



# AGENDA

---

## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, January 15, 2020 at 6:30 p.m.**

**Huntington Park City Hall**  
**City Council Chambers**  
**6550 Miles Avenue**  
**Huntington Park, California 90255**

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**NOTE:** Any person who has a question concerning any agenda item may contact the Community Development Department at (323) 584-6210. Materials related to an item on this agenda are available for inspection in the office of the Community Development Department at 6550 Miles Avenue, Huntington Park, California during the hours of 7:00 a.m. to 5:30 p.m., Monday through Thursday.

Assembly Bill No. 2674 amended several provisions of the Ralph M. Brown Act (Section 54950 et seq. of the Government Code) effective January 1, 1987. This bill prohibits the legislative body from taking any action on any item, which did not appear on the agenda, which was posted 24 hours prior to the Planning Commission meeting. If action is necessary on subject matter, which the public presents, the matter should be presented in writing to the Planning Division for placement on the agenda by Thursday noon prior to the next Planning Commission meeting.

### **CALL TO ORDER**

### **ROLL CALL**

Chair Jonathan Sanabria  
Vice Chair Irving Pacheco  
Commissioner Angelica Montes  
Commissioner Eduardo Carvajal  
Commissioner VACANT

### **PLEDGE OF ALLEGIANCE**

### **PUBLIC COMMENT**

*For both open and closed session each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. **This is the only opportunity for public input except for scheduled public hearing items.***

**CONSENT ITEMS**

**REGULAR AGENDA**

**PUBLIC HEARING**

1. **CASE NO. 2019-08 CUP – CONDITIONAL USE PERMIT– A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW INVENTORY STORAGE OF COMMERCIAL TRUCKS ASSOCIATED WITH AN OFF-SITE COMMERCIAL TRUCK DEALERSHIP LOCATED WITHIN THE CITY OF HUNTINGTON PARK AND ANCILLARY REPAIR AND MAINTENANCE ON PROPERTY LOCATED AT 6323 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Conduct a public hearing;
2. Take public testimony; and
3. Approval of PC Resolution No. 2019-08, approving a Conditional Use Permit and a Development Permit in connection with property located at 6323 Maywood Avenue, within the Manufacturing Planned Development zone.

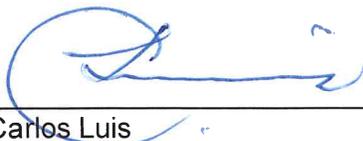
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, February 19, 2020 at 6:30 p.m.

I, Carlos Luis, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at City of Huntington City Hall and made available at [www.hpca.gov](http://www.hpca.gov) on the 9<sup>th</sup> day of January of 2020.



---

Carlos Luis



# CITY OF HUNTINGTON PARK

---

## PLANNING DIVISION AGENDA REPORT

**DATE:** JANUARY 15, 2020

**TO:** CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

**ATTN:** CARLOS LUIS, PLANNING MANAGER

**FROM:** SUSANA MARTINEZ, ASSISTANT PLANNER

**SUBJECT:** **PLANNING COMMISSION CASE NO. 2019-08 CUP  
(CONDITIONAL USE PERMIT)**

---

**REQUEST:** A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW INVENTORY STORAGE OF COMMERCIAL TRUCKS ASSOCIATED WITH AN OFF-SITE COMMERCIAL TRUCK DEALERSHIP LOCATED WITHIN THE CITY OF HUNTINGTON PARK AND ANCILLARY REPAIR AND MAINTENANCE ON PROPERTY LOCATED AT 6323 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.

**APPLICANT:** RWC Group  
3620 Florence Avenue,  
Huntington Park, CA 90255

**PROPERTY OWNER:** Geneerco, Inc

**PROJECT LOCATION:** 6323 Maywood Avenue

**ASSESSOR'S  
PARCEL NUMBER:** 6318-007-002

**PRESENT USE:** Industrial Building

**PROPOSED IMPROVEMENT:** No change to building size

**SITE SIZE:** 103,510 sq. ft.

**GENERAL PLAN:** Manufacturing Planned Development (MPD)

**ZONE:** Manufacturing Planned Development (MPD)

**SURROUNDING  
LAND USES:** North: Industrial  
West: Industrial  
South: Industrial  
East: City of Bell

**MUNICIPAL CODE  
APPLICABILITY OF  
REQUIREMENTS FOR  
CONDITIONAL  
PERMIT:** In accordance with Chapter 4, Article 3, Section 9-4.302;  
storage of commercial trucks is allowable in the  
Manufacturing Planned Development Zone subject to the  
approval of a Conditional Use Permit.

**REQUIRED FINDINGS  
FOR A CONDITIONAL  
USE PERMIT:** Following a hearing, the Planning Commission shall record  
its decision in writing and shall recite the findings upon  
which the decision is based. The Commission may  
approve and/or modify a CUP application in whole or in  
part, with or without conditions, only if all of the following  
findings are made:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the CUP for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the

public interest, health, safety, convenience, or welfare of the City;

5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

**ENVIRONMENTAL  
REVIEW:**

Categorically exempt pursuant to Article 19, Class 1, Section 15301, Existing Facilities, Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

**PROJECT  
BACKGROUND:**

- ***Project Proposal***

The applicant, RWC Group is requesting to allow storage of commercial trucks (inventory) associated with an off-site commercial truck dealership located within the City of Huntington Park and ancillary repair and maintenance on property located at 6323 Maywood Avenue, within the Manufacturing Planned Development (MPD) zone. The lot measures approximately 103,510 square feet. The applicant is proposing to store approximately thirty (30) to (40) new commercial trucks within the existing building. The location will also be utilized for storage of parts, off-site service mobile trucks, surplus rental vehicles, limited vehicle maintenance and office space for leasing and rental employees.

- ***Site Description***

The subject site is located west of Maywood Avenue between Gage Avenue to the south and Randolph Street to the north. The subject site measures approximately 103,510 square feet. The subject site is developed with an existing industrial building. The current industrial building is divided into two tenant spaces. RWC Group currently occupies one tenant space and with an active business license for warehousing of auto parts and offices. The second tenant space is occupied by a warehouse and

distribution business specializing in garments. The site is developed with an existing parking lot, loading docks, and offices. The property is bordered by the City of Bell to the East and industrial properties to the North, South, and West.

- ***Business Operation Plan***

Portion of the building will be occupied by RWC Group. According to the business operation plan, RWC Group is a bus and commercial truck business. RWC group has various locations across Arizona, California, Washington, and Arkansas with approximately seven-hundred (700) employees. In California, RWC Group has four locations, two (2) within the City of Huntington Park, one (1) in City of Bell, and one (1) in City of San Fernando.

RWC Group was founded in the City of Huntington Park and first opened in 1926 as a fuel service station. The company grew, continuing to add services until becoming a commercial truck dealership. In 1962, RWC Group opened their headquarters at 3620 Florence Avenue, which has been in operation for fifty-eight (58) years. Over the years RWC Group has continued to grow, resulting in a need to expand.

**ANALYSIS:**

- ***Business Operation Plan***

In 2019, RWC Group identified 6323 Maywood Avenue as an adequate location for the storage of their commercial trucks (inventory). In efforts to assist RWC with their need to find a new location to store overflow of inventory and office space, RWC was issued a business license for warehousing of auto parts and office space at the subject site. The applicant's main objective is to utilize the subject site for the storage of the commercial trucks. The commercial trucks stored on site are trucks/inventory that cannot be stored at their current truck sales lot, which is located at 3620 Florence Avenue.

RWC Group will staff up to ten (10) employees at the subject site. Four (4) out of the ten (10) employees will be leasing and rental employees who will be utilizing the existing office spaces. The business will continue to keep

their hours of operation, which are Monday through Friday from 7:00 am to 9:00 pm and Saturday/Sunday from 7:00 am to 2:30 pm. Four (4) leasing and rental employees will utilize the office spaces.

- ***Project Proposal***

The Conditional Use Permit would allow for inventory storage of commercial trucks on the subject site. The existing tenant space measures 38,768 square feet. The space utilized by RWC measures 38,768 square feet. Approximately 35,168 square feet will be utilized for the warehouse, 2,800 square feet for office space, and 800 square feet for the shop/auto parts storage. There are no modifications proposed to the building. The warehouse will store approximately thirty (30) to forty (40) new commercial trucks. The commercial trucks stored within the warehouse are all surplus truck inventory that will be moved to the dealership location at 3620 E Florence Avenue as necessary. No trucks will be sold on the subject site.

In addition, limited maintenance will be performed at the subject site. According to the applicant's business operation plan, limited maintenance includes services, such as, oil changes, air filter changes, pre-delivery inspections, battery testing, battery replacements, computer programming, etc. The subject site will also store four (4) home based mobile service trucks. The mobile service trucks will go to off-site locations to service customers' trucks. No vehicle repair services will be provided to customers on site. Any repair or maintenance services on site will be limited to company vehicles.

- ***Off-Street Parking and Loading***

Pursuant to the HPMC Section 9-3.804, the parking requirement for a storage yard is one (1) space per every two (2) employees. Per the business operation plan submitted, the location will have a total of ten (10) employees. In accordance with the City's parking standard, the total off-street number of parking required for the proposed project is five (5) parking spaces. The parking calculations are summarized in the following table:

<b>Off-Street Parking Requirement</b>	
<b>Parking Standards</b>	<b>Required</b>
One (1) space per every two (2) employees	10 employees/2 = 5 spaces
<b>Total</b>	<b>5 spaces</b>

The subject site currently has fourteen (14) tandem parking stalls and three (3) standard parking stalls. In order to comply with the number of required spaces, two (2) tandem parking stalls adjacent to the fencing along the southerly portion of the parking lot will be required to eliminate the tandem configuration. As a result, two (2) additional spaces will be able to accommodate single vehicle parking. The proposed project will be in compliance with the minimum five (5) parking spaces required. A condition of approval has been included requiring that the additional two (2) parking spaces be accommodated. The project will have a total of five (5) standard parking stalls and twelve (12) tandem parking stalls. It is worth noting that tandem parking provides a surplus of parking for the project. In conjunction with the fact that the parking lot will be under the control of the operator, tandem parking has been determined to be acceptable for the project.

In addition, the site is proposing one (1) loading stall. Section 9-3.703 of the HPMC does not have specific loading standards for the proposed use. Pursuant to the HPMC, uses not specifically listed shall be determined based upon the requirements for compatible uses and upon the particular characteristics of the proposed use. Therefore, due to the operational characteristic as described in the business description it has been determined that one loading space will be adequate for the subject site.

- ***Other Department Comments***

The proposed project has been reviewed by various departments and agencies (e.g. Building and Safety, Public Works, Los Angeles County Fire Department, etc.) and conditions of approval have been included in the staff report and resolution.

The Department of Public Works has reviewed the project. Pursuant to the Huntington Park General Plan, along Maywood Avenue there is a required minimum for right of way and roadway widths. Maywood Avenue requires a full-half street width of forty-two (42) feet. As a result, Public Works Engineering included a condition of approval requiring a seventeen (17) foot dedication to the City of Huntington Park for street improvements.

- ***Conditional Use Permit Findings***

In granting a Conditional Use Permit to allow a commercial vehicle storage, the Planning Commission must make findings in connection with the Conditional Use Permit, as set forth in the Huntington Park Municipal Code (HPMC). A Conditional Use Permit may be approved only if all of the following findings are made:

- 1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code.**

**Finding:** The proposed inventory storage of commercial vehicle storage is conditionally permitted within the subject zoning district, pursuant to the Huntington Park Municipal Code, Section 9-4.302. The Manufacturing Planned Development zone is intended to provide for service commercial, business and industrial uses. The proposed use will occupy a lot that is developed with an industrial building. No modifications or expansion are proposed. Additionally, the proposed project is in compliance with the requirements of the HPMC. The proposed project will be of a similar intensity as those surrounding the area.

- 2. The proposed use is consistent with the General Plan.**

**Finding:** The proposed project is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the General Plan by requiring improvement of existing industry and provide for an expanded industrial base by creating new areas for compatible industrial uses through both

redevelopment and private enterprise. The proposed project will provide additional storage space of the commercial trucks for an existing truck sales business in Huntington Park and increase their opportunity of providing additional sales services to the local industrial area.

**3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines.**

**Finding:** An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). The project is Categorically exempt pursuant to Article 19, Class 1, Section 15301, existing Facilities.

**4. The design, location, size and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City.**

**Finding:** The proposed project is located on a lot that measures approximately 103,510 square feet. The design, location, size, and operating characteristics of the proposed commercial truck storage is not expected to be detrimental to the public health, safety, and welfare of the City due to the fact the proposed project was reviewed by various departments (Building and Safety, Public Works, etc.) and conditions have been included to mitigate potential impacts related to noise, traffic, or other conditions. In addition, the use is compatible with the existing and future land uses, in that the use is of the same intensity as the surrounding area. Any noise generated from the business would be associated with truck circulation; however the trucks will operated during business operational hours only.

**5. The subject site is physically suitable for the type and density/intensity of use being proposed;**

**Finding:** The subject site measures approximately 103,510 square feet. The proposed project will utilize the existing building. No proposed modifications or expansions are proposed to the building. All storage and warehousing will take place within the existing building. In addition, all vehicle maintenance on site is limited and will take place within the existing building.

- 6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health, safety and general welfare.**

**Finding:** Vehicular and pedestrian access to the site will be provided through Maywood Avenue. The project will not significantly intensify public access, water, sanitation, and other public utilities due to the fact that the proposed project will not generate additional demand on these infrastructures or require any types of modifications. In addition, the proposed commercial vehicles storage will not impede the accessibility to public access, due to the fact that there is adequate space for loading and unloading within the subject site.

**RECOMMENDATION:** Based on the evidence presented, it is the recommendation of Planning Division Staff that the Planning Commission **approve Case No. 2019-08 CUP**, subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

**CONDITIONS OF APPROVAL:**

**PLANNING**

1. That the property owner and Applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this project. City shall promptly notify both the property owner and Applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The property owner and Applicant shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without

limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the Applicant shall pay for all costs of enforcement, including legal fees.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed use shall comply with all applicable City, County, State and Federal codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign, Zoning, and Business License.
4. The use be conducted, and the property be maintained, in a clean, neat, quiet, and orderly manner at all times and comply with the property maintenance standards as set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park Municipal Code.
5. The inventory storage of commercial trucks be operated in compliance with the City of Huntington Park Noise Ordinance.
6. The any existing and/or future graffiti, as defined by Huntington Park Municipal Code Section 5-27.02(d), shall be diligently removed within a reasonable time period.
7. The Applicant shall be required to apply for a new entitlement if any alteration, modification, or expansion would result in an increase to equipment and/or antennas.
8. The operator shall amend its City of Huntington Park Business License prior to commencing business operations.
9. All proposed on-site utilities, including electrical and equipment wiring, shall be installed underground and/or routed along the ground floor ceiling and shall be completely concealed from public view as required by the City prior to authorization to operate.
10. All maintenance performed on commercial trucks shall be prepared during typical business days and hours. In addition, all maintenance shall be performed within the enclosed building.
11. That the two tandem parking stalls adjacent to the fencing along the southerly portion of the parking lot shall be required to eliminate the tandem configuration, in order to accommodate single vehicle parking.
12. No payphones shall be allowed on the subject site.
13. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray, newspapers, candy, etc. shall be permitted on the exterior of the warehouse facility.

**PLANNING COMMISSION AGENDA REPORT**

CASE NO. 2019-08 CUP – 6323 Maywood Avenue

January 15, 2020

Page 11 of 13

14. All new signs on the site be installed in compliance with the City's sign regulations and that approval be obtained through a Sign Design Review prior to installation.
15. All storage of vehicles on site shall be associated with RWC business only.
16. No "For Sale" vehicles shall be displayed within the customer and/or service vehicle parking stalls.
17. All parts and accessories shall be stored within a fully enclosed building.
18. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets or alleys.
19. The Applicant shall comply with all of the provisions of Title 7, Chapter 9 of the Huntington Park Municipal Code relating to Storm Water Management. The Applicants shall also comply with all requirements of the National Pollutant Discharge Elimination System (NPDES), Model Programs, developed by the County of Los Angeles Regional Water Quality Board. This includes compliance with the City's Low Impact Development (LID) requirements.
20. That this entitlement shall be subject to review for compliance with conditions of the issuance at such intervals as the City Planning Commission shall deem appropriate.
21. The violation of any of the conditions of this entitlement may result in a citation(s) and/or the revocation of the entitlement.
22. This entitlement may be subject to additional conditions after its original issuance. Such conditions shall be imposed by the City Planning Commission as deemed appropriate to address problems of land use compatibility, operations, aesthetics, security, noise, safety, crime control, or to promote the general welfare of the City.
23. This entitlement shall expire in the event it is not exercised within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.
24. If the use ceases to operate for a period of six (6) months the entitlement shall be null and void.
25. That should the operation of this establishment be granted, deemed, conveyed, transferred, or should a change in management or proprietorship occur at any time, this Conditional Use Permit shall be reviewed.
26. The Applicant shall comply with all applicable property development standards including, but not limited to, outdoor storage, fumes and vapors, property maintenance, and noise.

27. The Director of Community Development is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications shall achieve substantially the same results, as would strict compliance with said plans and conditions.
28. The business owner (Applicant) and property owner agree in writing to the above conditions.

## **BUILDING AND SAFETY**

29. The proposed usage of the existing warehouse to maintain and house trucks indoors will require compliance with section 406 of the 2016 California Building Code. The existing building is a standard warehouse for storage was not designed for that purpose, As such, please retain a consultant and the appropriate engineer(s) that would address the applicable sub-sections of section 406 (Volume 1 of the California Building Code). Please note that the work required for such compliance may be involved.
30. Any building upgrades to comply with the above will trigger ADA requirements upgrade, if necessary. Bathrooms, parking stalls, access to main entrance, access from Public Right of way should all be evaluated by a consultant as well and a proposal for any necessary upgrades must be included in the submittal to Building and Safety when a submittal is being made to review section 406 as outlined in the previous item.

## **PUBLIC WORKS**

31. Comments: Street fronting project shall be improved to meet current General Plan requirements for Right of Way and Roadway widths. Dedicate 17 feet of Right-of-Way as required to obtain full half-street width of 42-feet to the City of Huntington Park along Maywood Avenue for street purposes.
- a. HPMC Section 4-7.904 Commercial vehicles permitted: Streets designated. (13) Maywood Avenue.
  - b. Maywood Avenue is designed a Minor Arterial by Caltrans' Roadway Functional Classification System (Map 13V33).
  - c. Maywood Avenue is designed a Secondary Arterial per HPMC Section 10-13.105 Streets and highways right-of-way and roadway widths.
    - i. 84-88 Roadway Width (feet)
    - ii. Streets or highways not falling clearly into listed types or private streets with public service easements may have widths different than those listed as approved by the City Engineer. (§ 3, Ord. 905-NS, eff. March 4, 2013)
    - iii. Current width of 50 feet; 25' half street, therefore a 17' R/W dedication is required.
  - d. Applicant shall process public improvement plans, prepared by a registered civil engineer, for Maywood Avenue and shall reflect improvements based on GreenBook Standards.
  - e. Public improvements will be generated on the basis of the approved site plan. P.C.C. pavement and asphalt-concrete (A.C.) thicknesses and strengths will be determined

- by the Registered Civil Engineer (project engineer of record) preparing the street plans and utility improvement plans.
- f. All drive approaches shall be ADA compliant. Insufficient width in the parkway will require applicant to dedicate an easement at each drive approach to the City to accommodate a compliant drive approach.
  - g. Comply with the City's ordinance pertaining to construction debris recycling. Contact the Building & Safety Department for additional information pertaining to the Construction & Demolition Debris Diversion Program. The Construction Historical & Demolition Debris Diversion Program is also applicable with respect to the grading process.
  - h. Preserve existing survey monuments (property corners, centerline ties, etc.) in the public right of way. All disturbed and removed survey monuments in the public right of way shall be re-established and record of survey shall be filed with the County surveyor in accordance with applicable provisions of the state law.
  - i. All USA/Dig Alert graffiti markings must be removed by the contractor from the sidewalk, curb & gutter and/or asphalt pavement prior to final approval.
  - j. The City Engineer may require other information or may impose additional conditions and requirements as deemed necessary to protect health and safety, and to benefit the public.

#### **LOS ANGELES COUNTY FIRE DEPARTMENT**

32. All requirements, as deemed necessary by the Los Angeles County Fire Department during the Plan Check Process, shall be complied with.

#### **EXHIBITS:**

- A: PC Resolution No. 2019-08
- B: PC Case No. 2019-08 CUP Application
- C: Business Description
- D: Vicinity Map
- E: Assessor's Parcel Map
- F: Project Plans

**PC RESOLUTION NO. 2019-08 CUP**

**EXHIBIT A**

**CASE NO.** 2019-08 CUP

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**PC RESOLUTION NO. 2019-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON PARK, STATE OF CALIFORNIA, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW INVENTORY STORAGE OF COMMERCIAL TRUCKS ASSOCIATED WITH AN OFF-SITE COMMERCIAL TRUCK DEALERSHIP LOCATED WITHIN THE CITY OF HUNTINGTON PARK AND ANCILLARY REPAIR AND MAINTENANCE ON PROPERTY LOCATED AT 6323 MAYWOOD AVENUE, WITHIN THE MANUFACTURING PLANNED DEVELOPMENT (MPD) ZONE.**

**WHEREAS**, a public hearing was held at City Hall, 6550 Miles Avenue, Huntington Park, California on Wednesday, January 15, 2020 at 6:30 p.m. pursuant to the notice published and posted as required by law in accordance with the provisions of the Huntington Park Municipal Code, upon an application from RWC Group, requesting approval of a Conditional Use Permit to allow inventory storage of commercial trucks associated with an off-site commercial truck dealership located within the City of Huntington Park and ancillary repair and maintenance on property located at 6323 Maywood Avenue, within the Manufacturing Planned Development (MPD) zone on the following described property:

Assessor's Parcel No. 6318-007-002, City of Huntington Park, County of Los Angeles; and

**WHEREAS**, the Planning Division has reviewed the request and has found that all of the findings for approval of a Conditional Use Permit can be made as required by the Municipal Code; and

**WHEREAS**, the Planning Commission has considered the environmental impact information relative to the proposed request; and

**WHEREAS**, all persons appearing for or against the approval of the Conditional Use Permit were given the opportunity to be heard in connection with said matter; and

**WHEREAS**, all written comments received prior to the hearing, and responses to such comments, were reviewed by the Planning Commission; and

**WHEREAS**, the Planning Commission is required to announce its findings and recommendations.

1           NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF  
2 HUNTINGTON PARK DOES FIND, DETERMINE, RECOMMEND AND RESOLVES AS  
3 FOLLOWS:

4           **SECTION 1:** Based on the evidence within staff report and the Environmental  
5 Assessment Questionnaire, the Planning Commission adopts the findings in said  
6 Questionnaire and determines that the project, as proposed, will have no significant  
7 adverse effect on the environment and adopts an Environmental Categorical Exemption  
8 (CEQA Guidelines, Section 15301(1a), Existing Facilities).

9           **SECTION 2:** The Planning Commission hereby makes the following findings in  
10 connection with the proposed Conditional Use Permit:

- 11           1. The proposed use is conditionally permitted within, and would not impair the  
12 integrity and character of, the subject zoning district and complies with all of the  
13 applicable provisions of this Code in that ***the proposed inventory storage of***  
14 ***commercial vehicle storage is conditionally permitted within the subject***  
15 ***zoning district, pursuant to the Huntington Park Municipal Code, Section 9-***  
16 ***4.302. The Manufacturing Planned Development zone is intended to provide***  
17 ***for service commercial, business and industrial uses. The proposed use will***  
18 ***occupy a lot that is developed with an industrial building. No modifications***  
19 ***or expansion are proposed. Additionally, the proposed project is in***  
20 ***compliance with the requirements of the HPMC. The proposed project will be***  
21 ***of a similar intensity as those surrounding the area.***
- 22           2. The proposed use is consistent with the General Plan in that ***the proposed***  
23 ***project is consistent with Goal 1.0; Policy 1.3 of the Land Use Element of the***  
24 ***General Plan by requiring improvement of existing industry and provide for***  
25 ***an expanded industrial base by creating new areas for compatible industrial***  
26 ***uses through both redevelopment and private enterprise. The proposed***  
27 ***project will provide additional storage space of the commercial trucks for an***  
28 ***existing truck sales business in Huntington Park and increase their***

1            ***opportunity of providing additional sales services to the local industrial area.***

2            3. The approval of the Conditional Use Permit for the proposed use is in compliance  
3            with the requirements of the California Environmental Quality Act (CEQA) and the  
4            City's Guidelines in that ***an environmental assessment has been conducted for***  
5            ***this project in compliance with the California Environmental Quality Act***  
6            ***(CEQA). The project is Categorically exempt pursuant to Article 19, Class 1,***  
7            ***Section 15301, existing facilities.***

8            4. The design, location, size and operating characteristics of the proposed use are  
9            compatible with the existing and planned future land uses within the general area in  
10           which the proposed use is to be located and will not create significant noise, traffic  
11           or other conditions or situations that may be objectionable or detrimental to other  
12           permitted uses operating nearby or adverse to the public interest, health, safety,  
13           convenience or welfare of the City in that ***the proposed project is located on a lot***  
14           ***that measures approximately 103,510 square feet. The design, location, size,***  
15           ***and operating characteristics of the proposed commercial truck storage is***  
16           ***not expected to be detrimental to the public health, safety, and welfare of the***  
17           ***City due to the fact the proposed project was reviewed by various***  
18           ***departments (Building and Safety, Public Works, etc.) and conditions have***  
19           ***been included to mitigate potential impacts related to noise, traffic, or other***  
20           ***conditions. In addition, the use is compatible with the existing and future land***  
21           ***uses, in that the use is of the same intensity as the surrounding area. Any***  
22           ***noise generated from the business would be associated with truck***  
23           ***circulation; however the trucks will operated during business operational***  
24           ***hours only.***

25           5. The subject site is physically suitable for the type and density/intensity of use being  
26           proposed in that ***the subject site measures approximately 103,510 square feet.***  
27           ***The proposed project will utilize the existing building. No proposed***  
28           ***modifications or expansions are proposed to the building. All storage and***

1            ***warehousing will take place within the existing building. In addition, all***  
2            ***vehicle maintenance on site is limited and will take place within the existing***  
3            ***building.***

- 4            6. There are adequate provisions for public access, water, sanitation and public  
5            utilities and services to ensure that the proposed use would not be detrimental to  
6            public health, safety and general welfare in that ***vehicular and pedestrian access***  
7            ***to the site will be provided through Maywood Avenue. The project will not***  
8            ***significantly intensify public access, water, sanitation, and other public***  
9            ***utilities due to the fact that the proposed project will not generate additional***  
10           ***demand on these infrastructures or require any types of modifications. In***  
11           ***addition, the proposed commercial vehicles storage will not impede the***  
12           ***accessibility to public access, due to the fact that there is adequate space for***  
13           ***loading and unloading within the subject site.***

14           **SECTION 3:** The Planning Commission hereby approves Resolution No. 2019-08  
15           CUP, subject to the execution and fulfillment of the following conditions:

16           **PLANNING**

- 17           1. That the property owner and Applicant shall indemnify, protect, hold harmless and  
18           defend the City and any agency or instrumentality thereof, its officers, employees and  
19           agents from all claims, actions, or proceedings against the City to attack, set aside,  
20           void, annul, or seek damages arising out of an approval of the City, or any agency or  
21           commission thereof, concerning this project. City shall promptly notify both the  
22           property owner and Applicant of any claim, action, or proceeding to which this  
23           condition is applicable. The City shall cooperate in the defense of the action, while  
24           reserving its right to act as it deems to be in the best interest of the City and the  
25           public. The property owner and Applicant shall defend, indemnify and hold harmless  
26           the City for all costs and fees incurred in additional investigation or study, or for  
27           supplementing or revising any document, including, without limitation, environmental  
28           documents. If the City's legal counsel is required to enforce any condition of approval,  
                 the Applicant shall pay for all costs of enforcement, including legal fees.
2. Except as set forth in subsequent conditions, all-inclusive, and subject to department  
                 corrections and conditions, the property shall be developed substantially in  
                 accordance with the applications, environmental assessment, and plans submitted.

- 1 3. The proposed use shall comply with all applicable City, County, State and Federal  
2 codes, laws, rules, and regulations, including Health, Building and Safety, Fire, Sign,  
3 Zoning, and Business License.
- 4 4. The use be conducted, and the property be maintained, in a clean, neat, quiet, and  
5 orderly manner at all times and comply with the property maintenance standards as  
6 set forth in Section 9-3.103.18 and Title 8, Chapter 9 of the Huntington Park  
7 Municipal Code.
- 8 5. The inventory storage of commercial trucks be operated in compliance with the City  
9 of Huntington Park Noise Ordinance.
- 10 6. The any existing and/or future graffiti, as defined by Huntington Park Municipal Code  
11 Section 5-27.02(d), shall be diligently removed within a reasonable time period.
- 12 7. The Applicant shall be required to apply for a new entitlement if any alteration,  
13 modification, or expansion would result in an increase to equipment and/or antennas.
- 14 8. The operator shall amend its City of Huntington Park Business License prior to  
15 commencing business operations.
- 16 9. All proposed on-site utilities, including electrical and equipment wiring, shall be  
17 installed underground and/or routed along the ground floor ceiling and shall be  
18 completely concealed from public view as required by the City prior to authorization to  
19 operate.
- 20 10. All maintenance preformed on commercial trucks shall be prepared during typical  
21 business days and hours. In addition, all maintenance shall be performed within he  
22 enclosed building.
- 23 11. That the two tandem parking stalls adjacent to the fencing along the southerly portion  
24 of the parking lot shall be required to eliminate the tandem configuration, in order to  
25 accommodate single vehicle parking.
- 26 12. No payphones shall be allowed on the subject site.
- 27 13. No vending machines, including, but not limited to, water, movie/DVD/Blue Ray,  
28 newspapers, candy, etc. shall be permitted on the exterior of the warehouse facility.
14. All new signs on the site be installed in compliance with the City's sign regulations  
and that approval be obtained through a Sign Design Review prior to installation.
15. All storage of vehicles on site shall be associated with RWC business only.
16. No "For Sale" vehicles shall be displayed within the customer and/or service vehicle  
parking stalls.
17. All parts and accessories shall be stored within a fully enclosed building.

1 18. All vehicles associated with the business shall be parked or stored on-site and not in  
2 adjoining streets or alleys.

3 19. The Applicant shall comply with all of the provisions of Title 7, Chapter 9 of the  
4 Huntington Park Municipal Code relating to Storm Water Management. The  
5 Applicants shall also comply with all requirements of the National Pollutant Discharge  
6 Elimination System (NPDES), Model Programs, developed by the County of Los  
7 Angeles Regional Water Quality Board. This includes compliance with the City's Low  
8 Impact Development (LID) requirements.

9 20. That this entitlement shall be subject to review for compliance with conditions of the  
10 issuance at such intervals as the City Planning Commission shall deem appropriate.

11 21. The violation of any of the conditions of this entitlement may result in a citation(s)  
12 and/or the revocation of the entitlement.

13 22. This entitlement may be subject to additional conditions after its original issuance.  
14 Such conditions shall be imposed by the City Planning Commission as deemed  
15 appropriate to address problems of land use compatibility, operations, aesthetics,  
16 security, noise, safety, crime control, or to promote the general welfare of the City.

17 23. This entitlement shall expire in the event it is not exercised within one (1) year from  
18 the date of approval, unless an extension has been granted by the Planning  
19 Commission.

20 24. If the use ceases to operate for a period of six (6) months the entitlement shall be null  
21 and void.

22 25. That should the operation of this establishment be granted, deemed, conveyed,  
23 transferred, or should a change in management or proprietorship occur at any time,  
24 this Conditional Use Permit shall be reviewed.

25 26. The Applicant shall comply with all applicable property development standards  
26 including, but not limited to, outdoor storage, fumes and vapors, property  
27 maintenance, and noise.

28 27. The Director of Community Development is authorized to make minor modifications  
to the approved preliminary plans or any of the conditions if such modifications shall  
achieve substantially the same results, as would strict compliance with said plans and  
conditions.

28. The business owner (Applicant) and property owner agree in writing to the above  
conditions.

**BUILDING AND SAFETY**

29. The proposed usage of the existing warehouse to maintain and house trucks indoors  
will require compliance with section 406 of the 2016 California Building Code. The

1 existing building is a standard warehouse for storage was not designed for that  
2 purpose, As such, please retain a consultant and the appropriate engineer(s) that  
3 would address the applicable sub-sections of section 406 (Volume 1 of the California  
4 Building Code). Please note that the work required for such compliance may be  
involved.

5 30. Any building upgrades to comply with the above will trigger ADA requirements  
6 upgrade, if necessary. Bathrooms, parking stalls, access to main entrance, access  
7 from Public Right of way should all be evaluated by a consultant as well and a  
8 proposal for any necessary upgrades must be included in the submittal to Building  
and Safety when a submittal is being made to review section 406 as outlined in the  
previous item.

9 **LOS ANGELES COUNTY DEPARTMENT OF FIRE**

10 31. All requirements, as deemed necessary by the Los Angeles Department of Fire  
during the Plan Check Process, shall be complied with.

11 **SECTION 5:** This resolution shall not become effective until 15 days after the date  
12 of decision rendered by the Planning Commission, unless within that period of time it is  
13 appealed to the City Council. The decision of the Planning Commission shall be stayed  
14 until final determination of the appeal has been effected by the City Council.

15 **SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption  
16 of this resolution and a copy thereof shall be filed with the City Clerk.  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 **PASSED, APPROVED, AND ADOPTED** this 15th January, 2020 by the following

2 vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAIN:

7 HUNTINGTON PARK PLANNING COMMISSION

8

9

10 \_\_\_\_\_

11 Jonathan Sanabria, Chairperson

12 ATTEST:

13

14

15 \_\_\_\_\_

16 Carlos Luis, Secretary

17

18

19

20

21

22

23

24

25

26

27

28

**PC CASE NO. 2019-08 CUP APPLICATION**

**EXHIBIT B**

**CASE NO. 2019-08 CUP**



In order for the Planning Commission to approve a CUP, the Huntington Park Municipal Code requires that all of the following findings be made:

- A. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of the Zoning Code;
- B. The proposed use is consistent with the General Plan;
- C. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
- D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience, or welfare of the City;
- E. The subject site is physically suitable for the type and density/intensity of use being proposed; and
- F. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

In order for the Planning Commission to determine if these findings are present in your case, the following questions must be answered by the **applicant**:

1. The site for this proposed use is adequate in size and shape. (Explain)  

---

This property will be a small overflow lot for the main location at 3620 E Florence Ave, Huntington Park, CA 90255. Very little if any business will be transacted at this site. It will primarily be used to store excess inventory, perform minor repairs on rental vehicles, and secure vehicles in the process of being delivered to customers.

---

---

---
2. The site has sufficient access to street and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. (Explain)  

---

The site has adequate access from East of Maywood into the secured yard. Parking is contained behind the wall within the secured yard. There will be no retail traffic and minimal employee traffic.

---

---

---

---

3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

The entire area along the West side of Maywood Ave is industrial and most buildings are built out to the property line. The proposed use will be fully contained within the secured yard.

4. The proposed Conditional Use Permit will not be in conflict with the General Plan. (Explain)

This block is zoned for manufacturing planned development which already allows for the majority use of this property and the CUP is just an added measure to provide a little more flexibility to the business.

**CERTIFICATE AND AFFIDAVIT OF APPLICANT:** I/We certify that all statements made on this application are true and complete to the best of my knowledge. I/We understand that any false statements may result in denial of the requested permit or revocation of any issued permit. I/We further certify that I am, or have permission by, the property owner to conduct the proposed development applied for herein.

 \_\_\_\_\_

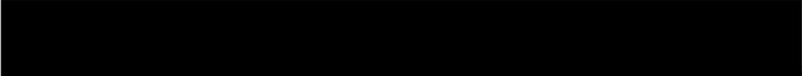
Date \_\_\_\_\_

Applicant Signature (Required)

 \_\_\_\_\_

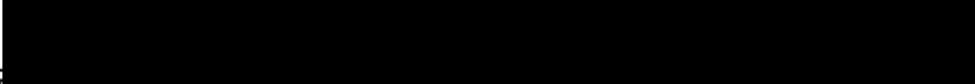
Print Name

*Note: If the applicant is not the property owner, the owner of the property must sign the application or a written authorization must be submitted so that the applicant may file the application.*

 \_\_\_\_\_

Date 8/16/19

Property Owner Signature (Required)

 \_\_\_\_\_

Print Name



**CITY OF HUNTINGTON PARK**  
 Community Development Dept. • Planning Division  
 6550 Miles Avenue, Huntington Park, CA 90255  
 Tel. (323) 584-6210 • [planning@huntingtonpark.org](mailto:planning@huntingtonpark.org)

# ENVIRONMENTAL INFORMATION FORM

**FOR OFFICE USE ONLY**

Date Filed: 11/12/19 File No.: PCASE 2019-08 Fee/Receipt No.: \_\_\_\_\_ Initials: SM

1. **Applicant** (please circle whether Owner, Leasee, Purchaser or Representative):  
 Name: RWC Group  
 Address: 3620 E Florence Ave, Huntington Park, CA 90255  
 Telephone: 323-560-3882 Fax: \_\_\_\_\_
  
2. **Contact Person concerning this project:**  
 Name: Robert Cunningham  
 Address: 3620 E Florence Ave, Huntington Park, CA 90255  
 Telephone: 323-560-3882 Fax: \_\_\_\_\_
  
3. **Address of project:** 6323 S. Maywood Ave, Huntington Park, CA 90255
  
4. **Assessor's Parcel Number (APN):** 6318-007-002
  
5. **Indicate type of permit application(s)** (i.e. Conditional Use Permit, Development Permit, Variance, etc.) **for the project to which this form pertains:**  
Conditional Use Permit
  
6. **List any other permits and/or other public agency approvals required for this project, including those required by City, County, State and/or Federal agencies:**  
None
  
7. **Existing Zone:** MPD Manufacturing Planned Development
  
8. **Proposed use of site:** Provide overflow to support 3620 E Florence Ave, Huntington Park for inventory storage and minor repairs on vehicles being sold or rented

9. **Site size** (lot dimensions and square footage):  
394.40' X 267.52'. Site size = 103,841 SF. Note: this includes a second building on this site that is not part of the CUP

---

10. **Project size:**  
Square feet to be added/constructed to structure(s):  
N/A - no additions, modifications, etc. will be done to this building

---

Total square footage of structure(s): 38,768 SF

---

11. **Number of floors of construction:**  
Existing: 1 - Dock High Building

---

Proposed: N/A

---

12. **Parking:**  
Amount required: 10 spaces

---

Amount provided: 31 spaces

---

13. **Anticipated time scheduling of project:** Facility is currently operating as extra storage space

---

14. **Proposed phasing of development:** N/A

---

15. **If residential, include number of units, schedule of unit sizes, range of sale/rent prices, and type of household size expected:**

N/A

---

---

---

---

16. **If commercial, indicate the type of commercial use, estimated employment per shift, proposed hours of operations, indicate whether neighborhood, City or Regionally oriented, square footage of sales area, and loading locations:**

N/A

---

---

---

---

17. If industrial, indicate type of industrial or manufacturing use, estimated employment per shift, proposed hours of operations, and loading locations:

M-F employees will potentially access the site between 6AM to 10PM. Sat/Sun employees will potentially access between 6AM to 2PM.

---

---

---

---

18. If institutional, indicate type of institutional use, estimated employment per shift, proposed hours of operations, estimated occupancy, loading locations, and community benefits to be derived from the project:

N/A

---

---

---

---

Please complete numbers 19 through 33 by marking "A" through "D" and briefly discuss any items marked "A" "B" or "C" (attach additional sheets as necessary). Items marked "D" do not need discussion.

A) Potentially Significant Impact

B) Potentially Significant Impact Unless Mitigation Incorporated

C) Less than Significant Impact

D) No Impact

**AESTHETICS**

19. Would the proposed project:

- a. Affect a scenic vista? D
- b. Have a demonstrable negative aesthetic effect? D
- c. Create light or glare? D

**AIR QUALITY**

20. Would the proposed project:

- a. Affect air quality or contribute to an existing or projected air quality violation? D
- b. Create or cause smoke, ash, or fumes in the vicinity? D
- c. Create objectionable odors? D

## BIOLOGICAL RESOURCES

### 21. Would the proposed project:

- a. Remove of any existing trees or landscaping? D

## CULTURAL RESOURCES:

### 22. Would the proposed project:

- a. Affect historical resources? D
- b. Have the potential to cause a significant physical change which would affect unique ethnic cultural values? D

## GEOLOGY AND SOILS

### 23. Would the proposed project:

- a. Result in erosion, changes in topography or unstable soil conditions from excavation, grading or fill? D
- b. Be located on expansive soils? D
- c. Result in unique geologic or physical features? D

## HAZARDS

### 24. Would the proposed project:

- a. Create a risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? D
- b. The use or disposal of potentially hazardous materials (i.e. toxic or flammable substances)? D
- c. The creation of any health hazard or potential health hazard? D
- d. Exposure of people to existing sources of potential health hazards? D

## HYDROLOGY AND WATER QUALITY

### 25. Would the proposed project:

- a. Change water drainage patterns? D
- b. Change the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capabilities? D

- c. Impact groundwater quality? D
- d. Substantially reduce the amount of groundwater otherwise available for public water supplies? D

**LAND USE AND PLANNING**

**26. Would the proposed project:**

- a. Conflict with the Zoning or General Plan designation? D
- b. Be incompatible with existing land use in the vicinity? D
- c. Disrupt or divide the physical arrangement of an established community? D

**MINERAL AND ENERGY RESOURCES**

**27. Would the proposed project:**

- a. Conflict with the conservation of water? D
- b. Use non-renewable resources in a wasteful and/or inefficient manner? D
- c. Substantially increase energy consumption (i.e. electricity, oil, natural gas, etc.)? D

**NOISE**

**28. Would the proposed project result in:**

- a. Increase to existing noise levels? D
- b. Exposure of people to severe noise levels? D

**POPULATION AND HOUSING**

**29. Would the proposed project:**

- a. Induce substantial growth in an area either directly or indirectly (i.e. through population growth or infrastructure use)? D
- b. Displace existing housing, especially affordable housing? D

**PUBLIC SERVICES**

**30. Would the proposal result in a need for new or altered government services for any of the following public services:**

- a. Fire protection? D

- b. Police protection? D
- c. Schools? D
- d. Maintenance of public facilities, including roads? D
- e. Other governmental services? D

**RECREATION**

**31. Would the proposed project:**

- a. Increase the demand for neighborhood or regional parks or other recreational facilities? D
- b. Affect existing recreational opportunities? D

**TRANSPORTATION AND TRAFFIC**

**32. Would the proposed project:**

- a. Increase vehicle trips or traffic congestion? D
- b. Increase hazards to safety from design features (i.e. sharp curves or dangerous intersections)? D
- c. Inadequate access to nearby uses? D
- d. Insufficient on-site parking capacity? D
- e. Hazards or barriers for pedestrians or bicyclists? D

**UTILITIES AND SERVICE SYSTEMS**

**33. Would the proposed project result in a need for new systems or supplies, or alterations to the following utilities:**

- a. Power or natural gas? D
- b. Communications systems? D
- c. Local or regional water treatment or distribution facilities? D
- d. Sewer or septic tanks? D
- e. Storm water drainage? D
- f. Solid waste disposal? D
- g. Local or regional water supplies? D

34. Describe the project site as it exists before the project, including any existing structures on the site, and the use of the structures (i.e. residential, commercial, industrial, etc.) Attach photographs of the site and of the surrounding land uses.

The project site has two existing buildings, one is requesting the CUP (6323 S. Maywood Ave) and the other is not part of the CUP (6329 Maywood Ave). Both buildings are built right up to the property lines with East side being open to a secured yard and gate access to the street.

35. Describe the intensity of land use (i.e. single-family, apartment dwellings, shopping center, etc.), and specifications of development (i.e. height, primary frontage, secondary frontage, setbacks, rear yard, etc.).

We are not doing anything to the existing buildings other than using them as-is.

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached plans present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief



11/12/19  
Date

# **BUSINESS DESCRIPTION**

**EXHIBIT C**

**CASE NO.** 2019-08 CUP



November 2019

RWC Group Business Description for CUP submission for 6323 S. Maywood Ave, Huntington Park, CA 90255

#### General Description

RWC Group is a bus and commercial truck vehicle group. We have 700 employees spread across several locations in AZ, CA, WA and AK. The company sells and leases all kinds of trucks and buses to meet various business needs. We provide a wide array of services including repair, maintenance, alignment, DPF cleaning, body shop, full-service lease, rental and mobile service. Our extensive parts inventory includes OEM parts from a vast list of manufacturers so we're sure to have what you're looking for.

#### California Description

RWC Group California was founded in Huntington Park as Fred M. Boerner Motor CO in 1926 near the cross streets of State St and Gage Ave. Originally a fuel service station the company grew through the years gradually picking up additional products until becoming the commercial truck dealership that it is today. In 1962 RWC Group California moved its headquarters to the current location of 3620 E Florence Ave, Huntington Park, CA 90255. The company is an authorized new truck dealership for such brands as International, Hino, Isuzu and Crane Carrier. In addition, the company provides rental, full-service lease, repair, maintenance, and parts sales. At our four locations in California (2 in Huntington Park, 1 in Bell, 1 in San Fernando) we employ approximately 150 persons many of whom reside in the neighborhoods surrounding the dealerships.

#### Challenges with operating in our current footprint

Like all businesses RWC Group has challenges that come and go with the various lifecycles of the local economy. Two consistent challenges that RWC Group deals with on a regular basis are

1. Lack of space
2. After hours security

Space has been a challenge for RWC Group from the beginning which is what precipitated the move to the 3620 E Florence Ave location in the 1960's. Over the decades contiguous properties have been acquired and absorbed into the property but we are literally out of office space, out of warehouse space and out of parking lot space. Some examples of the problems this creates are that in our parking lot we may be required to move as many as 9 vehicles out of the way to get to a truck that needs service. In our sales room floor the sales people are crammed in so tightly that on busy days it sounds like a dull roar. When trying to carry sufficient parts inventory we are so out of space that it requires us to receive daily shipments and purchase in smaller more expensive quantities. We have become very efficient with our operations and are willing to acquire the property East of us but despite multiple stops and starts the owner is not willing to sell at this time.

Security is an unfortunate concern for RWC Group that pervades our way of doing business. Every night we are responsible for securing hundreds of trucks that may be a target for petty theft or even motor vehicle threat. Batteries are a particular target as they can be used for their core values or they may be disassembled and used for the lead and copper content. Often, we find chain link fences cut, glass broken, gates disassembled, etc. as thieves come in to steal anything they can. Theft in Huntington Park has cost RWC Group tens of thousands of dollars.

#### How we want to use the Maywood Ave property

Our goal is to use the Maywood property for additional office space, excess parts storage, overflow new truck inventory storage, non-rented rental truck storage, vehicle prep work and limited vehicle maintenance. The maintenance for both new truck inventory and RWC Group owned rental inventory would be limited in scope to such items as oil changes, air filter changes, pre-delivery inspections, battery testing, battery replacements, computer programming, etc. There will be no outdoor storage for parts or equipment other than an occasional vehicle that may be parked overnight behind the walls. At times we will have a rental customer meet us at the

facility to pick-up a rental truck but wouldn't expect that to be more than a few times a week occurrence. The additional space simply allows a little more flexibility while keeping things close to our 3620 E Florence Ave location. This property is considered "the backroom" to our business that is necessary but not something we would invite customers or the general public into.

How we DO NOT want to use the Maywood Driver property

Because we are new truck dealership the California Department of Motor Vehicles as well as our manufacturer partners have very stringent rules governing dealerships that limit our options to use other properties. Put in a different way, we really can't move anything materially important away from 3620 E Florence Ave location without violating our DMV or manufacturer requirements. We have no desire to and furthermore DMV would not allow us to sell trucks out of Maywood. We will not have retail truck transactions, it will not be a place of delivery for truck transactions done at any of our dealerships, will not have parts or service transactions, will not be open or accessible to retail public, will not house many employees, etc. It will simply allow us to have some additional space to support our main operation at 3620 E Florence Ave.

What kinds of things would we do at the Maywood property?

- Office space for our 3 to 4 leasing and rental employees
- Store excess new truck inventory before it gets moved to 3620 E Florence Ave. to be sold
  - Perhaps store as few as zero trucks or as many as 30-40
- Store parts that will be sold and delivered out of 3620 E Florence Ave
- Serve as a home base to four mobile trucks who do service work at customer locations
- Prep and maintain RWC Group owned rental trucks
- Store rental vehicles that are not being used

What hours and staff levels do we anticipate?

Monday to Friday 7am to 9pm, weekends 7am to 2:30pm with between 2- 10 employees at the location at any given time.

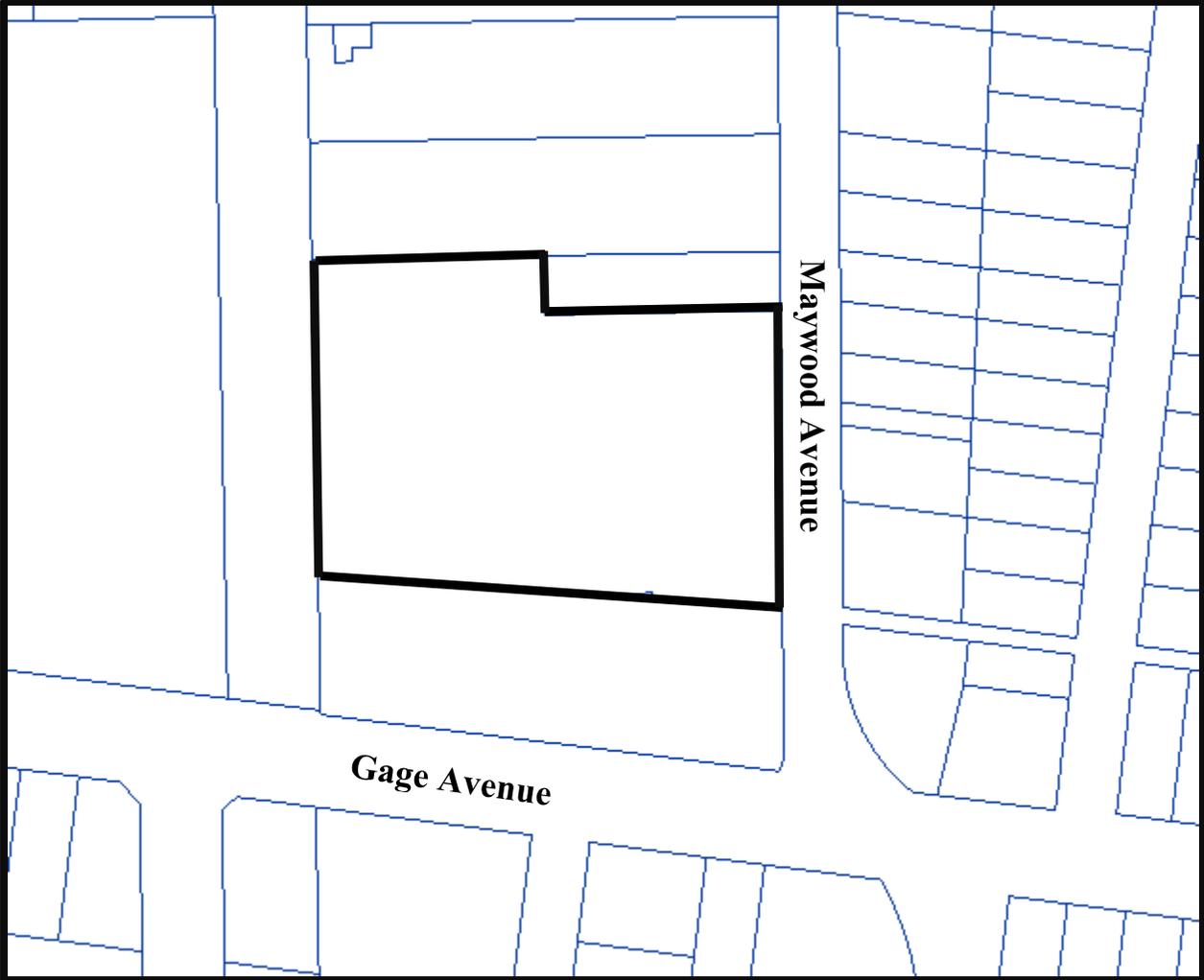
What about noise, traffic, lights, environmental, hazardous materials, etc.?

The only noise generated would be the sound of a diesel truck moving in or out of the facility which may happen as many as once per hour during business hours. In the evening there are no bright lights that are used other than the preexisting building lights that illuminate the parking area. Some motor oil, DEF liquid, coolant, etc. used in the maintenance of company owned vehicles may be stored on the property. If used motor oil or coolant is removed from a vehicle, RWC Group utilizes an EPA authorized provider to remove and properly document the recycling/disposal of such materials. There will be nothing to generate hazardous or noxious fumes or any air quality concerns.

# VICINITY MAP

**EXHIBIT D**

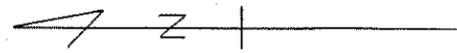
**CASE NO.** 2019-08 CUP



**ASSESSOR'S PARCEL MAP**

**EXHIBIT E**

**CASE NO.** 2019-08 CUP



RANDOLPH PL.

19

65 MAYWOOD 50

AVE. 50

N.0°12'57"W.

8

ST.

85.72

100

100

50

50

100

100

50

50

100

100

126.42

0.39 Ac.  
= 16,988 sq ft

11

85  
N.7°13'20"E.

10

0.41 Ac.  
= 17,860 sq ft

834

833

832

831

830

829

828

827

826

825

217.18  
N.82°47'15"W. 411.88

203.74  
N.82°47'15"W. 411.88

406.76

405.63

404.50

403.37

402.25

201.12  
N.89°47'03"W. 401.12

400

398.87

112  
N.4°26'55"E. 0.10  
199.76  
26.58

N.85°33'05"W. 260.82  
179.64

180.17  
200.16

Re 17.46  
29.16

78  
AVE.

LUCILE AVE.

BK. 6324

78  
80  
GAGE

SALT LAKE AVE.

BK. 6319

UND. 1/2 INT. CITY OF L.A. 902  
0.01± Ac. = 440±  
80

UND. 1/2 INT. CITY OF LONG BEACH 903

CITY OF L.A. 900  
UND. 1/2 INT.  
CITY OF LONG BEACH 901  
UND. 1/2 INT.  
2.12 Ac.

S.0°51'38"E.

85

RANDOLPH  
O.R. 16102-12

13483

SAN ANTONIO RANCHO

P. I-389

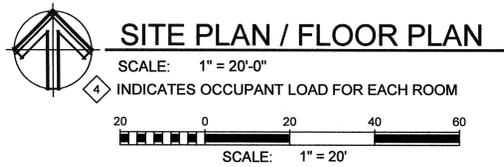
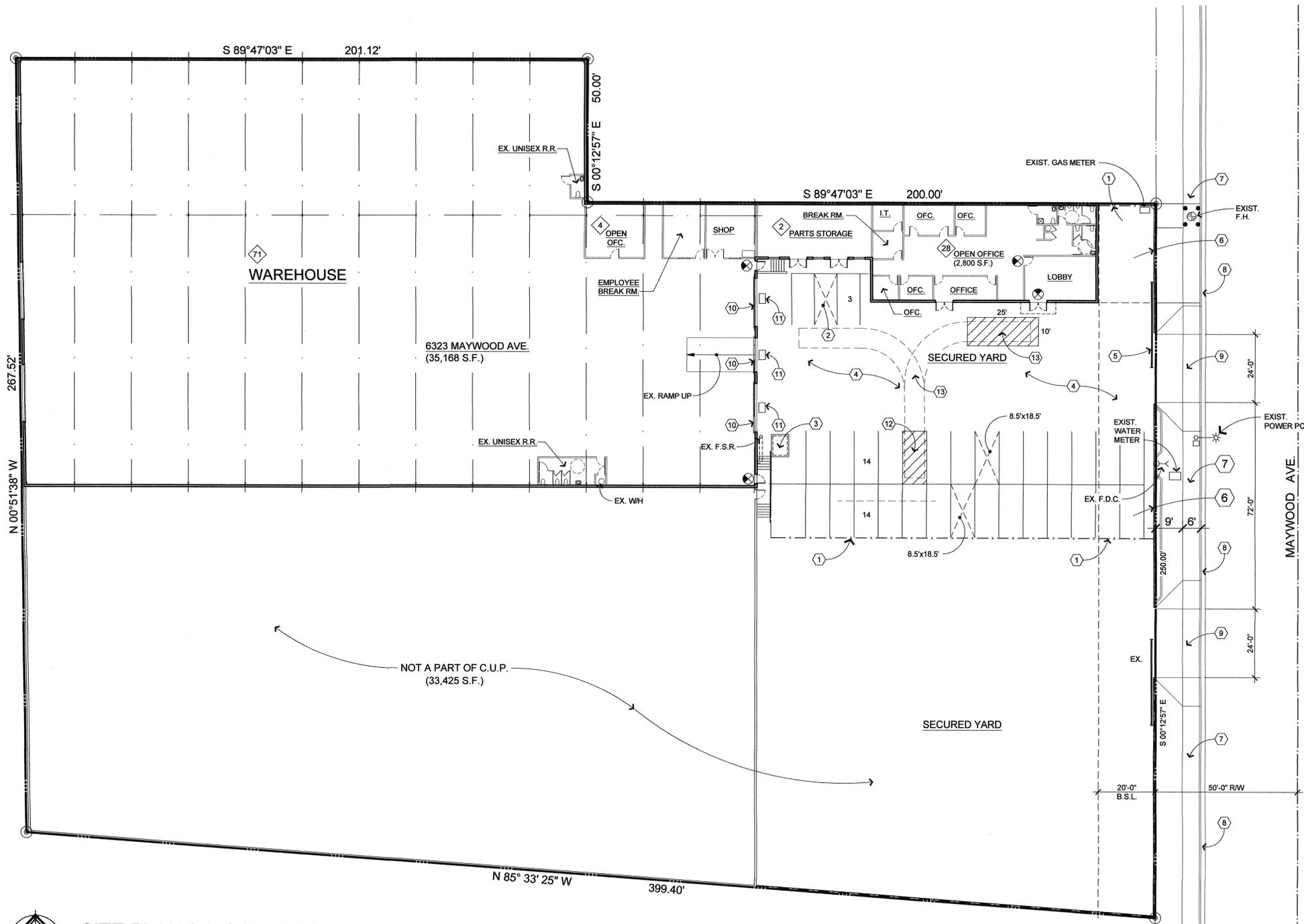
TRACT NO. 3398

M. B. 37-43

# PROJECT PLANS

**EXHIBIT F**

**CASE NO.** 2019-08 CUP



**SITE PLAN / FLOOR PLAN**

SCALE: 1" = 20'-0"  
 INDICATES OCCUPANT LOAD FOR EACH ROOM



**FLOOR PLAN/SITE PLAN KEYNOTES**

1. 8'-0" high existing chain link fencing
2. 8.5' x 18.5' typical parking space
3. Trash dumpster by owner. Provide concrete pad, flush w/ pavement
4. Existing concrete pavement
5. Existing 24'-0" x 8'-0" sliding chain link gate (manual). This gate to remain open during business hours
6. Existing 6'-8" high, 8" cmu wall with chain link fencing on top of wall (+8'-0" total)
7. Existing concrete sidewalk
8. Existing vertical concrete curb and gutter
9. Existing concrete curb cut
10. Existing manual pull chain roll up door
11. Wall pack light fixture above each roll up door (3 total)
12. Delivery spot
13. Loading space (10'x25'x14')
14. Three point turnaround

**LEGEND**

- Indicates property line
- ▭ Indicates building footprint
- - - - - Building Setback Line
- x - x - Indicates existing 8'-0" high chain link fencing

**PROJECT DATA**

**ADDRESS:** 6323 S. Maywood Ave  
 Huntington Park, CA 90255

**APN:** 6318-007-002

**ZONING:** MPD- Manufacturing Planned Development

**SITE AREA:** Gross= 116,433 SF (2.67 Acres)  
 Net= 103,841 SF (2.38 Acres)

**BUILDING AREA:** Main Building= 35,168 SF  
 Shop= 800 SF  
 Offices= 2,800 SF  
 Total= 38,768 SF

**LOT COVERAGE:** 38,768/103,841=64.7%

**CONSTRUCTION TYPE:** II B, AFES

**ALLOWABLE AREA:** 70,000 S.F.

**OCCUPANCY:** S1= Service Bays  
 B= Offices

**PARKING REQUIRED:** Office, Break Rm., Shop area= 9 Spaces  
 6 Service Bays= 6 Spaces  
 Secured Yard (11,480 SF/3000)= 4 Spaces  
 Total= 19 Spaces

**PARKING PROVIDED:** 31 Spaces

**LEGAL DESCRIPTION:** Unit 3, Building 1, Olive Avenue Business Park Condominium, according to Declaration of Condominium recorded in document No. 200602816

**LEGAL DESCRIPTION:** TRACT #3398 LOT COM AT SW CORNER OF LOT 826 TH S 85° 33'05" E 260.82 FT TH E TO A PT N 85° 33'05" W 112 FT AND N 4° 26'55" E 0.10 FT FROM SE CORNER OF SD LOT TH S 4° 26'55" W 0.10 FT TH S 85° 33'05" E 112 FT TH ON W LINE OF MAYWOOD AVE 250 FT TH N 89° 47'03" W TO E LINE OF LA AND S L RR R/W TH S THEREON TO BEG PART OF LOTS 826 AND 828 AND ALL OF LOT 827

**OWNER:** RWC Group  
 800 N. 75<sup>th</sup> Ave  
 Phoenix, AZ 85043  
 602-307-1081

**BUSINESS DESCRIPTION:**

**LOADING SPACES REQUIRED:** 1 Space, 10'-0"x25'-0"x14'-0"

**SCOPE OF WORK:** C.U.P. Application for a Vehicle Storage Yard with Ancillary Vehicle repairs. No building expansion or modifications



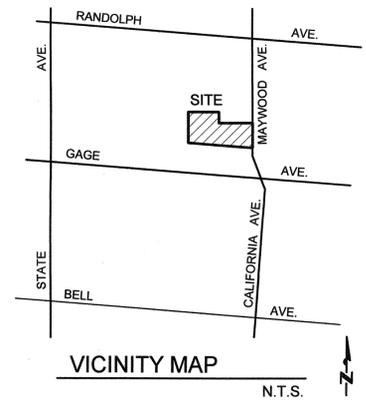
**WAWinton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX (602) 265-9739

**C.U.P. APPLICATION for VEHICLE STORAGE YARD**  
**RWC**  
 HUNTINGTON PARK, CALIFORNIA  
 SUN STATE BUILDERS

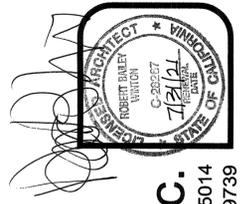
**job no.** 19165  
**drawn** MGO  
**approved** RBW  
**date** 10/01/19

**revisions**

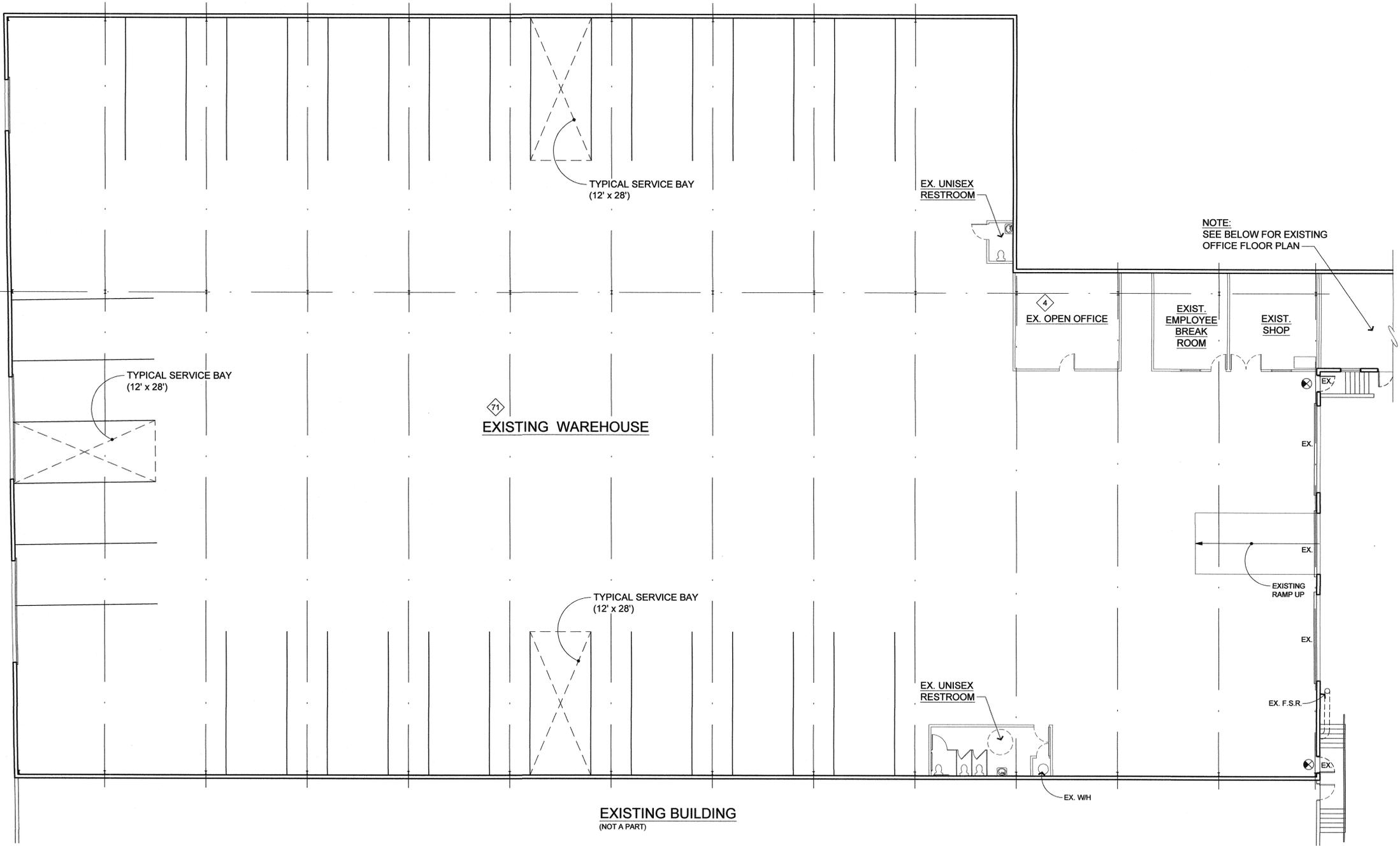
**SP-1**



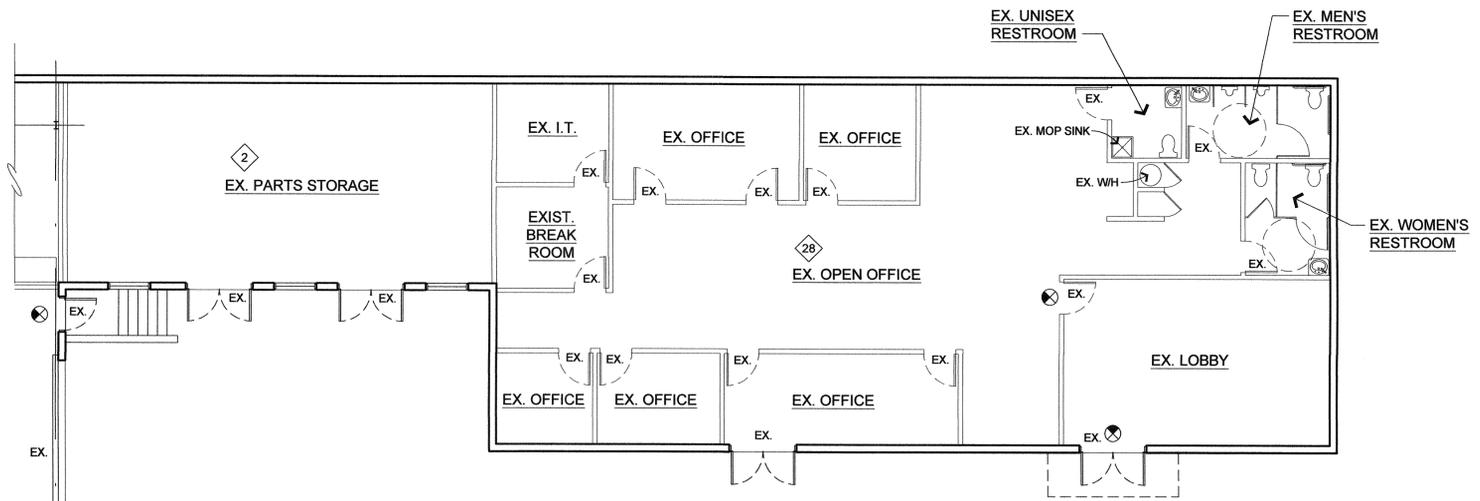
**VICINITY MAP**  
 N.T.S.



**WAW** winton architects, inc.  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX (602) 265-9739



**EXISTING SERVICE BAYS / WAREHOUSE FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**EXISTING OFFICE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

C.U.P. APPLICATION for VEHICLE STORAGE YARD

**RWC**  
 HUNTINGTON PARK, CALIFORNIA  
 SUN STATE BUILDERS

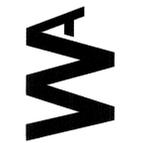
job no. 19165  
 drawn MGO  
 approved RBW  
 date 10/01/19

revisions

**A-1**



**winton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX (602) 265-9739

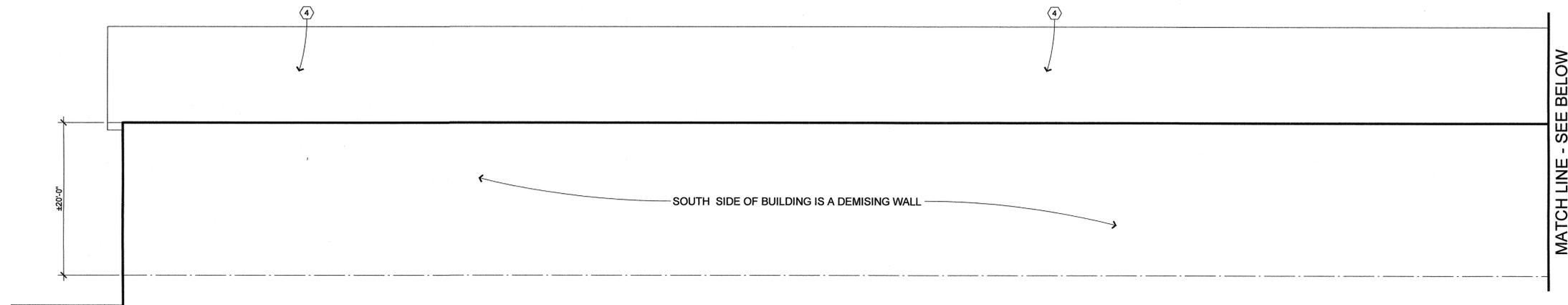


**C.U.P. APPLICATION for VEHICLE STORAGE YARD**  
**RWC**  
**HUNTINGTON PARK, CALIFORNIA**  
**SUN STATE BUILDERS**

job no. 19165  
 drawn MGO  
 approved RBW  
 date 10/01/19

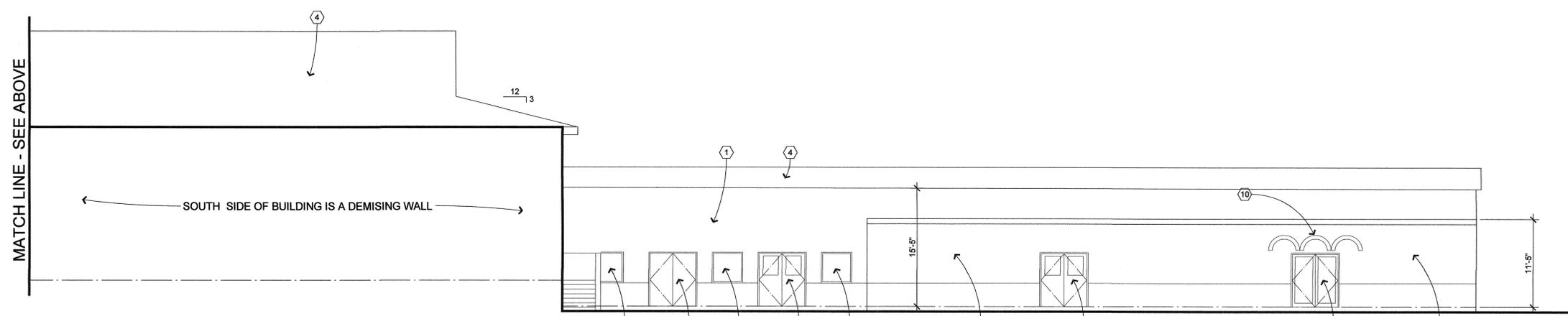
revisions

**A-2**



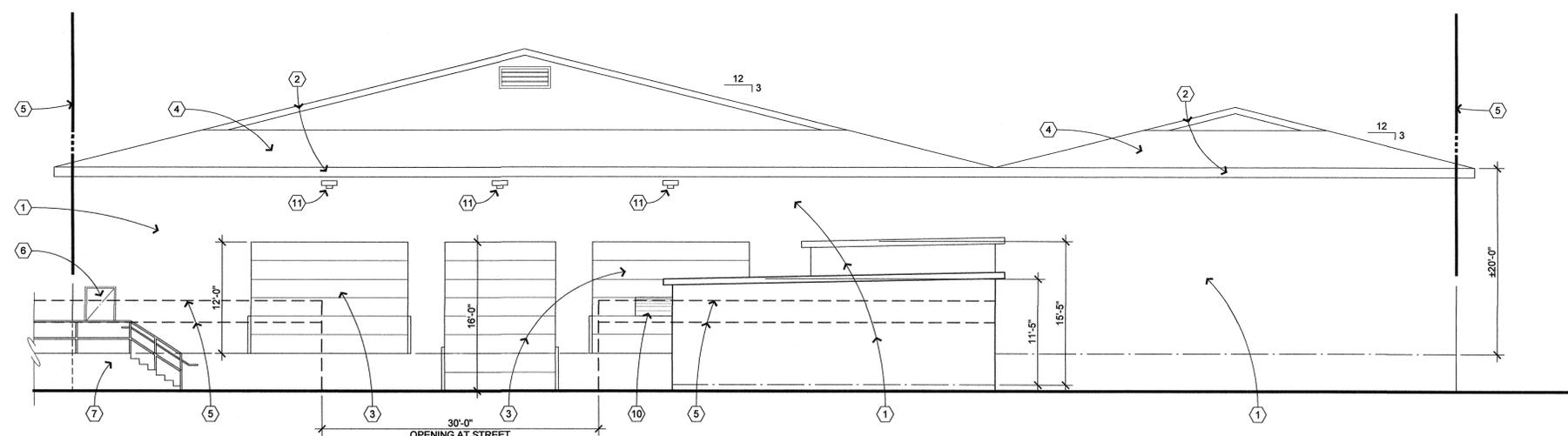
**EXISTING SOUTH ELEVATION - WEST END**

SCALE: 1/8" = 1'-0"



**EXISTING SOUTH ELEVATION - EAST END**

SCALE: 1/8" = 1'-0"



**EXISTING EAST ELEVATION**

SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS KEYNOTES**

1. Existing painted cmu
2. Existing wood fascia
3. Existing steel roll up doors
4. Existing built up roofing
5. Line of property line cmu wall with chain link fencing above
6. Existing hollow metal door and frame
7. Existing cast-in place concrete stairs and 1 1/2" diameter steel pipe handrails
8. Existing fixed glass in aluminum frames
9. Existing store front doors in aluminum frame
10. Existing cast-in-place concrete canopy
11. Existing wall pack light fixture



**winton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX (602) 265-9739

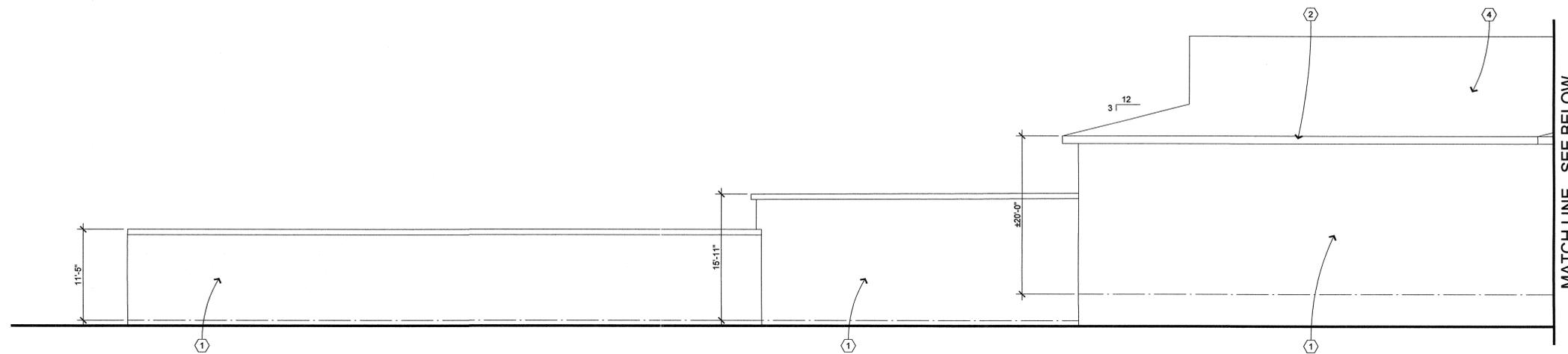


**C.U.P. APPLICATION for VEHICLE STORAGE YARD**  
**RWC**  
**HUNTINGTON PARK, CALIFORNIA**  
**SUN STATE BUILDERS**

**job no.** 19165  
**drawn** MGO  
**approved** RBW  
**date** 10/01/19

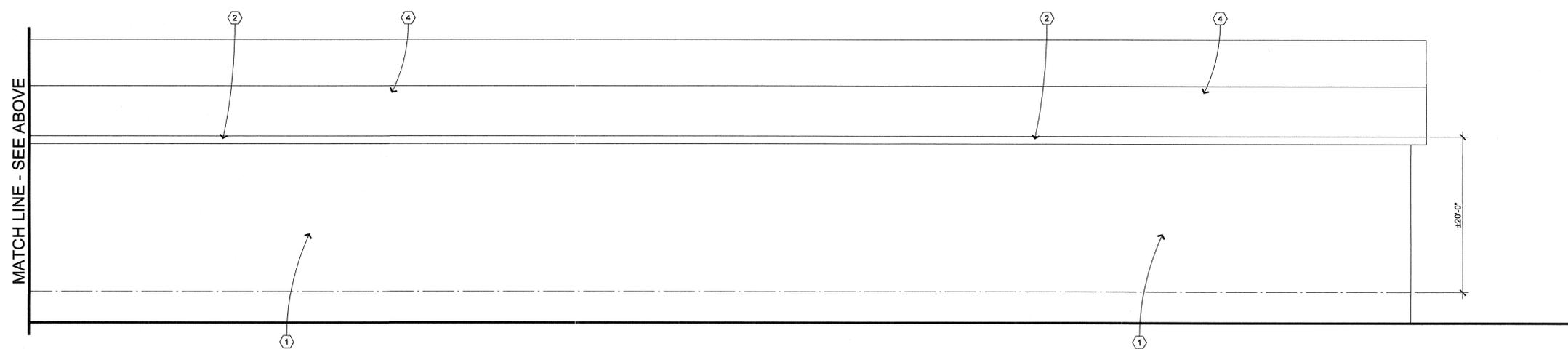
**revisions**

**A-2.1**



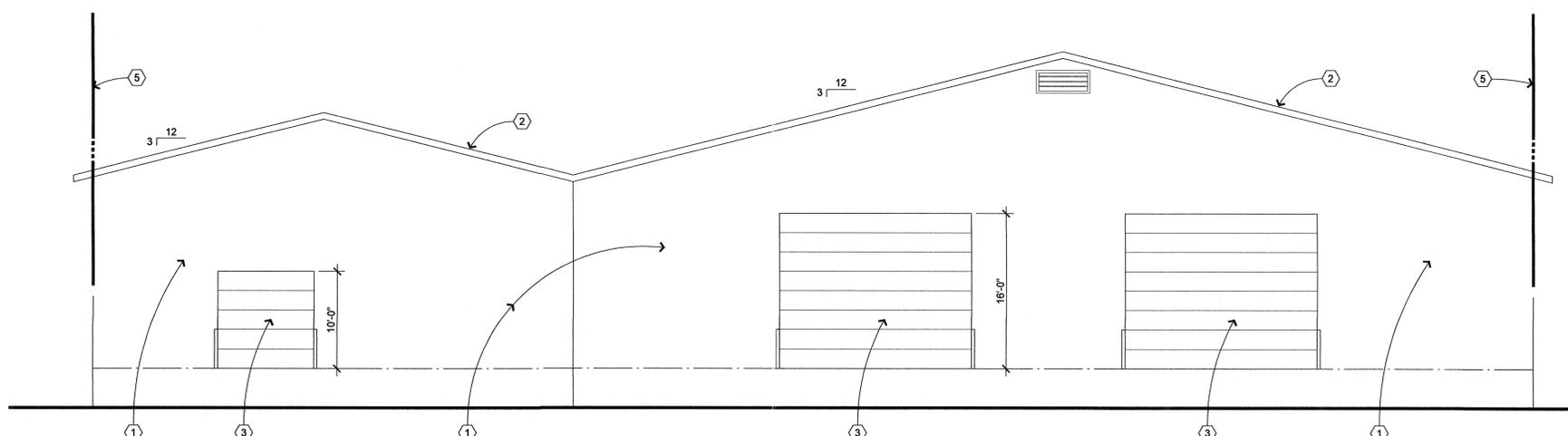
**EXISTING NORTH ELEVATION - EAST END**

SCALE: 1/8" = 1'-0"



**EXISTING NORTH ELEVATION - WEST END**

SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**

SCALE: 1/8" = 1'-0"

- EXTERIOR ELEVATIONS KEYNOTES**
1. Existing painted cmu
  2. Existing wood fascia
  3. Existing steel roll up doors
  4. Existing built up roofing
  5. Line of property line cmu wall with chain link fencing above
  6. Existing hollow metal door and frame
  7. Existing cast-in place concrete stairs and 1 1/2" diameter steel pipe handrails
  8. Existing fixed glass in aluminum frames
  9. Existing store front doors in aluminum frame
  10. Existing cast-in-place concrete canopy
  11. Existing wall pack light fixture