

May 19, 2022

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach California

RECOMMENDATION:

Accept Categorical Exemption CE-22-034 and approve a Conditional Use Permit CUP22-008 for the establishment and operation of a coffee roasting facility with accessory retail and coffee bar located at 2952 E. 14th Street in the Light Industrial (IL) Zoning District. (District 2)

APPLICANT: Derek Burnham for Common Room Roasters
130 Pine Avenue, Suite 200
Long Beach, CA 90802
(Application No. 2203-30)

DISCUSSION

Background

The site is located at 2952 E. 14th Street, at the southwest corner of 14th Street and Orizaba Avenue (Attachment A - Vicinity Map). It has a zoning designation of Light Industrial (IL) and a General Plan Neo-Industrial (NI) PlaceType designation. The overall project site is approximately 56,000 square feet and consists of two connected industrial buildings, creating a complex totaling approximately 48,470 square feet. The two buildings were constructed in 1946 and 1957, respectively. After construction, the buildings served as a general mill working business.

The site/buildings were recently remodeled in 2018, including roof changes, interior wall placement, electrical upgrades, plumbing upgrades, mechanical upgrades throughout the buildings, new landscaping, improved building facades, and the acquisition of two new parking lots (55 spaces total). The remodel was done in preparation of a proposed Tentative Parcel Map, to subdivide the two buildings into ten industrial condominiums ranging in size from 2,847 to 7,052 square-feet. The Tentative Parcel Map was approved by the Planning Commission on February 15, 2018.

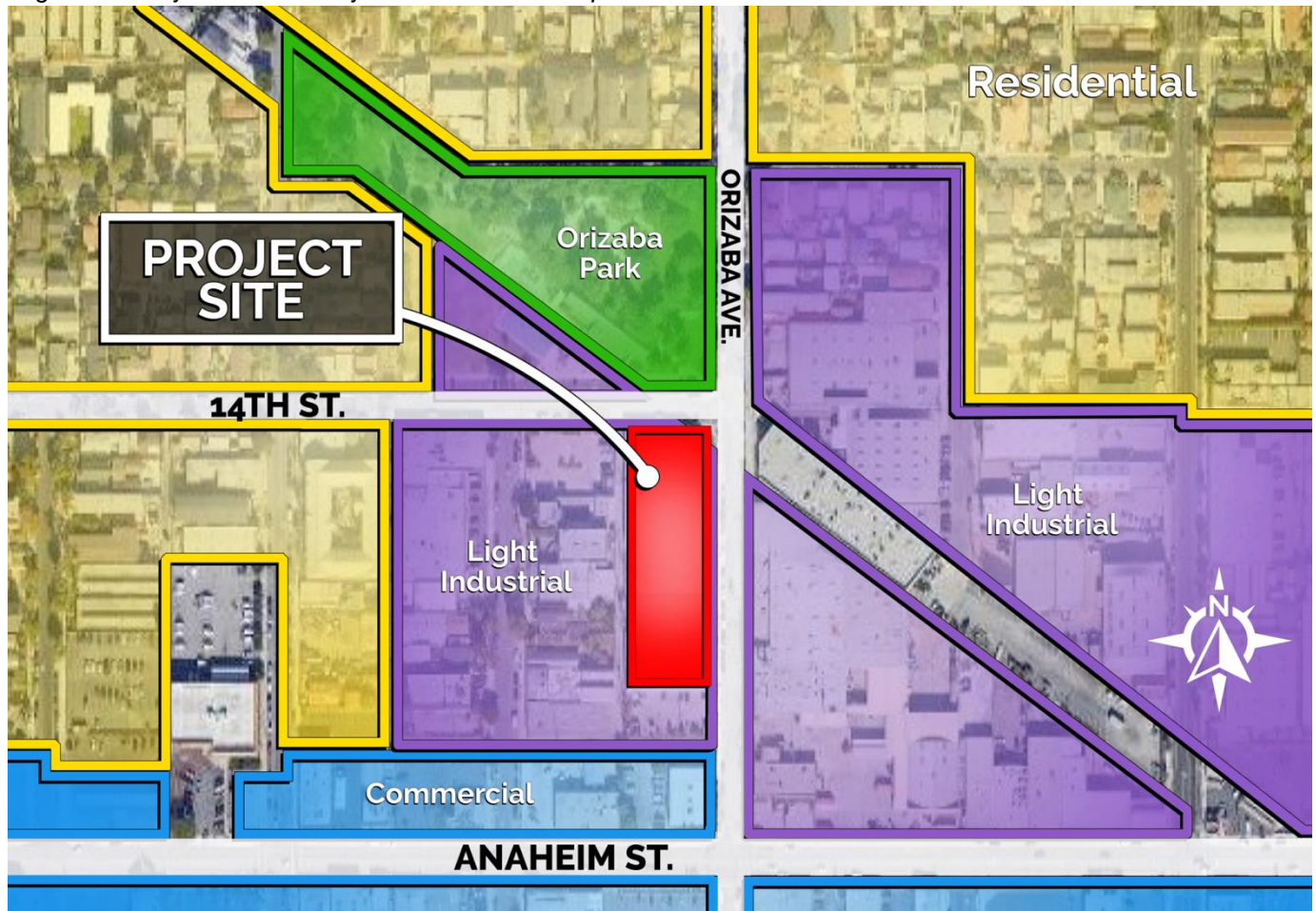
The proposed project is located in the northwestern-most portion of the overall project site, identified as Unit IA (Attachment B – Plans). Surrounding zoning and land uses are identified in Table 1, and Figure 1 shows the location of the project site in relation to the immediate neighborhood and its zoning delineations.

Table 1 – Adjacent Zoning and Land Uses



DIRECTION	ZONING	RIGHT-OF-WAY BOUNDARY	LAND USES
North	IL / Park	14 th Street	Orizaba Park
South	CCP	Unnamed Alley	Retail / Tavern
East	IL	Orizaba Avenue	Industrial
West	IL	Unnamed Alley	Retail / Industrial

Figure 1 – Project Site and Adjacent Land Uses Map



Project Proposal and Entitlements

Common Room Roasters (Applicant) is proposing to operate a coffee roasting facility with accessory retail and coffee bar within Unit IA of the project site. Proposed operations are allocated as follows:

- Roaster/Packaging Area – 2,619 square-feet
- Warehouse/Shipping – 1,217 square-feet
- Retail/Coffee Bar – 1,049 square-feet

The Applicant intends to operate coffee-roasting and associated manufacturing functions from 8:00 a.m. to 5:00 p.m., Monday through Friday, with main roasting activity limited to no more than four hours per day. The remainder of the manufacturing functions will consist of packing activities and the coordination of shipping and freight. The Applicant also intends to process approximately 300 pounds of product per hour.

According to the Occupational Safety and Health Administration (OSHA), establishments primarily engaged in roasting coffee are categorized with a Standard Industrial Classification Code (2095: Roasted Coffee) that falls under Major Group 20: Food and Kindred Products manufacturing. In accordance with Long Beach Municipal (LBMC) Code Section 21.33.060, uses that fall under Major Group 20 are subject to a Conditional Use Permit (CUP), when located within the IL Zoning District.

CUP Analysis

In order to approve a CUP request for coffee roasting, positive findings must be made by the Planning Commission and compliance with any applicable special development standards of the zoning ordinance must be met (Attachment C - Findings). Findings include the requirement that the use carries out the intent of the General Plan and that it not be detrimental to the surrounding community, while special development standards are outlined in Chapter 21.52 of the LBMC.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as the Neo-Industrial (NI) Placetype. The NI PlaceType encourages the location and retention of restricted light industrial activities, including those associated with innovative start-up businesses and creative design offices in engineering, sciences, technology, media, education, and information industries. It can be considered a commercial manufacturing hybrid zone for promoting new products on behalf of the creative class. The Land Use Element also states that this PlaceType promotes low-intensity uses adjacent to low-density residential uses and medium-intensity uses adjacent to industrial uses. Where new developments are inserted in the NI PlaceType, office and commercial uses rather than industrial and manufacturing operations should abut residential neighbors.

One of the citywide goals identified in the Land Use Element is to accommodate strategic growth and change (Goal No. 3 of the Land Use Element). Under this goal, the City aims to encourage this growth within strategic locations while preserving existing neighborhoods. Map LU-20 of the Land Use Element designates the subject site for one of the eight major areas of change that are the focus of the land use concept: "Convert industrial edges to Neo-Industrial uses". While the project site consists of existing structures, those structures have undergone recent renovations to redevelop and revitalize an aging industrial site. The site consists of two, one-story industrial buildings that were built in 1946 and 1957 to accommodate a general millwork business. The buildings were remodeled, with improvements completed in 2018 and industrial condominiums were recorded to allow for ownership opportunities.

The proposed project consists of the establishment of a coffee-roasting facility with accessory retail and coffee bar within one of the tenant spaces that has been vacant for several years. It supports the citywide goal of strategic growth and change by specifically addressing Strategy No. 7 – to “implement the major areas of change identified in this Land Use Plan (Map LU-20).” In particular, LU Policy 7-2 which encourages the conversion of outdated and underutilized manufacturing and industrial site to Neo-Industrial uses, particularly those adjacent to residential areas. The project site is a prime example of an underutilized industrial site that has the opportunity to employ a Neo-Industrial use by combining a restricted light industrial use such as coffee roasting with a retail and small commercial component.

The proposed facility is consistent with the NI PlaceType’s categorization as a commercial manufacturing hybrid zone that promotes the development of new products on behalf of the creative class, and offering clean, non-nuisance (and less-polluting) industries near residential areas. Furthermore, the proposed accessory retail and coffee bar is consistent with the PlaceType’s intent in supporting industrial uses by allowing commercial uses such as retail stores and eating and drinking establishments.

The project site is located within a diverse neighborhood with a variety of different land uses that include low-density residential properties, parks, taverns, retail, commercial uses, and other light industrial, manufacturing and warehousing uses. The proposed coffee roasting facility is not anticipated to be detrimental to the surrounding community. It will occupy a tenant space within an existing industrial building. All activities associated with coffee roasting will be done within the existing building.

While the project site is in close proximity to sensitive receptors such as neighboring residential communities, the roasting of coffee is of a mild intensity in comparison to other uses allowed (by right or discretionarily) with the IL district. The most intensive impacts anticipated from operational activities are truck traffic associated with shipping functions and the creation of odors resulting from the coffee-roasting process. The applicant has provided information regarding specific equipment that will be used to mitigate odors emanating from the roasting of coffee (Attachment D – Equipment Information). Equipment does not include any heavy machinery that would otherwise produce noxious fumes. As conditioned, the establishment will operate its main coffee-roasting functions no more than four hours a day, within the daily time frame of 8:00 a.m. to 5:00 p.m.

Special Development Standards

In addition to odor control, the special development standards of Chapter 21.52 are also in place to ensure that industrial uses are not detrimental to the surrounding community. Although the LBMC does not have any specific requirements relative to coffee roasting, the special development standards that are applicable to all industrial uses relate to noise, hours of operation, light and glare, truck traffic, and hazardous wastes, further in Attachment C. Staff does not anticipate any nuisance activity related to these standards. Any noise that is generated from indoor machinery is expected to be minimal at best, with no anticipation of noise reaching beyond the project location. Also, the use will not generate any hazardous wastes.

Conditions of Approval are included to require compliance with any of the applicable special development standards set forth in Sections 21.52.410 and 21.33.090, to the satisfaction of the

Director of Development Services (Attachment E – Conditions of Approval). These conditions will allow staff to conduct periodic re-inspections to ensure proper maintenance and operation of the site.

Conclusion

The project site has been underutilized for several years, even after the completion of site upgrades and renovations. The proposed project offers the opportunity to introduce a productive business into the existing neighborhood that is consistent with the goals of the NI General Plan PlaceType. The proposed coffee roasting facility with accessory retail and coffee bar is considered a light-industrial use that will fit in with the surrounding community and offer a new storefront that local residents can access. Staff recommends that the Planning Commission approve the CUP, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 1959 Public Hearing Notices were distributed on May 2, 2022, in accordance with the requirements of Chapter 21.21 of the LBMC. At the time of writing this report, no public comment was received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environment Quality Act, this project is exempt per Section 15301 – Existing Facilities, as the project consists of the establishment and operation of a coffee roasting facility with accessory retail and coffee bar within an existing building (CE 22-034).

Respectfully submitted,



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PROJECT PLANNER



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Page 6 of 6

Attachments: Attachment A – Vicinity Map
Attachment B – Plans
Attachment C – Findings
Attachment D – Equipment Information
Attachment E – Conditions of Approval