



South Shores

# VIEW POINT

No. 1 Vol. 43

December 2007

## PRESIDENT'S POINT by Association President Noah Modisett

As our Association and our Board step from one year to the next, let's reflect on what Samuel Johnson wrote 230 years ago: "He was so generally civil, that nobody thanked him for it". With your support the South Shores Homeowners Association has progressed this year because of a panoply of civil and civically inclined individuals. Let me thank and honor them now, in no particular order:

**Vern Hall**, our former President is responsible for the largest membership in the Association's history. He organized and executed the most thorough and personal campaign to involve our neighbors in a concerted effort for our community. Also, as a former Chief Engineer of the Port of Los Angeles, Vern has been the perfect advisor and reporter to our Board on port matters. He has been helped in these areas by **Joyce Hall**, who besides exercising her outreach talents, vigilantly maintained Western Avenue through the Adopt-a-Highway program. They are thanked individually and as a team.

The revenue from our expanded membership has been accounted for, and wisely invested, by **Richard Welsh**, our Treasurer. Our thanks to him for his calm efficient management of a healthy budget. **Christine Danella**, the Secretary, compiles succinct, accurate minutes as if it were easy. (Oh, easy for Leonardo.) She maintains her recording equilibrium, even if I make an unpublishable comment, and even if I say "Don't put that in the minutes."

**Stan Katten**, a writer and a pilot, is our aviation and transportation expert. Say what?? These tasks include aircraft overflight of our area and synchronized signalization of stop lights for our ingress and egress on Western Avenue. His experience and his longevity qualifies him as our *gris eminence*. **Bob Genest** ably monitors our parks: the County Parks and Recreation Friendship Park and the City's Recreation and Park Bogdanovich. He encourages the park staffs to correct flaws and prevent problems. In addition, he is the fastest gun in the West at getting graffiti removed. Because of his speed, he has fewer "young guns" challenging him.

**Jerry Gaines** has more hats than Stetson. In his long-term role as chair of our Architectural Committee he has tirelessly worked to be the "honest broker" between the builder and the neighbors during construction or remodeling. He is on the Western Avenue Task Force which made it natural for **Councilwoman Hahn** to appoint him to the Ponte Vista Community Advisory Committee. **John Lang** is our construction engineer for the South Shores monument sign on Paseo del Mar and for any future hardscapes. **Elisabeth Tweedie** is our grant writer.

If you have joined us at one of our members receptions, you want to thank **Anita Mannila**. She has changed the tenor of the Association from an all work and no play to some work and some play. She knows that business can be furthered with an aperitif as well as with a PowerPoint. Assisting her in these civil ventures are **Geraldine Katten**, **Emma Reinie**, **Georgia Cordero** and **Christine Braganza**. It is worth much more than our membership fee to partake of the food and libation at their parties. Christine has also expanded our views by encouraging more family activities and Generation X events. Much of the news of all these friends' contributions is made available by our sage webmaster **Dave McMullen**.

Join us at our Annual Meeting on January 15, 2008 (see page 2 for details) and thank them personally.



## **SOUTH SHORES HOMEOWNERS' ASSOCIATION ANNUAL MEETING**

**DATE:** Tuesday, January 15, 2007  
**PLACE:** South Shores Magnet School Auditorium  
2060 West 35<sup>th</sup> Street

**AGENDA:**

6:30 p.m.	Light Refreshments
7:00 p.m.	Meeting Convenes, Announcements
7:10 p.m.	Election of Officers and Board members (see Nominations below)
7:20 p.m.	Panel Discussion among Invitees* with Questions from South Shores Residents
8:30 p.m.	Adjournment
9:00 p.m.	Auditorium Closes

**\*INVITEES:** Mayor **Antonio Villaraigosa**'s San Pedro Representative  
Councilwoman **Janice Hahn** and Staff  
**Dr. Geraldine Knatz**, Executive Director, Port of Los Angeles  
LAPD Neighborhood Watch Lead Officer **Joe Buscaino**  
LAFD Battalion 6 Commander and Fire Station 101 Captain  
**Camilla Townsend**, President/CEO, San Pedro and Peninsula  
Chamber of Commerce  
**June Smith**, President, Coastal San Pedro  
Neighborhood Council

Thanks once again to **Dr. Paul Suzuki**, Principal, South Shores Magnet School for providing the meeting venue.

**This will be an excellent chance for South Shores Residents to interact with elected and agency officials as well as representatives of community groups important to the quality of life in our neighborhood. The majority of the meeting's time will be devoted to this discussion period. Don't miss the opportunity.**

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### **NOMINEES FOR 2008 OFFICERS AND BOARD OF DIRECTORS**

<b>President:</b>	<b>Noah Modisett</b>	
<b>Vice-President:</b>	<b>Jerry Gaines</b>	
<b>Secretary:</b>	<b>Christine Danella</b>	
<b>Treasurer:</b>	<b>Richard Welsh</b>	
<b>Members:</b>	<b>Christine Braganza</b>	<b>Fred Burkholder*</b>
	<b>Georgia Cordero</b>	<b>Bob Genest</b>
	<b>Joyce Hall</b>	<b>Vern Hall</b>
	<b>Stephanie Jordan*</b>	<b>Geraldine Katten</b>
	<b>Stan Katten</b>	<b>John Lang</b>
	<b>Anita Mannila</b>	<b>Dave McMullen</b>
	<b>Emma Reinie</b>	<b>Elisabeth Tweedie</b>

**\* Prospective New Board Member**

**Nominations from the floor will also be taken prior to the Election. New Board Members are always welcome.**



## SAN PEDRO COMMUNITY REPORTS

### PORT OF LOS ANGELES

**Although South Shores** is about 3 miles away from the edge of one of the world's largest port facilities, the activities at the Port certainly have strong influences on our neighborhood. Many of us in South Shores enjoy expansive views of the Ports of Los Angeles and Long Beach to the east and the Catalina Channel to the south. We also enjoy the daily onshore breezes and the "clean" ocean air. However, it is now acknowledged throughout the shipping and environmental communities that one of the most dangerous hazards to human health is superfine particulate matter and other pollutants from diesel engine emissions. Our neighborhood is directly in the path of these from the ocean going vessels plying the channel to/from the Ports.

**Acting on strong recommendations from the public** and responsible regulatory agencies, on November 20, 2006, the Ports' Boards of Harbor Commissioners adopted a landmark **Clean Air Action Plan**. This Plan calls for the reduction of air pollution from port-related activities by a least 45 percent within the next 5 years. During 2007, Port management activities focused on implementation of this Plan. An **Inventory of Air Emissions** (2005 base line) was finally completed. The results clearly showed that the primary source of air emissions is ocean going cargo ships followed by heavy trucks, terminal cargo handling equipment, locomotives and harbor craft. To address the heavy duty truck issue, in early November, the two ports respectively adopted a **Clean Trucks Tariff** that will reduce truck emissions by 80%

**What happened to the "Bridge to Breakwater" concept?** Is it in limbo? With volumes of public input recorded, much of which is contradictory, the overall concept has been scaled back and a full Draft EIR/EIS is now being prepared for release in 2008. Meanwhile, the Waterfront Promenade is open from the S.S. Lane Victory to the Maritime Museum, a signature water feature is under construction at the entrance to the World Cruise Center and plans for a new Town Square at Sixth Street and Harbor Blvd. are being finalized.

**A complete report** on the activities and impacts of the Port of Los Angeles (POLA) would fill the pages of *VIEW POINT*. Rather, for much more information, please log on to our web site and LINK to POLA's home page: [www.portoflosangeles.org](http://www.portoflosangeles.org). This highly interactive site features the latest information (from the Port's perspective) on all of the Port's activities. Among the

features that can be found are: Board meeting agendas with supportive reports and presentations; a streaming video of the Executive Director's latest report to the Board; **a streaming video Oral History of the Port's 100 years featuring many South Shores residents, PORTFOLIO**, a 30 minute public television informational program produced 3-4 a year; access to all current environmental impact reports; a description of all development programs; detailed information on Port security and emergency preparedness initiatives and current Press Releases on a variety of subjects. Other sources of current information include: the *Daily Breeze*, *MORE San Pedro*\* and *Random Lengths*\* newspapers and the monthly *San Pedro*\* magazine.

\* Distributed Free throughout the community.

### DOWNTOWN SAN PEDRO

**2007 saw the continuation** of the transformation of Downtown (or "Old Town"), primarily through the ongoing construction of several "major" mixed-use condominium developments. Upon completion, starting in 2007, these developments will add nearly 1,000 new, market rate residential units to our community. A drive, walk or bike ride along Pacific Avenue and down 5<sup>th</sup> – 8<sup>th</sup> Streets would be an eye-opener if you haven't done so recently. Many new and/or relocated commercial establishments, including a Starbucks\* have been or will be opened during 2007 and 2008. [\* This is not a "plug" for Starbucks, rather a comment on the socio-economic changes underway in Downtown San Pedro.]

**The Monthly First Thursday** event has been changed by the Chamber of Commerce to eliminate the Street Fair on 6<sup>th</sup> Street and to focus attention on the shops, art galleries and restaurants in the downtown area. A well attended Farmer's Market continues to be held every Friday throughout the year.

**The restored Warner Grand Theater** continues to serve as a focal point for cultural activities in San Pedro, serving as a venue for classic movies, live music and dance performances, and the home base for the California Pops Orchestra. Many of the featured events are listed on the Calendar section of our web site.

**The Chamber of Commerce** under the leadership of SSHOA members: **Anthony Santich** and **Camilla Townsend** strongly urges all San Pedro residents to patronize your local merchants (rather than heading north to malls in Torrance and Redondo Beach.)

**Community Reports are continued on Page 6.**

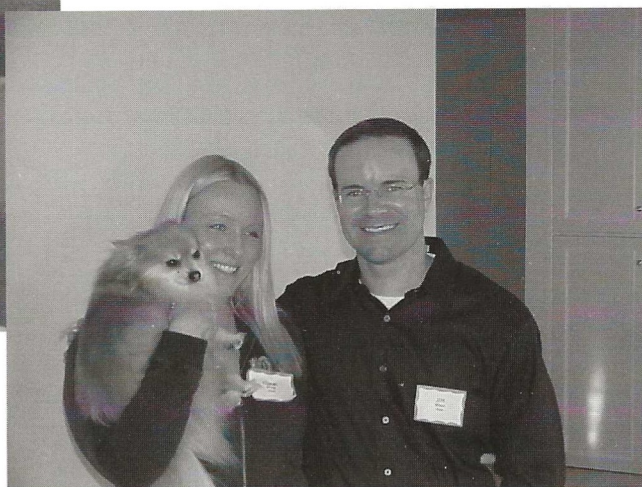


## SOUTH SHORES EVENT PHOTOS 2007

**Our Member's Reception held in September marked the twelfth social event sponsored by the Association since 2001. The good feelings generated at these gatherings help the South Shores residents to get to know each other which contributes to a stronger community identity.**



**The 2007 Board Members  
at the New Resident's Reception**



**Reception hosts: Carol and Jim Wheat**



**Councilwoman Janice Hahn and Richard  
Welsh trying out some unknown beverages?!**



**Joyce and Vern Hall     Anita and Richard Mannila  
enjoying the afternoon reception**



## SOUTH SHORES EVENT PHOTOS 2007



**Vern and Host Tym Tymczyszyn preparing for the 5<sup>th</sup> Annual Members' Reception**



**Anita and Hostess June**



**President Noah Modisett holding sway at the Reception**

**We will hold our 6<sup>th</sup> Annual Member's Reception in September 2008. In addition, a Family Event will be held in the Spring or Summer. Invitations will be distributed and details will be posted on our website. Also look for e-mails announcing South Shores Dinner Dances at the Elk's Club.**



**The spectacular Pacific Ocean view from the terrace.**



## SAN PEDRO COMMUNITY REPORTS (continued)

### PONTE VISTA HOUSING PROJECT UNDER REVIEW

A proposed housing project consisting of 1,950 condominium units (850 designated for 55-year old senior housing) is being submitted by the Bisno Development Corporation to the City of Los Angeles Planning Commission for review. The housing would replace the former 245 U. S. Navy family housing units located on 61.5 acres along North Western Avenue across from the Green Hills Cemetery.

**Councilwoman Janice Hahn** appointed a citizens advisory committee to review the housing proposal last year. After months of study the majority of the committee members recommended that the current zoning for this property remains designated R1, permitting no more than some 700 homes to be built at the site. The concerns for added traffic impacts on adjacent Western Avenue and other nearby roads were the basis for this recommendation. The committee believed that initial environmental traffic studies completed by the developer and reviewed by the Los Angeles Department of Transportation were incomplete and used misleading baseline data in the assessment process. A minority of committee members agreed with concerns for the initial traffic study, but suggested that multiple housing (a mix of market rate and senior designated housing) be permitted there with the total number of units to be negotiated between the developer and the city. Their belief is that the need for lower cost housing (especially for first time home buyers and seniors) is a valid argument for multiple family housing.

The developer has offered to include amenities providing community benefits such as a public park, a public road to the adjacent Mary Star of the Sea High School, and additional highway mitigation measures to address traffic congestion in the area. His argument is that this can only be achieved economically with a project of some 1,950 homes. The key issue is that the area has limited roadway service. The property has access only to Western Avenue. This highway is already impacted with traffic from existing surrounding land uses, and is only one of two north south highways serving the San Pedro and Peninsula area.

The City Planning Commission will await the final application from the developer and a staff report from the Planning Department before scheduling public hearings. The project will then go before both the Harbor Area Planning Commission and the City

Planning Commission. Eventually the application will then go before the City Council's Planning and Land Use Committee and then the full Council for approval. No time line is known at this time, but most likely it would be in late 2008 before hearings would be held.

Report by Jerry Gaines, Member of the Ponte Vista Citizens Advisory Committee

### COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

**The Coastal San Pedro Neighborhood Council** is an advisory group of people ("stake holders") who live, work, or own property along the coastal/southern section of town. As an official part of the Los Angeles City government, the CSPNC is different from other community-based organizations having specific duties and unique opportunities to change our neighborhood for the better. On larger issues, CSPNC works closely with the other two Councils in San Pedro: Central and Northwest.

**Regular monthly meetings of the CSPNC** are held on the 3<sup>rd</sup> Monday starting at 6:30 p.m. The meeting venue is currently at the Cabrillo Marina Community Building at Berth 28 in the Port (accessed from 22<sup>nd</sup> Street using Via Cabrillo Marina.) Officers and members for 2006-2007 were elected in October including: **June Burlingame Smith** as President. The full slate of members as well as monthly agendas, detailed reports on action Resolutions and additional background information may be found on their web site at: [www.coastalsanpedro.org](http://www.coastalsanpedro.org) or by using their Link on our Home Page. The Council also publishes a newsletter: "The Coastal Current" on regular basis.

**Regarding the Ponte Vista development**, the CSPNC recently adopted a position supporting maintaining the current R-1 zoning at the 63 acre site. This would change the project from 2,300 condominium units to about 500 single family (very expensive) homes and reduce traffic impacts on Western Avenue accordingly.

### SOUTH SHORES NEIGHBORHOOD WATCH

One of the most valuable services provided by the Los Angeles Police Department is the Neighborhood Watch Program. This Program is active in South Shores and is headed by SSHA member, Senior Lead Officer **Joe Buscaino**. Announcements on scheduled meetings and relevant information may be found on our web site.



## 2008 ASSOCIATION MEMBERSHIP INFORMATION

**The Association had 571 paid members in 2007; a new record for active participation. Our goal for 2008 is 600. Thanks to the 137 members households that have pre-paid for 2008. Please review the following list:**

Dr. Robert Autore, Samaan & Caroline Bakar, George & Elma Beck, Doug Bell & Denyce Gusha, Robert & Nancy Bell, David & Deanna Benedetti, David & Patty Bentovoj, Nicholas & Sara Bjavevich, Bill & Delia Boehle, **Yvonne Bogdanovich**, Pete & Frances Bosnich, David & Debbie Branch, Jean Brane, **John Brunac**, Fred Burkholder & Connie Tash, Guisepppe & Geralyn Buscaino, Ken & Fran Buzzell, Brian & Mary Carolla, Joel & Maureen Carter, Dee Cassimus, Dr. Betty Ciuchta, Patti Clapp, Merry Colbert & Marilyn & Ba Hedley, Mike & Kris Collins, Andy & Jennifer Coppa, Richard & Ann Craig, Nino & Cira Crisafulli, Deana Crosswhite, Rober & Carolyn Crow, Nick & Lucia D'Ambrosi, Ken & Margaret Darling, Matty Domancich, Edward & Susan Doran, Robin & Dina Dreizler, Mark & Theresa Duhon, Mary Dukesherer, Karen Espitia, Ben & Theresa Francis, **Cayc & Nolan Fukuwa**, Paul & Susan Galetti, Marjorie Gallard, Carolyn Gatlin, Bob Genest, Katie Gill, Richard & Nancy Golding, Javier & Joy Gonzalez, Gifford & Karen Grobien, **Henry & Elizabeth Gutierrez**, Janice Hahn, Nyna Hale, **Vern & Joyce Hall**, Laurence & Lena Harnett, Pete & Betty Heintz, Michael & Merita Hendrex, Christopher & Beth Henry, Richard & Trudy Hildebrandt, **Linda Honey**, Emily Howard, Michael & Cecilia Iacono, Elaine James, Julian & Lisa Jimenez, Peter & Delia Jokanovich, Steve & Stephanie Jordan, Mr. & Mrs. Curtis Killian, Geranld & Annetta King, Bob & Ilse Kirste, Johanna Klein, Janet Korljan, Steve & Denise Kostich, Linda Krammes & Lou Aguilar, **Rick & Lora Lane**, Dino & Josie Lauro, Jackie Law, Roger & Diane Lindberg, Dr. J.P. & Miyoko Linscomb & , Joe & Tina Lipanovich, Margaret Litman, Frank & Marcia Lozika, Peter & MaryAnn Mandia, Diane Maricich, Richard & Joyce Martin, Eva Martinez, Barbara McNamara & Franz Dittrich, **John & Kerry McOsker**, Bob & Lori Merchant, Glenn, Ruth & Marie Meyer, John & Linda Miller, Gordon & Barbara Millman, Phil & Carol Minami, Larry & Chermaine Monteilh, Tom & Becky Moran, James & Lisa Morones, Paula Mullenix, Mike & Milissa Myles, Dr. Harry & Catherine Nakata, Dolores Nawa, George & Luz Nelson, **Joan Nielsen & Timothy Castle**, Busaba & Thomas Nuttman, Dr. Michael Obrien, Kern & Dianne Osterstock, Woody Park & Pat Hess, Joseph Petrich, John & Nancy Phillips, Beverly Plannette, Nick & Nancy Poduje, Dan & Ginny Pusateri, **Dr. Stephen Read & Diana Kos**, Frank & Pamela Rorie, David & Debra Rozas, Brian & Sheila Russo, Harry Salevurakis, Dr. Richard Schaar, James & Judith Shelton, Doug & Maria Sowers, Eddy & Dana Spralja, Loa Sprung, Chris Stavros, Kelly & Linda Stebbins, Ed & Jo Ann Storti, Rita & Leslie Stratton, David & Jo Anna Trafford, James **Trudnich & Rosemaire Lauro**, Anthony & Roxy Vitalich, Lawrence Vivian, Frank & Violet Vuoso, John Wallace, Mike & Kathy Walsh, Kim & Gene Weber, Thomas & Joanna Welsh, John Wentworth, George & Phyllis Whitmore, David & Lauren Windisch, Robert & Britt Woodworth, **Pilar Zuanich**, Matt & Thea Zuliani, and Michael Zuliani.

[Note: Lifetime Members shown in bold.]

**RENTERS WELCOME:** At its November 2007 meeting, the Association's Board reaffirmed its membership policy to invite long term renters and lessees of homes and condominium units in the South Shores neighborhood to join the Association.

To join the Association or to renew your membership, please return the form below with your payment of \$ 10.00 (or more) to SSHOA, P.O. Box 922, San Pedro, CA 90733 using the enclosed envelope. Thank you for your support and active participation.

**All new 2008 members will receive two full color South Shores Logo Window Decals!**

✂ .....✂

### South Shores Homeowners' Association 2008 Membership Information\*

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: 1-310- \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

No. of years \_\_\_\_\_ X \$10.00 per year      Lifetime Membership: \$200.00

\*All information provided will be held Confidential by the Association

(2008a)



## SOUTH SHORES WEB SITE UPDATE AND FEATURES

Our website, [www.southshoresha.org](http://www.southshoresha.org), now features photos of the 2007 Annual Members Reception at the beautiful lower South Shore's home of **June & Tym Tymczyszyn** on Sunday, September 23, 2007. To view the photos, **log in** either by

- typing in the email address shown at the top of the page ([info@southshoresha.org](mailto:info@southshoresha.org) with password info234)
- clicking "new to Snapfish?" below the email address box.

Notice that, after logging in, you can click on the album entitled **2007 Annual Members' Reception** and then click on "play slideshow" in the middle of the screen.

### Other key website features include:

- Current Board meeting agendas and minutes from previous meetings
- NEWS items of interest and/or importance to the South Shores Neighborhood
- LINKS to Elected Officials, Key City Departments and other community organizations
- CC&R pages that contain images of the original documents along with maps of the five South Shores areas that have CC&Rs.
- An updated Calendar that highlights community events

Our website is the primary means of providing South Shores Residents with current information that affects their quality of life. For those that do not have home/ office computers and web access, you may visit the South Shores Magnet School "The Wonder of Reading" library located on the campus at 2060 West 35<sup>th</sup> Street. SSHOA member **Maria Roemer** will be happy to assist you in accessing our website and printing out pertinent information for your use. Just check in to the office between 8:30 a.m. and 2:30 p.m. on normal school days.

## THIS IS YOUR ANNUAL HOMEOWNERS' ASSOCIATION NEWSLETTER

### IT'S WORTH READING AND KEEPING

SOUTH SHORES HOMEOWNERS' ASSOCIATION  
P.O. BOX 922  
SAN PEDRO, CA 90733

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