
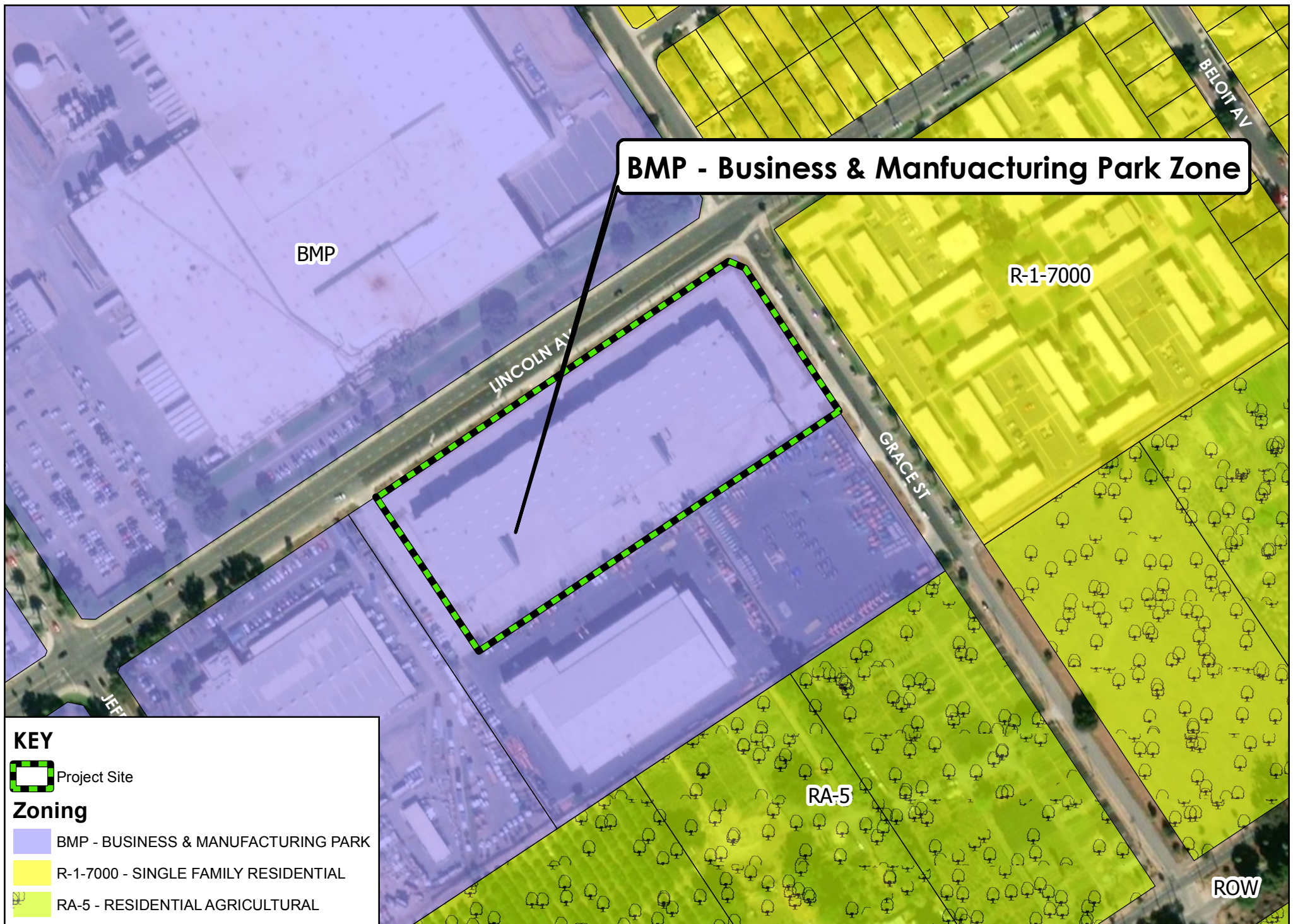




KEY

 Project Site



CONDITIONAL USE PERMIT APPLICATION FOR MORGAN TRUCK BODY, LLC.

7750 LINCOLN AVENUE, SUITE 130
RIVERSIDE, CA

PLANNING CASE
#P19-0873



Door 5 Design, Inc.
160 West Foothill Parkway, Suite 105 #243
Corona, California 92882
Phone: 909.203.8642
COMMERCIAL INTERIOR DESIGN • SPACE PLANNING

ARCHITECT:

MEP ENGINEER:
DESIGNWEST ENGINEERING
275 W. HORTON LANE, SUITE 100
SAN BERNARDINO, CA 92408
909.895.3700

GENERAL CONTRACTOR:
DOVE BUILDERS, INC.
1611 POMONA ROAD
SUITE 110-111
CORONA, CA 92880

PROJECT:
MORGAN TRUCK BODY, LLC.
7750 LINCOLN AVENUE, SUITE 130
RIVERSIDE, CA 92504

OWNER:
RIVERSIDE LINCOLN, LLC.
563 SPOLETO DR
PACIFIC PALISADES, CA 90275
CONTACT: KLAAS F. VLEETSTRA
(310) 454-8190; KRV@VLEETCO.COM

APPROVAL:

CUP RESUBMITTAL III 4.1.2020

PROJECT INFORMATION:

DATE: 12.11.19
DESIGNED BY: JCR CORRADEA
S.A. NUMBER: #SAD165
SCALE: N/A

PROJECT REVISIONS:

| REVISION | REVISION NAME | INITIALS |
|----------|--------------------------------------|----------|
| ▲ | PLANNING DEPT. RESUBMITTAL 1.17.2020 | JR |
| ▲ | PLANNING DEPT. RESUBMITTAL 2.28.2020 | JR |
| ▲ | PLANNING DEPT. RESUBMITTAL 4.1.2020 | JR |

NORTH ARROW:

NOT APPLICABLE

SHEET:
CUP0.0
COVER SHEET

TENANT LETTER OF OPERATION



November 18, 2019

RE: Letter of Operation
Morgan Truck Body, LLC
7750 Lincoln Avenue, Suite 130
Riverside, CA 92504

To Whom It May Concern:

Morgan Truck Body, LLC (MTB) Morgan Corporation manufactures class 3 to 7 dry freight van bodies and refrigerated truck bodies, in addition to building of curtainsiders, fumiturnmoving van bodies, cut-a-way van bodies and stakeplatform truck bodies. Earlier in the year Morgan rented a property adjacent to its existing manufacturing facility at 7700 Lincoln Ave., Riverside, CA to expand its operations and better support its other manufacturing facilities in the west coast. The site located at 7750 Lincoln Avenue, Riverside, CA is 4.5 acres with a building area of approximately 150,000 sq. ft., of which approximately 48,343 sq. ft. is rented to Morgan Corporation.

The 48,343 sq. ft. building area includes 2 floor office space and shop floor area. Morgan Corporation is planning to use the shop floor space for warehouse & distribution, fabrication shop, and fabric assembly line and truck body repair. The facility will operate 1 shift per day from 6:00 AM to 5:00 PM and will employ 30 employees (5 salaried and 25 hourly employees).

Warehouse & Distribution area will take up approximately 14,760 sq. ft. of the building and its operations include receiving, storage and shipping of commodities and fabricated parts to all Morgan Corporation West Coast Manufacturing and Service facilities.

Fabrication area will take up approximately 18,078 sq. ft. of the building and the process includes metal cutting, bending, welding, and grinding. The list of equipment used for fabrication include: 2 hydraulic bending press brakes, a turret punching machine, a shear, a hydraulic notcher, a horizontal band saw, 4 welding machines and a drill press.

Stakeplatform truck body (MHP/MPA) assembly line will take up approximately 6,900 sq. ft. of the building and the process involves welding of sub-frame, floor assembly and mounting of platform body on to the vehicle chassis. The list of equipment used for assembly includes 4 welding machines, metal cutting shop saw, automatic floor screw feeder and a gang drill machine. The assembly process also involves the usage of adhesives/welds to fit cavities in the floor and process is called caulking.

Parts and Service center will take up approximately 4,700 sq. ft. of the building. Morgan intends to only service and repair the box portion of the trucks, no chassis, engine, or

P.O. Box 558 • 111 Morgan Way • Morgantown, PA 15043 • 800-406-7424 • (810) 286-2452 • (810) 286-2703 Fax: mryjan.preston@morgancorp.com

PROJECT TEAM

| INTERIOR DESIGNER | ARCHITECT | OWNER/APPLICANT |
|---|---|---|
| DOOR 5 DESIGN, INC. JAVEL RODRIGUEZ, FOUNDER EMAIL: JAVEL@DOOR5DESIGN.COM PHONE: 951-465-1349 160 W. FOOTHILL PKWY, STE. 105 #243 CORONA, CA 92882 | GREGORY SPON EMAIL: SPON@DOOR5DESIGN.COM PHONE: 760.214.6109 160 W. FOOTHILL PKWY, STE. 105 #243 CORONA, CA 92882 | MORGAN TRUCK BODY, LLC. SIVA SAMBASIVAN EMAIL: SIVA.SAMBASIVAN@MORGANTRUCKBODY.COM PHONE: 610-286-2268 111 MORGAN WAY PO BOX 588 MORGANTOWN, PA 15042 |

GOOGLE EARTH IMAGE OF SITE (NOT UPDATED SINCE SHELL COMPLETION)



PROJECT INFORMATION

BUILDING ADDRESS: 7750 LINCOLN AVENUE, SUITE 130
SHELL PLAN CHECK # FOR REFERENCE: 14-572
ASSESSOR'S PARCEL NO.: 297-040-14
ZONING ORDINANCE FOR CITY: BUSINESS AND MANUFACTURING PARK ZONE (BMP)
SITE AREA (EXISTING): 237.44 ACRES (54.45 ACRES)
SERVICES: FRONT: 20' MIN. LANDSCAPE OUT OF SOTERBACK; SIDE-/BACK- SAME AS FRONT
MAXIMUM FLOOR AREA RATIO: 1.5
SHELL AREA JUSTIFICATION: 40.502 YARDS, 4 SIDES
FULLY SPRINKLERED - UNLIMITED AREA
ALLOWABLE PER 2013 CBC SECTION 507.4

BUILDING CONSTRUCTION TYPE: B-8 (CONCRETE TILT-UP)
OVERALL BUILDING SIZE PER SHELL: 100,714 S.F. (PLEASE NOTE SHELL WAS ENTITLED BASED ON THE ASSUMPTION THAT THE SUITE 120 OFFICE BEING BUILT. MORGAN TRUCKS HAS LEASED THE SPACE FOR 120 AND 130, ELIMINATING THE SUITE 120 OFFICE BUILD OUT OF 2,966 S.F.)
18,008 S.F.

ACTUAL BUILDING SIZE BASED ON (B) CONSTRUCTION: YES, FULLY SPRINKLERED
SPRINKLERED: 2-STORY AT OFFICE AREA ONLY, 1-STORY FOR WAREHOUSE AREAS
NUMBER OF FLOORS: 36-38
EXISTING PARAPET HEIGHT:

SUITE 130 EXISTING OVERALL AREA: 48,343 USF (NO CHANGE TO SUITE SIZE OR BUILDING FOOTPRINT)
SUITE 130 EXISTING OCCUPANCIES: 8 OCC. & 5-1 OCCUPANCY
SUITE 130 EXISTING 1ST FLOOR AREA: 47,225 USF (NO CHANGE TO SUITE SIZE OR BUILDING FOOTPRINT)
SUITE 130 EXISTING 1ST FLOOR OFFICE: 1,725 USF (PROPOSED CHANGE OF USE OF 211 S.F. RECEPTION AREA TO PARTS AND SERVICE WAITING ROOM; NO CHANGE TO EXISTING OFFICE SIZE)
SUITE 130 STAIRWELL CONNECTING 1ST/2ND OFFICES: 80 S.F. (VERTICAL PENETRATION FOOTAGE REMOVED FROM USF FOR OCCUPANCY CALCULATIONS)
SUITE 130 EXISTING 1ST FLOOR WAREHOUSE: 45,425 USF (PROPOSED CHANGES TO OCCUPANCY CLASSIFICATIONS AND USE)
SUITE 130 EXISTING 2ND FLOOR OFFICE: 1,118 USF (NO CHANGE TO EXISTING OFFICE SIZE; NO CHANGE TO USE)
SUITE 130 PROPOSED 1ST FLOOR MANUFACTURING: 23,975 USF (PROPOSED CHANGE TO OCCUPANCY WITHIN WAREHOUSE)
SUITE 130 PROPOSED 1ST FLOOR SERVICE/REPAIR: 4,700 S.F. AUTO-BODY REPAIR SERVICE AREA
SUITE 130 PROPOSED 1ST FLOOR STORAGE: 14,760 USF (PROPOSED)
SUITE 130 PROPOSED CUP CHANGES DESCRIPTION: IF OCCUPANCY OFFICE: INCLUSIVE OF PROPOSED 221 S.F. PARTS AND SERVICE WAITING AREA FOR RETAIL PRODUCT PICK UP (SERVICE AREA WAITING AREA) "5-1" OCCUPANCY (WAREHOUSE STORAGE) "7-1" (MODERATE HAZARD FACTORY INDUSTRIAL- INCLUSIVE OF PROPOSED 4,700 S.F. SERVICE AREA WITHIN WAREHOUSE)

PROPOSED OCCUPANCY MODIFICATION CALCULATIONS

| 7750 LINCOLN AVENUE, SUITE 130- 1ST FLOOR OFFICE | | | |
|---|-------------|-----------|----------|
| OCCUPANCY AND AREA CLASSIFICATION | SQUARE FEET | OCC. LOAD | OCC. |
| OFFICE (B) OCCUPANCY PER SECTION 304.204.2014 CIBC & BUSINESS PER TABLE 1004.1.2. | 637 SF | 100 GROSS | 6 OCCS. |
| RETAIL WAITING AREA (B) OCCUPANCY PER SECTION 304.2014 CIBC & MERCHANTILE PER TABLE 1004.1.2. | 221 SF | 40 GROSS | 4 OCCS. |
| OFFICE (B) OCCUPANCY PER SECTION 304.2014 CIBC & ASSEMBLY UNCONCENTRATED PER TABLE 1004.1.2. | 187 SF | 15 NET | 13 OCCS. |
| NEW CONFERENCE ROOM | | | |
| OFFICE (B) OCCUPANCY PER SECTION 304.2014 CIBC & ASSEMBLY UNCONCENTRATED PER TABLE 1004.1.2. | 675 SF | 15 NET | 45 OCCS. |
| NEW OPEN OFFICE AND EXISTING BREAK AREA | | | |
| TOTAL: | 1,720 USF | | 68 OCCS. |

| TOTAL # OF EXITS REQUIRED: 2) TOTAL # OF EXITS PROVIDED: 3 | | | |
|--|---|----------|--|
| TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE | | | |
| OCCUPANCY | EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM | COMPLIES | |
| B/M | 300' (FEET) | YES | |

| 7750 LINCOLN AVENUE, SUITE 130- 2ND FLOOR OFFICE | | | |
|---|-------------|-----------|----------|
| OCCUPANCY AND AREA CLASSIFICATION | SQUARE FEET | OCC. LOAD | OCC. |
| OFFICE (B) OCCUPANCY PER SECTION 304.2014 CIBC & BUSINESS PER TABLE 1004.1.2. | 1,118 SF | 100 GROSS | 11 OCCS. |
| TOTAL: | 1,118 USF | | 11 OCCS. |

| TABLE 1004.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY | | | |
|--|---------------------------------|---|----------|
| OCCUPANCY | MAXIMUM OCCUPANT LOAD PER STORY | MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE | COMPLIES |
| B | 29 | 75 FEET | YES |

| 7750 LINCOLN AVENUE, SUITE 130- WAREHOUSE | | | |
|---|-------------|-----------|-----------|
| OCCUPANCY AND AREA CLASSIFICATION | SQUARE FEET | OCC. LOAD | OCC. |
| MODERATE HAZARD FACTORY INDUSTRIAL (F-1) OCCUPANCY PER SECTION 306.2014 CIBC & INDUSTRIAL PER TABLE 1004.1.2. | 23,975 SF | 100 GROSS | 240 OCCS. |
| MODERATE HAZARD FACTORY INDUSTRIAL- SERVICE AND PARTS AREA (F-1) OCCUPANCY PER SECTION 306.2014 CIBC & INDUSTRIAL PER TABLE 1004.1.2. | 4,700 SF | 100 GROSS | 47 OCCS. |
| MODERATE HAZARD STORAGE (S-1) OCCUPANCY PER SECTION 311.2014 CIBC & WAREHOUSE PER TABLE 1004.1.2. | 14,760 SF | 300 GROSS | 34 OCCS. |
| TOTAL: | 43,435 SF | | 321 OCCS. |

| TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE | | | |
|--|---|----------|--|
| OCCUPANCY | EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM | COMPLIES | |
| F-1 | 250' (FEET) | YES | |
| S-1 | 250' (FEET) | YES | |

TOTAL SUITE 130 OCCUPANTS: 400
B-OCC. 1ST FLR. 68 OCCUPANTS
B-OCC. 2ND FLR. 11 OCCUPANTS
F-1 OCC. 287 OCCUPANTS
S-1 OCC. 34 OCCUPANTS

| TABLE 1004.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY | | | |
|--|---|--|--|
| OCCUPANT LOAD PER STORY | MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY | | |
| 1-500 | 2 | | |

PROJECT INFORMATION FROM SHELL BUILDING #165727: FOR REFERENCE ONLY

BUILDING & PLANNING DEPT.
PLAN CHECK NO.: 16-5727

OWNER:

MORGAN TRUCK BODY, LLC
11401 WILSON BLVD., SUITE 100
LOS ANGELES, CA 90049
PHONE: (310) 454-8190
CONTACT: KLAAS F. VLEETRA

APPLICANT:

HFA, INC.
11801 SANDY AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 853-1770
FAX: (949) 853-0851
CONTACT: JANE CRUZ

ZONING/GENERAL PLAN:

EXISTING GENERAL PLAN DESIGNATION FOR GENERAL PLAN MAP: BMAP, BUSINESS & MANUFACTURING PARK ZONE

EXISTING ZONING AND USE MAP: COMMERCIAL / INDUSTRIAL

BUILDING ADDRESS:

1750 LINCOLN AVENUE
RIVERSIDE, CA 92504

ASSESSOR'S PARCEL NO.:

237-040-14

AREA JUSTIFICATION:

80' 0" WIDE & 80' 0" DEEP
FULLY SPANNED, UNARMED AREA
ALLOWABLE PER 2013 CBC SECTION 907.4

PLUMBING FIXTURES

CALCULATION TABLE:
BASED ON 2013 CALIFORNIA PLUMBING CODE

| TABLE 907.4 | TABLE 907.4 | TABLE 907.4 |
|---------------------------------------|--------------|-------------|
| TOTAL BUILDING AREA | 100,974 S.F. | |
| OFFICE AREA (B) | 11,448 S.F. | |
| WAREHOUSE AREA (B) | 89,526 S.F. | |
| OFFICE 1st Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 2nd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 3rd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 4th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 5th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 6th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 7th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 8th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 9th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 10th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 11th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 12th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 13th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 14th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 15th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 16th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 17th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 18th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 19th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 20th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 21st Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 22nd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 23rd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 24th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 25th Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 27th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 28th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 29th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 30th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 31st Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 32nd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 33rd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 34th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 35th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 36th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 37th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 38th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 39th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 40th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 41st Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 42nd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 43rd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 44th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 45th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 46th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 47th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 48th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 49th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 50th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 51st Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 54th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 55th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 56th Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 64th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 65th Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 71st Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 72nd Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 73rd Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 81st Floor (1,230 S.F. @ 100) | 12 | |
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| OFFICE 96th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 97th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 98th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 99th Floor (1,230 S.F. @ 100) | 12 | |
| OFFICE 100th Floor (1,230 S.F. @ 100) | 12 | |

WAREHOUSE AREA (B)

89,526 S.F.

OFFICE AREA (B)

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CODE

CBC 2013
CBC 2013
CBC 2013
CBC 2013
CBC 2013
CBC 2013
CALIFORNIA ENERGY CODE 2013

CODE ANALYSIS

CONCRETE 15' 0" SLAB

CONCRETE 15' 0" SLAB

CONCRETE 15' 0" SLAB

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CONCRETE

Detailed Description of Proposal:

A conditional use permit to allow the repair of refrigerated and dry freight box trucks. Morgan intends to only service and repair the box portion of the trucks, no chassis, engine, or other repairs will be conducted on site. The site is 5.45 Acres with a building of 100,974 sq. ft. of which 48,343 sq. ft. is rented to Morgan Corporation, within the 48,343 sq. ft. of which only 4,700 sq. ft. will be used for box truck repair. The remaining 40,725 sq. ft. of existing warehouse area will be used for a distribution warehouse, fabrication shop, and flatbed assembly line. The remainder of the building is rented out to two other tenants.

The service and repair center will operate from approx. 6:00 AM to 5:00 PM and will employ 10 employees, two salaried and eight hourly. Given the nature and length time for the repairs we expect no more than three customer visits per day. The facility is located next door to our current manufacturing building, 7888 Lincoln Ave, Riverside, CA.

A total of three service bays will be located in the building, two at the rear of the building facing the existing JLG service center, and one at the side of the building facing the existing Morgan Corporation factory. All service and repair work will be conducted inside the building.



Looking south at the project site.



Looking east at the project site.



Looking east at the project site.