

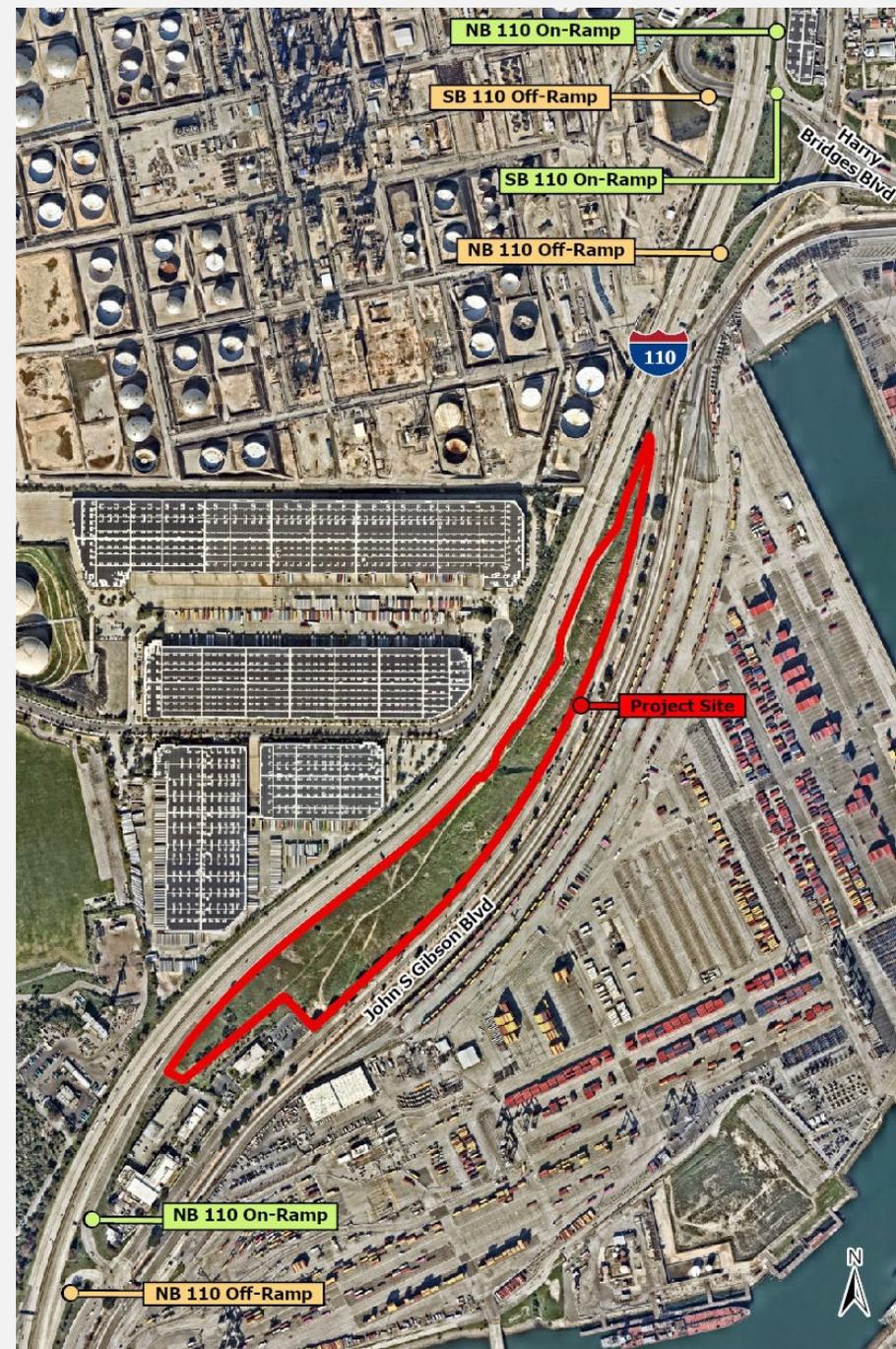


# JOHN S. GIBSON PARKING LOT PROJECT

Reducing Emissions & Increasing Efficiency in the Port of Los Angeles

# STRATEGIC LOCATION TO MINIMIZE COMMUNITY IMPACTS

- Distance from residential
- Direct access to I 10 freeway
- Inside port industrial zone
- On heavyweight corridor



# CURRENT PROBLEM: NO LEGAL TRUCK PARKING NEAR PORT

- Only 15 legal spaces within 5 miles
- Illegal street parking + idling
- Trucks circling neighborhoods
- This project solves an existing problem — it does not create new truck demand



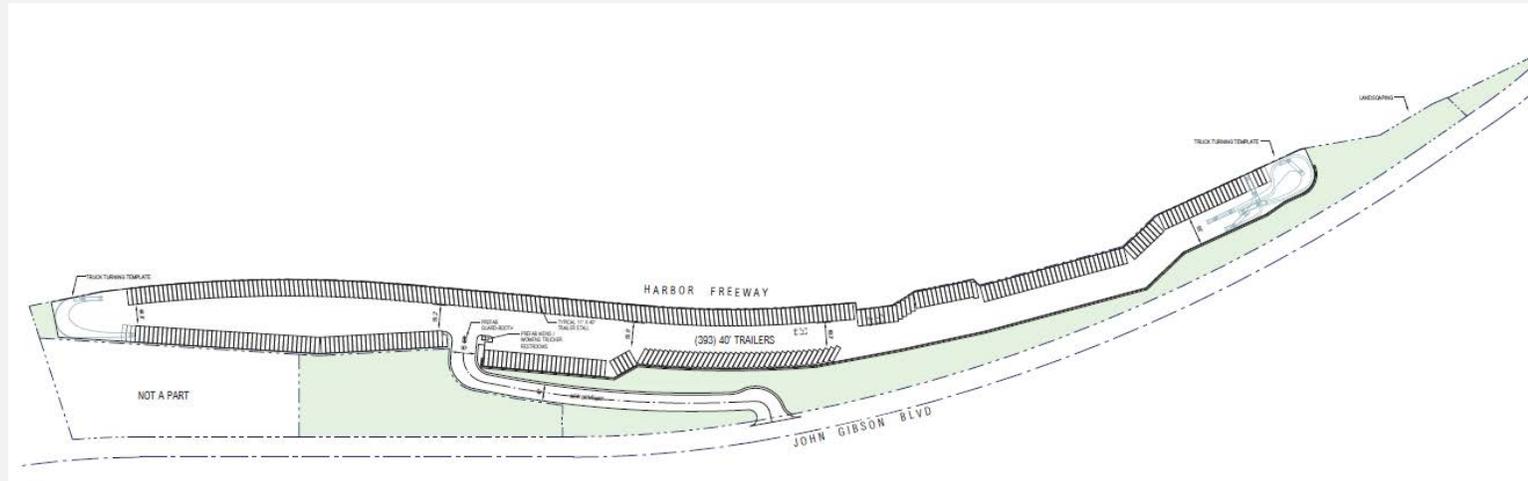
# CURRENT PROBLEM FOR COMMUNITY: ILLEGAL TRUCK PARKING & IDLING

Photos taken on 8/28/25



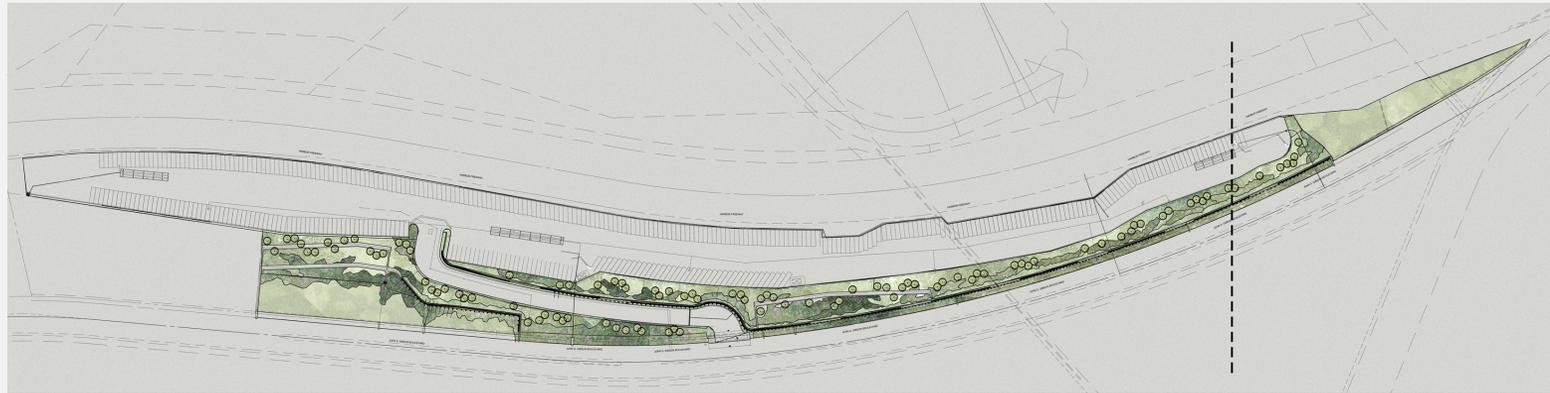
# PROPOSED SOLUTION

- 393 truck + chassis spaces
- 18.6 acre site
- ~12 acres inside port master plan industrial area
- ~6 acres in City of Los Angeles zoned industrial
- Requires master plan amendment + coastal development permits



# ENVIRONMENTAL AND VISUAL IMPROVEMENTS

- 39% landscaped
- California native drought-tolerant plants
- Irrigation cisterns for recycled water
- Freeway beautification
- John Gibson Blvd beautification



## PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Heteromeles arbutifolia</i> Toyon	15 Gal	100	VL	Multi

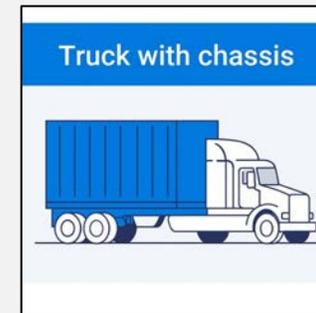
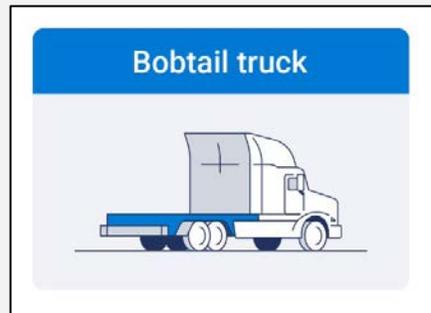
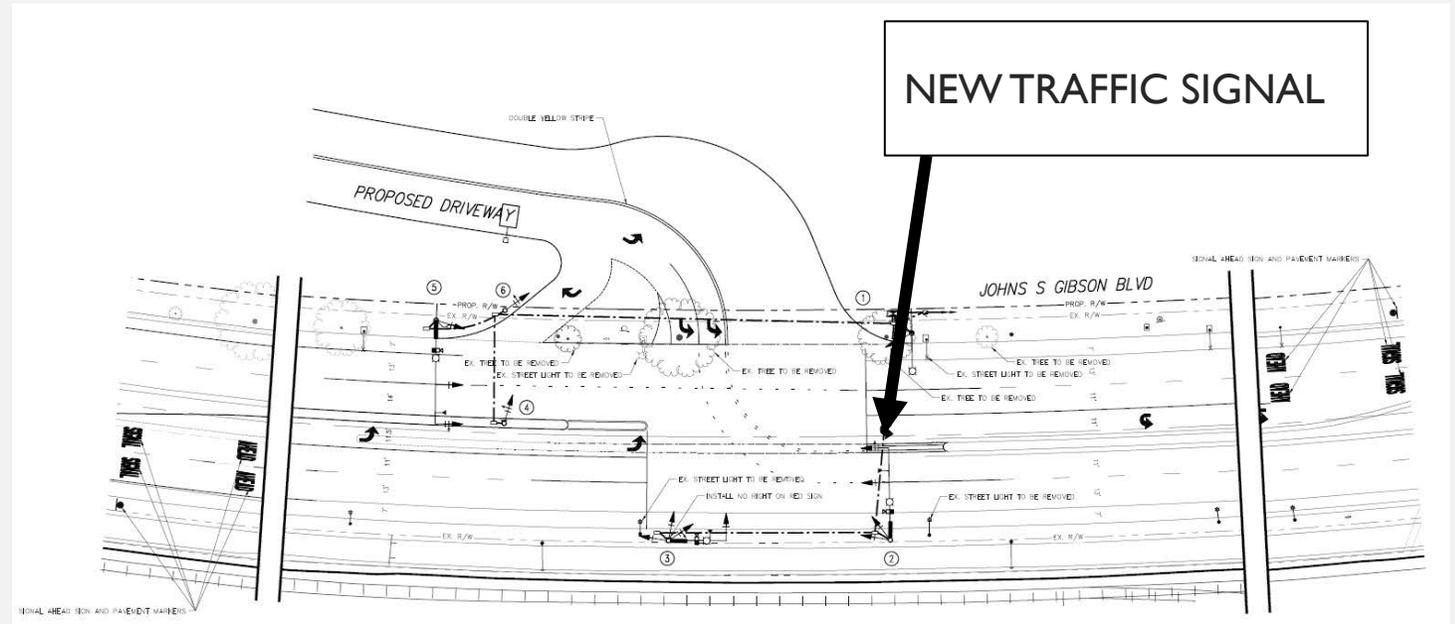
GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens</i> 'Low Boy' Dwarf Acacia	1 Gal	6" O.C.	VL	
	<i>Baccharis p.</i> 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6" O.C.	VL	
	<i>Lantana</i> 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	VL	

VINES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Parthenocissus tricuspidata</i> Boston Ivy	1 Gal	252	L	

Native Hydroseed Mix					
SYMBOL	INTEGRATION	AMOUNT	PLANT	AMOUNT	PLANT
	2000 lbs/ac	Wood cellulose fiber	5 lbs/ac	Encelia farinosa	
	800 lbs/ac	7-2-1 Biosol organic fertilizer	2 lbs/ac	Salvia alpinia	
	150 lbs/ac	Stabilizing binder	2 lbs/ac	Salvia mellifera	
	20 lbs/ac	Endo net mycorrhizal inoculum	5 lbs/ac	Acemison glaber (Lotus scparius)	
	3 lbs/ac	Aristata purpurea	3 lbs/ac	Eschschlozia californica	
	3 lbs/ac	Artemisia californica	3 lbs/ac	Lupinus truncatus	
	12 lbs/ac	Eriogonum fasciculatum	1 lbs/ac	Salvia columbarie	
	3 lbs/ac	Mimulus aurantiacus	4 lbs/ac	Plantago erecta	
			3 lbs/ac	Festuca micrastachus (Vulpia Micro)	

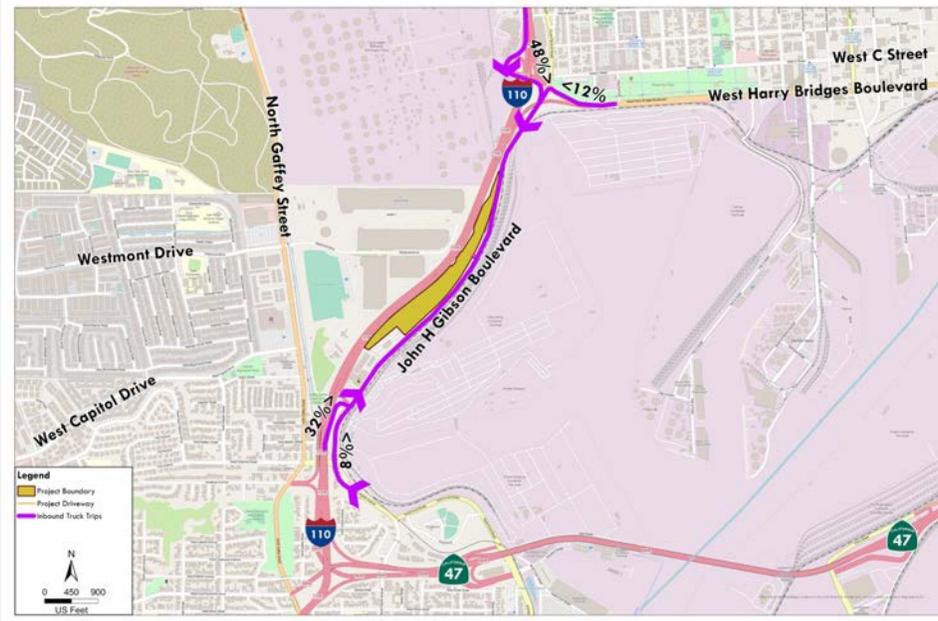
# OPERATIONS & TRAFFIC

- Short-term parking for bobtail truck and truck with loaded chassis storage
- 24-hour secure site
- Operations would require two employees on-site at a time to provide **security** and **operate on-site machinery**
- Equipment on-site: utility tractor rig and two small forklifts
- Trucks already serving port (not new)
- Approximately 242 bobtails and 242 trucks with loaded chassis would access the site throughout the day during Opening Year (2028) condition

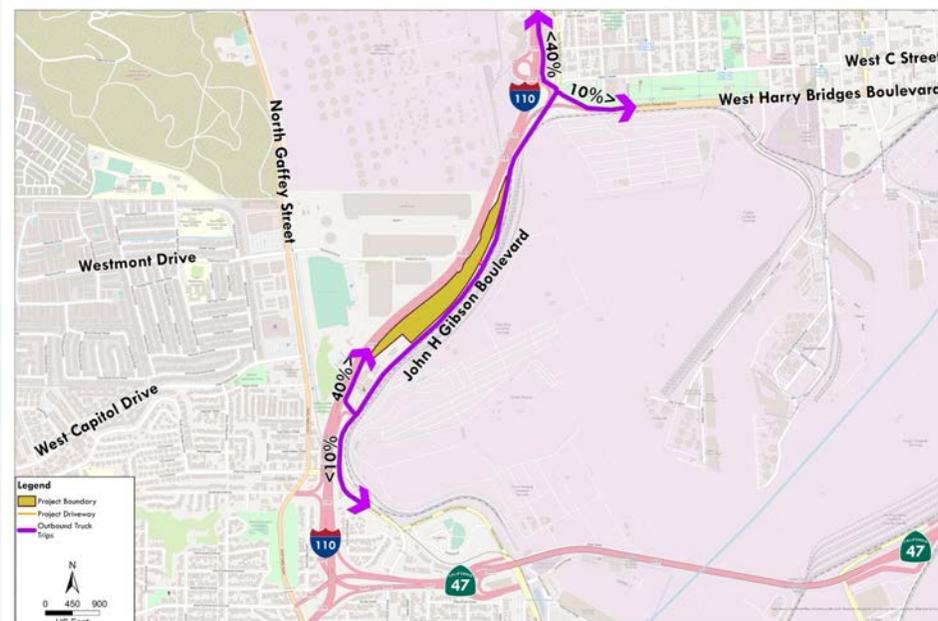


# TRAFFIC IMPACT

- Trips to the site would utilize Interstate I 10, using the John S Gibson and Harry Bridges Blvd Ramps
- 80% from I 10 freeway
- No intersection impacted (per approved traffic study)
- New traffic signal improves flow



- INGRESS: 80% of ingress trips come directly from I 10 freeway to project site via John Gibson Blvd

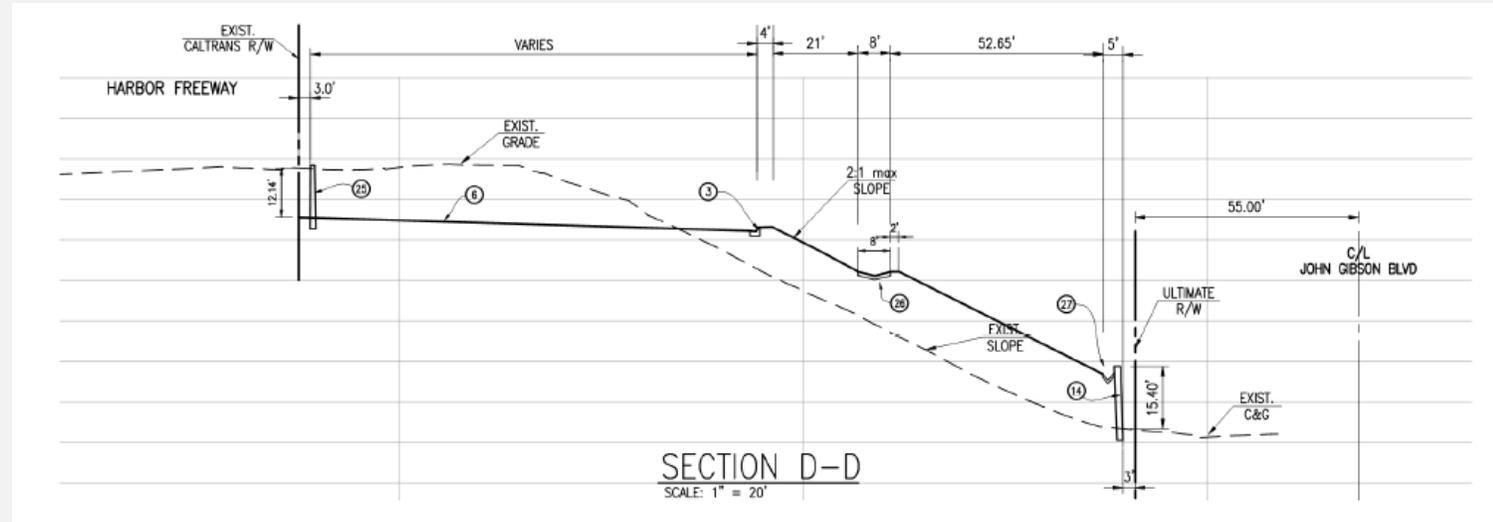


- EGRESS: 80% of egress trips exit project site to I 10 freeway via John Gibson Blvd

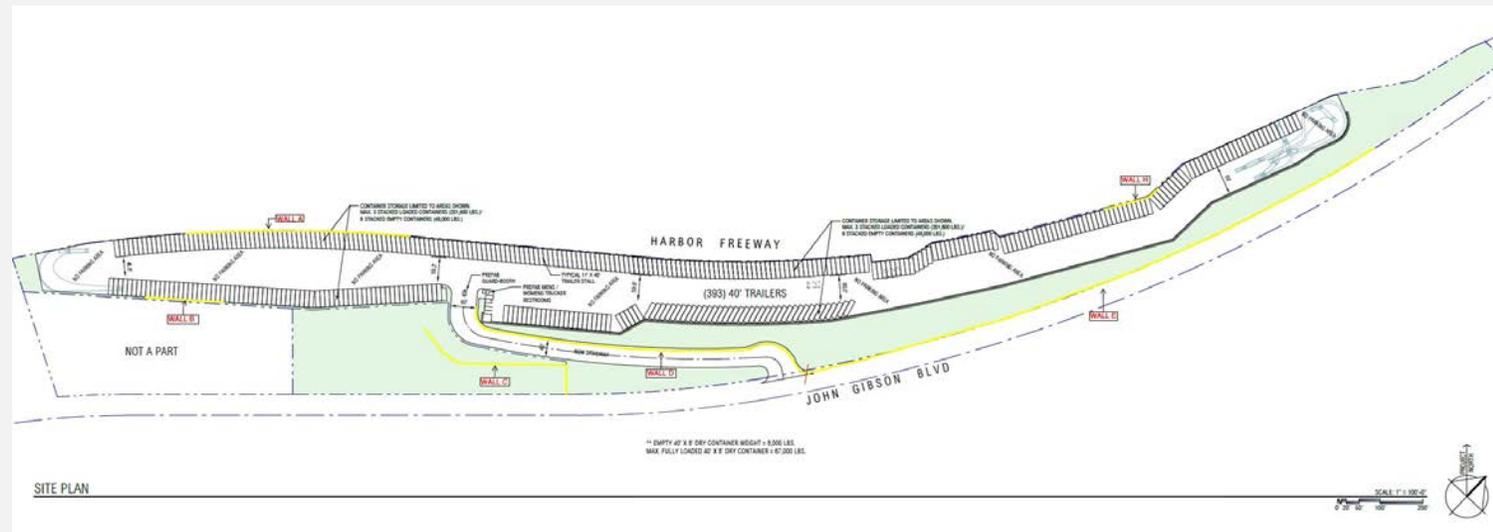
# EXISTING SITE CONDITIONS: NOT SUITABLE FOR HOUSING OR PARKS

- Steep slope
- City of LA parcel is land locked
- Hillside parcels previously deemed surplus land
- Soil contamination
- Retaining walls required
- This site is best for industrial/logistics use when fully assembled

## Slope Grade Exhibit



## Retaining Wall Exhibit



# EXISTING SITE CONDITIONS: TODAY IS UNSAFE AND UNDER-UTILIZED SITE

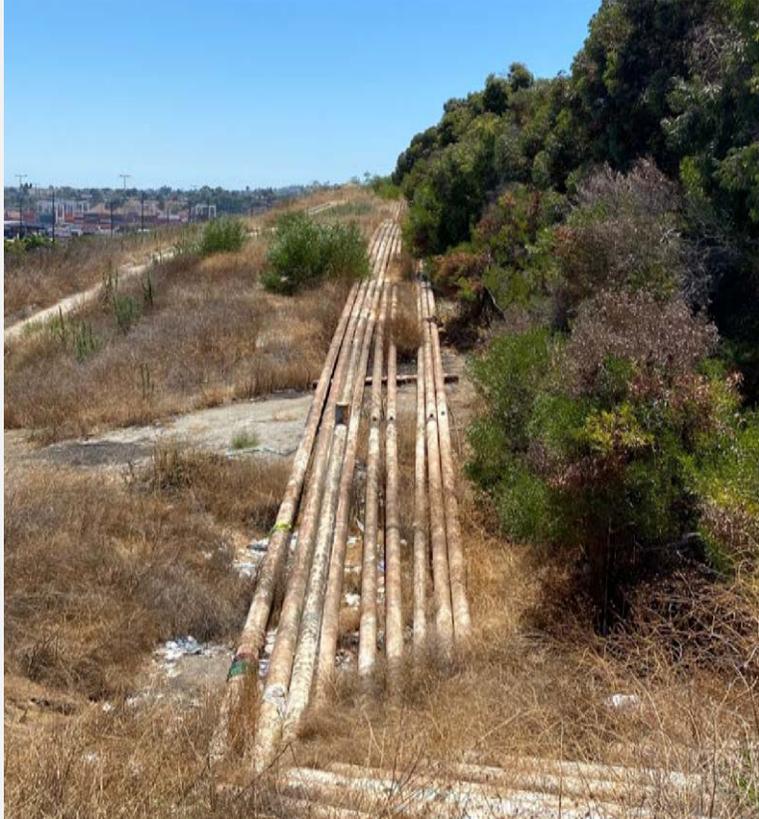
Photos taken on 6/23/25



- History of problems with encampments, crime and pollution:
  - Homicide(s) on-site; crime reports available; on-going investigation
  - 52,000 lbs of human waste illegally trenched on property from encampments
  - Contaminated soil
  - LAPD is aware, but have had historical problems with enforcement
- No sidewalks, trails or bikeways exist on-site
- Regardless of perimeter fencing, site locks get cut and encampments are reestablished

# EXISTING ON-SITE CONDITIONS ABANDONED OIL PIPELINES

Photos taken on 7/20/25



- Past land use had petroleum gas pipelines throughout property
- Pipelines are currently abandoned & will be removed once construction of new project begins



# PROJECT RENDERINGS LOCATION 2



Existing



Proposed



# PROJECT RENDERINGS LOCATION 6



Existing



Proposed



# PROJECT RENDERINGS LOCATION 5



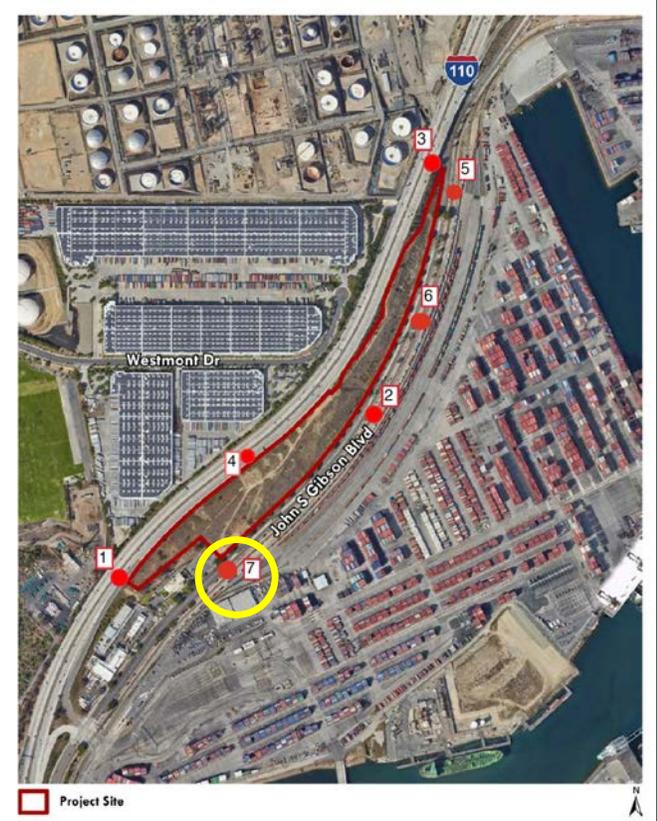
Existing



Proposed



# PROJECT RENDERINGS LOCATION 7



Existing



Proposed



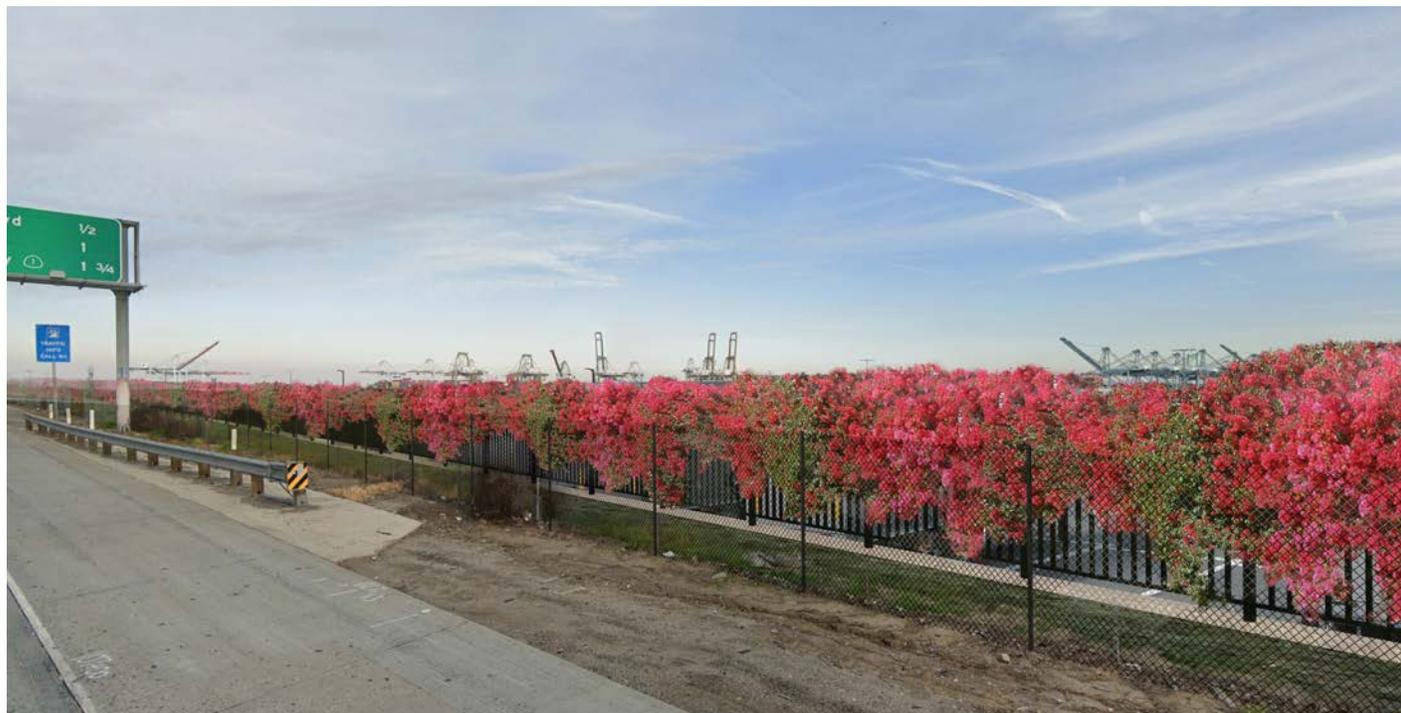
# PROJECT RENDERINGS LOCATION 4



Existing



Proposed



# PROJECT RENDERINGS LOCATION I



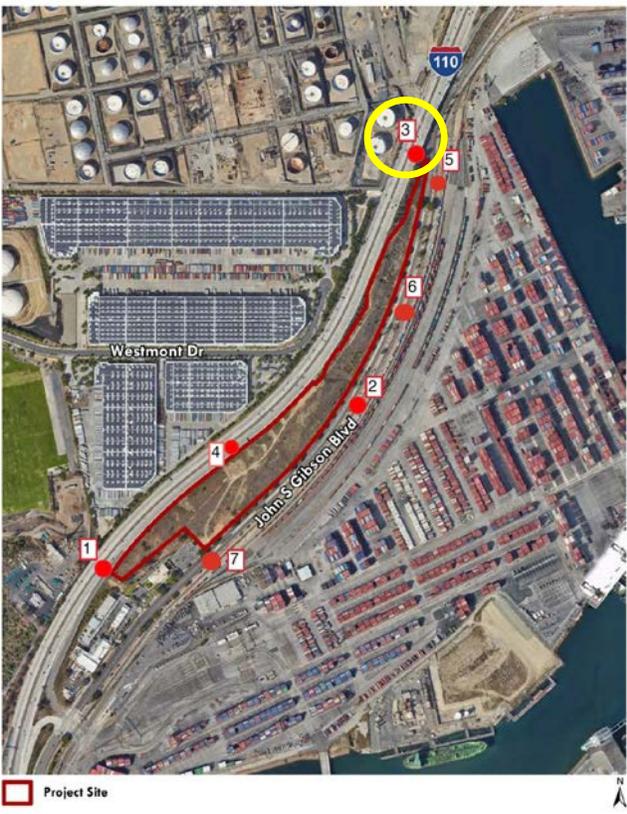
Existing



Proposed



# PROJECT RENDERINGS LOCATION 3



Existing

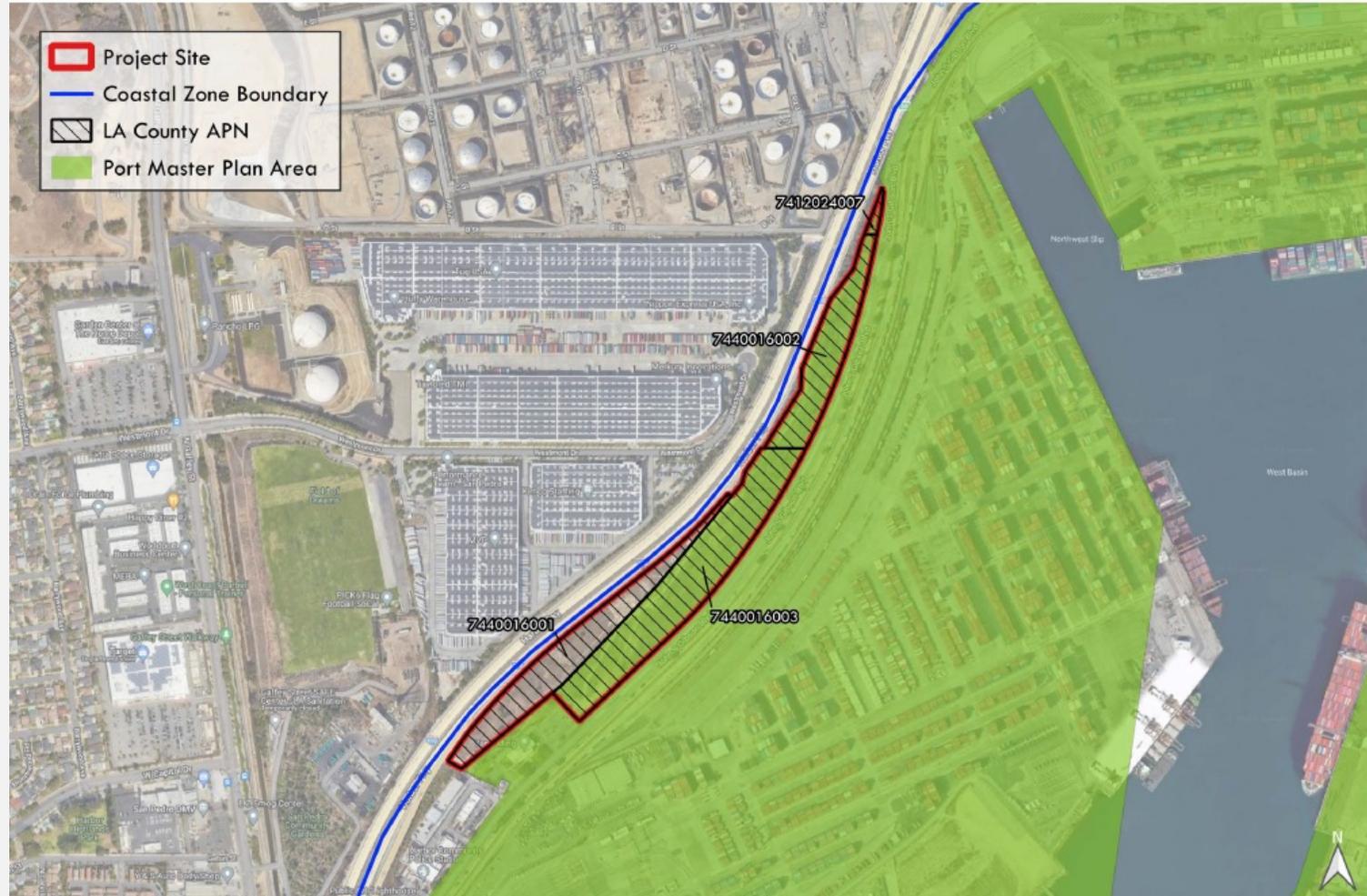


Proposed



# ZONING & JURISDICTION

- Project extends into both City of LA and Port jurisdictions
- Proposed project is consistent with current City zoning and land use designation (industrial & heavy manufacturing)
- Project requires Port Master Plan Amendment to redesignate portion of site for Maritime Support



Site Address  
 Parcel No. (APN) 7412-024-007  
 Land Use Cat. VACANT LAND

# CITY OF LA GENERAL PLAN ZONING

Owner Address 155 N RIVERVIEW DR ANAHEIM, CA 92808  
 Last Transfer 9/28/17  
 Last Market Sale 9/28/17 for \$3,2  
 Opportunity Zone No  
[Add to List](#) [Full Property Det](#)

**Location**

Site Address  
 Parcel No. (APN) 7412-024-007  
 Legal Information TR=3192 FOR MAPS POR O  
 Subdivision  
 Legal Lot 8  
 Legal Block

[Tax Map](#) [Site Profile Report](#) [Full Property Detail](#)

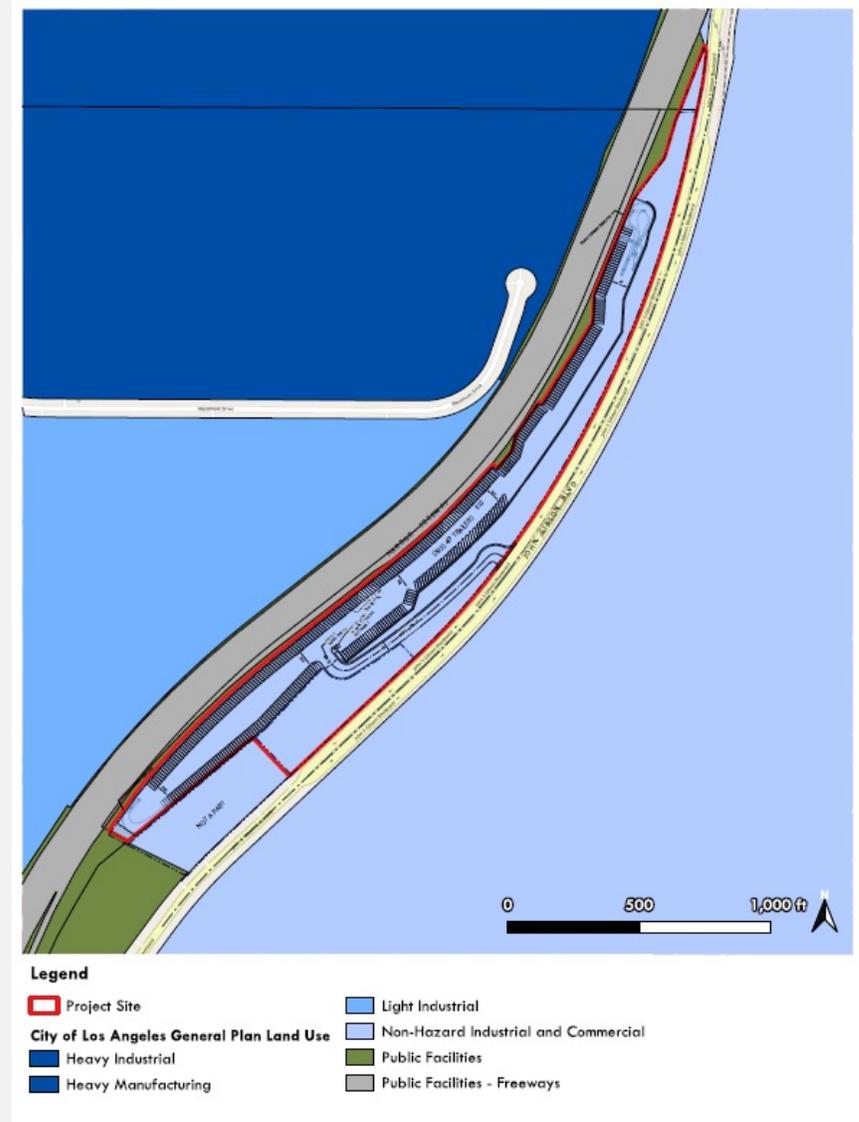
**Ownership**

Owner 1 SAN, AIGGRE INDUSTRIAL



# CITY OF LA GENERAL PLAN LAND USE

- City of Los Angeles General Plan Land Use for entire project site is: **industrial**



# CITY OF LA ZONING

- City of Los Angeles zoning for entire project site is: **M3 heavy manufacturing**



## Legend

 Project Site

## City of Los Angeles Zoning

 Manufacturing

 Public Facilities

# SITE PLAN OVERLAYING PORT MASTER PLAN

- 2014 Port Master Plan Amendment used a portion of project site as an overlay for Open Space
- Considered surplus land due to steep slope
- Site plan in green area is in the Port Master Plan
- Site plan in white area is in the City of Los Angeles



# SENSITIVE RECEPTORS EXHIBIT

- 1,360 ft from nearest residence
- No homes between site + freeway





## PROJECT BENEFITS

### INCREASES PORT EFFICIENCY & REDUCES EMISSIONS

- Project proposes a dedicated truck trailer parking facility that **reduces street congestion, idling and illegal on-street truck parking in surrounding neighborhoods.**
- Project provides **adequate on-site queueing capacity** space, which will eliminate backups onto adjacent roadways, therefore improving traffic flow and reducing the risk of traffic incidents.
- Proposed project **improves safety and security** within the Port of Los Angeles Master Plan planning area with gated access and onsite staffing help ensure secure storage of trailers and cargo, while also providing a safer environment for truck drivers and goods.
- Proposed project provides adequate truck parking facilities to **help reduce emissions** caused by circling trucks searching for parking or idling in unauthorized area
- Future electrification plan for heavy duty electric trucks via local EJ partnership

### ENVIRONMENTAL & LANDSCAPE

- **Removing contaminated on-site soils**
- Providing 316,373 square feet of drought tolerant, California native **landscaping covering 39 percent of the site** and reducing water use through utilization of capture and use cisterns for irrigation
- Parking lot grade will be lower than the I 10 freeway grade so views of port activities would not be impeded
- Beautification with .75 miles of bougainvillea vine along the I 10 freeway & John Gibson

# PROJECT BENEFITS LABOR

## LABOR

- Project will service **398 jobs** + create **210 union construction jobs**
- Project is 100% union built & union maintained; PLA w/ local hiring focus & veterans
- Transforming underutilized and blighted site into logistics facility contributing to increased efficiencies within the Port of Los Angeles
- Partnering with **labor unions:**



Los Angeles/Orange Counties Building & Construction Trades Council. Building & Construction Trades Executive Director, Ernesto Medrano along with 48 affiliated Local Unions which consists of 160,000 Members support project project.



**TEAMSTERS**  
*Local 848*

Teamsters Local 848



International Brotherhood of Electrical Workers - IBEW Local 11

# COMMUNITY

## **LETTERS OF SUPPORT**

- San Pedro Chamber of Commerce
- Wilmington Chamber of Commerce
- LA & OC Building and Construction Trades
- Teamsters Local Union No. 848
- West Basin Container Terminal
- Ports America
- Cushman & Wakefield

## **COMMUNITY BENEFITS & ENGAGEMENT**

- Future electrification plan with Wilmington Environmental Justice Org
- Annual partnership with Boys & Girls Club of Wilmington with funding for Career Bound and College Bound Programs
- Annual sponsorship of Banning HS Football
- Annual memberships with San Pedro Chamber of Commerce & Wilmington Chamber of Commerce
- Project Labor Agreement with Local Unions with local hire focus
- Quarterly project updates to local neighborhood councils and chambers

THANK YOU

[www.JohnGibsonParkingLot.com](http://www.JohnGibsonParkingLot.com)