

PLANNING APPLICATION SUMMARY

Location: 1651 Placentia Avenue #L Application: PA-03-58

Request: Conditional use permit to allow coffee roasting in an industrial building.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MG</u>	North: <u>All surrounding</u>
General Plan: <u>Light Industry</u>	South: <u>properties are</u>
Lot Dimensions: <u>165 ft. by 290 ft.</u>	East: <u>industrially-zoned</u>
Lot Area: <u>1.09 acres</u>	West: <u>and developed.</u>
Existing Development: <u>Two industrial buildings totaling 15,470 sq. ft.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	120 ft.	165 ft.
Lot Area	10,000 sq. ft.	47,850 sq. ft.
Floor Area Ratio: (Moderate Traffic FAR)	.25 (11,870 sq. ft.)	.33 (15,470 sq. ft.)*

* Existing legal, non-conforming building.

CEQA Status: Exempt, Class 1
 Final Action: Planning Commission

BACKGROUND

The applicant proposes to roast coffee beans inside the suite of a multi-tenant industrial building. The roasting process involves the use of a gas burner and a fan. The coffee is placed on a perforated steel plate and the fan directs hot air generated by the burner through this plate inside the roaster. The hot air causes the beans to move around the plate, much like popcorn kernels in a hot-air popcorn popper. At approximately 400 degrees, water comes out of the beans, producing steam. Once the temperature reaches 440 degrees, smoke is generated from the beans, mixes with the steam, and is vented through the roof after passing through an afterburner to reduce odors.

The gas burner is turned off when the temperature reaches 460 degrees and the smoke dissipates. The fan remains on during this time to allow the intake of cold air to cool the beans. The entire process to roast approximately 30 pounds of coffee beans takes approximately 15 minutes.

The applicant has a conditional use permit to roast coffee beans at 1760 Monrovia Avenue (PA-98-60). However, he recently lost his lease and needs to relocate. The Zoning Code requires a conditional use permit whenever a coffee roasting use is proposed.

In January 2003, Code Enforcement received a complaint regarding odors generated by the applicant's coffee roasting at 1760 Monrovia. However, the applicant worked with Air Quality Management District (AQMD) and installed an afterburner, which rectified the problem and the case was closed. No other complaints regarding the business have been received.

ANALYSIS

The subject property is surrounded by other industrially-zoned and developed property containing a variety of uses including storage and marine-related businesses. The MG zone of the property permits a variety of uses including production of fiberglass products, auto repair, wholesale businesses, and metal fabrication.

The use should not impact the area because the property is surrounded by industrial uses. The closest residentially-zoned property is located approximately 2,000 feet to the northwest. Although impacts on surrounding uses are not anticipated, the applicant will install an afterburner as part of the roasting equipment and will work with the AQMD as necessary to reduce odors. The business will be conducted inside the building and is compatible with the Industrial Park General Plan designation and General Manufacturing zone of the site.

ALTERNATIVES

Denial of this application would prevent the applicant from establishing his business at this location.

ENVIRONMENTAL DETERMINATION

The application is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

The proposed manufacturing use is appropriate for this property because it is located in an area zoned for, and occupied by, other manufacturing uses. The applicant will install an afterburner and will work with the AQMD as needed to ensure the business does not generate odors that would impact the neighborhood.

Attachments: Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Applicant's Project Description and Justification
Zoning/Location Map
Air Photo
Plans

Distribution: Deputy City Mgr. - Dev. Svs. Director
Assistant City Attorney
Assistant City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Kelly Hill
SA Hill Enterprises
995 Bayside Cove West
Newport Beach, CA 92660

Tony Wilson
1651 Placentia Avenue #L
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA APPROVING CONDITIONAL
USE PERMIT PA-03-58**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Tony Wilson, authorized agent for SA Hill Enterprises, with respect to the real property located at 1651 Placentia Avenue, requesting approval of conditional use permit to roast coffee in an existing industrial building in the MG zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Conditional Use Permit PA-03-58 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Conditional Use Permit PA-03-58 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 26th day of January, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed coffee roasting business is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the use is consistent and compatible with the other manufacturing uses in the area. The applicant will install an afterburner and will work with the AQMD as needed to ensure the business does not generate odors that would impact the neighborhood. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-03-58 shall be blueprinted on the face of the site plan.
3. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
4. Any material change in the operation or character of the coffee roasting operation may require an amendment of this conditional use permit.
5. Install an afterburner and work with the Air Quality Management District (AQMD) as necessary to ensure that odors are not released into the air.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-03.58

Environmental Determination: Exempt, Class 1

Address: 1651 PLACENTIA AVE UNIT L

1. Fully describe your request: APPLICATION FOR A CONDITIONAL USE PERMIT TO ROAST COFFEE IN A UNIT OF AN EXISTING INDUSTRIALLY-ZONED DEVELOPMENT. UNIT L 850 SQ FT WILL BE USED AS A COFFEE ROASTING AND WAREHOUSING AND SHIPPING OPERATION. ALL EXISTING UTILITIES WILL BE USED. THIS OPERATION IS PRESENTLY COVERED BY CONDITIONAL USE PERMIT PA 98 60 AT 1760 MONTROVIA AVE SUITE 35 COSTA MESA. THE LANDLORD HAS REQUESTED US TO VACATE. WE HAVE MOVED ALL EQUIPMENT TO THE NEW

2. Justification LOCATION BUT ARE NOT OPERATING THE ROASTER AT THIS TIME

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

WE HAVE BEEN OPERATING OUR 33 lb. ROASTER SINCE 1998 IN COSTA MESA AND SINCE GETTING PERMIT PA 98 60 IN 1998 HAVE ADDED AN AFTERBURNER WHICH ELIMINATES SMOKE AND SMELL. WE PREVIOUSLY OPERATED IN NEWPORT BEACH AND IN 17 YEARS OF ROASTING WE HAVE HAD FEW COMPLAINTS THIS OPERATION WILL NOT BE DETRIMENTAL TO THE AREA

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

- ___ In a flood zone. ___ In the Redevelopment Area.
___ Subject to future street widening. ___ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

- ___ Is not included in the publication indicated above.
___ Is included in the publication indicated above.

A. P. W. C.

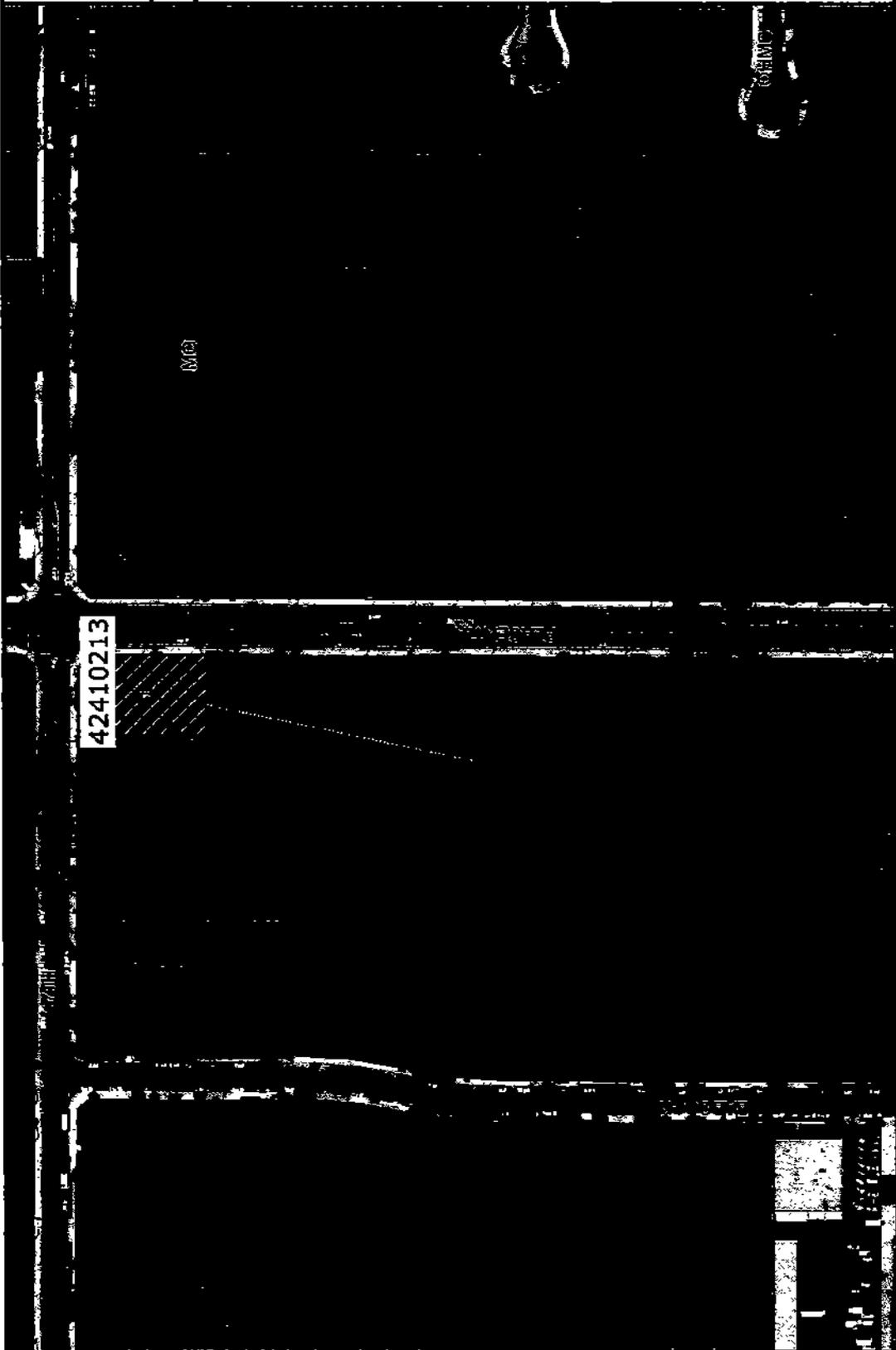
11/26/03

Signature

Date

Zoning/Location Map

PA-03-58



Legend

	Identified Features
	Street Names
	Parcel Lines
	City Boundary
	Zoning
	Other
	Administrative & Professional
	Local Business
	Local Business & School
	General Business
	Commercial Limited
	Institutional & Recreational
	Institutional & Recreational - School
	General Industrial
	Industrial Park

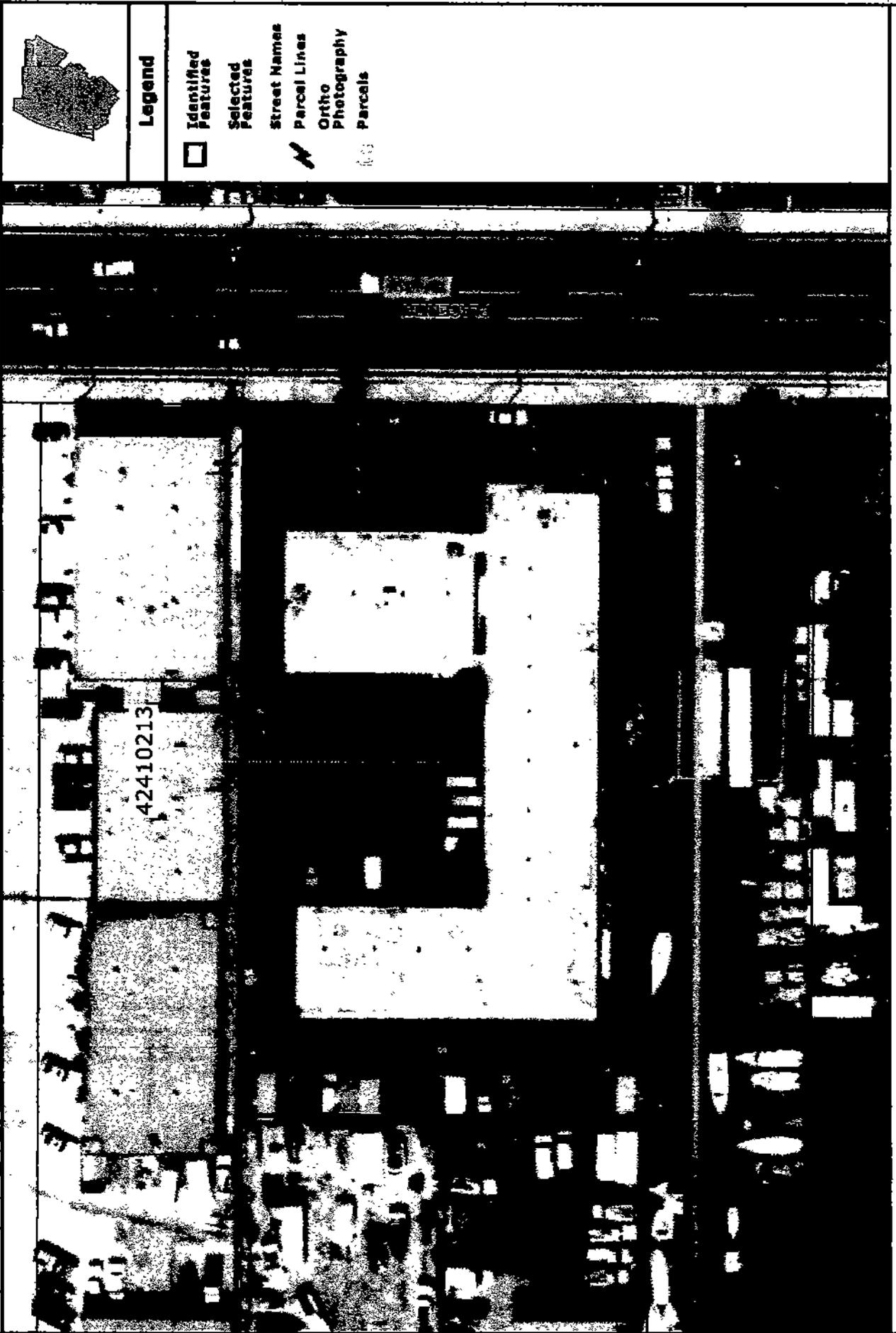


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WARNING: This map does not meet national map accuracy standards and cannot be used for engineering pur

Air Photo

PA-03-58



Legend

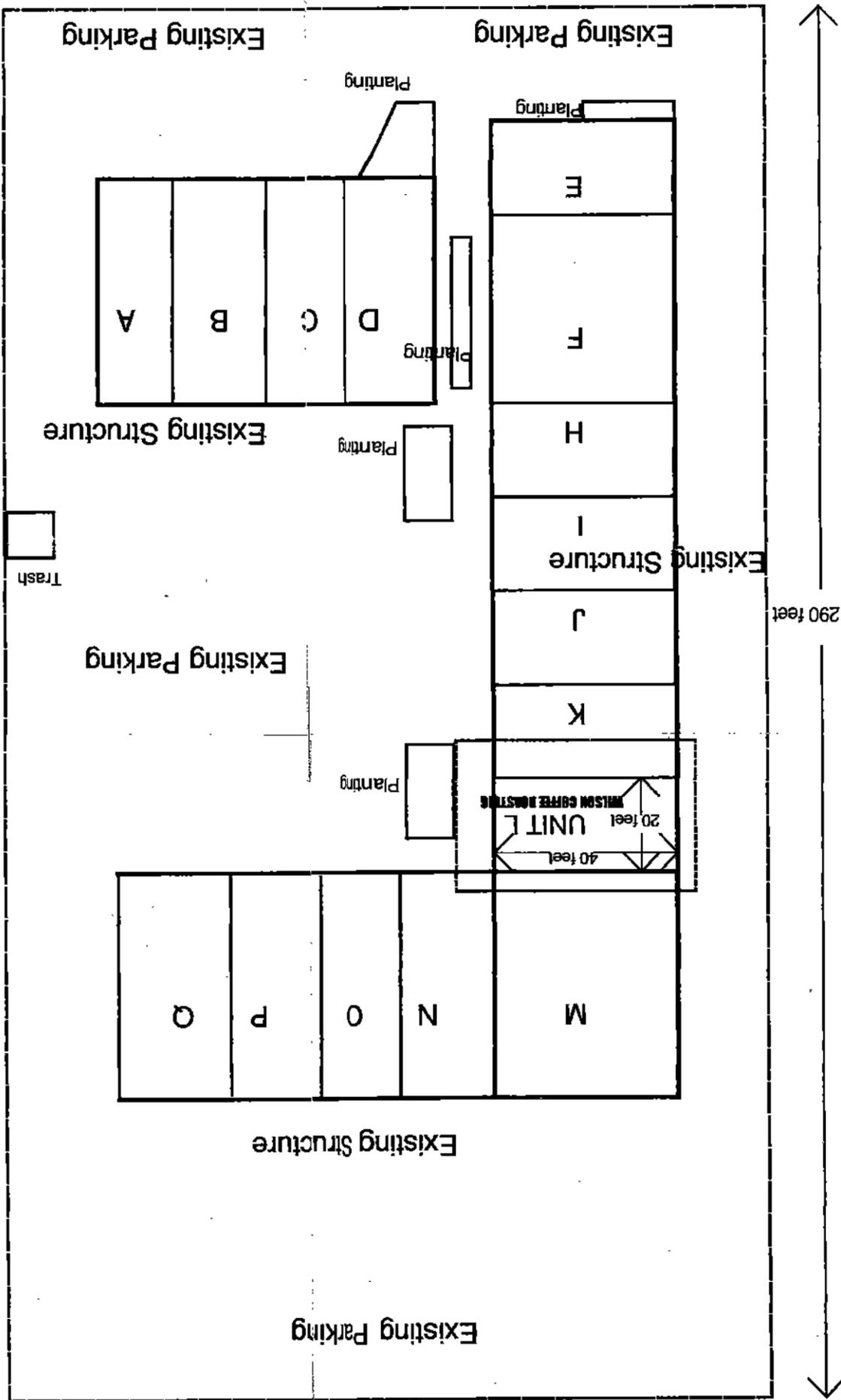
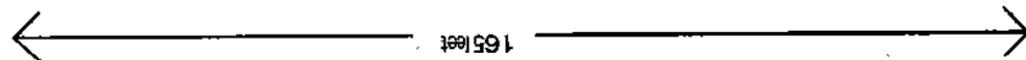
- Identified Features
- Selected Features
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels

1651 PLACENTIA AVE COSTA MESA CA 92627

SITE PLAN

Prepared By Tony Wilson, Wilson Coffee Roasting, 1651 Placentia Ave, Unit L, Costa Mesa, Ca 92627 Tel 949/574-9444

Scale: 1" = 20'



290 feet

1/2



PLACENTIA AVE

SCALE 1" = 20'