



# **CARGO CONTAINER PARKING KL FENIX**

**20601 S MAIN ST. CARSON, CA 90745**

**AUGUST 2020**

EXHIBIT NO. 9

# INDEX

1. History
2. Project Overview
3. Compatibility with Surrounding Areas
4. City Consultant's Comments
5. Community Support
6. Response to Opposing Commentary
7. Outstanding Issues
8. Conclusion

# 1. HISTORY

- The Brown Landfill Site has been abandoned since 1959 and become a City nuisance with homeless encampments and illegal dumping of debris
- An unkempt appearance at one of the main entry points to the City has created an overall bad image for the City
- Several developers have tried to build on this parcel: but to date, none have even come close to starting a new development (last proposed development was in 2004, was unsuccessful and filed for bankruptcy).

## 2. PROJECT OVERVIEW

- Development of a **Warehouse and Cargo Container Parking Facility**
  - 53,550 SF Warehouse and Office
  - 400 Container Stalls and 75 Truck Stalls
- This is not a truck yard. Truck operations are not the main use
- Implementation of **landfill mitigation measures** to improve the health, safety, and environmental conditions of the site and surrounding areas
- 23,575 sf of landscaping improvements

### 3. COMPATIBILITY WITH THE SURROUNDING AREAS

- The Mobile Home Park and Apartment Complex were given special attention during site design to make the Project compatible and minimize potential impacts.
- Special attention was also given to site as a main entry into the City and the views from the two major street frontages, Figueroa Blvd and Main Street.
- Warehouse and landscaping strategically placed as a screen.
- Perimeter walls designed to screen the project along with enhanced landscaping.
- Truck access will only be from the I 10 Fwy. / Figueroa St. entrance which is located over 1,600 feet away from existing residential uses.
- Truck access to Main St. and Torrance Blvd. is prohibited.



**MAIN ST.**





**FIGUEROA ST.**





## TRUCK ROUTE

W DELAMO BOULEVARD

[illegible]

110 FWY

INTERSTATE CALIFORNIA 110

FIGUEROA BOULEVARD

MEMORY LANES  
ANTIQUE MALL

A graphic of a California State Route shield for Interstate 110. The shield is blue with a red top section containing the word "INTERSTATE" in white. Below that, "CALIFORNIA" is written in white. The number "110" is prominently displayed in white in the center. The shield is set against a background of yellow and green diagonal stripes.

The site plan shows a large rectangular area designated for parking, labeled "PARKING" in large red letters. To the right of the parking area is a large rectangular building labeled "WAREHOUSE". Above the warehouse is a smaller rectangular building labeled "OFFICE BLDG". The parking area is bordered by a road on the left, which is labeled "GUERRA BOULEVARD". The plan also shows various other features such as trees, landscaping, and smaller structures.

**FINE FOR TRUCK**

**FINE FOR TRU**

**FINE FOR TRUCK** TORRANCE BOULEVARD **FINE FOR TRUCK**

**R TRUCK** **FINE FOR TRUCK**  
TORRANCE BOULEVARD


## FINE FOR TRUCK

**Main Street**

**Vista Loma Mobile States**

**Apartment Complex**

**Apartment Complex**



**MEMORY LANES  
ANTIQUE MALL**

1000 N. BROADWAY  
MILWAUKEE, WI 53233

MISSION EBENEZER  
FAMILY CHURCH

**INTERNATIONAL  
PRINTING MUSEUM**

GLORY CHRISTIAN  
FELLOWSHIP



## 4. CITY CONSULTANT'S COMMENTS

The following are based on the proposed 475 stall project



The Project is consistent with General Plan Goal TI-I to “Minimize impacts associated with truck traffic through the City, as well as the truck parking locations.” - *MND, p. 53.*

“Given the Specific Plan approach for the project, we feel the applicant has proposed a project that is appropriate to the location and surrounding context of the site.” - *Design Review Memo, p. 16.*

The Project is consistent with Policy LU-7.2 “Locate truck intensive uses in areas where the location and circulation pattern will provide minimal impacts on residential and commercial uses.” - *MND, p. 52.*

“The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and no mitigation is required. This impact would be less than significant.” - *Air Quality and Greenhouse Gas Emissions Analysis Technical Report, p. XVI.*

## 5. COMMUNITY SUPPORT

We reached out and presented our project to the adjoining existing **residential areas - the mobile home park** and the **apartment complex** on the east side, as well as the **church** on the southeast side.

**All of the parties expressed support** for our project for the following reasons :

- It will develop a property and rejuvenate an area that has been a blight on the community for over 60 years
- It will enhance the overall health and safety of the community
- Truck traffic will not impact the community
- 76 Residents from the mobile home park signed in favor of KL project
- Among the 49 residents who initially signed in opposition to our project, 18 residents changed in favor of KL after discovering trucks will not be accessing Main St. and Torrance Blvd.



## 6. RESPONSE TO OPPOSING COMMENTARY

- **KL Fenix Project's impact on the environment and traffic is less than significant**
- **Trucks are prohibited from accessing Torrance Blvd. and Main St.**
- **Regarding Carson El Camino LLC'S proposed 356-unit Apartment Project, filed May 2, 2019:**
  - Residential uses are expressly prohibited according to the General Plan
  - The El Camino property has a recorded DTSC deed restriction prohibiting residential use
  - The property is currently being used as Heavy Industrial to store cargo containers, trucks and hundreds of waste tires that are health and safety hazards
  - The property is already bounded by existing truck routes, which our trucks cannot use
  - Ambitions California, Champions Sports Facility, and Halau O Lilinoe (Hule & Ukulele School) are existing tenants and have been living with trucks, containers and hazardous waste tires without any complaints to the City

JULY 24, 2020





JULY 24, 2020





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# 포장 이사 전문

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# 7. OUTSTANDING ISSUES

CITY STAFF <b>RECOMMENDATION</b>	<b>KL FENIX PROPOSAL</b>
<p>1 Permanent 10 years after C of O, if no residential/commercial development on adjacent lots 3, 4 and 5.</p> <p>City staff added a new condition on August 13: “If one APN is developed as any commercial or residential, KL must immediately tear down entire cargo container parking lot”</p>	<p>7-year usages guaranteed.</p> <p>Permanent if no residential/commercial development on adjacent lots 3, 4, and 5 receives a Certificate of Occupancy within 7 years from now.</p> <p>If the use has to cease, will stop operations. No need to tear down existing facilities, or to install new landscaping which is not allowed by DTSC .</p>
<p>2 Warehouse permanently allow approved.</p>	<p>Warehouse with related 75 trucks/trailer spaces permanently approved.</p>
<p>3 No permits to be issued until clearing multiple (many) staff requirements.</p>	<p>Permits for landfill closure per DTSC requirements shall be issued separately in advance</p>
<p>4 \$1,000 fine for trucks using Figueroa Blvd or Main Street.</p>	<p>\$500 fine and not have to pay attorney’s fees or other fees because it is not required of any other business in the City</p>
<p>5 DIF imposed on 475 Cargo Container and Truck Spaces.</p>	<p>Impose DIF fee only on the 75 truck spaces as per City Ordinance.</p>
<p>6 One driveway access on Figueroa Blvd. with landscaping inside the driveway</p>	<p>Landscaping inside the driveway not allowed by DTSC due to Landfill, therefore staff’s request for landscaping be removed. Two driveways as originally proposed subject to Caltrans approval.</p>
<p>7 Public Liability insurance in the amounts of \$5 million and \$25 million for the City.</p>	<p>Public Liability insurance for City owned streets in the amount of \$1 million.</p>
<p>8 Only trucks with KL logo are allowed to access site</p>	<p>Allow access for KL trucks and other trucks.</p>
<p>9 Trucks required to have logo on left and right side and on top of truck.</p>	<p>Trucks required to have logo on left and right side only.</p>
<p>10 Surveillance cameras to be installed at multiple locations both on site and on public right of way</p>	<p>One surveillance camera at entry of Main street and one on the corner of Torrance Blvd and Main Street.</p>
<p>11 One artistic sculpture on Main Street.</p>	<p>One artistic sculpture when the project be permanent.</p>



# CONTAINER PARKING PROJECTS ANALYSIS

	CARSON TRUCKING	SHIPPERSTRANSPORT EXPRESS	KL FENIX
LOT SIZE	16.2 ACRES	20 ACRES	14.33 ACRES
PARKING SPACES	565	704	475
DRIVEWAY WIDTH	40' DRIVEWAY	35' DRIVEWAY 50' DRIVEWAY	38' DRIVEWAY 50' DRIVEWAY
DEPTH	70' DEEP	65' DEEP	127' DEEP
STREET WIDTH	25' STREET LANE	27' STREET LANE	27' STREET LANE
SIGNAL	NONE	NONE	SIGNAL AT DRIVEWAY

## 8. CONCLUSION

The application for this project was filed in 2015. Based on our conversations with the community and comments from the City's consultants, we believe it is the best fit for this location.

The Planning Commission indicated, "KL has taken into account and appreciated all of the elements of the project difficulties and tried to work with the City, and KL has shown good faith in what they have done. Imposing so much hard restrictions and fines compared to other projects is not fair to the applicant."

**Tonight we seek the City Council's conclusion on the project and respectfully request to approve the Project as proposed by KL Fenix.**