

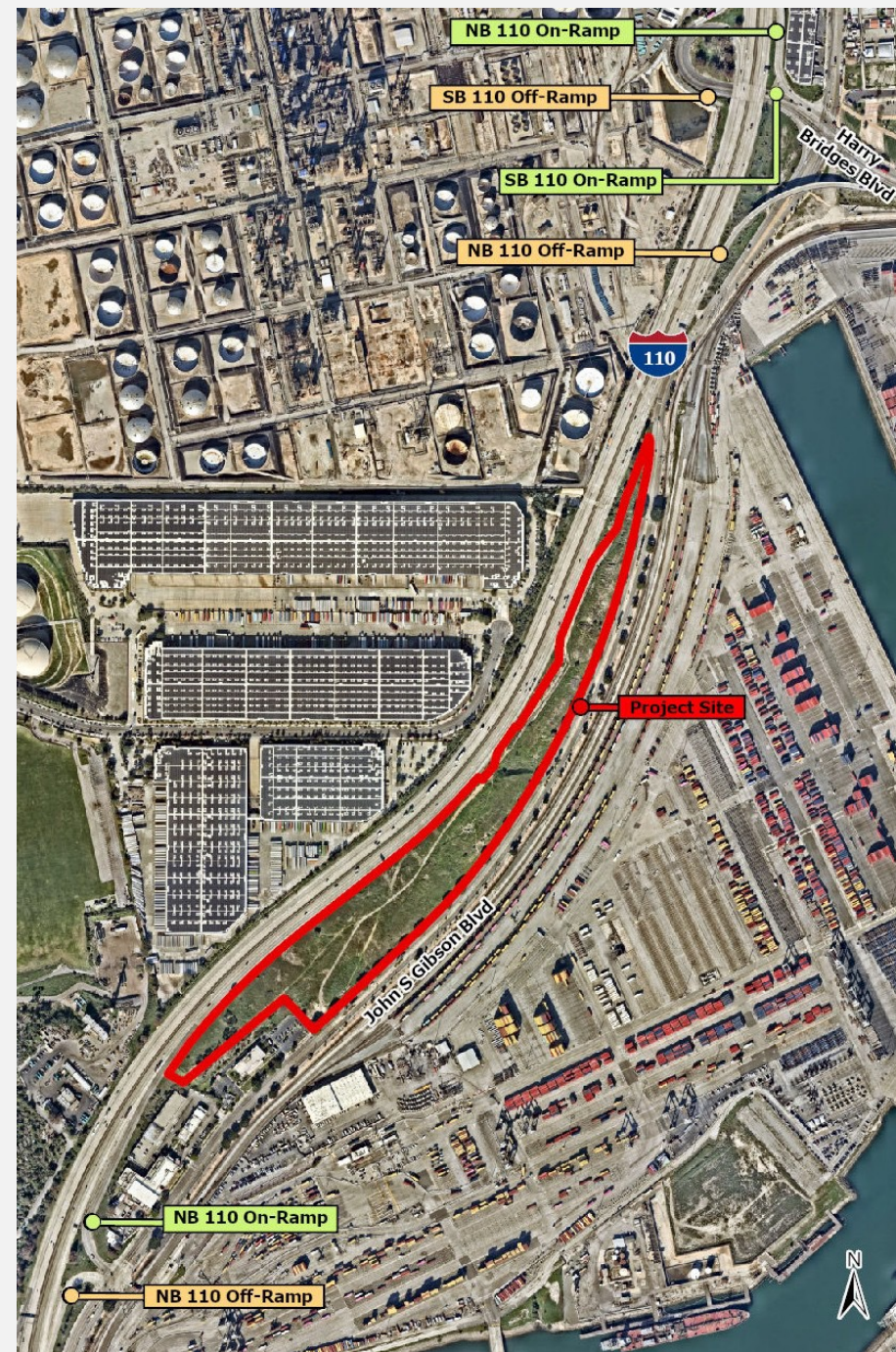
An aerial photograph of a parking lot area. In the foreground, there is a paved road with white lane markings. To the right of the road is a concrete wall covered in green ivy. Behind the wall, there are several trees with red and yellow foliage. The sky is blue with scattered white clouds. A tall, thin pole stands in the middle ground.

# 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



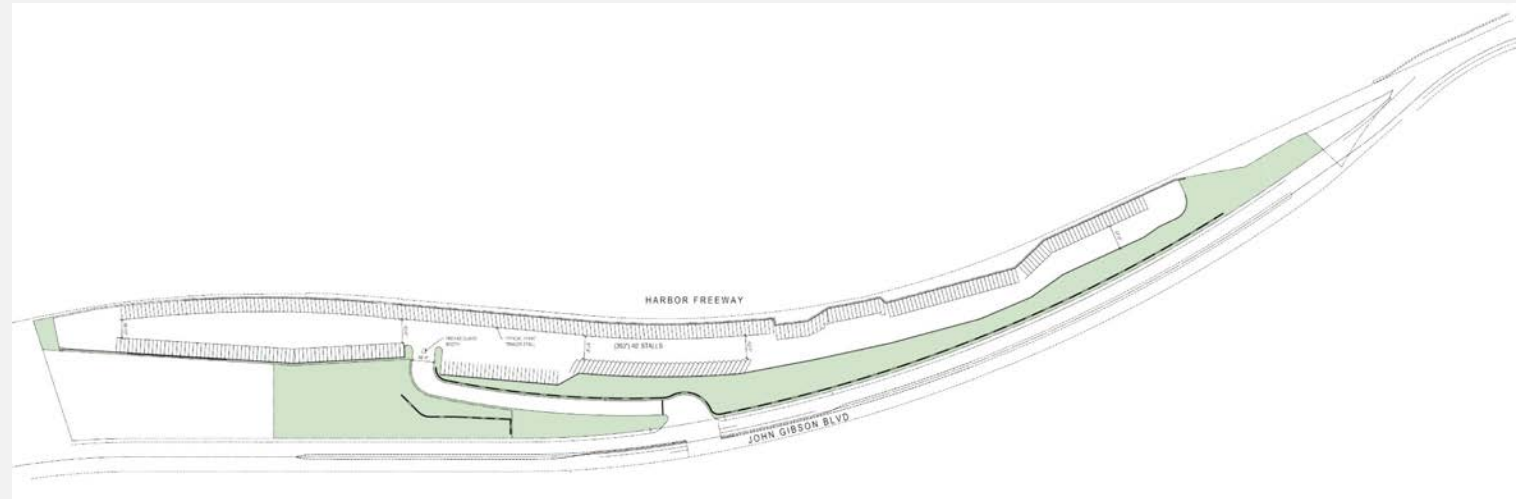
# CURRENT PROBLEM FOR COMMUNITY: ILLEGAL TRUCK PARKING & IDLING

Photos taken on 8/28/25



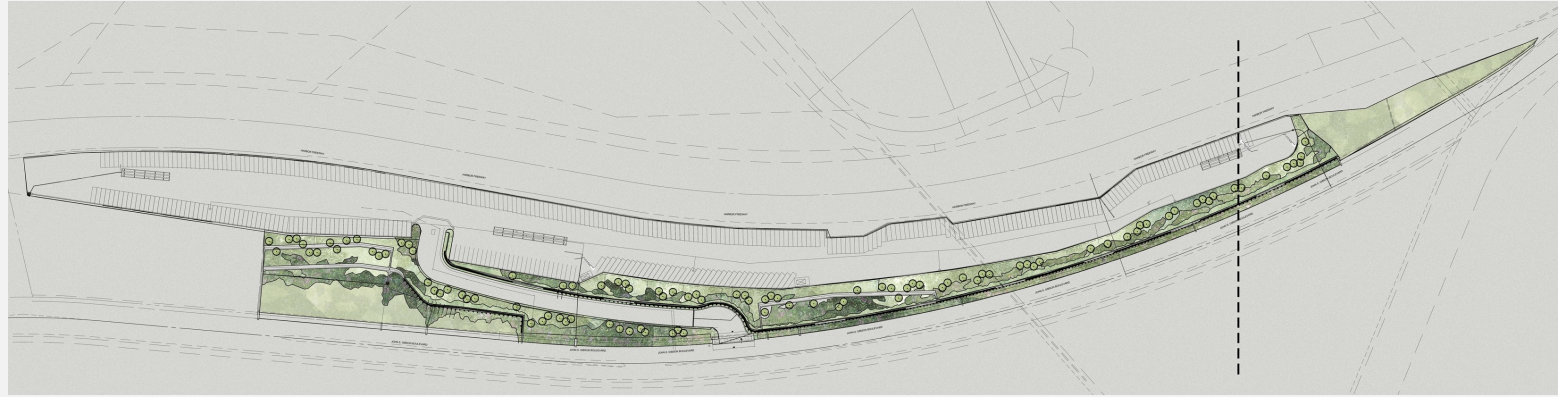
# PROPOSED SOLUTION

- 393 truck + chassis spaces
- 18.4 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	

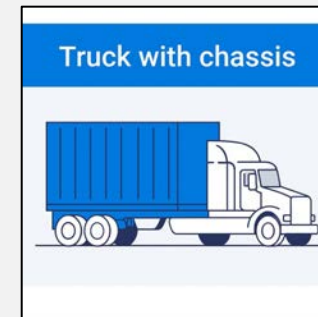
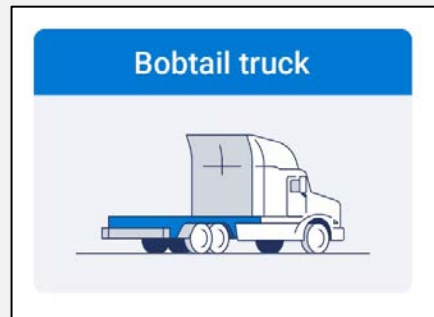
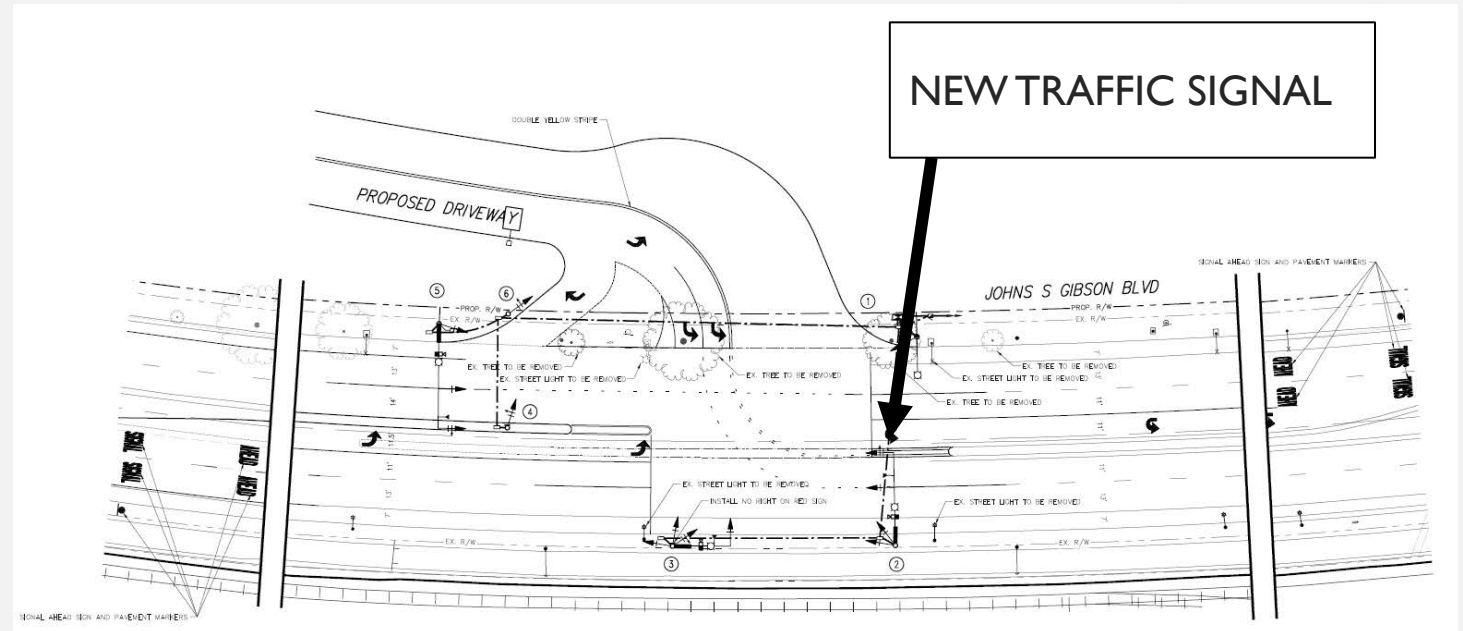
  

VINES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Parthenocissus tricuspidata</i> Boston Ivy	1 Gal	252	L	

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

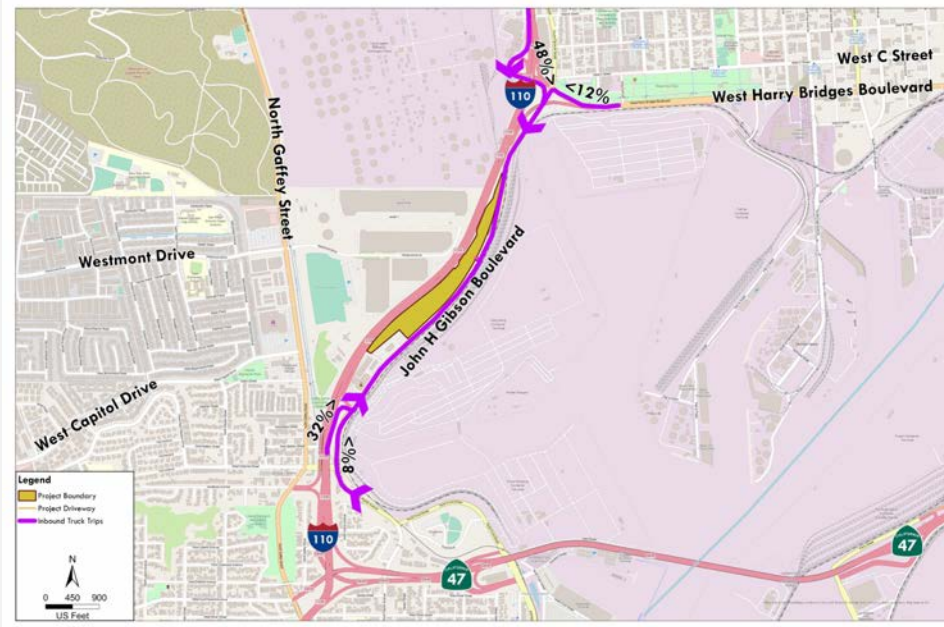
# OPERATIONS & TRAFFIC

- 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)

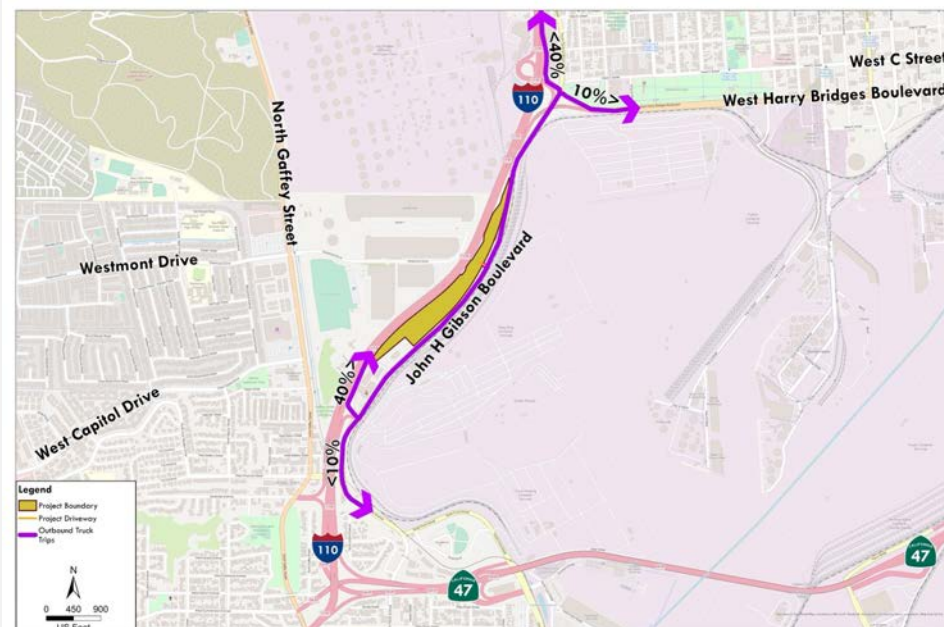


# TRAFFIC IMPACT

- Trips to the site would utilize Interstate 110, 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

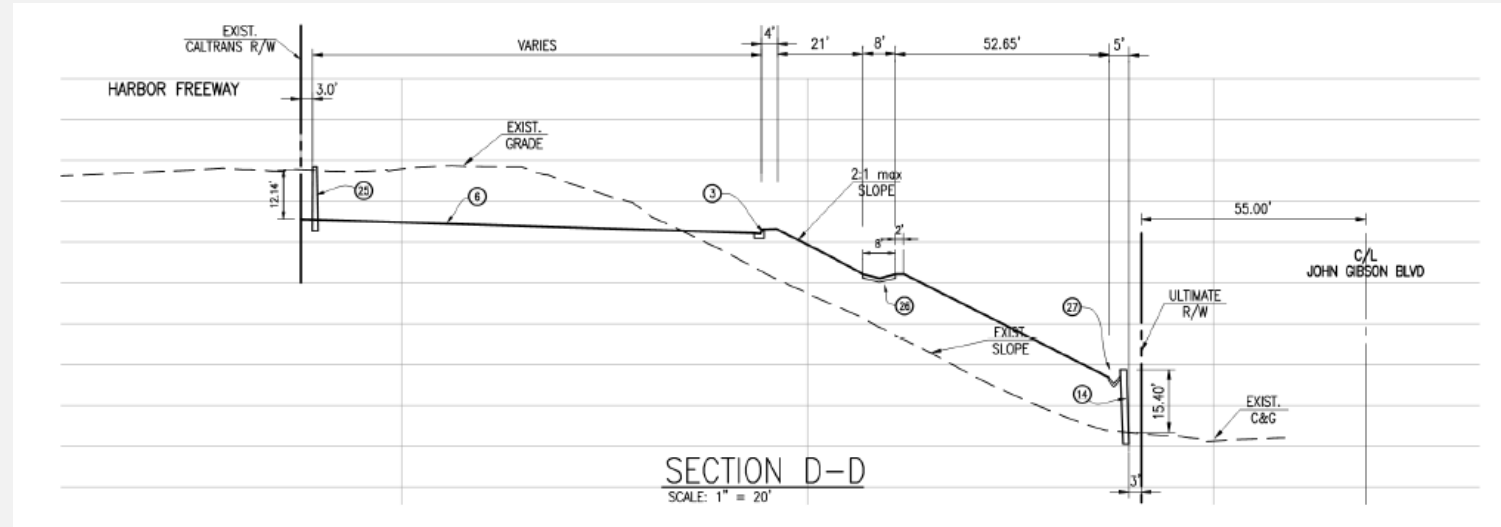


- EGRESS: 80% of egress trips exit project site to I 10 freeway via John Gibson Blvd

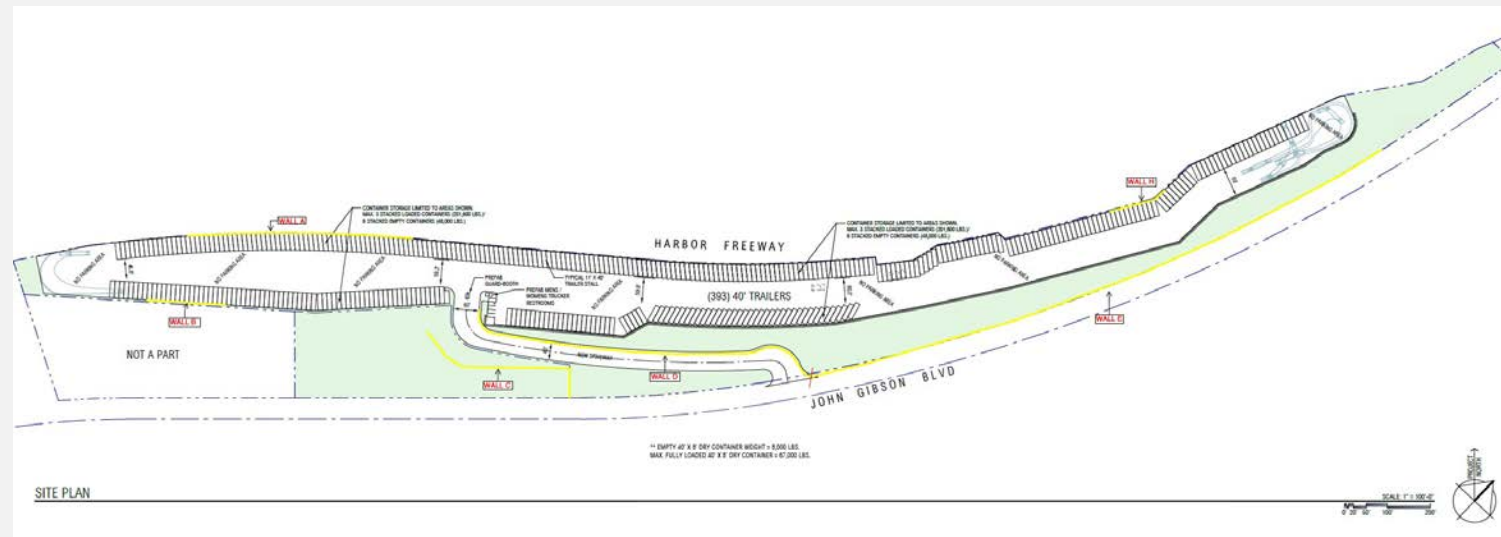
# EXISTING SITE CONDITIONS: NOT SUITABLE FOR HOUSING OR PARKS

- 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



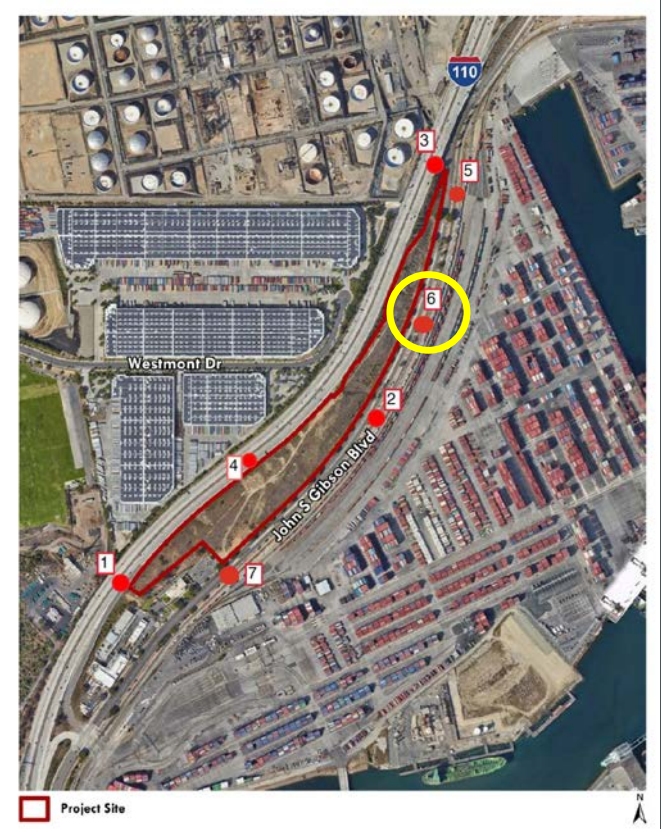
Existing



Proposed



# PROJECT RENDERINGS LOCATION 6



Existing



Proposed



# PROJECT RENDERINGS LOCATION 5



Existing



Proposed



# PROJECT RENDERINGS LOCATION 7



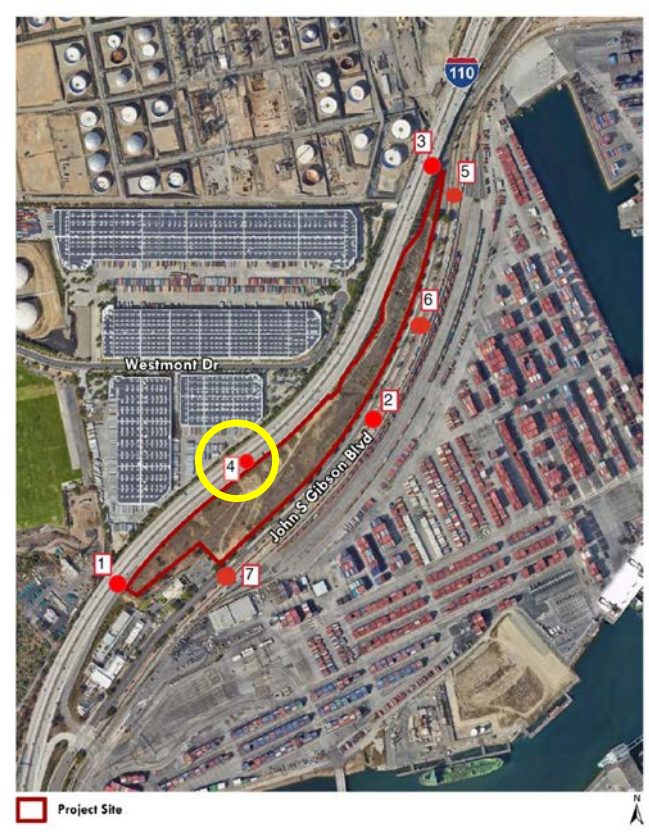
Existing



Proposed



# PROJECT RENDERINGS LOCATION 4



Existing



Proposed



# PROJECT RENDERINGS LOCATION I



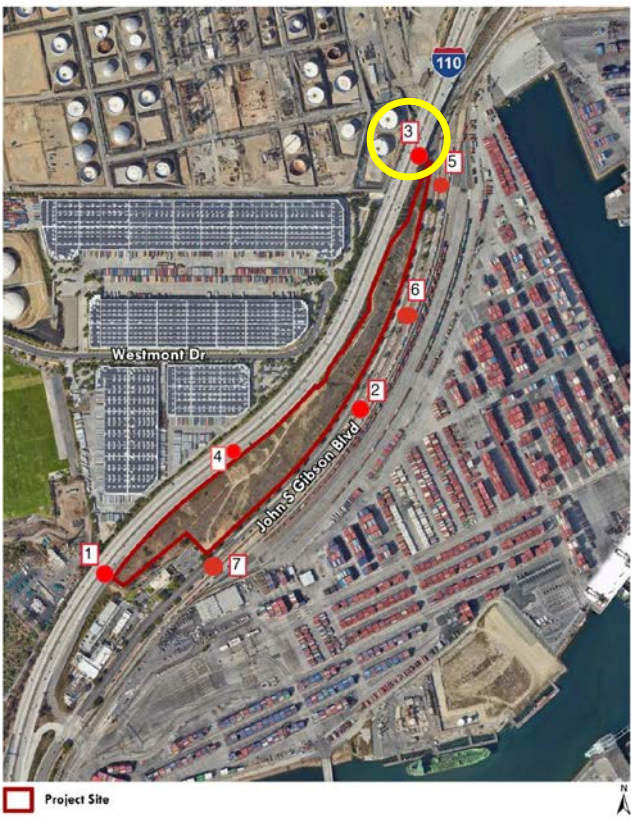
Existing



Proposed



# PROJECT RENDERINGS LOCATION 3



Existing

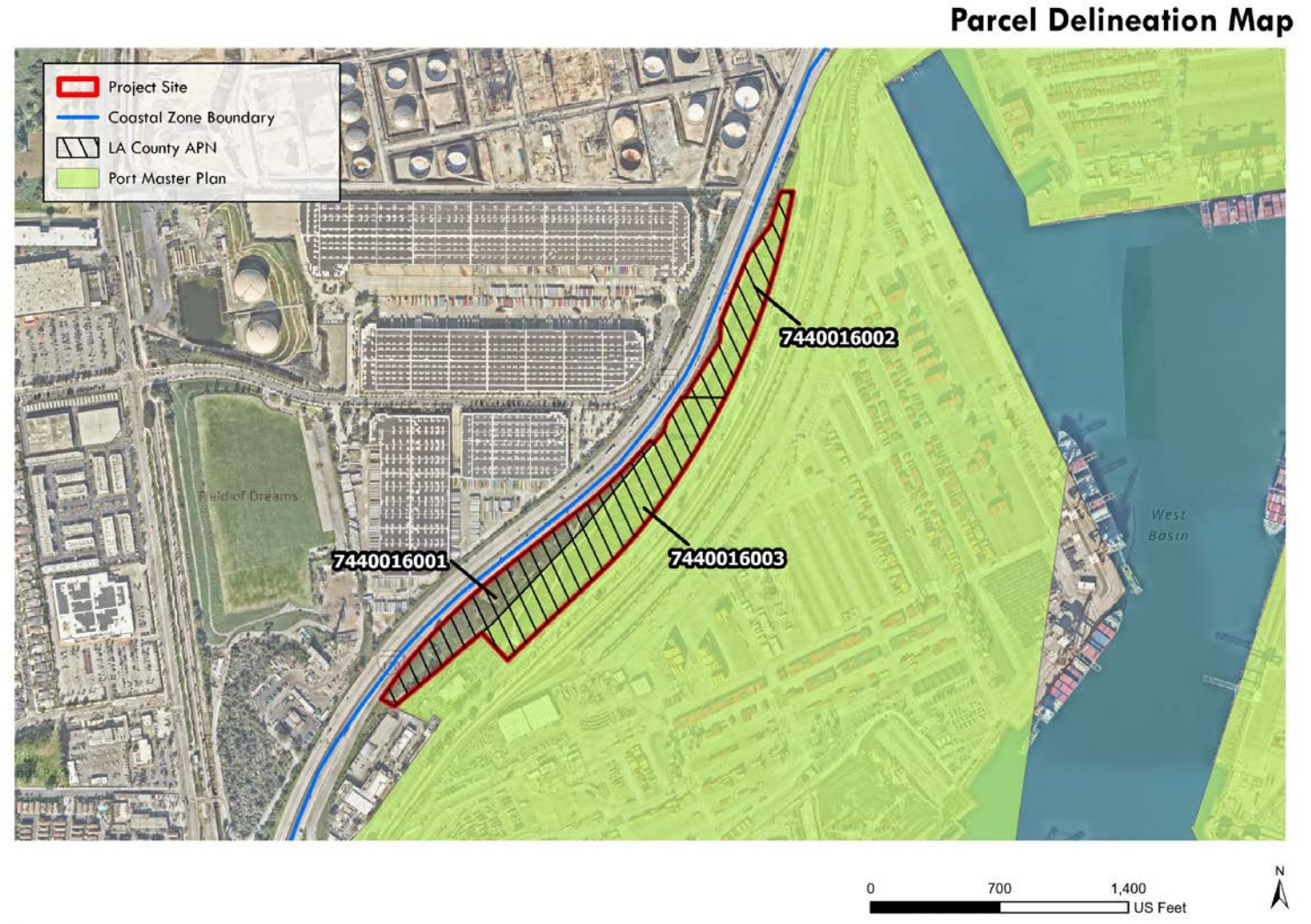


Proposed



# 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



John S. Gibson Truck and Chassis Parking Lot Project  
Los Angeles Harbor Department

Figure 4-1

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](#)

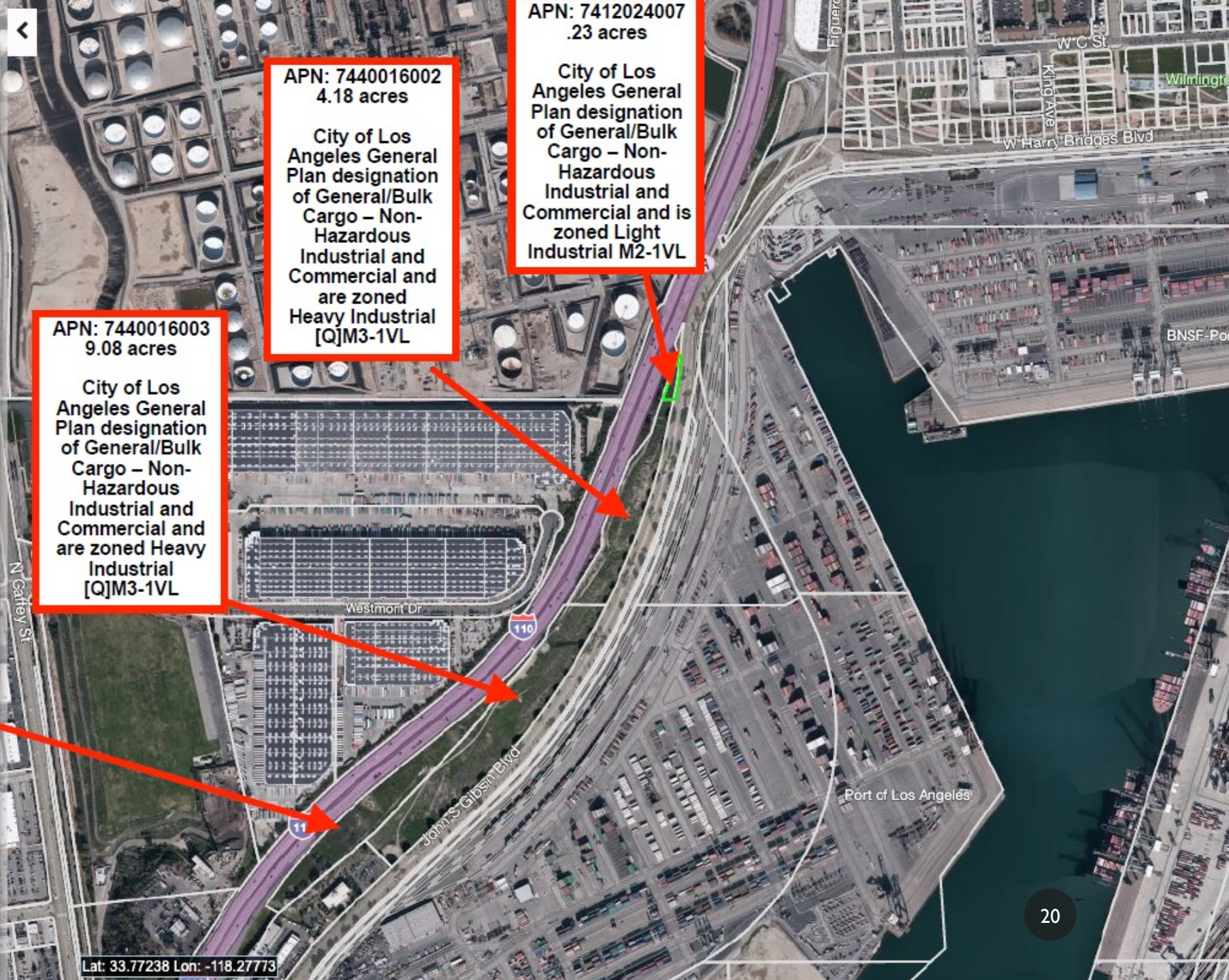
**Location**

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



APN: 7440016002  
4.18 acres  
 City of Los Angeles General Plan designation of General/Bulk Cargo – Non-Hazardous Industrial and Commercial and are zoned Heavy Industrial [Q]M3-1VL

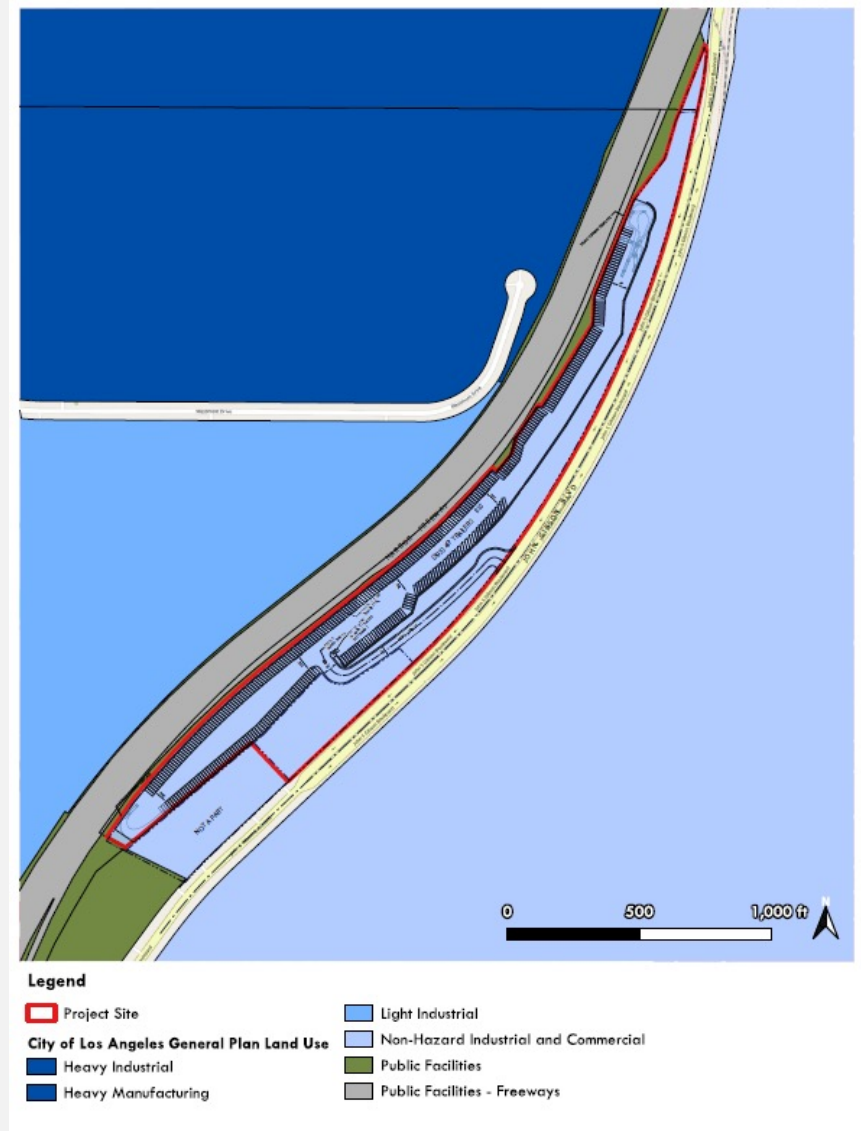
APN: 7412024007  
.23 acres  
 City of Los Angeles General Plan designation of General/Bulk Cargo – Non-Hazardous Industrial and Commercial and is zoned Light Industrial M2-1VL

APN: 7440016003  
9.08 acres  
 City of Los Angeles General Plan designation of General/Bulk Cargo – Non-Hazardous Industrial and Commercial and are zoned Heavy Industrial [Q]M3-1VL

APN: 7440016001  
5.4 acres  
 City of Los Angeles General Plan designation of General/Bulk Cargo – Non-Hazardous Industrial and Commercial and are zoned Heavy Industrial [Q]M3-1VL

# 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 – COMMUNITY WORKFORCE AGREEMENT

- Project will service **398 jobs** + create **210 union construction jobs**
- Project is 100% union built & union maintained; Community Workforce Agreement w/ local hiring focus in CD 15 & veteran hire focus
- 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**

- Coastal San Pedro Neighborhood Council
- Harbor City Neighborhood Council
- San Pedro Chamber of Commerce
- Wilmington Chamber of Commerce
- LA & OC Building and Construction Trades
- Teamsters Local Union No. 848
- IBEW
- West Basin Container Terminal
- Ports America
- Cushman & Wakefield
- Port of LA Environmental (future electrification)

## **COMMUNITY BENEFITS & ENGAGEMENT**

- Future electrification plan with Wilmington Environmental Justice Org
- Annual partnership with Boys & Girls Club of the Harbor with funding for Career Bound and College Bound Programs
- Annual sponsorship of the Toberman Center
- 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

## MITIGATION MEASURES AS CONDITIONS OF APPROVAL

- Future Electrification for Port of LA Clean Air Action Plan – the project is committing to working with environmental justice organization to apply for grants post project approval to bring heavy duty truck charging stations to the site via state and federal grant funding – this is a “mega project” via LADWP
- Coastal San Pedro Neighborhood Council recommendation for approval and proposed Conditions of Approval:
  - Management will work closely with City and Port of Los Angeles traffic management teams during emergencies.
  - Management will make significant efforts to reduce code violations related to truck traffic and parking in residential neighborhoods by working with City agencies, such as the Port Police and LAPD, while fostering clear communication with their patrons.
  - Management will implement measures to prevent truck idling on site, including signage.
  - Management will utilize coastal Southern California native plants on fences along the freeway adjacent to the project for beautification and security as well as in other landscaped areas.
  - There will be no sight line impediment from the freeway to the Port of Los Angeles.
- LAPD Harbor Division:
  - Project will work on a security plan with Harbor Division Police and will commit to provide a concrete wall above Harbor Police station

THANK YOU

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