



THE NORTHWEST NEIGHBORHOOD

ADVOCATE



Northwest Council Comments on Ponte Vista Draft EIR

The proposed Ponte Vista Development is slowly winding its way through the city's bureaucratic process. The developer released the draft environmental impact report (EIR) for 2,300 units in "podium-style" buildings, 4-6 story-tall complexes built over open basement parking.

He has been promoting his vision all over town to whatever group will listen. The units are expected to range in size from 700 square feet to over 3,000 square feet with an average sales price of \$712,500.

Economic projections in the document are based on an average annual household income of \$145,217 with an average annual housing cost (mortgage and homeowners association fees) of \$50,885 per unit. To put this in perspective, the average household income for San Pedro in 2005 was \$42,667.

Despite the developer's expensive public relations campaign for this extremely dense project, the attitude of most of the individuals we hear from remains the same as when we conducted our survey a year ago. That survey found that fewer than four percent of our stakeholders "support the developer's proposal for 2,300 condominiums," 72 percent want to maintain the existing zoning, and 21 percent might consider "some additional homes" in exchange for specific mitigation measures.

Your Neighborhood Council commented extensively to the city on a number of the conclusions in the draft EIR. Among the comments submitted were the following:

- The project is not consistent with adopted city planning policies. These policies encourage single family residential usage in our area, not an extremely dense condominium development.
- There is not enough specificity in the developer's plan to adequately evaluate the environmental impacts. The plan does not state the mix of studio apartments, one-, two-, three-, and four-bedroom units, but does predict exactly how many individuals will live in each unit.
- The traffic counts are inaccurate and underestimate the current traffic load. The counts were done while Western Avenue was torn up for sinkhole repairs, and are significantly lower than counts from the prior year.
- The traffic projections are too low. The projections

are based on the average household taking only two trips per day—i.e. if there are two people in the household and both are working, they would leave home in the morning and return home in the evening and go nowhere else. Trip generation rates for comparable city projects are 40 percent higher.

- Proposed traffic mitigations are woefully inadequate. ATSC will be installed even if no homes are built on this property.
- The number of new residents at the completion of the project, and hence the impacts on city services, is about 50 percent too low.
- The number of new students generated by the project is significantly underestimated. There will be severe impacts on already overcrowded area schools. No mitigations for these impacts have been considered in the EIR.

It is vital to your neighborhood council that accurate information be put forward in the EIR, so that the proposed mitigations will be strong enough to eliminate the problems caused by the additional residents and traffic.

The full text of our remarks can be found on our website, www.nwsanpedro.org. The city must now review all of the comments it receives on the draft EIR and eventually release a final EIR.

The next step in the process is the review of the developer's specific plan. The city planning department has not yet determined the calendar for this process, but has indicated that it will include one or more opportunities for public comment.

Councilwoman Hahn's Ponte Vista Community Advisory Committee continues to discuss their recommendations to the councilwoman. A schedule of their meetings is posted on our website.

There is an opportunity for public comment at all of their meetings. Additionally, comments can be submitted to Councilwoman Janice Hahn, Attention: Gordon Teuber, 638 South Beacon Street, San Pedro, CA 90731, or you can e-mail your remarks to gordon.teuber@lacity.org.

The Los Angeles City Council is the ultimate decisionmaker as to what can be built on the site. **Our councilwoman wants to know what you think. Regardless of your feelings, now is the time to speak up.**

School Board Candidate Forum February 24 at Cabrillo Aquarium

What Do You Want to Ask?

To assist local voters make an informed decision on March 6 and promote higher voter turnout, the Central, Coastal, and Northwest Neighborhood Councils, San Pedro Peninsula Chamber of Commerce, and Cabrillo Marine Aquarium have teamed up to host an informational forum for the candidates of the Los Angeles Unified School District Board of Education, District 7 seat.

The forum will be held Saturday, February 24, from 2:00 to 3:30 p.m. at Cabrillo Marine Aquarium's John M. Olguin Auditorium, 3720 Stephen M. White Drive in San Pedro. This is a great opportunity for local voters to become more familiar with the four candidates, two of whom are Northwest San Pedro residents.

The candidates, in alphabetical order, are:

Jesus Escandon is an UTLA advocate and a former UTLA chapter chairman who works for the California Teachers Association.

Neal B. Kleiner has 38 years of LAUSD experience as a teacher and administrator and is a former L.A. Unified principal. Kleiner wishes to be on the school board to represent the students and teachers in LAUSD. He has faith in public education and wants to see it flourish in this century.

On Kleiner's website, he pledges "not only to fight to preserve and defend public education in LAUSD but to also work diligently to continue the growth we've made in the last five years and to continue to work to regain our once illustrious past."

Roye Love, Sr. is a Carson resident and a public school advocate, specifically for greater awareness of air quality. Love has voiced opposition for the proposed LAUSD site for the new South Region High School No. 4 at the northeast corner of Carson Street and Santa Fe Avenue.

Dr. Richard Vladovic has over 40 years experience as a teacher and administrator, including serving as the District K superintendent and as superintendent for the West Covina Unified School District.

Dr. Vladovic's platform focuses on a willingness to implement innovative, effective programs and strategies that enhance both the quality and quantity of learning within the schools he supervises, and has focused his career primarily on student progress.

He has worked to establish effective partnerships with elected officials, business and community-based organizations in order to improve educational programs at school sites.

The typical voter turnout for an off-year March election statewide tends to be about 6-8 percent, and Los Angeles tends to follow this trend. In March 2003, the current board member, Mike Lansing, won 71.5 percent of the vote with only 17,013 votes. Lansing, a popular incumbent, ran against one opponent.

Because Lansing is not running for another term, each candidate has an opportunity to lure voters who voted for Lansing four years ago. Based on the 2003 turnout, receiving 12,000 votes throughout the district would be more than enough to win the seat.

In a district that has over 77,000 students, voter turnout will be a primary factor in the successful campaign for each of these candidates. The hosts of this candidate forum hope that voter turnout is increased throughout the district as a direct result.

Issues likely to be discussed include the proposed Harbor-area high school on Western Avenue, low graduation rates, and high drop-out rates.

Immediately following the forum, candidates will have an opportunity to talk to voters at an informal reception.

Northwest San Pedro Neighborhood Council
638 South Beacon Street, Box 688
San Pedro, CA 90731

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From the President's Desk

By Diana Nave, *President*

The new year started out with a bang for the Northwest San Pedro Neighborhood Council. We are dealing with a number of issues that will have a significant impact on the future of our community. In the first three weeks of 2007 we developed comments on both the proposed Target Store on N. Gaffey and the proposed Ponte Vista development on Western (see articles elsewhere in this newsletter). Now we are writing comments on the re-designed Bridge to the Breakwater project, re-named San Pedro's Waterfront. We are also co-sponsoring a candidate's forum for the Board of Education seat being vacated by Mike Lansing (see article herein). We welcome your comments on the San Pedro's Waterfront project and your attendance at the forum.

With traffic identified as a priority issue, some of us visited the City's ATSAC system to learn what it will actually do for our community (see article).

What's New?

► Have you noticed the new construction by Granny's Doughnuts on North Western? Well, the doughnut shop is expanding. Once completed, the old shop will be torn down.

► Elite Homes has received city approval to build Villa Tatiana, 13 attached single family homes at 1160 and 1172 West Eleventh Street. To view their plans, go to www.nwsanpedro.org/Planning.htm.

► Plans for the Welcome Park at the end of the Harbor Freeway have been developed and construction is expected to start shortly. This will improve the entrance to San Pedro. No decision has been made yet as to what will happen with the Gaffey Street overpass.

► Have you noticed the newly-installed left turn arrow at Channel when you are going north on Harbor Boulevard and North Pacific? The Neighbor-

hood Council worked with the Department of Transportation and the Councilwoman Hahn's office to get it installed. After it was installed, the timing was adjusted and a few other modifications were made. We hope you agree that these changes have improved the flow of traffic through this intersection, particularly for the evening northbound traffic turning left onto Channel.

► In early February, JCC Homes is expected to receive final approval from the city for their housing development on North Gaffey. Unlike Ponte Vista, this development has strong support because it will eliminate a community blight. Shortly after the final city approval, Kinder Morgan will begin to remove the existing structures. It should take them about nine months to remove the tanks and buildings and clean up the soil contamination.

► Speaking of tanks, Councilwoman Hahn continues to try to find a way to have the Amerigas tanks moved away from our neighborhood, including rezoning and condemnation, but so far none of her attempts have worked.

► Our council has formed a Youth and Education Committee, chaired by Barbara Schach. The committee meets the third Wednesday of the month at 6:30 p.m. at Coco's on Western. Please join us if you are interested in youth and education issues!

What your Neighborhood Council is accomplishing is exciting, but we could do so much more with your assistance. If you want to make a difference in your community, contact us and find a way to get involved!

board@nwsanpedro.org
(310) 732-4522



NWSPNC Committees

Issues / Traffic / Parks Committee—Deals with traffic and transportation, parks, community beautification, and other issues not covered by specific committees.

Planning and Land Use Committee—Deals with planning and land use issues.

Port Committee—Deals with port-related issues and advises our representatives on Port Community Advisory Committee.

Youth and Education Committee—This newly-formed committee focuses on meeting the needs of young people in our community, including education, recreation, and crime prevention.

Communication and Outreach Committee—Communicates with our stakeholders through a quarterly newsletter, speaking engagements, and personal contact with various target groups and gathers community concerns and feedback.

Finance Committee—Recommends budget, reviews funding requests.

Peck Park Canyon Task Force—Committee working towards implementation of master plan for Peck Park Canyon.

Fireworks Reduction Task Force—Committee working to eliminate use of illegal fireworks in our community.

Committee on Port Safety and Security (COPSS)—Committee of six area neighborhood councils focused on security and emergency preparedness.

If you are interested in being a member of any of these committees, please e-mail your contact information to board@nwsanpedro.org.

Application for Service Awards Available Deadline to Submit Form is March 23!

They say "it takes a village" to raise a child; it also takes children (or youth) to raise a community. We have found that many young people today are involved in countless hours of volunteer work and the Northwest San Pedro Neighborhood Council would like to recognize at least two such people by offering each a \$500 Service Award. These students need to meet the following criteria:

- Currently a high-school senior OR enrolled in a community college, four-year college or university, or vocational technical school
- Minimum current cumulative grade point average of 2.5
- Demonstrated voluntary community service leadership completed between January 2006 and the present:
 1. documented voluntary community service that is not required by school or other programs (example: court ordered)
 2. service/volunteer hours must be provided within the boundaries of the San Pedro Neighborhood

Last year's awardees were:

Casey Muldoon who attended Mary Star of the Sea High School and volunteered at the YMCA. She now attends San Francisco State University with the

hopes of studying law; and

Marcello Dolce who attended the San Pedro Marine Science Magnet Program at San Pedro High. His volunteer work was with Boy Scouts and he helped out with several Eagle projects. Additionally, while in student government, he interned with Councilwoman Janice Hahn and Mayor Jim Hahn. Marcello now attends El Camino College hoping to transfer with a major in architecture.

Applications can be obtained on the NWSPNC's web site: www.nwsanpedro.org.

They are to be **postmarked** no later than March 23, 2007. Hand delivered or faxed applications WILL NOT be accepted. Students need to fill out the Service Award Application (two pages), provide a current school transcript, proof of school acceptance (if just starting new semester), personal community service statement, and verification of community service/reference certification for all volunteer organizations.

Return entire community service award application packets to:

Northwest San Pedro Neighborhood Council
Attn: Community Service Award Committee
1311 Westmont Dr.
San Pedro, CA 90732

Thank You!

On behalf of the three San Pedro Neighborhood Councils, the San Pedro Northwest Neighborhood Council Board members give special gratitude to Ramona's Bakery, Polly Ann Bakery, Java City, and Bagels Galore for their generous contributions made on November 4, 2006.

The delicious pastries and bagels helped make the second Community Planning and Transportation Forum held at the Brown Bros. Building a great success. This event hosted by L.A. City Director of Planning Gail Goldberg was informative and educational. We encourage everyone to support your local businesses and visit these stupendous establishments.

Free Cash For College

Do you know someone who needs assistance to pay for college? Every year the City sponsors workshops where students have hands-on help to fill out financial aid forms. There are two workshops planned in our area: Saturday, February 10, from 9:00 a.m. to 2:00 p.m. in the Harbor College Library, and Thursday, February 15, from 5:00 to 8:30 p.m. at the Port Boys' and Girls' Club, 500 South Harbor Boulevard.

Target Store Update

Should Target be permitted to sell beer and wine? Should there be a 30-foot high sign on Gaffey Street to identify the Target store? Is it O.K. for semi-trailer trucks to make deliveries adjacent to a residential area until 10:00 p.m. every day of the week?

These and other issues are elements of a conditional use permit being sought by Target Stores as it pursues its plan to build a new, 130,000-square-foot building in San Pedro.

Neighborhood and public comment on the proposed Target Store is sought at a hearing scheduled for 10:30 a.m. Thursday, February 22, conducted by the city Office of Zoning Administration in Room 452 at San Pedro City Hall.

Target Corp. is submitting its plan as an "entitled" project, meaning there is to be no change in zoning on the property. The Target store is, of course, replacing the DiCarlo Bakery plant.

The request for the conditional use permit is part of the process of approvals and permits required because certain activities, such as the sale of liquor in the store's grocery department, are a new form of use on

the property

The Northwest Neighborhood Council has submitted a package of comments to the planning department in answer to the mitigated negative declaration (MND) submitted to the city by Target.

Our comments addressed a number of areas of concern, such as the general architectural appearance of the building, environmental questions—including stormwater runoff from the parking lot, the degree to which the building addresses "green" and energy saving issues, and a host of issues about the store's relationship to the community, including traffic concerns, light pollution at night, and the quality of landscaping planned for the site.

An MND differs from an environmental impact report in that it is not required to be as rigorous or far-reaching as an EIR and is may be when all of the significant environmental impacts can be mitigated.

The Neighborhood Council encourages all affected residents and interested members of the public to attend the hearing and put your concerns and comments on the record.



CLEAN UP ON CAPITOL—Neighbors and the Northwest San Pedro Neighborhood Council teamed up to clean areas along Capitol Drive. The December skies were clear and sunny for the crew working hard to beautify our neighborhood. Special thanks go to John Mavar for coordinating this event, Gordon Teuber for invaluable contributions and hard work, Gary Krill for donating the refreshments, and everyone who turned out to help.

Zoning and Planning Info System Explained

Have you ever wondered about how to get zoning and planning information about a given piece of property? The city has an automated information system called ZIMAS. The city is providing training on how to use the system. Come join us on Thursday, February 22, from 4:30 to 6:00 p.m. at the Port of Los Angeles Board Room, 425 South Palos Verdes Street, and become empowered.

Peck Park Canyon Funding Recommended

Peck Park Canyon has been recommended to receive \$6.19 million dollars from Proposition O. This is in addition to the \$1.9 million already approved by the State of California for trails restoration. The Proposition O funds would be used for stream restoration and water quality improvements.

Proposition O authorized the City of Los Angeles to issue a series of general obligation bonds for up to \$500 million for projects to protect public health by cleaning up pollution, including bacteria and trash, in the city's watercourses, beaches and the ocean, in order to meet Federal Clean Water Act requirements.

In addition, the measure funds improvements to protect water quality, provide flood protection, and increase water conservation, habitat protection, and open space.

An administrative committee and a citizens committee provide oversight of the bond funds and make recommendations to the city council and the mayor as to which projects merit Proposition O funding.

Upon reviewing the project's pro-

posed improvements, the Administrative Oversight Committee decided to fully award the requested funds for the project, which total approximately \$6.19 million dollars. This recommendation has been forwarded to the Los Angeles City Council and mayor's office for approval.

Other secured funding sources include \$1.92 million from The California River Parkways Grant Program, funded by the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50 Chapter 5).

A grant worth \$120,000 was also secured from the California State Parks Recreation Trails Program, which provides funds annually for recreational trails and trails-related projects.

Now that funds have been identified for project implementation, next steps for the project are to complete the contractual process with all the funding agencies and select consultants who can provide environmental and project design services. Construction is not expected to begin until early spring of 2008.

City of L.A. Offers Free Emergency Preparedness Classes at Peck Park

The city is once again providing free Community Emergency Response Team (CERT) training. Participants will increase their overall level of disaster readiness and learn emergency skills that may be used in everyday emergencies. The complete training is one evening a week for seven weeks.

Topics of discussion include "terrorism-as I safe", earthquake threat, personal and family preparation, gas, water, and electrical utility control, medical treatment assessment, medi-

cal triage, evacuation, search techniques, and disaster psychology.

If you attend all seven weeks, you will receive CERT certification and a helmet and vest to be used in case of a disaster. CERT teams will assist the local government by responding to emergencies during disaster situations.

Classes will be held on Wednesdays from 6:30 to 9:00 p.m., March 14 through April 25, at Peck Park.



NORTHWEST SAN PEDRO NEIGHBORHOOD COUNCIL

'Your voice for your community'

As an official, elected part of Los Angeles, we represent your views on matters of local and citywide interest to the city government.

To find out who we are, what we do, and how you can add your voice in making San Pedro, the Harbor, and Los Angeles a better place, call 310-732-4522 or go online to www.nwsanpedro.org.

Together, we can make a difference!





ATSAC System is Coming to San Pedro

There's been a lot of talk lately about the ATSAC traffic system. The ATSAC system has been suggested as mitigation for the 2,300 condos proposed at Ponte Vista, by Bisno Development, LLC. So, what is ATSAC? What will it really do for us?

To learn the answers to these questions, several of us recently toured the ATSAC facility four stories under Los Angeles City Hall. We were impressed with this technology, but we also learned its limitations.

ATSAC, short for Automated Traffic Surveillance and Control, was first developed by the City of Los Angeles to improve traffic during the 1984 Olympics. The city was so pleased with the results that it kept, expanded, and continuously improved the system. Basically ATSAC allows for real time adjustments to traffic signals in order to improve the traffic flow.

More technically, ATSAC is a computer-based traffic signal control system that monitors traffic conditions and system performance, selects appropriate signal timing, and performs equipment diagnostics and alert functions. Sensors in the street detect the passage of vehicles, vehicle speed, and the level of congestion.

This information is received and analyzed on a minute-by-minute basis at the ATSAC Operations Center. To supplement



Chuck Hart, Diana Nave, Pat Nave, and Jerry Gaines get an explanation of the how the ATSAC system works.



STAR WARS OR CAR WARS?—Traffic engineers manage the city's ATSAC system, which is run from the control center four stories below City Hall East in downtown Los Angeles. Currently, the only ATSAC intersections in the Harbor area are along a stretch of Pacific Coast Highway.

the information from electronic detectors, closed-circuit television (CCTV) surveillance is installed at critical locations.

Theoretically ATSAC improves traffic flow by 7-9 or 10 percent, but in reality the usual improvement is more in the realm of five percent because people act differently in traffic than the "ideal." They daydream, discipline children and talk on their cell phones instead of immediately responding to signals.

The city has obtained funding to install ATSAC at all of the intersections in the city portion of San Pedro. Installation is expected to begin May 2008 and to be completed in February 2009. This will happen with or without funding from Bisno Development Corporation.

The portion of Western Avenue from Summerland to Palos Verdes Drive North, however, is not in the City of Los Angeles, and thus not part of this ATSAC project. This portion of Western is under the control of CALTRANS.

CALTRANS has funded a similar system for their portion of Western. It is unclear however as of this writing whether the CALTRANS system has the same capabilities as the city's system and whether the two will be connected so that there can be one comprehensive automated traffic system for Western Avenue.

Since the ATSAC system is funded already by city and state funds, this should not be counted as a mitigation for Ponte Vista. In our response to the Draft EIR for Ponte Vista, our Council has insisted that Bisno Development be required to fund additional mitigations for whatever is built at Ponte Vista. Stay tuned.

Goldberg Keynotes San Pedro Community Planning Forum

By Andrea Adleman

The new director of the Los Angeles City Planning Department is a passionate woman named Gail Goldberg. San Pedro stakeholders had the opportunity to hear Goldberg first-hand this fall, when she keynoted a community planning forum organized by San Pedro's three neighborhood councils.

Goldberg's mission is to empower communities, developers, and government to fix a broken system and to create a livable city. She is adamant that the community will have ample input into the process. "I don't know how to do planning any other way," she insists.

There will be numerous opportunities to give input during the upcoming re-write of the San Pedro community plan. This is a bureaucratic term referring to the basic land-use plan for a community.

A community plan answers questions such as, will a given area be zoned industrial, residential, or commercial? Will streets be designed for passenger vehicles or commercial trucks?

Here are excerpts of Goldberg's remarks about planning in general and San Pedro in particular.

On preserving San Pedro's character during the community planning process:

"A new plan has to have a good description—a good urban design section—that talks about the unique qualities of neighborhoods that are within the planning area and how it is that we are going to preserve and enhance those unique and distinctive qualities that make San Pedro very different from other communities.

"This is not a cookie-cutter approach. This is a way to create a plan that is tailored for your community.

"In order to do real planning with real plans and a real planning process, we're going to be out talking to you about what you want to see in your plan and what your vision is for your community."

Regarding downtown San Pedro:

"The community plan has to deal very specifically with downtown. You're right be concerned about the scale of redevelopment.

"Downtown is a wonderful pedestrian scale that, I think, clearly needs to be preserved. I think you can do that in the community plan by addressing a downtown district and talking about the unique characteristics that you want to preserve."

Goldberg's opinion of San Pedro:

"We're really excited at the prospect of working with folks in San Pedro . . . I think something really wonderful can happen in San Pedro.

"You have beautiful residential neighborhoods. You have a downtown that just screams for revitalization.

"I can almost imagine it in the future as this fabulous place that people from all over this city want to come to. I'm really looking forward to working with you to create it."

On building community ownership of the plan:

"People ask about my vision for San Pedro. I can't tell you what my vision is.

"My vision is to create a process where the goals of the city and the goals of the community come together to create a plan that you guys love and will fight for every day.

"I'm convinced that one of the huge problems in this city is that we plan project by project and that must stop. It won't stop until you get a great plan and you will fight for it and I will fight for it every day."

On neighborhood councils, developers, and the politics of planning:

"I've asked myself the question, is real planning possible in LA? I think it is, if two constituent groups are behind it. We won't be successful without both of them.

Number one, the community and the neighborhood councils have to be supportive of real planning and I think they are. Communities want real planning because they need to know what is going to happen in their community and right now they don't.

"People complain and say, 'Oh, the neighborhood councils are against every project.' Under the

system we have here, I think a logical response by neighborhood councils is to be against every project because you have no idea what the next one is going to be.

"Number two, the plan needs to have the support of the development community, meaning it's real. [Developers need to know that] when they look at a plan and they look at a zone, that's what we want.

"In every other city in this country, the zone on the land establishes the value of the land. That's the highest and best use.

"If it's industrially zoned land, it's worth \$20 or \$30 a square foot. In Los Angeles, that's not true.

"The value of the land is not based on what the zone says or what the plan says. It's based on what that developer believes he can change the zone to.

"That is disastrous for this city. Disastrous.

"I have to believe that the developers are getting sick of this. I have developers who come in to me and say, 'I bought this industrial land. I paid conversion prices,'—meaning they didn't pay \$20 or \$30; they paid \$100—and I say to them, 'Can you spell speculation?'

"And they say, 'But, you've always done it. You've always converted.'

"I'm sorry, zoning has to mean something in this city."

The NWSPNC
Governing Board
meets on the
second Monday
of each month
at 6:30 p.m. in the
Peck Park Auditorium,
560 North Western Ave.