

**COMMUNITY DEVELOPMENT SERVICES
PLANNING SERVICES**

ZONING ADMINISTRATOR AGENDA

June 3, 2008

City Council Chambers

7:00 PM or as soon thereafter as the normal course of business permits.

Public comments for the Planning Commission and Zoning Administrator will be taken concurrently for this item. The Zoning Administrator's consideration of the Use Permit will take place following the conclusion of the Planning Commission's public hearing.

1. 50 Chemical Way (Ben Paul and Sam Rohn for Airgas, Inc.)

Pursuant to Section 17.2(B) of the Redwood City Zoning Ordinance, Airgas, Inc. (Airgas) is applying for a Use Permit for the outdoor storage and distribution of medical and industrial gases and the outdoor storage and use of appurtenant equipment and structures at 50 Chemical Way in Redwood City. Airgas is an industrial use facility that specializes in the packaging, re-packaging, storage and distribution of medical and industrial gases. The project site is located at the end of a cul-de-sac on two (2) adjacent parcels with a combined lot area of approximately 62,922 square feet and both of which are located within the Industrial-Restricted (IR) Zoning District. The proposal includes the construction of a 2,912-square-foot addition to an existing 3,211-square-foot, single-story building, the storage of various medical and industrial gases both inside the expanded building and in storage tanks located outside the building, the outdoor storage of appurtenant gas storage structures including evaporators and tank scales, and the addition of new landscaping and signage. Three (3) vertical gas storage tanks, ranging from 20 to 34 feet in height, are proposed along the west side of the building and one (1) horizontal gas storage tank with a height of 9 feet is proposed on the south side of the building. Said tanks would contain one of the following gases: argon, nitrogen, oxygen, or carbon dioxide. Gas storage cylinders ranging from 1 to 6 feet in height would be located along the south, east and west property lines. Existing landscaping near the entrance of the property would remain, and new landscaping is proposed along the northeast, south, east and west perimeters of the property to screen said gas cylinders from view of U.S. Highway 101 and the adjacent properties. Operations would include both the retail sale of welding supplies and related hard good and safety supplies, and the industrial storage and distribution of medical and industrial gases. A total of 21 parking spaces would be created on the site, including five parking spaces outside the security gate for retail customers, and 16 parking spaces inside the security gate for employees. In addition, ten (10) flat-bed Class A and B trucks would be parked permanently on the property for delivery use. The project includes the demolition of a 150 square-foot storage shed located adjacent to the rear property line and U.S. Highway 101.

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