



## Legislation Text

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**File #:** 11-0780, **Version:** 1

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Recommendation to receive supporting documentation into the record, conclude the public hearing, deny the appeal of the City of Compton and the Compton Hunting and Fishing Club, and uphold the decision of the Planning Commission to approve a Conditional Use Permit for a short-term trucking container parking lot on the Southern California Edison Right-of-Way located at 6947 Sportsman Drive within the Medium Industrial (IM) zone. (District 9)

In October 2010, the City Council adopted an Ordinance requiring a Conditional Use Permit for trucking uses within the City's industrial zones. In addition, special development standards for maintenance, facilities/restrooms, landscaping, screening, etc. were included as requirements. The Ordinance went into effect on November 18, 2010.

An application was received on April 12, 2011 for a short-term truck container parking lot on the Southern California Edison Right-of-Way located at 6947 Sportsman Drive. The subject site is located within the northeast quadrant of the intersection of the 91 freeway and the 710 freeway on a portion of the Southern California Edison Right-of-Way (Exhibit A - Plans and Photographs). The zoning designation of the subject site is Medium Industrial (IM). The site is approximately 13.5 acres in size and is accessible from the 710 freeway via the Alondra Boulevard off-ramp exit. The proposed site would be developed with a short-term trailer parking facility that would provide a total of 242 parking spaces for trailers with containers mounted on chassis.

In addition to the standard application materials (site plan, photos, etc.), the applicant provided a Mitigated Negative Declaration that was certified by the California Public Utilities Commission. The document served to meet the requirements of the California Environmental Quality Act (CEQA), with the City completing a tiered Categorical Exemption to further support the project (Exhibit B - Mitigated Negative Declaration and Categorical Exemption 11-032).

On June 16, 2011, after taking public testimony and discussing the project in detail, the Planning Commission voted 4-1 to approve the project. In addition to the special development standards for trucking required for the project, the Planning Commission added a condition requiring the applicant to maintain Sportsman Drive (Exhibit C - Findings and Conditions of Approval).

The Planning Commission decision was appealed on June 24, 2011 (Exhibit D - Appeal). The appellants contend that the use would be detrimental to the surrounding community. The primary concern is the impact of truck traffic on Sportsman Drive, with the potential deterioration of the road.

Staff recommends that the City Council uphold the decision of the Planning Commission to approve the Conditional Use Permit request as originally presented based on the findings adopted by the Planning Commission.

This letter was reviewed by Assistant City Attorney Michael Mais on August 2, 2011 and by Budget Management Officer Victoria Bell on July 29, 2011.

The Municipal Code requires City Council action within 60 days of receiving an application for appeal. The subject appeal was received on June 24, 2011.

There is no fiscal impact as a result of the recommended action. Upholding the Planning Commission's decision has the potential to create twenty to thirty jobs during the construction period and two to ten on-site jobs on a permanent basis.

Approve recommendation.

AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST  
CITY MANAGER