and approximately 1.8 residents per Senior Housing unit, for a total of 4,313 permanent residents.

There is no documented correlation between the number of bedrooms to be constructed at Ponte Vista and any estimated total population for the project.

R Neighborhoods Are 1 seeks to keep the current zoning of "R1" at Ponte Vista.

Bob Bisno seeks to change the current zoning to "Specific Plan Zone" to construct his project. To have the zoning changed, the ultimate goal Bob seeks is the approval of L.A. City ordinances voted on by members of the Los Angeles City Council. The final arbiter of whether Bob gets the changes of zoning required to get permits to build the project, according to his current plans, is either the L.A. City Council, and Mayor's signature, or perhaps the court system, if lawsuits are created after the City Council approves the ordinances he seeks.

It is very important that everyone uses the facts as presented here or facts from the DEIR, other public documents, or from reputable sources.

Any questions you may have or any questions you may encounter that you are not comfortable answering can be addressed to Mark Wells, Major Ranting Elitist, at mrichards2@hotmail.com