



Planning Commission

**Common Room Roasters
Conditional Use Permit
Application No. 2203-30**

May 19, 2022

Common Room Roasters - 2952 E. 14th Street

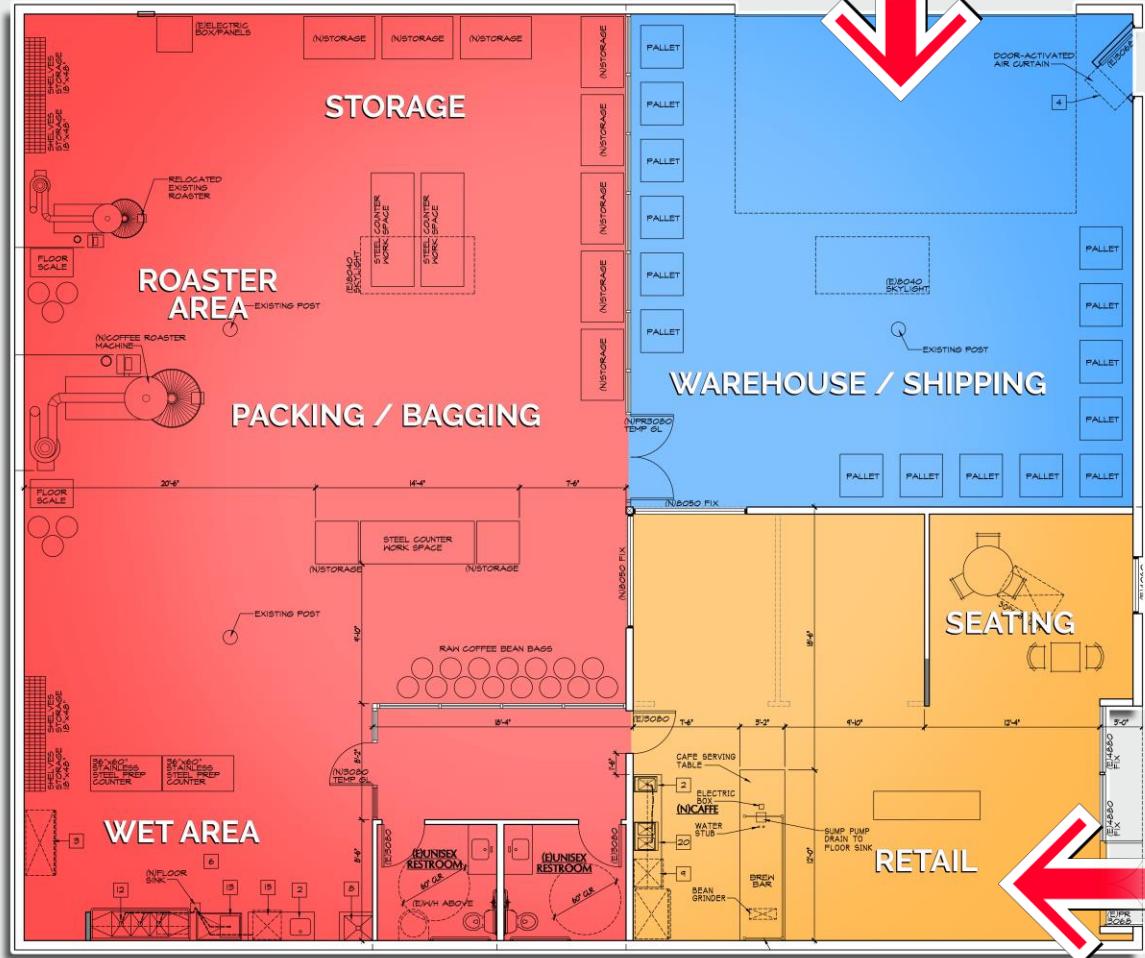
Project Site



- **Location** – 2952 E. 14th Street
- **Zoning** – IL (Light Industrial)
- **General Plan PlaceType** – Neo-Industrial (NI)
- **Site Area** – 56,000 square-feet
- **Current Development** – Multi-tenant industrial condominium complex
 - 2 connected buildings
 - 48,473 sq. ft. total
- **Context:**
 - **North** – Orizaba Park
 - **South** – Retail/Tavern
 - **East** – Industrial
 - **West** – Retail/Industrial

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Project Proposal



• Coffee Roasting Facility –

- Roaster/Packaging Area – 2,619 square-feet
- Warehouse/Shipping – 1,217 square-feet
- Retail/Coffee Bar – 1,049 square-feet
- **Parking**
 - Grandfathered for 12 spaces
 - Parking requirement is 11 spaces



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CUP Requirements

- **Applicability**

- Conditional Use Permit required for the manufacture of food and kindred products (SIC Major Group 20) within the IL zoning district.

- **Key Required Findings**

- General Plan Consistency
- The use will not threaten public health, safety or welfare
- Special conditions in Chapter 21.52
 - Noise Standards
 - Hours of Operation
 - Odors
 - On-site Material Waste
 - Truck Traffic



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Conclusion / Recommendation

- **Conditions**

- Odor Control
- Noise Control
- Hours of Operation
- Truck Traffic

- **Recommendation**

- Approved the project, subject to Conditions of Approval