

## Will SP be the next beach community?

In his guest column ("Restrictive R1 zoning will keep entry-level home buyers out," More San Pedro, April 14), developer Bob Bisno cloaked his recommendation to change the zoning on Western Avenue under the ruse that he is simply providing much-needed low-income housing.

He claims that if he built 429 single-family homes (rather than the 2,300 condominiums he wants), each would cost approximately \$1.5 million.

This is absurd, unless he is planning on gold-plating them. The median price of homes in South Shores, which typically include ocean views, is well under \$1 million.

San Pedro, in fact, has the lowest median home prices of any South Bay beach city.

The building of low-income housing is desirable if the community has the infrastructure to accommodate it. But 2,300 condominiums would likely bring in 5,000 new residents, who would be housed at the only two exits at the north end of San Pedro; thus, they will function like a cork in a bottle.

Traffic on Western Avenue is already congested, and with 5,000 more cars, it will be gridlock. But I would bet money that Bisno will be long gone after he pockets his millions in development fees.

During the past 10 years, the city of Torrance allowed residential over development, and now it does not have enough police officers and firefighters (nor funding to hire new ones) to accommodate the increased population. Is Bisno willing to pay for the additional police officers and firefighters that his development's residents will require?

Are we going to allow Bisno to turn San Pedro into just another completely congested beach community?

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