



Environmental Review Section

City Hall • 200 N. Spring Street, Room 721 • Los Angeles, CA 90012



TECHNICAL APPENDICES TO THE DRAFT ENVIRONMENTAL IMPACT REPORT

VOLUME 2 OF 3

Ponte Vista

Case No. ENV-2005-4516-EIR

Council District No. 15

<p>THIS DOCUMENT COMPRISES THE ENVIRONMENTAL IMPACT REPORT AS REQUIRED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT</p>
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Project Addresses: 26900 S. Western Avenue

Project Description: The Project proposes a Specific Plan (proposed density is approximately 37 units per acre), General Plan Amendment, Zone Change, and Vesting Tentative Tract Map for the subdivision, construction, and operation of a 2,300-unit townhome and condominium development including approximately 10,000 square feet of ancillary retail use to serve the convenience needs of residents. Twenty-five percent of the proposed units (575 units) would be reserved for seniors only (age 55 and above). The proposed units would have floor areas ranging from approximately 700 to 3,000 square feet. Approximately 40 percent of the Project's post-development acreage would consist of landscaped common area to include the following: a 2.5-acre central park (with community clubhouse and pool), a two-acre waterscape concourse, a 0.5-acre senior community park, and a publicly accessible six-acre park potentially featuring two little league baseball fields. The Project would also provide an access road from Western Avenue to Mary Star of the Sea High School. The Project site is approximately 61.5 acres. The Project would involve the demolition and removal of all existing improvements on the site, which include 245 residential units, a 2,161-square foot community center, and a 3,454-square foot retail convenience facility which were constructed in approximately 1962 by the U.S. Navy for the purpose of housing and accommodating personnel stationed at the Long Beach Naval Shipyard. The site (formerly known as "San Pedro Housing") was closed in the late 1990s.

APPLICANT:

BDC Ponte Vista Partners LLC

PREPARED BY:

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November 2, 2006