

THE LATEST ON PONTE VISTA GOOD NEWS, BUT ...

The Planning Department has denied Bisno's application for a Tract Map, which would have divided the property into 33 parcels. Primary reasons cited were that the map, as well as the design and improvements, were inconsistent with the current general and community plans. Also stated were the physical unsuitability of the of the project's design and density to the topography of the property.

The determination letter is posted on the home page at
www.rneighborhoodsare1.org

Let's call this Round Two, with the Round One being the Councilwoman's Community Advisory Committee that also said this project, as proposed, should be turned down.

**Being up two rounds to none is OK,
but the fight is far from over.**

So What Happens Next?

The Planning Department will release its recommendation on the Specific Plan somewhere around the November 14th. The Specific Plan is the document that will determine the zoning on the property, the types of roads, open space, etc. Current zoning (R-1) allows 429 single family units. Bisno's proposed Specific Plan would allow approximately 2600 units after the density bonus. As soon as we receive a copy of the recommendation we will post it on our website.

The next round in this battle will be the Area Planning Commission after that it will go to the City Planning Commission.

Tuesday Nov 18, 4:30 pm
Harbor Area Planning Commission
Port of Los Angeles Administration Bldg
425 S. Palos Verdes St, San Pedro CA

Thursday December 11, 8:30 am
Los Angeles City Planning Commission
Los Angeles City Hall
200 N Spring St, Los Angeles CA

We will share more details of these meetings with you as we receive them.

Please put both dates down on your calendar

In the meanwhile, Bisno could amend his project or appeal the denial of his Tract Map application. He may do both. He is busy organizing his supporters. **So, come to the hearing on the 18th and tell the City, one more time, why Bisno's plans are a disaster for our town** (if you can get through the traffic, that is.) Try to arrive early since it takes time to get through security at the Port building.

R1 Hires Lawyer

R Neighborhoods Are1 has retained Chatten-Brown & Carstens, an experienced environmental law firm, to help prepare our response to the Planning Department recommendation. Their experience includes previously litigation against this developer. The involvement of an attorney at this point is vital because what can be argued later is limited by what is presented to the Planning Commission now.

What We Need Now

A big thanks to everyone who has already help fund this cause, but additional contributions are still needed to help pay the attorneys' fees. You can make make your contribution by using PayPal on line at <http://www.rneighborhoodsare1.org> and click on the donate button or by sending a check payable to "R Neighborhoods Are 1" to:

**R Neighborhoods Are 1
1840 S. Gaffey St. #316
San Pedro CA 90731-5361**

Please note on the check that it is for the legal defense fund. We are keeping track of donations. If there are funds remaining after all the legal work is completed, we may be able to return some portion to the donors.

Volunteer to help get the word out. We are developing a list of individuals who will help get the word out in their respective neighborhoods. Please e-mail us at info@rneighborhoodsare1.org with your contact information if you are willing to help.

Check www.rneighborhoodsare1.org for the latest information