



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

WWW.CENTRALSANPEDRO.ORG

July 12, 2013

Councilman Joe Busciano
Harbor District Office
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

Chief Zoning Administrator, Linn Wyatt
Development Services & Zoning Administration Division
City Planning Department

Subject: Ponte Vista Development Proposal Comments

This neighborhood council, through its Land Use & Public Works Committee, reviewed the Ponte Vista's April 17, 2012 "Design Guidelines for a New Community." On June 9th, 2013, the full Council adopted a position on the development that consists of the nine points listed below.

1. The Ponte Vista development should be built to conform to the existing and/or natural topography of this terraced, southeast sloping 62-acre parcel with a minimum of re-grading and no high retaining walls.
2. The natural storm water drainage path, aka "seasonal creek", that passes through the south-westerly part of the site should be featured in the landscape design, rather than buried in storm drain conduit as proposed.
3. We do not support the development of a gated enclave at Ponte Vista. All streets and common parklands should be public, and should conform to public development standards.
4. The road connecting Western Avenue and Mary Star of the Sea High School should be planned with sufficient width to support a future through connection between Western Avenue and lower San Pedro.
5. The developer of Ponte Vista should be required to improve the Western Avenue pedestrian experience. In order to provide a more attractive major streetscape, street trees should be planted within a continuous green parkway rather than in tree wells.

Linda Alexander
President

James P. Allen
Vice President

Pat Carroll
Secretary

Kali Meridith
Treasurer

Allyson Vought
Outreach/Communications

Page Two
Letter to Councilman Buscaino
July 12, 2013
(Ponte Vista Development Proposal Comments)

6. A centrally-located convenience store that is "walkable" for its residents should be provided within Ponte Vista.
7. The developer proposes a "Residential Project 2" that does not provide access to these front doors from a street or landscaped walk (pedestrian access is by way of alley only). This does not conform to City of Los Angeles Residential Design Guidelines and should not be approved.
8. Individual residential driveways, where provided, should be of sufficient length to park a car without it extending over the sidewalk.
9. We have concerns that the proposed apartment building to be placed along the south line of the site adjacent to the mid-rise buildings along this property line would create a long, narrow, shaded canyon between the two buildings that would not be useful or attractive for any purpose, and that this strip could develop nuisance characteristics. A better use for this part of the site would be a Ponte Vista creek-side park.

Finally, we urge the property owner/project developer to engage the community in meaningful dialogue to resolve these issues in a timely manner.

Sincerely,

A handwritten signature in cursive script that reads "Linda Alexander".

Linda Alexander, President
Central San Pedro Neighborhood Council