



## CITY OF LOMITA CITY COUNCIL REPORT

**TO:** City Council January 16, 2006

**FROM:** Gary Y. Sugano, Community Development Director

**SUBJECT:** Ponte Vista Draft Environmental Impact Report (DEIR)

### **RECOMMENDATION**

That the City Council authorizes the submittal of the attached response letter to the Ponte Vista Draft EIR.

### **BACKGROUND**

On December 4, 2006, the City Council approved an agreement with Willdan to review the DEIR and prepare correspondence to respond to the DEIR on behalf of the City.

The Ponte Vista DEIR excluding the technical appendices is over 700 pages in length. Each technical appendices (3 total) are each several hundred pages long. The comment period on the Draft EIR began on November 2, 2006 and ends on January 30, 2007.

### **ANALYSIS**

Willdan has completed review of the DEIR with an emphasis on traffic, air quality, aesthetics, biological resources, noise and housing impacts that could affect the City

Some of the highlights from the draft response letter include:

#### Aesthetics

The proposed average building height is four (4) stories with a maximum height of six (6) stories. Residential buildings along Western Avenue would be four (4) stories in height (approximately 50 feet). The EIR offers no mitigation for the change in aesthetic character and claims the project would improve the visual quality of the site's frontage along Western Avenue by installing new structures and landscaping.

#### Population and Housing

The DEIR describes a population increase of 4,313 persons resulting from the project. This is based on a persons-per-household factor of 2.0 persons-per-households for non-senior units and 1.5 persons-per-households for the seniors units. However, the State Department of Finance

(DOF) projects a Year 2006 person-per-household factor of 2.966 for the City of Los Angeles.<sup>1</sup> Applied to the proposed project, the increase in population would be 6,822 persons. Assuming, however, that only two (2) persons occupy the senior units (575 units), the overall population increase resulting from the project would be 6,266 persons.

The analysis should be re-conducted; limiting comparison of the project to only the Wilmington-Harbor City Community Plan area in order to arrive at fairer and more realistic conclusions in regards to housing and population growth impacts in the area.

### Traffic

The study makes a statement regarding approximately 10,000 square feet of retail uses and recreational amenities (e.g., coffee shop, convenience market, fitness center, etc.). The study indicates (Page IV.J-34) that these uses “are not expected to be used by persons who are not residents of the Project; therefore, their potential to generate new trips onto the local street system is negligible”. Why wouldn’t some trips accessing these retail uses and recreational amenities generate additional trips? How can this “negligible” number of trips be justified? Coffee shops and convenience markets can cause a high demand in trips. A conservative number of trips should be generated for this approximately 10,000 square feet of retail uses and recreational amenities.

### **FINANCIAL IMPACT**

None.

### **ALTERNATIVES**

- 1) Authorize the submittal of the draft letter.
- 2) Do not authorize the submittal of the draft letter.
- 3) Give staff alternative direction.

Recommended by:

Approved by:

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GARY Y. SUGANO  
COMMUNITY DEVELOPMENT DIRECTOR

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TOM A. ODOM  
CITY ADMINISTRATOR

Attachment:

1 - Draft letter to City of Los Angeles

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<sup>1</sup> California State Department of Finance, Table 2:E-5 – City/County Population & Housing Estimates, January 1, 2006.