

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

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The Board approved this CIS by a vote of: Yea(11) Nay(0) Abstain(0) Ineligible(2) Recusal(0)

Date of NC Board Action: 02-25-2020

Type of NC Board Action: Against

#### Impact Information

Date: 02/29/2020

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 20-0033

Agenda Date: 02-25-2020

Item Number: 12.f

Summary: Previous CFs opposing this type of development in the Community of Wilmington 18-0600-s2, CF17-0090s, CF08-0651, CF17-1432 The proposed LINC housing project at 1424 North Deepwater Avenue is strongly opposed by the Community of Wilmington. On October 22, 2019 and on February 25, 2020 The Wilmington NC held a Brown Act meeting and took official action to oppose the Deepwater project by LINC. The property is in an original R1 Zone which was changed for the purpose of this developer. This specifically go against the Community Plan Pg. 1-4 of the Wilmington/Harbor City Community plan. To protect the need to maintain the low-density character of single-family neighborhoods and protect them from other incompatible uses. We do not agree with changing our R1 zones. This project would fit nicely along the Anaheim corridor between Broad Avenue and Alameda. Away from our current single- family residents. You can see the previous CFs we filed were specific about this. The CD15 working was not recognized per the City Charter and therefore the input they gave would not hold up in court. The City Charter states that the Neighborhood Council is the elected official body to voice for the stakeholders and take it back to City Hall not some working group that is handpicked with non-profits. We would like to add that housing homeless people on contamination soil with capped oil wells that leak is not exactly solving the problem. They also deserve to live in a clean environment on clean soil. Another option is to build multiple housing project on federal land outside the City in areas that are better suited for individuals who can have things in common and grown into society and thrive. Placing individuals in the same environment does not help them succeed. Wilmington is not suitable because it is filled with drug addicts and individuals who are still receiving methadone. It is too easy for them to fall back into the same problems. This is mixed Seniors/all homeless.



# WILMINGTON NEIGHBORHOOD COUNCIL

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LA's 1<sup>st</sup> Certified Neighborhood Council



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Barbara Zepeda, Parliamentarian

February 25, 2020

Greetings,

**CF 20-0033** & CF previously submitted: CF17-0090s, CF 08-0651, CF 17-1432, (18-0600-S2 ref.)

The Wilmington Neighborhood Council has taken action to oppose the proposed housing project by LINC at 1424 Deepwater Avenue, Wilmington, CA 90744.

Among our concerns are:

1. **Seven (7) capped oils wells abandoned** on this property. As it stands right now there is a Mitigated Negative Declaration. One of these oil wells will have to be recapped but what about the others? It is a proven fact that **capped oil wells leak**. One example is, (the Carousel Tract) Just a few years ago it was discovered that an entire housing development which is less than a mile from this location, was built on top of several capped oil wells and they are now all victims of contamination. Residents have had to be evacuated while their properties are cleaned of contamination and many have suffered from cancer among other illnesses. The cleanups that started in 2017 will not likely be finish prior to the year 2022. **The devastating effect it will have on our community** and future generations should this project later be used for another purpose.
2. Also, this project directly **goes against the Wilmington Harbor City Community Plan**. Page I-4 of our plan specifically states there is a "need to maintain the low-density character of single-family neighborhoods and protect them from other incompatible uses." This property is in an R1 zone. This is reserved for single family residences. The Wilmington Community Profile that can be found within the Community Plan tells us that over 1/3 of our single-Family homes in Wilmington are over 75 years old. It also tells us that over another 1/3 of our single-family homes are between 55 -74 years old. This profile within the Community Plan further tells us that Wilmington has less single-family homes than most communities in the city of Los Angeles.
3. How can we expect our children to return and invest to purchase homes in our community if we have no single- family homes for our children? We need to protect our R1 zones and we do not agree with changing our R1 zones. Our Community Plan offers a solution on where to build residential and mixed-use development. **The solution is not to pick away at our residential zones** but rather to build along our commercial corridors such as Anaheim Street. **This project would fit nicely along the Anaheim corridor** between Broad Avenue and Alameda. There would be no need for rezoning of this project in that area.
4. We further have concerns with regards to **parking and traffic**. At the LINC housings presentation, the LINC spokesperson named Sunny advised the stakeholders that there would be only 19 parking spaces for all 56 units and staff. She informed the stakeholders that 10 of these spaces would be for staff and 1 space would be for the manager. That leaves **8 parking spaces for 55 residents**. Although the address states it will be located on Deepwater, the LINC Spokesperson Sunny advised that the only street that will have access to exit or enter this project is Eubank Avenue. Eubank Avenue is an extremely narrow street that prohibits any parking as it is part of a commercial truck route that provides access to semi-tractor trailers hauling freight. The closest cross-street is Pacific Coast Hwy which also prohibits parking. There is no strategy whatsoever to address parking or any mitigating measure put in place. The lack of parking within our community has also been duly noted within our LA Community Plan specifically on page I-4. **This project will only exasperate an already exasperating parking issue.**

5. We also would like to note that this project is not aesthetically appealing to the area where the project is proposed. Should this project proceed it will be one of the three largest buildings within our community. The other 2 buildings are the Don Hotel located on Avalon Blvd. in a commercial area and the Best Western Hotel on Pacific Coast Hwy, also in a commercial area. **This behemoth of this project would strip all surrounding residents of their privacy as tenants will be able to peer in the surrounding residents' yards with an** unobstructed view. It will be so large that it will tower over every and all structure within the immediate vicinity.
6. **As a neighborhood council, it is our duty to advise this agency in the best interest of our stakeholders.** In 2017 the Wilmington Neighborhood Council took official action and filed not one or two community impact statements but three (3) community impact statements opposing Permanent Supporting Housing, Bridge Housing, and Homeless housing of any kind for our community with specific reasons being noted above. Regardless if this housing is needed, we have voiced on behalf of our community stakeholders and have taken action on their behalf and for the long-term effects, so it can be built elsewhere.
7. Additionally, **our Councilmember of CD 15 has worked his way around the City Charter** to create his own process for community input and hand picking his own working group to collect information on homeless in our community and take official action on those findings. **The Neighborhood council is the official elected body** to voice for the stakeholders of our community and take it back to City Council, **not some working group** compiled of non-profits who advocate for their own agenda, not developers who have their own stake in this and certainly someone to leads this group who is not even an elected neighborhood council board member but an investor. **This is directly against the City Charter** and should be considered when allowing developers to come into our community and dictate what will happen in our single family R1 area. Something even Councilmember Joe wouldn't approve for his family.

Although the Wilmington Neighborhood Council always encourages development within our community, we cannot support this project as the disadvantages and health risks from this project far outweigh the advantages that it will provide our stakeholders.

Respectfully,

*Valerie Contreras*

Valerie Contreras, Chair

The Wilmington Neighborhood Council