



## WILMINGTON NEIGHBORHOOD COUNCIL

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



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LA City Planning Commissioners & City Planning Department  
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Mayor Garcetti  
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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