



# AGENDA

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## CITY OF HUNTINGTON PARK PLANNING COMMISSION

**Regular Meeting**  
**Wednesday, February 19, 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. **(Continued from the Regular Planning Commission Meeting of January 15, 2020)**  
**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 in connection with property located at 6323 Maywood Avenue, within the Manufacturing Planned Development zone.

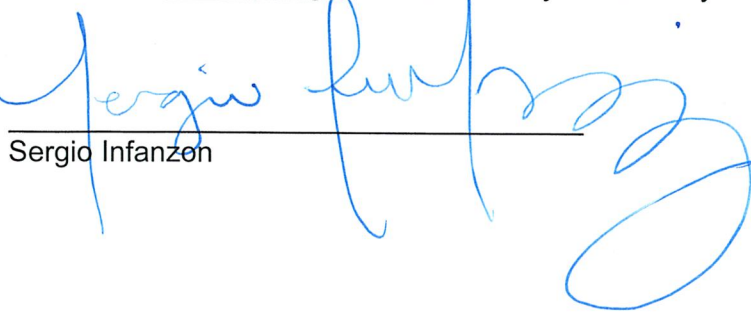
**STAFF COMMENTS**

**PLANNING COMMISSION COMMENTS**

**ADJOURNMENT**

The City of Huntington Park Planning Commission will adjourn to the Regular Meeting on Wednesday, March 18, 2020 at 6:30 p.m.

I, Sergio Infanzon, 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 on the 13<sup>th</sup> day of February of 2020.

  
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Sergio Infanzon



# CITY OF HUNTINGTON PARK

## PLANNING DIVISION AGENDA REPORT

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**DATE:** FEBRUARY 19, 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  
(CONTINUED FROM JANUARY 15, 2020 MEETING)

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**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:**

- ***January 15, 2020 Planning Commission Meeting***

Planning Commission continued this item to the February 19, 2020 regularly scheduled Planning Commission meeting.

- ***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 had 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 had included a condition of approval requiring a seventeen (17) foot dedication to the City of Huntington Park for street improvements.

- ***January 15, 2020 Planning Commission Meeting***

During the January 15, 2020 Planning Commission Meeting, the property owner was present and provided public comment on the proposed Conditional Use Permit. Property ownership had no issues with the proposed use or the day-to-day operation of the business. Property ownership, did express concern with a condition of approval, requiring a seventeen (17) foot dedication along the easterly portion of property. Property ownership expressed that to give up seventeen (17) feet of the property would be a burden, specifically due to the fact that no large development was taking place. The business is proposing to utilize the location as is, with no proposed expansions or modifications.

Staff conveyed that the seventeen (17) foot dedication was required due to the Huntington Park General Plan, Circulation Element specifying that Maywood Avenue requires a minimum forty-two (42) foot half-street width. At some point, an offer of dedication would be required for street widening purposes. Currently, the offer of dedication would not be acquired by the City. Only once the City has acquired the necessary properties within the vicinity area, the City would start the process to widen the street. The condition of approval is more of a way to place the property owner on notice that an offer of dedication may be required and acquired by the City sometime in the future.

The property owner expressed that he understood that the seventeen (17) foot dedication would not be acquired at the moment, but that he could not agree to the condition of approval. Property ownership expressed some of the similar concerns mentioned previously. In an effort to

assist the business operator and property owner, Planning Commission directed staff to modify the conditions of approval to not require the dedication at the moment, but place property ownership on notice that at some point a dedication may be required.

- ***Modification to Conditions of Approvals***

During the meeting, property ownership stated that one of the reasons they were not comfortable with the dedication was due to the fact that the tenant had signed a short term lease, for approximately three (3) to five (5) years. Property ownership expressed that for the City to acquire a large portion of the property, for a tenant that may not decide to lease the subject site for a large period of time, would be something they would not be in agreeance. Condition number twenty (20) was modified in order to bring the item back to Planning Commission within six (6) months of the expiration of the lease between the property owner and lessee for review and compliance with conditions of approval. During that time, Planning Commission, property ownership, and the business operator will discuss any possible additional conditions of approval, including any possible offers of dedications if the business operator signs a new lease with property ownership.

In addition, condition twenty-two (22) was modified to include that additional conditions may be included after its original issuance to address problems related to land use compatibility, operations, aesthetics, security, noise, safety, crime control, right of way offers of dedication or to promote the general welfare of the City. Prior to any additional conditions of approval, the item would require to be brought back to Planning Commission upon a duly notices public hearing.

Lastly, condition number twenty-nine (29) was included, stating that any future redevelopment of the site would require compliance with all current municipal code requirements, Right-of-Way improvements, including, but not limited to offers of dedication, landscaping requirements, reconstruction of curbs, gutters, sidewalks, etc. Condition twenty-nine (29) would place property ownership on notice that a Right-of-Way offer of dedication will be required if any major redevelopment of the site would happen in the future.

All proposed modifications to the conditions of approval were sent to property ownership for comments and feedback. After discussing the proposed changes, property ownership is in agreeance with the language of each of the modified conditions.

- ***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.

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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 preformed on commercial trucks shall be prepared during typical business days and hours. In addition, all maintenance shall be performed within he 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.
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.

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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. This entitlement shall be subject to compliance review with the Conditions of Approval six months prior to the lease agreement expiration between the property owner and lessee.
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, right-of-way offers of dedication 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.

29. Future redevelopment of the site shall require compliance with current municipal code requirements, Right-of-Way improvements, including, but not limited to offers of dedication, landscaping requirements, reconstruction of curbs, gutters, sidewalks, etc.

### **BUILDING AND SAFETY**

30. 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.
31. 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.

### **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

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

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

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

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

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 in that ***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 in that ***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 in that ***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 in that ***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 in that ***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***

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.

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 preformed on commercial trucks shall be prepared during typical business days and hours. In addition, all maintenance shall be performed within he 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.
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. This entitlement shall be subject to compliance review with the Conditions of  
10 Approval six months prior to the lease agreement expiration between the property  
11 owner and lessee.
- 12 21. The violation of any of the conditions of this entitlement may result in a citation(s)  
13 and/or the revocation of the entitlement.
- 14 22. This entitlement may be subject to additional conditions after its original issuance.  
15 Such conditions shall be imposed by the City Planning Commission as deemed  
16 appropriate to address problems of land use compatibility, operations, aesthetics,  
17 security, noise, safety, crime control, right of way offers of dedication or to promote  
18 the general welfare of the City.
- 19 23. This entitlement shall expire in the event it is not exercised within one (1) year from  
20 the date of approval, unless an extension has been granted by the Planning  
21 Commission.
- 22 24. If the use ceases to operate for a period of six (6) months the entitlement shall be null  
23 and void.
- 24 25. That should the operation of this establishment be granted, deemed, conveyed,  
25 transferred, or should a change in management or proprietorship occur at any time,  
26 this Conditional Use Permit shall be reviewed.
- 27 26. The Applicant shall comply with all applicable property development standards  
28 including, but not limited to, outdoor storage, fumes and vapors, property  
maintenance, and noise.
- 27 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 28. The business owner (Applicant) and property owner agree in writing to the above  
conditions.
- 29 29. Future redevelopment of the site shall require compliance with current municipal code  
requirements, Right-of-Way improvements, including, but not limited to offers of

dedication, landscaping requirements, reconstruction of curbs, gutters, sidewalks, etc.

## **BUILDING AND SAFETY**

30. 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.

31. 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.

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

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

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

**SECTION 6:** The Secretary of the Planning Commission shall certify to the adoption of this resolution and a copy thereof shall be filed with the City Clerk.



**PASSED, APPROVED, AND ADOPTED** this 19<sup>th</sup> of February, 2020 by the following  
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HUNTINGTON PARK PLANNING COMMISSION

---

Jonathan Sanabria, Chairperson

ATTEST:

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Carlos Luis, Secretary

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

**EXHIBIT B**

**CASE NO. 2019-08 CUP**



# CONDITIONAL USE PERMIT APPLICATION

Date Filed: 11/12/19

File No.: PC CASE 2019-08

Fee/Receipt No.: \$4,972.00

Initials

Project Address: 6323 S Maywood Ave

General Location: North of NWC of Gage Ave and Maywood Ave

Assessor's Parcel Number (APN): 6318-007-002

Applicant: RWC Group

Mailing Address: 3620 E Florence Ave, Huntington Park, CA 90255

Phone 1: 323-560-3882

Phone 2:

Email:

Property Owner: Geneerco, Inc.

Mailing Address:

Phone 1:

Phone 2:

Email:

I/We hereby request a Conditional Use Permit (CUP) for the following purpose:

Allow the property to allow uses that pertain to storing vehicles and performing minor repair

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.

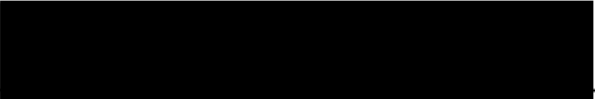
3. The proposed use will not be materially detrimental, nor have an adverse effect upon adjacent uses, buildings, or structures. (Explain)

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.

  
Applicant Signature (Required)

Date \_\_\_\_\_

  
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.*

  
Property Owner Signature (Required)

Date 8/16/19

  
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.: LEASE 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.

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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

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---

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?                         | <u>D</u> |
| b. | Have a demonstrable negative aesthetic effect? | <u>D</u> |
| c. | Create light or glare?                         | <u>D</u> |

### AIR QUALITY

20. Would the proposed project:

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



## **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

Date

11/12/19

# **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
  - o 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.?

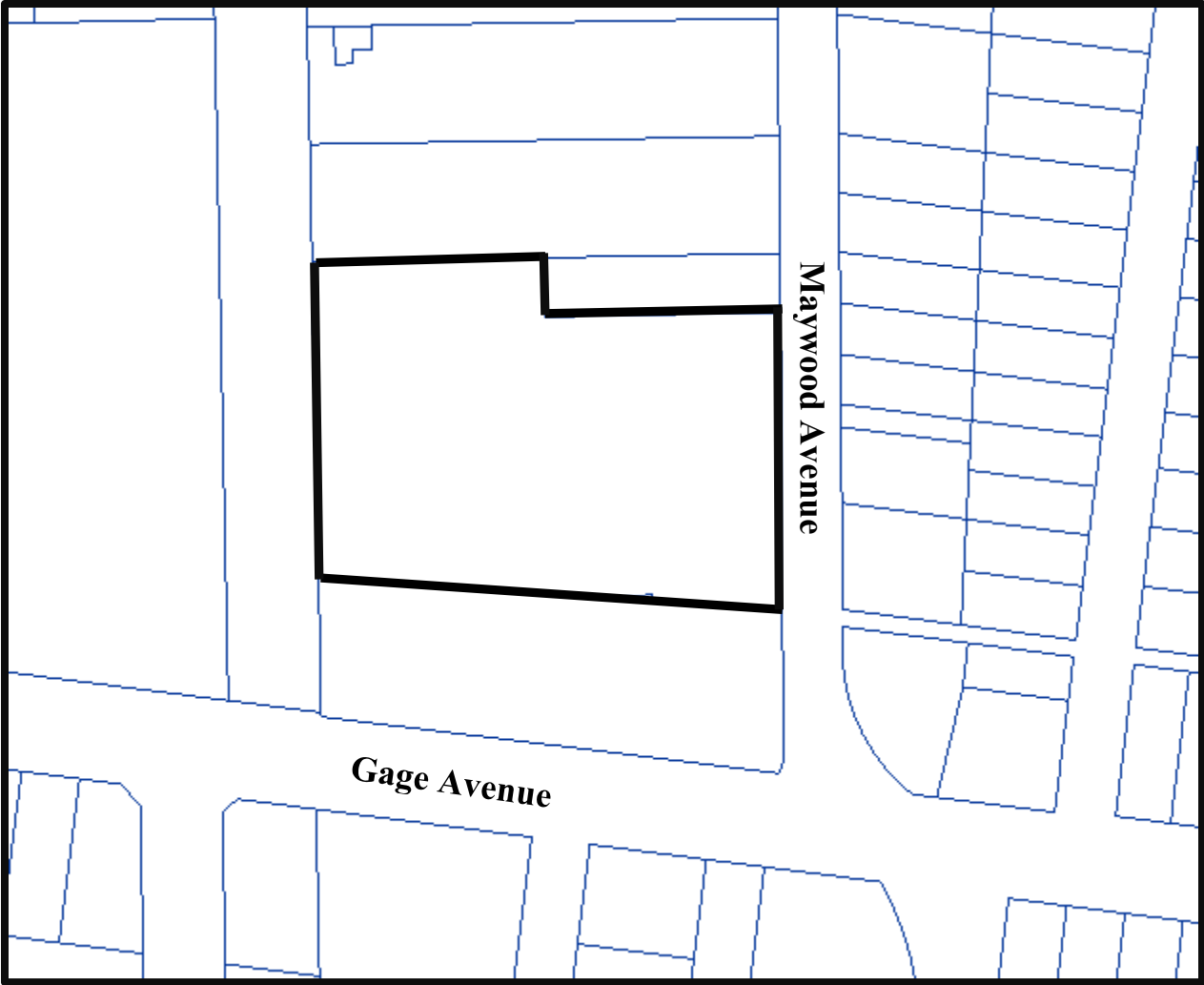
The only noise generated would be the sound of a diesel truck moving in or out of the facility which may happen as many as once per hour during business hours. In the evening there are no bright lights that are used other than the preexisting building lights that illuminate the parking area. Some motor 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.

78 AVE.

LUCILE AVE.

BK. 6324

SALT LAKE AVE.

GAGE

BK. 6319

8

ST.

0.39 Ac.  
= 16,988 sq. ft.

0.41 Ac.  
= 17,860 sq. ft.

UND. 1/2 INT. CITY OF L.A. 902

CITY OF LONG BEACH 903

CITY OF L.A. 900

CITY OF LONG BEACH 901

2.12 Ac.

BK. 6319

SAN ANTONIO RANCHO

P. I-389

TRACT NO. 3398

M. B. 37-43

13483

703-1&22  
6318-6

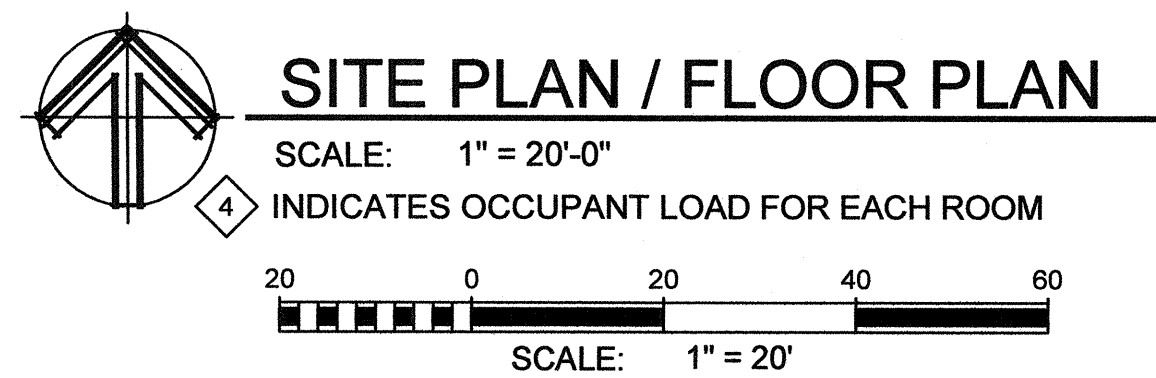
APPROVED MAP  
COUNTY OF LOS ANGELES

# PROJECT PLANS

**EXHIBIT F**

**CASE NO.** 2019-08 CUP





- ## 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 (+9'-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

- LEGEND**
- |                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|--------------------------------------------------|
|  | Indicates property line                          |
|  | Indicates building footprint                     |
|  | Building Setback Line                            |
|  | Indicates existing 8'-0" high chain link fencing |



**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

|                          |                                      |                 |
|--------------------------|--------------------------------------|-----------------|
| <u>PARKING REQUIRED:</u> | Office, Break Rm., Shop area=        | 9 Spaces        |
|                          | 6 Service Bays=                      | 6 Spaces        |
|                          | <u>Secured Yard (11,480 SF/3000=</u> | <u>4 Spaces</u> |
|                          | 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. 2006028816

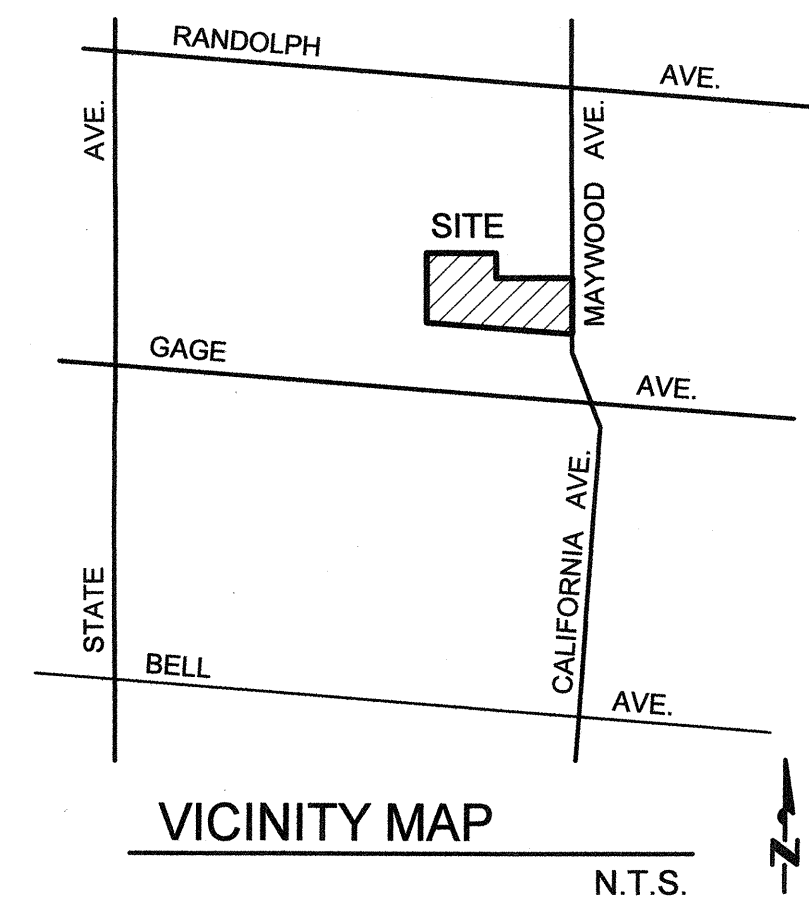
**LEGAL DESCRIPTION:**  
TRACT #3398 LOT COM AT SW CORNER OF LOT 826 TH S 85° 33'05" E  
260.82 FT TH E TO A PT N 85° 33'05" W 112 FT AND N 4° 26'55" E 0.10 FT  
FROM SE CORNER OF SD LOT TO THE S 4°26'55" W 0.10 FT TH S 85° 33'05"  
E 112 FT TH ON W LINE OF MAYWOOD AVE 250 FT TH N 89° 47'03" W TO  
E LINE OF L 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  
600 N. 75<sup>th</sup> Ave  
Phoenix, AZ 85043  
602-307-1081

**BUSINESS DESCRIPTION:**

**LOADING SPACES REQUIRED:** 1 Space, 10'-0"x 25'-0"x14'-0"

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



# C.U.P. APPLICATION for VEHICLE STORAGE YARD

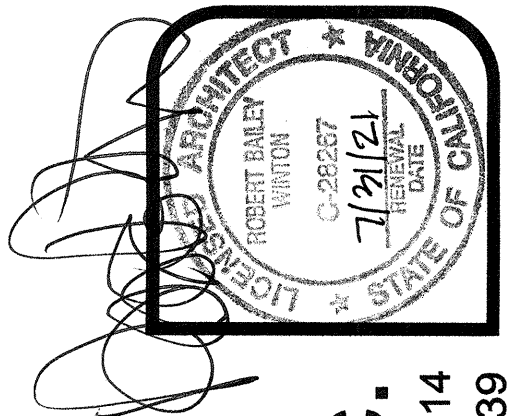
**RWC**

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

|                 |          |
|-----------------|----------|
| <b>job no.</b>  | 19165    |
| <b>drawn</b>    | MGO      |
| <b>approved</b> | RBW      |
| <b>date</b>     | 10/01/19 |

revisions

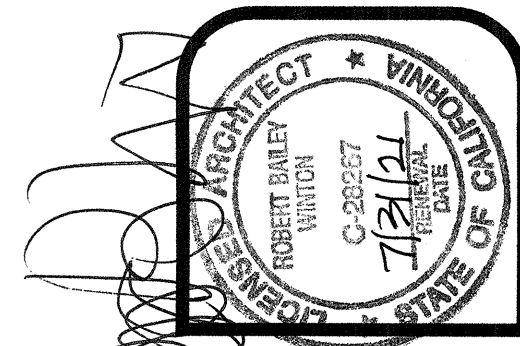
**SP-1**



**winton architects, inc.**  
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014

(602) 230-9778  
FAX (602) 265-9739





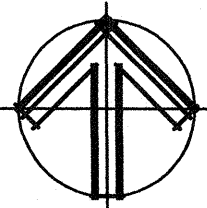
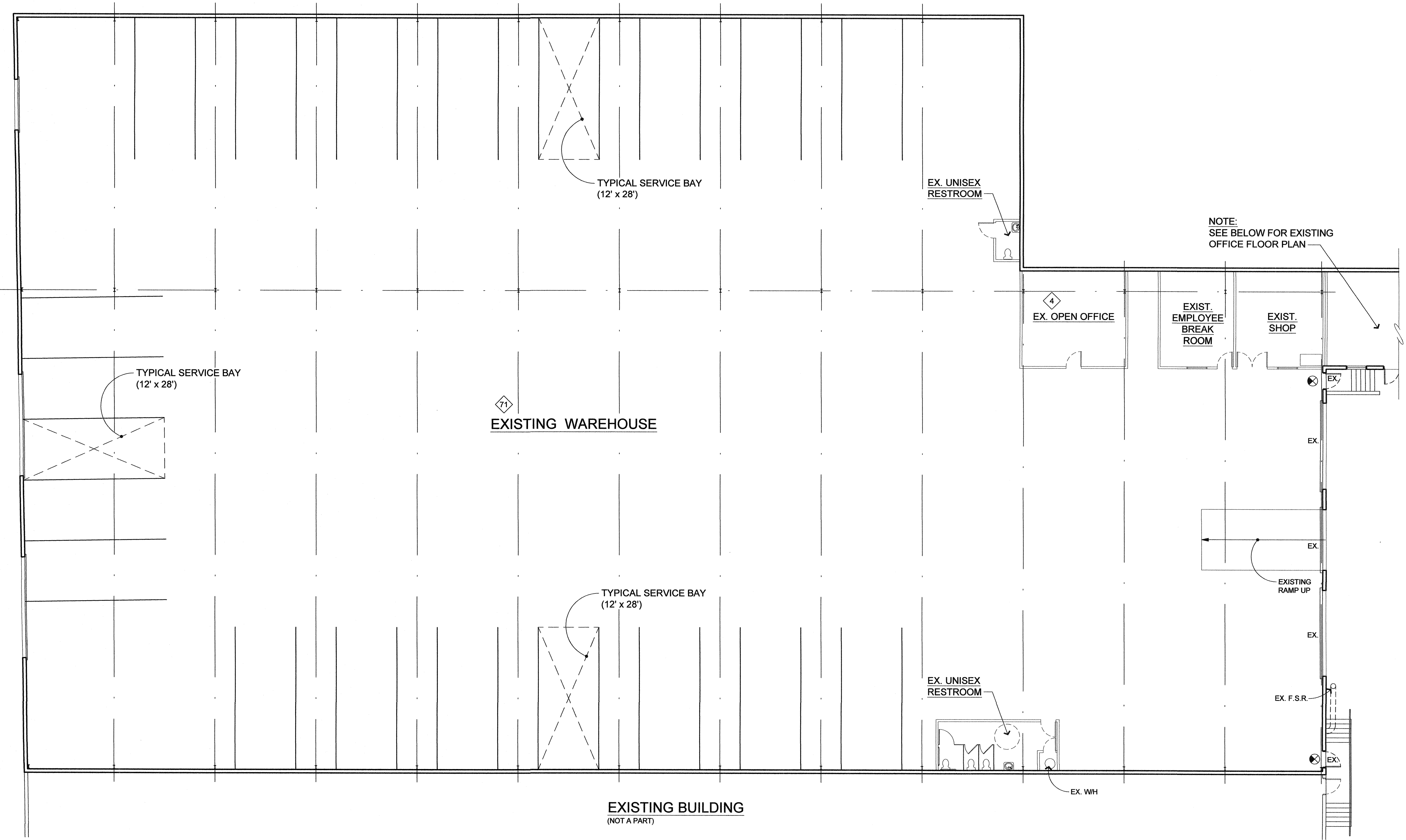
**winton architects, inc.**  
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
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**C.U.P. APPLICATION for VEHICLE STORAGE YARD**  
**RWC**  
**HUNTINGTON PARK, CALIFORNIA**  
**SUN STATE BUILDERS**

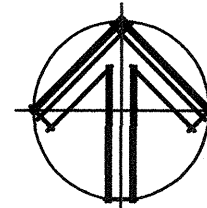
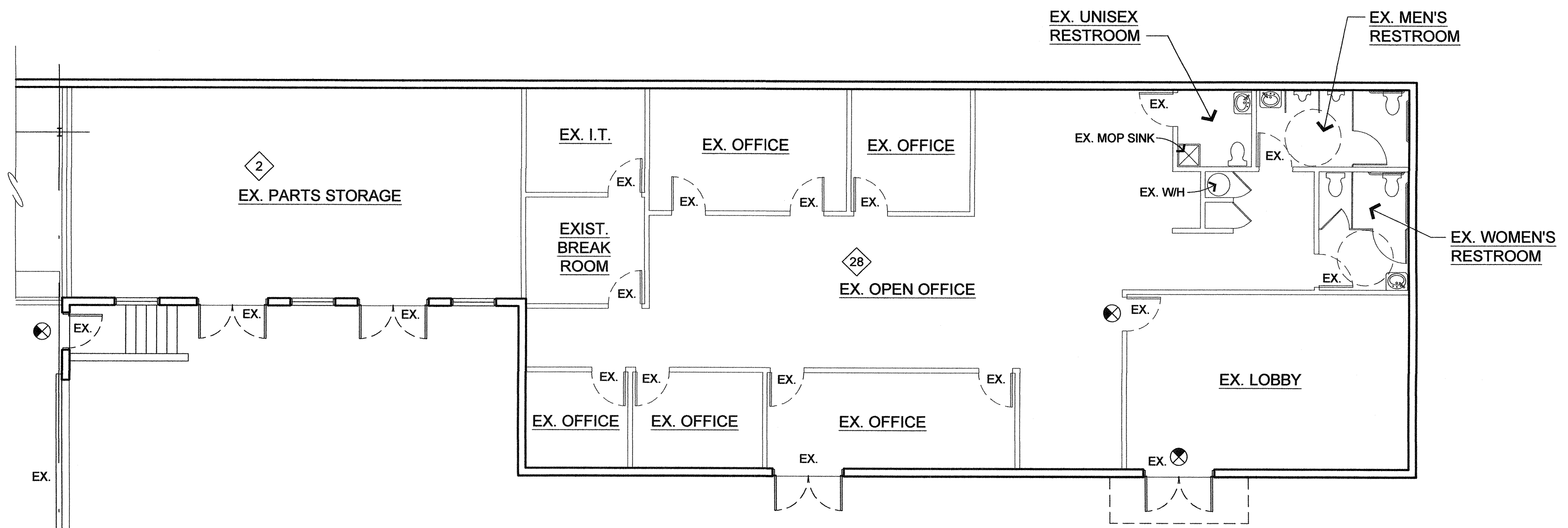
Job no. 19165  
drawn MGO  
approved RBW  
date 10/01/19

revisions

**A-1**



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



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





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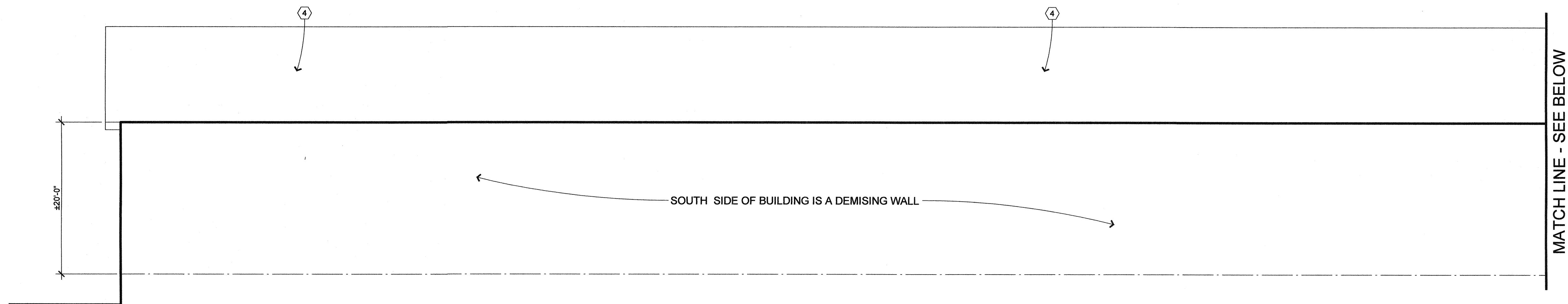


**C.U.P. APPLICATION for VEHICLE STORAGE YARD**  
**RWC**  
**HUNTINGTON PARK, CALIFORNIA**  
**SUN STATE BUILDERS**

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

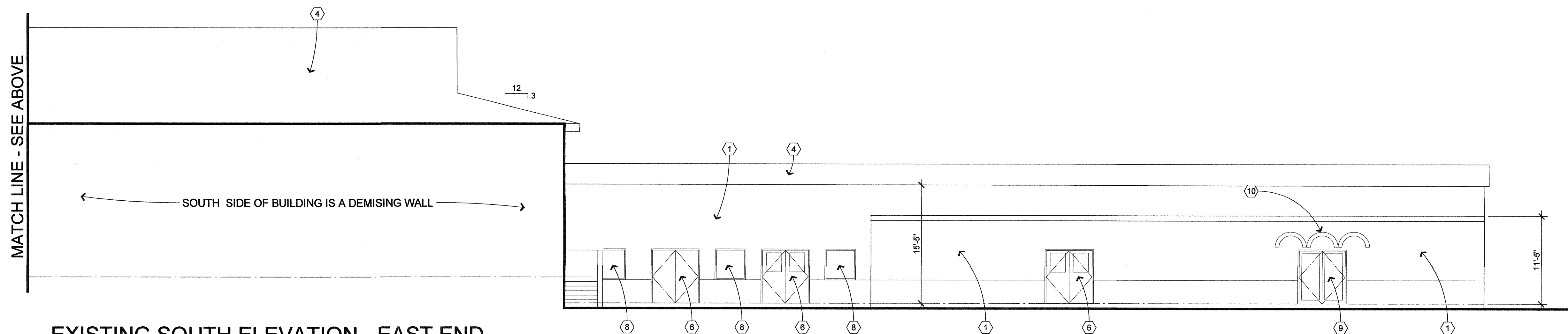
**revisions**

**A-2**



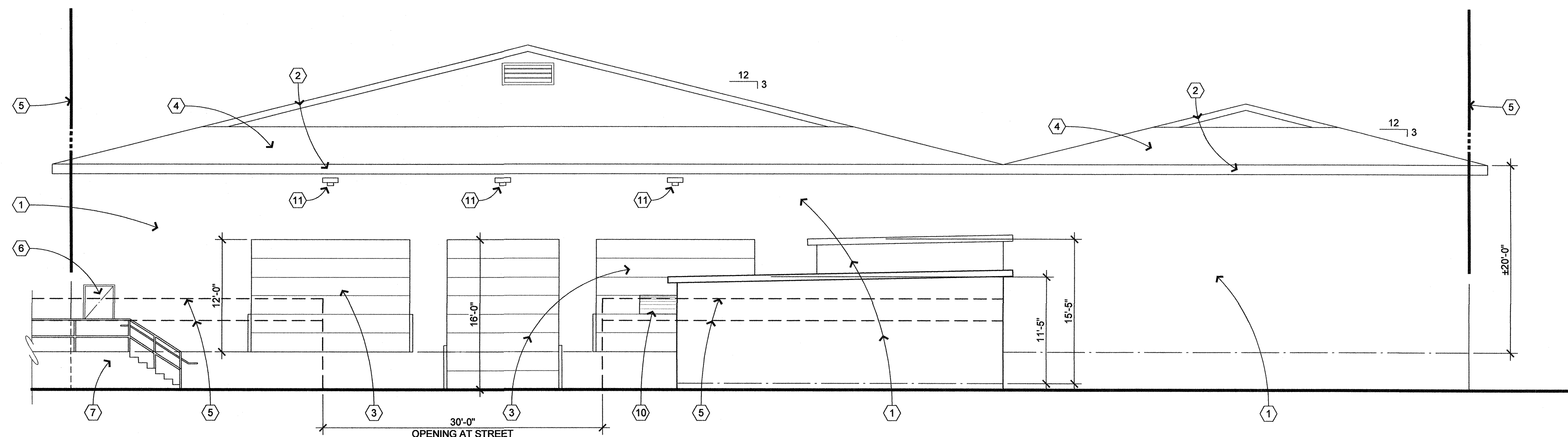
**EXISTING SOUTH ELEVATION - WEST END**

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





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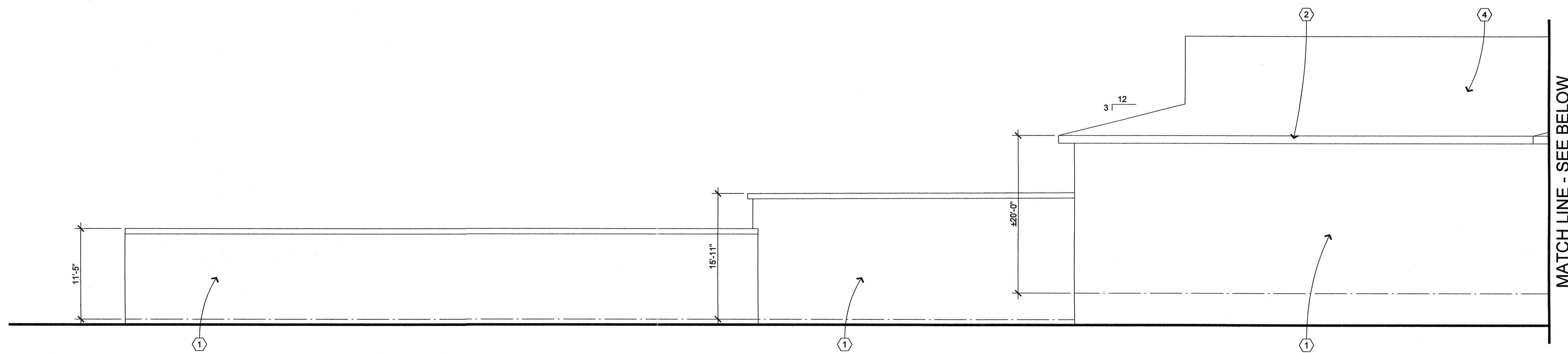
**WA**

**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

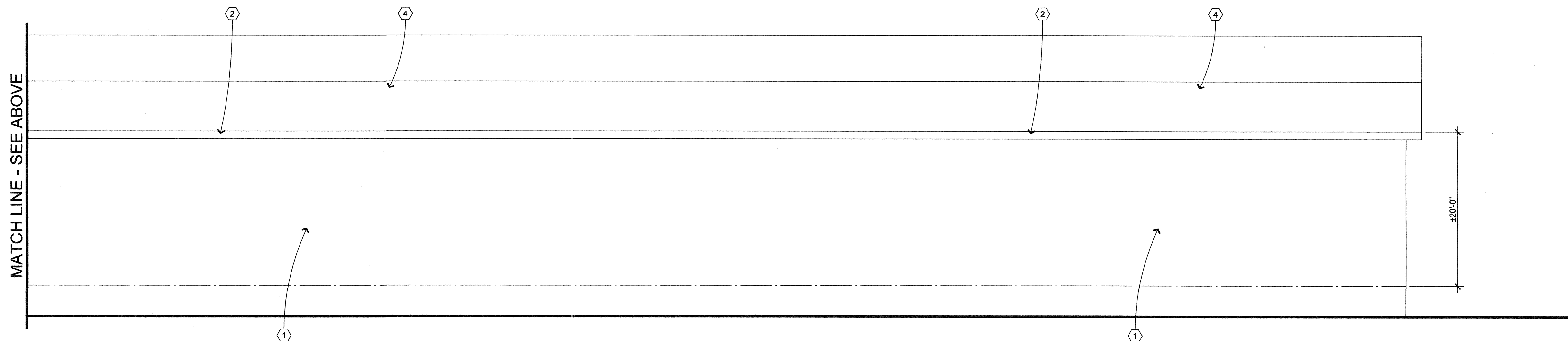
**revisions**

**A-2.1**



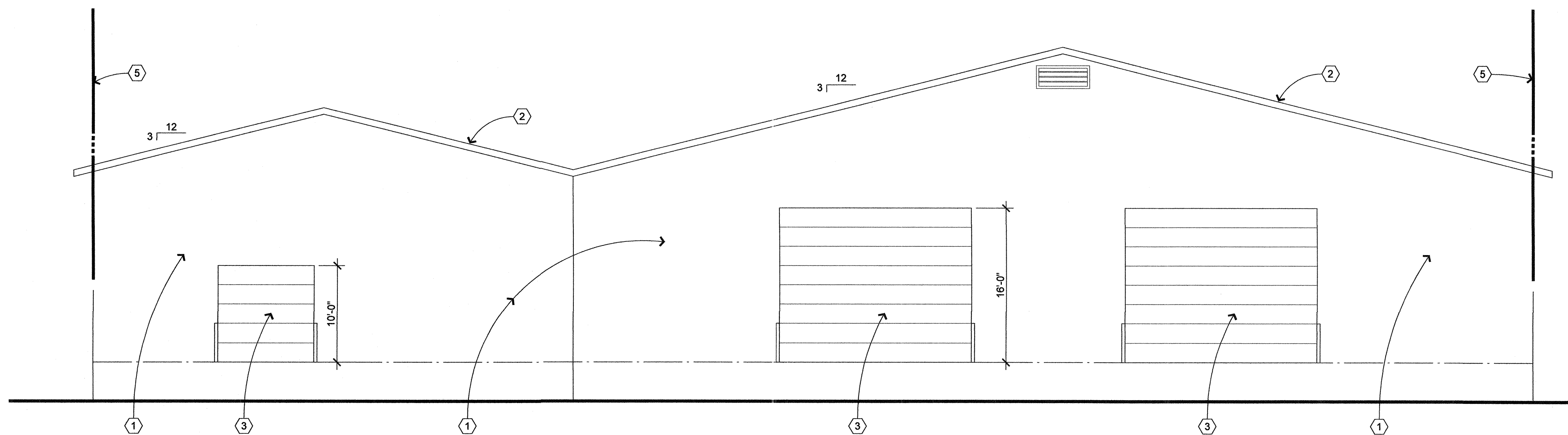
**EXISTING NORTH ELEVATION - EAST END**

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