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## Community Impact Statement/Ponte Vista

1 message

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To: Sharon.Gin@lacity.org

Planning and Land Use Management Committee  
City Clerk's Office  
200 North Spring Street, Room 395  
City Hall,  
Los Angeles, CA 90012  
Attention: Councilman Jose Huizar, Councilman Gilbert Cedillo, and Councilman Mitch Englander  
Subject: Ponte Vista Zone Change  
Case No. CPC-2012-2558-GPA-ZC-SP-CA

Dear Committee,

The L.A. Planning Department completely ignored the planning process by approving the Ponte Vista housing project on Nov. 17th, 2013.

The Planning Commission ignored the advice of the San Pedro Neighborhood Council as well as the R.P.V. City Council. They did not listen to the Navy (DFSP) who opposed the project and did not listen to the majority of the community that wants Ponte Vista to stay R-1. Instead, the Planning commission has given it a "special plan" so that it over-rules all of the normal planning guidelines.

What closed this deal started back in 2009 when the Planning Commission staff recommended that IStar Financial reduce the number of homes to between 775 and 886. IStar was at 830 units up till around September when they came down to 700 units. When IStar fell below this number, they had the leverage to get the project approved. It did not matter what information that was sent to the Planning Department concerning safety and the good of the community; because the deal was already made as soon as IStar lowered their units to 700.

The Community plan designates the Wilmington-Harbor City Community Plan as "Low Residential" (four dwelling units per acre) for Ponte vista. If that is the case, there should only be 248 units on the proposed property, which is the current unit density that was originally approved. What is the purpose of having these zoning laws if they can be easily changed by developers that are only interested in making a profit at the expense of the community?

The project site is under the policy of the regional comprehensive plan and guide (RCPG). If their goal is to enhance the quality of life in the region, how could there be any justification for more than 4 units per acre given the fact that there is only one entrance and exit to the property located on Western Avenue?

In the EIR report, (impacts found to be less than significant), it states that the Geotechnical report indicates there are no risks on the project site related to seismic hazards, liquefaction, landslides, lateral spreading, subsidence, collapse, and expansive soils. I have previously addressed this issue by sending information to Mr. Henry H. Chu (Plan Implementation Division) that shows the Palos Verdes Fault going through Rancho LPG as well as Ponte Vista project site.

The EIR report does not adequately address the impact from the Navy Defense Fuel Support point (DFSP) in terms of spills, overfill, and leak failure, fire or explosion. The AQMP has not done any testing of the air quality from the gases that vent that are released from the underground tanks as well as tanks above ground directly to the North of Ponte Vista.

In the EIR (Environmental Setting) project site, there is no mention of an emergency plan in case of the release of hazardous emissions to the air in the form of toxic contaminants. There is a potential for a major explosion or fire and the resulting impact to Ponte Vista residents would be effected. In a crisis, there would be only one way out of this housing project on Western Ave., except for the possibility of Mary Star entrance to the southeast. Depending on when a disaster happens, most residents would be trapped to find emergency care and rescue.

The EIR reports, "at least seven fuel releases have been documented from the DFSP facility, documented

to exceed 140,000 gallons. One of the releases occurred just north of the Ponte Vista project site. According to Charles Buckley, liquid phase hydrocarbons are known to be present in the groundwater and are carcinogenic to humans.

The draft EIR report does not address the risk factor for residents that live and work in the area that live near Ranch LPG storage tanks that are located about 1 mile from Ponte Vista to the East. There is no emergency response plan for evacuation routes for vehicles and pedestrians. The possibilities of a LPG failure at Rancho or Conoco Philips are very real from human accident, equipment failure, earthquake and potential terrorism.

In a worst-case situation, Rancho would have a radius of destruction of 3 miles. If an explosion would occur, it would be certain that not just one tank of butane would evaporate, expand, ignite, and explode; but the entire facility would go up in flames. If the tanks were at or near capacity, the radius of impact would be 10 miles. There is no mention in the EIR on reducing the danger of this facility and safety of the residents living in the blast area of this facility.

I ask that the Planning and Land User Management Committee not amend the change of land use and keep the zoning as R1-1XL and not amend the Los Angeles Municipal Code to establish the PVSP for new construction of up to 700 residential units at 26900 South Western Avenue in San Pedro.

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