



North Fair Oaks Community Council

County Office Building, Room 101
455 County Center, Redwood City

ITEM # 1

Owner: **Edward Dobbs**
Applicant: **Robert Broom**
File Number: **PLN20120-0082**
Location: **82 5th Avenue Redwood City**
APN: **060-281-600**

Project Description:

The applicant has proposed to install two (2) 240-gallon diesel tanks and one (1) 530-gallon tank in the designated outdoor tool storage area at AAA Tool Rentals.



PROJECT DESCRIPTION

- On November 21st, 2017 the County Board of Supervisors approved a County initiated rezoning of a portion of North Fair Oaks from General Commercial (C-2) to Commercial Mixed Use 1 (CMU-1).
- The applicant is seeking non-conforming use permit to intensify the AAA tool rental business by installing 3 above ground fuel tanks at 82 5th Avenue, Redwood City.
- The applicant has proposed to install two (2) 240-gallon diesel tanks and one (1) 530-gallon tank in the designated outdoor tool storage area.

82 5th Ave Redwood City

photos or plans



**COUNTY OF
SAN MATEO**

Domino's Pizza
Takeout • Delivery

Tank Location

5th Avenue
Family Thrift
Temporarily cl

Fifth Ave

Kramer Ln

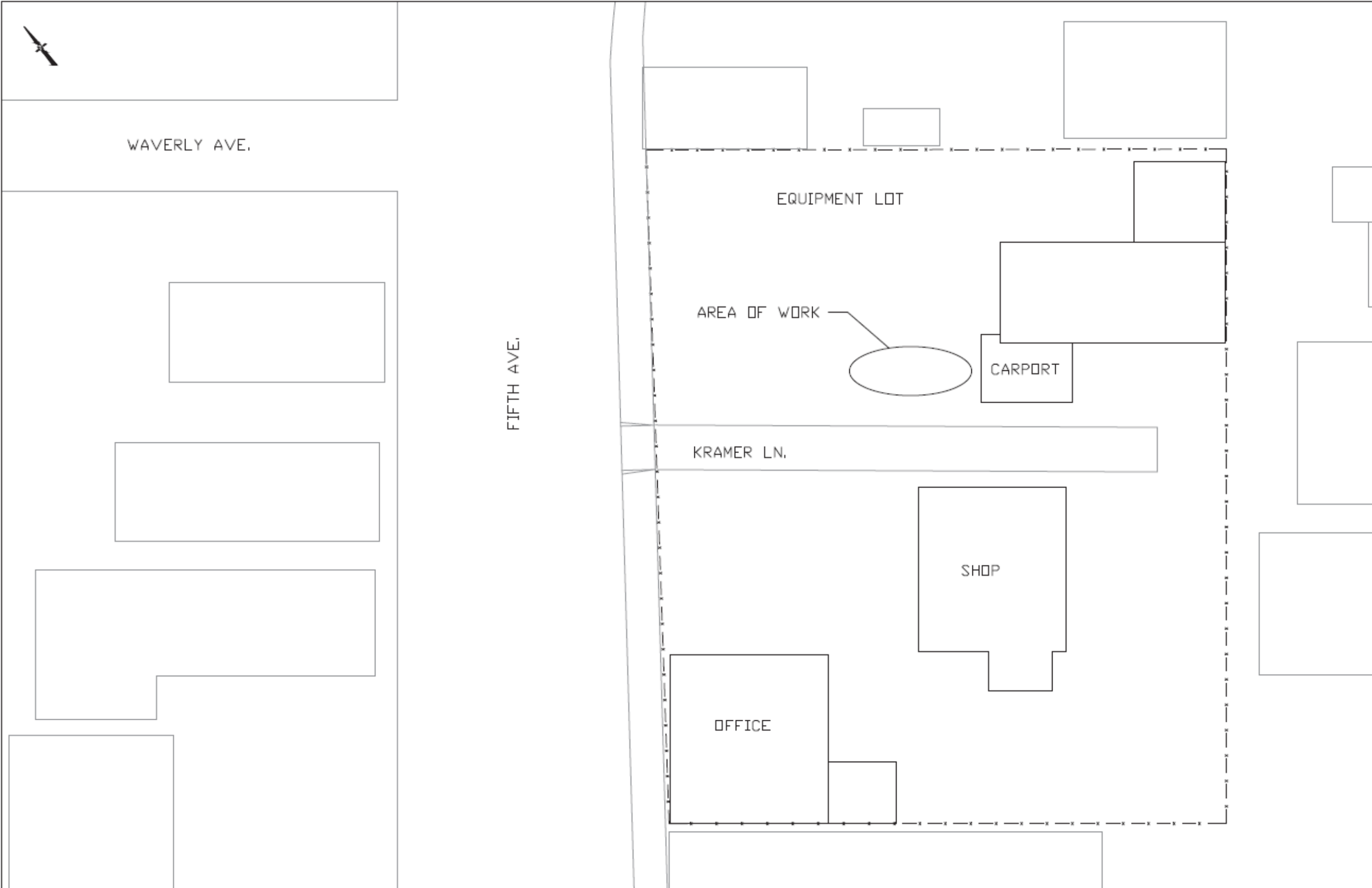
Kramer Ln

AAA Rentals
Delivery



COUNTY OF
SAN MATEO

TENANT: AAA RENTALS
 ADDRESS: 82 FIFTH AVENUE
 CITY, ZIP: REDWOOD CITY, 94063
 PARCEL #: 060-281-360
 PRESENT USE: EQUIPMENT RENTAL



Revisions

No.	Revision/Issue	Date

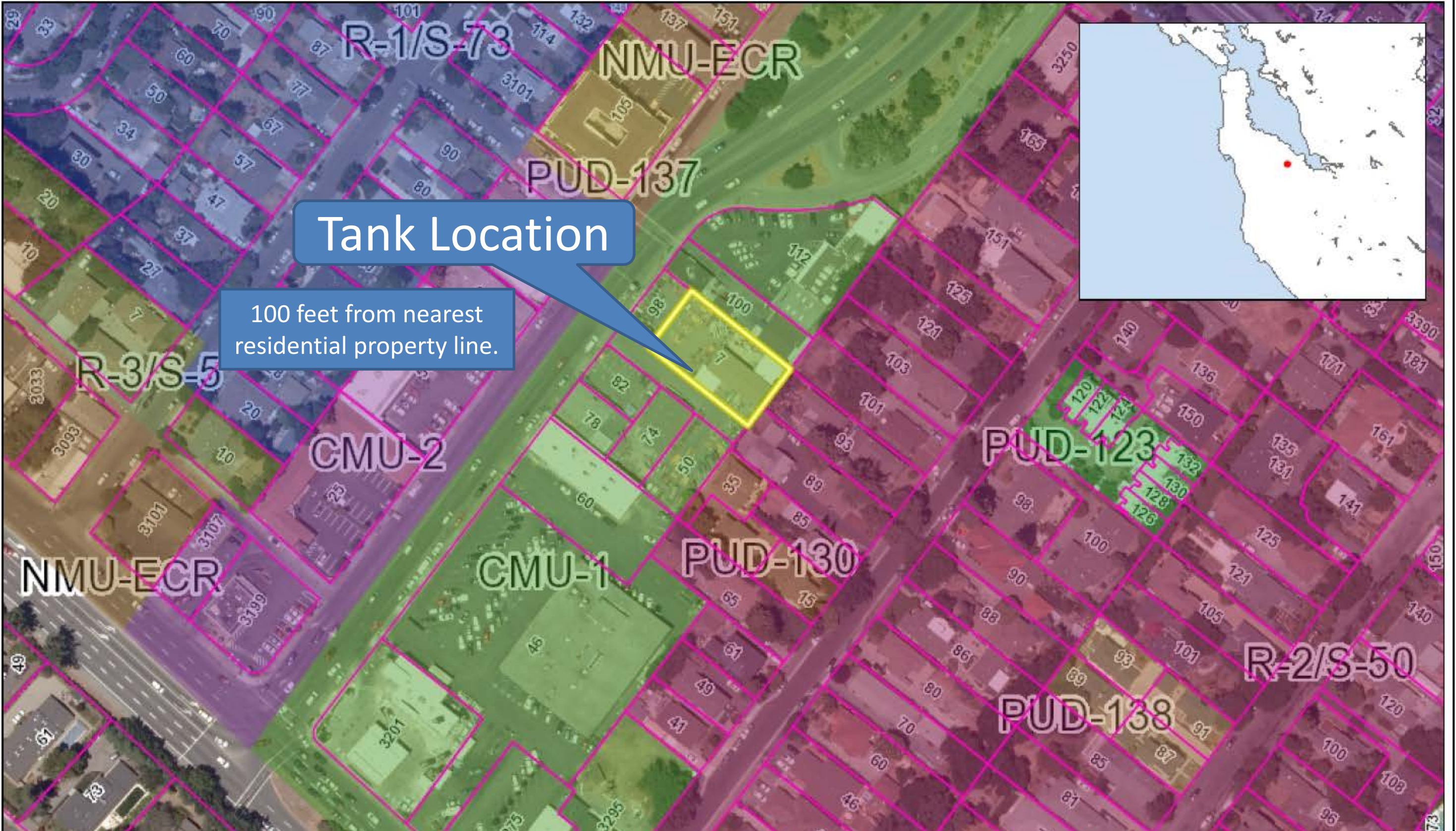


262 Michelle Court
 So. San Francisco, California 94080
 Tel: (650) 616-1200
 Fax: (650) 616-1244



Facility: AAA RENTALS
 Project: FUEL AST INSTALLATION
 Sheet Title: EXISTING SITE MAP

Date: 2/18/2020
 Scale: As Noted



Tank Location

100 feet from nearest residential property line.



REGULATIONS CONFORMANCE

- The project as conditioned will comply with all CMU-1 regulations (Development, Performance, Parking and Design) as detailed in the staff report.
- The project has been conditionally approved by Menlo Park Fire Protection District and will be required to secure an operation permit that is renewed annually upon inspection of the tanks to ensure strict compliance with operational standards.
- Use Permit Findings: The establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.



ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15311 Class 11 for the construction of minor accessory structures, accessory to an existing commercial use. As the fuel tanks are accessory to the existing commercial tool rental business.



RECOMMENDATION

Staff recommends that the North Fair Oaks Community Council recommend approval, to the Zoning Hearing Officer (ZHO), of a non-conforming Use Permit to allow the installation 3 above ground storage tanks in the outdoor tool storage area at 82 5th Avenue Redwood City. County File number PLN2020-00082.



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