



WILMINGTON NEIGHBORHOOD COUNCIL
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LA's 1st Certified Neighborhood Council



Valerie Contreras, Chair
Carlos Sanchez, Co-Chair
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Gina Martinez, Treasurer
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January 28, 2020

Senator Steven Bradford, Senate District 35
Senator Lena Gonzalez, Senate District 33
Assembly member Mike Gipson, California State Assembly District 64th

Dear Honorable State representatives,

The Wilmington Neighborhood Council urges you to oppose Senate Bill 50 (Wiener), which has unusually high impact on our senate district, in particular the community of Wilmington. This one size fits all approach to housing does not take into consideration the unique characteristics of each city and more specifically the unique characteristics of Wilmington. SB 50 will eliminate single family zoning. SB 50 will devastate the families of Wilmington and destroy the protections we have in place for safety and environmental protections. Furthermore, most of our historic properties will lose the protections that they currently enjoy.

Here is what you may not know:

- Wilmington is one of the most polluted communities in the nation. So much so that the City of Los Angeles has placed an extra layer of protection with it's Clean Up Green Up ordinance. We are surrounded by refineries, railroads and are the backbone of the port and trucking industry. A vast amount of our properties sits on Methane Zones and on any given day we house up to 363,000 barrels of crude oil at only one refinery. As fuel for ships that come to port. As a result, CEQA guidelines protect not only the environment but our stakeholders as well. Should SB 50 pass we will lose all these protections.
- Wilmington has the only Civil War monuments this side of the Mississippi including the last remaining munitions depot left in the United States from the Civil War and Historic Preservation zones. The Port or LA/LB started its humble beginnings here in Wilmington and the railroad servicing Los Angeles began here. Like most of the historical assets in Los Angeles not all of these are listed on Federal or State registry. SB 50 would allow a developer to DEMOLISH assets such as our munitions depot. Our history needs to be protected and preserved. Civil War veterans are laid to rest at our historic cemetery.
- The Los Angeles City Council is in opposition to this Bill as are numerous Neighborhood Councils (Harbor Gateway North, Sunland-Tujunga, Westwood, Empowerment

Congress, Westchester Playa, Bel Air, Beverly Crest, Westside, Rampart Village, and Central Hollywood. Over 30 Tenant Rights organizations also oppose the bill.

- SB50 provides only market rate and luxury rate units and has loopholes that bypass the affordable housing requirement. A single person would need to make over 58,000.00 to afford these new units. The average median income in Wilmington is less than 50,000.00. This will displace more people than it will help.¹

SB 50 is bad policy for all Californians

- SB 50 takes away local planning powers, strips away local decision making and hands those powers over to luxury housing developers.
- There is no mandate for affordable units for complexes that have less than 10 units. UCLA's Michael calls this 10- unit exemption a gentrification tool.
- Complexes that have 11-20 can pay a small fee in lieu of building affordable units.
- For complexes with 21 or greater units only 20% of the units will need to be affordable housing
- SB 50 bans single family zoning. Developers can buy blocks of land to erect market rate fourplexes with only 1 parking space for every 2 units.
- Developers and investors will override city zoning near rail and bus stops to erect 4 and 8 story towers with no parking requirements
- San Francisco's planning department has confirmed that SB 50 allows developers to override up to 6 local rules not 3 as the author claims, when erecting large buildings with the small amounts of affordable units. Developers, not planners, become our new land use planners.
- Safety is a huge concern: During a natural disaster, evacuation such as wild fires or earthquake, it is already a challenge for our densely populated communities to escape. Towers that house 160 to 200 unites, will make it impossible for cities and small communities to get people to safety and for our emergency vehicles to get there in a timely manner. Our schools are already over- crowded and our infrastructure cannot accommodate it. SB50 At what cost?
- It strips away our right as an elected body, to give input on our community plan regarding housing.
 - **Setbacks**-Developers can slash the breathing room cities require for trees, green belts, side yards
 - **Floor Area Ratio**-Developers can **OVERIDE CITY SIZE** restrictions, adding 47%-297% to building size
 - **Parking**-Developers can erect big apartment complexes with **NO PARKING**
 - **Standards**-Ability to **IGNORE ANY CITY STANDARD** (design, sustainability, earthquake, safety) that isn't state law
 - **Onsite Open Space**- Developers can **IGNORE** required courtyards for children to play and balconies
 - **Historic Buildings**- Developers can **DEMOLISH** homes not on the CA Registry of Historic Resources (most historic homes are registered at the local level only)

With the homeless crisis in California there is a need for affordable housing units not market rate or luxury rate as outlined in SB 50.

¹ <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

The Wilmington Neighborhood Council is a representative, elected body and we feel it is imperative that you take heart of the position of the stakeholders of Wilmington.

We know you work very hard for our communities and we appreciate all your efforts. We do however encourage you to oppose SB 50.

We look to you our fine California State representatives to make the right decision today that will make a positive change for all people not just a selected few.

Best Regards,

Valerie Contreras

Valerie Contreras, Chair
Wilmington Neighborhood Council