

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

Neighborhood Council: Wilmington Neighborhood Council

Name: Gina Martinez

Phone Number:

Email: [wnc.gina@gmail.com](mailto:wnc.gina@gmail.com)

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: 06/21/2021

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 21-0242


Agenda Date:

Item Number:

Summary: Community Impact Statement previously submitted under CF# 20-0033, CF17-0090s, CF 08-0651, CF 17-1432, et. al. Please see the attached Community Impact Statements and Letters.

# Community Impact Statement - City Council and Committees Inbox x



 Clerk.CIS@lacity.org via netorg4910264.onmicrosoft.com  
to clerk.CIS, valcwnc -

Sat, Feb 29, 8:46 PM ☆ ↩ ⋮

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\*\*\*\*\* This is an automated response, please DO NOT reply to this email. \*\*\*\*\*

## Contact Information

Neighborhood Council: Wilmington Neighborhood Council

Name: Valerie Contreras

Phone Number: (310) 602-9213

Email: [valcwnc@gmail.com](mailto:valcwnc@gmail.com)

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

544 N. Avalon Boulevard, Suite 103, Wilmington, California 90744

(310) 522-2013 [wilmingtonNC@empowerLA.org](mailto:wilmingtonNC@empowerLA.org)

Website: [Wilmingtonneighborhoodcouncil.com](http://Wilmingtonneighborhoodcouncil.com)

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



Joe Buscaino, CD 15  
City Council Members  
LA Planning Commission & LA City Planning Department  
CUGU Melissa  
Mayor Eric Garcetti

Valerie Contreras, Chair  
Carlos Sanchez, Co-Chair  
Santiago Sedillo, Secretary  
Gina Martinez, Treasurer  
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

Reference: LINC Housing project located at 1424 Deepwater Avenue, Wilmington CA 90744

Attn: Connie Chauv ([Connie.Chauv@lacity.org](mailto:Connie.Chauv@lacity.org))

Case No's:

ENV-2018-7626, ENV-2018-7626-A, ENV-2018-7626-B1, ENV-2018-7626-B2, ENV-2018-7626-B3, ENV-2018-7626-C, ENV-2018-7626-D, ENV-20-18-7626-E, ENV-2018-7626-F, ENV-2018-7626-G, ENV-2018-7626-H, ENV 2018-7626-MND

CPC-2018-7329-GPAJ-ZCJ-SPR/ several community impact statements were filed in the past years against homeless housing in our community.

Greeting City Planning Department:

I hope this email finds you well. Please see the following attachment with regards to the above-referenced project and case numbers.

On October 22, 2019 a Governing Board and Stakeholders meeting was held. We had a very large turnout including a teacher from the local high school, advocates, homeowners and local residents from the area to discuss this project.

The residents are up in arms over this project. After reviewing documentation and hearing from those in attendance we had been asked to take official action and are now doing so. The governing body held this Brown Act meeting and a "Special Executive Board" meeting to address this issue. The Wilmington Neighborhood Council voted unanimously and approved the attached letter opposing this project. This is the official response to this project and we strongly oppose it.

Although, homelessness is a crisis in our city, we must do what is best for our community.

Please note, most of the homeless in our area are not individuals who became homeless after living in this area. But rather have been relocated into the Wilmington community from other areas. LAPD at their last CPAB meeting confirmed this information further stating that as a result of this activity and policy that crime has increased in his area.

We are well aware that our Councilman is rushing to build several homeless housing projects in our community. This includes this location on Deepwater as well as one at 828 Eubank, 445 N. Avalon and one in the 900 block of Marine. The first 3 mentioned above are within 3 blocks of each other, all projection would be 100 % permanent supportive housing.

Upon declaring a homeless crisis our Mayor's strategy was to have 1 Bridge Home in every district. We are getting three within our district. We are also getting a navigation center and have a huge amount of those living in RV's directed to our community with the city's safe parking policy 85.02 and now the oversaturation of 100% permanent supportive housing being built. Every single one of these "affordable Housing" projects are 100 percent Permanent Supportive Housing which only encourages the homeless to continue to be located here. Not a single district is being sacrificed like our community. This tremendous overload on such a small community that already experiences blight and environmental hazards from the Port pollution, port truck traffic, railroads, refineries, as well as noise pollution and soil contamination because of these factors.

We trust that City planning will step up and protect our community and not approve this project. All environmental studies are not available and appear to have been removed. We are further aware that that projects such as this leave our residents unprotected and vulnerable to an overwhelming amount of health risks. One stakeholder brought her 7- year-old daughter and was in tears as she asked us to please do something. She and others knocked on doors asking residents to attend our meeting to become better informed.

My job is to advocate on behalf of the stakeholders and I too am worried about the health impacts this will have on my son who is also a child survivor of cancer as well as my own health risks. The city and its departments should not play with people's lives to meet their agenda.

Thank you for taking the time to read my email and the attached letter. I also request that this email and the attached letter be made part of the permanent record for this project and on all related case numbers.

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**Mission Statement: "To have an enduring impact on the community"**

*Best Regards,*

*Valerie Contreras, Chair*

*Wilmington Neighborhood Council*

*544 N. Avalon Blvd., Suite 103,*

*Wilmington, CA 90744,*

*Office: 310-322-2013*

*[Email: wilmingtonVIC@empowerlala.org](mailto:wilmingtonVIC@empowerlala.org) / [valcwncc@gmail.com](mailto:valcwncc@gmail.com)*



## WILMINGTON NEIGHBORHOOD COUNCIL

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Valerie Contreras, Chair  
Carlos Sanchez, Co-Chair  
Santiago Sedillo, Secretary  
Gina Martinez, Treasurer  
Barbara Zepeda, Parliamentarian

LA City Planning Commissioners & City Planning Department  
City Council & Committees  
Mayor Garcetti  
CUGU

October 22, 2019,

Greetings,

Council files 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/abandoned oils wells** 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) Recently, it was discovered that this entire housing development, less than a mile from this location, was built on top of several capped oil wells that leaked and 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 be considered. Any person who is a tenant of an apartment can easily be relocated but what about the homeowners directly next door. This project will decrease the value of their homes and should the land become contaminated they will be left no option but to lose the investment they put into their homes or be forced to live with the contamination. Why aren't the homeowners being considered?
- 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 homes. 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. We need to preserve are R1 zoning.
- 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 Community Plan specifically on page I-4. **This project will only exasperate an already exasperating parking issue.**

5. LINC spokesperson Sunny, also was not transparent during her October presentation with the community. She stated that this project would **be strictly for homeless seniors**. LINC's own literature tells a different story and states that only 50% of these units will be for seniors. There is no information about who will occupy these other units. Why isn't LINC being transparent with the community?
6. 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. 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 all structures within the immediate vicinity.
7. **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.
8. 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 not someone who leads this group and 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.
9. The large majority of the homeless in this community have been brought here they are not individuals who experienced homelessness while once living here. We have a mission in Wilmington and individuals are dropped here from surrounding non- LA City communities. The officers confirmed this.

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



# Wilmington Neighborhood Council

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Sylvia Arredondo, Chair  
Valerie Contreras, Co-Chair  
Cathy Familathe, Secretary  
Moises Cortez, Treasurer

## Reference: CF 18-0651 Bridge Housing and Safe Parking

Summary: Inasmuch as this project is vague and ambiguous we cannot fully support CF 18-0651 BRIDGE HOUSING AND SAFE PARKING at this time.

The Wilmington Neighborhood Council Board members and liaisons have attended many meetings on this homeless issue. We previously filed CIS CF 17-1432.

There has been no proper clarification as to whether this will be SAFE PARKING or BRIDGE HOUSING for the indicated location. In order for an informed decision to be made we request that the following information be provided:

- The duration, scope and nature of the project. We are told 2-3 years but we are not given specifics. Will it be housing or safe parking?
- Number of occupants as well as if this will be single or family occupation
- List of qualifications and guidelines for those who will be admitted into these shelters
- List of security measures in place to insure guidelines are being properly followed
- Number of pets that will be cared for (as indicated in CF 18-0600-S2)
- Will security be administered by the police as indicated in the motion or will it be port police because it is port property or will it be implemented by private security like the United Way's presentation stated.
- What means for storage will be provided for personal belongings. In Joe Buscaino's YouTube Video of June 25th, he states it will be a LARGE facility. What is the definition of LARGE? Since the City figures state that this will only assist less than 1/3 of the homeless population in Wilmington. What are the plans for the other 70%? Given these statistics there is no reason to believe that these shelters will have much effect on our homeless.
- We move to have the State mental institutions reopened to meet the homeless needs of mental illness for those who are not ready for this next step into society.

Furthermore, there are serious health and environmental issues that have been woefully overlooked. The proposed address (828 Eubank Ave) is unique from the other proposed addresses as it has numerous environmental restrictions. According to ZIMAS the address in Wilmington is in a Methane Zone. These areas have a risk of methane intrusion emanating from geologic formations and there are strict regulations on such addresses so not to risk the outlying environment as well those who reside in



the area. In the normal course of business this address would have had to have, at the very least, a gas probe test and a shallow soil test as prescribed under the Methane Code. This address in the normal course of Business would have been subject to CEQA (California Environment Quality Act). A full Environmental Impact Report (EIR) would have been needed to evaluate potential impacts. This property also falls under Mayor Garcetti's own CUGU Ordinance (Clean Up Green Up) which protects residents in highly polluted areas. Since no study has been completed any action to move forward with this project is premature. The address is within a block of a Coastal Zone and is protected under the Tidelands Trust for Port properties. Although the City has broad discretion for these shelters, the desire to put a homeless shelter in this location should not outweigh but should be balanced against the health and environmental concerns listed above. We do not want the City to overlook these environmental risk facts but should adhere to these.

Stakeholders of Wilmington are not against homeless shelters. In fact, we have done more than our fair share. Wilmington currently has at least three homeless shelters and one Halfway House. (Beacon Light Mission, Doors of Hope, Last Chance Rescue Mission and Figueroa Place) Over 105 meals are served here daily. Medical, dental and prescription services are provided. Showers, clothing and hygiene items are also given. 40 people a day are given a place to sleep and the residents of Figueroa Place have permanent housing, counseling and job assistance. Our Churches provide food and clothing. We have grass root groups such as Heart of the Harbor that give out meals and hygiene items and we do it without any assistance from the City. Our stakeholders have been pleading with the City of Los Angeles for assistance for over the past 25 years when the City shipped its homeless from downtown Los Angeles to Wilmington just prior to the 1984 Olympics. Since very little assistance was provided we acted on our own to support the homeless. <http://laeastside.com/2009/08/third-world/>

For the forgoing reasons we can not fully support CF18-0651 Bridge Housing and Safe Parking at this time. Our residents deserve an opportunity to share any concerns and to provide alternate locations they feel may be better suited for this venture. To review any reports. To have Town Meetings to fully educate both our English and Spanish speaking stakeholders and to have our Councilman present during these meetings to answer questions. We request at least a 90- day delay before the City and CD15 make a decision on this location. Our Stake holders deserve to have our questions answered. They deserve to feel safe. We are in a community which is already overburdened with pollution from the rail roads, port, refineries, and port traffic. Our industrial areas are not fully industrial. They are mixed due to zoning. Industrial facilities are next to homes with small children who play there. We just don't see how this and the unforeseen issues that arise from this could be properly enforced by our short staffed local police force who is already overwhelmed. We know that these homeless will not just be confined to these areas.