



CITY PLANNING DEPARTMENT  
Community Planning Bureau

**NOTICE OF CONCURRENT PUBLIC HEARING  
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS**

**CASE: CPC 2006-8043-GPA-ZC-SP-DA, VTT-63399, ENV-2005-4516-EIR**

**WILMINGTON-HARBOR CITY PLAN AREA**

**COUNCIL DISTRICT 15**

This notice is sent to you because you own property or you are an occupant residing near a site for which an action, as described below, has been initiated with the City Planning Department. All interested persons are invited to attend the public hearing at which you may listen, ask questions or present testimony regarding the application.

**PLACE:** Cabrillo Marine Aquarium Auditorium  
3720 Stephen M. White Drive  
San Pedro, CA 90731

**TIME:** **Thursday, June 26, 2008 at 5:00 PM**

**APPLICANT:** BDC Ponte Vista Partners LLC

**PROPERTY INVOLVED:** 26900 South Western Avenue (see attached map)

**STAFF CONTACT:** David Olivo (213) 978-1197 or david.olivo@lacity.org

**PROPOSED PROJECT:** Demolition and removal of 245 residential units, a community center, and commercial building (all a part of the former U.S. Navy housing) for the new construction of 1,950 residential units and 10,000 square feet of commercial space on the approximately 61.5 gross acre site. The residential component will be comprised of 1,100 for-sale townhomes and condominium units and 850 for-sale senior condominium units (age restricted to those 55 and older). Building heights will vary from three stories or 40-feet along Western Avenue to four stories or 55-feet in other areas. Subterranean and semi-subterranean parking for residents and guests will be provided below the residential buildings and guest parking will also be available along the interior streets. An approximately six acre public park is also being proposed as well as a new access road from Western Avenue to the adjacent Mary Star of the Sea High School.

**REQUEST:** **The Advisory Agency will consider Vesting Tentative Tract No.: VTT-63399 for:**

Pursuant to Section 17.01 of the Municipal Code a 33-lot subdivision for 1,950 residential condominium units on a 50.79 net acre site.

**The Hearing Officer will consider Case No.: CPC 2006-8043-GPA-ZC-SP-DA:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Wilmington-Harbor City Community Plan from "Low Residential" and "Open Space" to "Medium" density residential land use.

2. Pursuant to Sections 11.5.7 and 12.32 of the Municipal Code, the establishment of the **Ponte Vista at San Pedro Specific Plan** for the proposed Project and concurrent **Zone Change** from the existing R1-1XL and OS-1XL to a Specific Plan Zone. The Specific Plan is a land use ordinance which establishes regulatory controls and incentives for the development of the site. The regulations of the Specific Plan are in addition to and may at times supersede the Municipal Code.
3. Pursuant to Section 65864-65869..5 of the California Government Code and City implementing procedures, a **Development Agreement** between BDC Ponte Vista Partners LLC and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to their ability to implement proposed Project approvals while providing the City with Public Benefits. The term length for the proposed Development Agreement is 25 years.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this Project. The hearing will be conducted by the Deputy Advisory Agency and a Hearing Officer who will consider all the testimony presented at that time and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental and land use regulations. The City Planning Commission and the Advisory Agency will certify that they have reviewed the Environmental Impact Report for the proposed project. The Hearing Officer will subsequently prepare a report, including a recommendation, which will be considered by the City Planning Commission at a later date. Any determination by the Advisory Agency will become effective 15 days from the decision date, unless an appeal to the Planning Commission has been received, accepted as complete, and appeal fees paid at the public counter of the Department of City Planning prior to the above 15-day time limit. Such an appeal must be submitted in triplicate on Form-CP-7769 and approved by the City Planning Department.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES:** If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter. Any written correspondence delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

**WRITTEN COMMUNICATION:** Written communications should cite the Case Number indicated at the top of this notice and may be mailed to the following location: The Los Angeles City Planning Department, Community Planning Bureau West/Coastal Unit, 200 N. Spring Street, Room 621, Los Angeles, CA 90012.

**REVIEW OF THE FILES:** The complete application and files are available for review at the City Planning Department, Community Planning Bureau West/Coastal Unit, 200 North Spring Street, Room 621, Los Angeles, CA 90012. Please call the Staff Contact indicated at the top of this notice several days in advance to assure its availability. Case files will not be available for inspection on the day of the hearing.

**ACCOMMODATIONS:** As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon request. *Otros servicios, como traducción de Inglés a otros idiomas, también pueden hacerse disponibles si usted los pide en avance.*

