

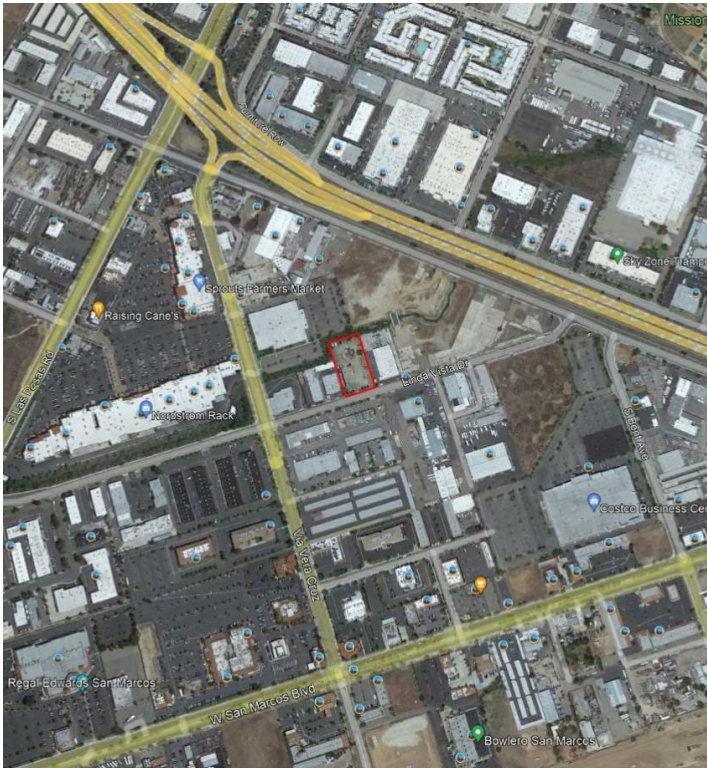


# American Rentals CUP

PLANNING COMMISSION

MAY 16<sup>TH</sup> 2022

# Proposed Project Overview



Commercial  
zoned property  
on Linda Vista  
Ave.

1-acre infill site

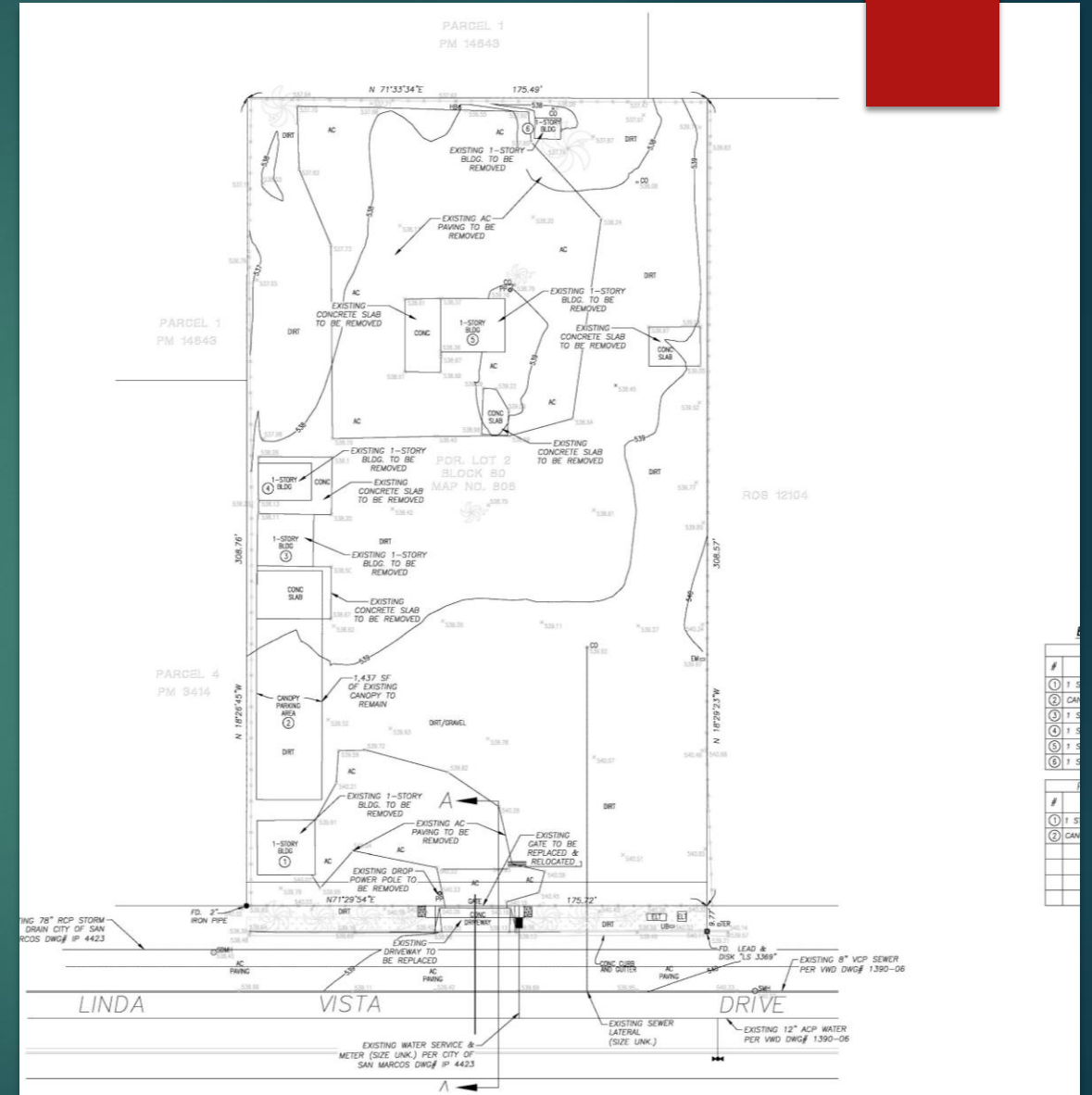
Site is an existing  
non-conforming  
contractor  
storage yard

Requesting a  
CUP for an  
equipment rental  
business.

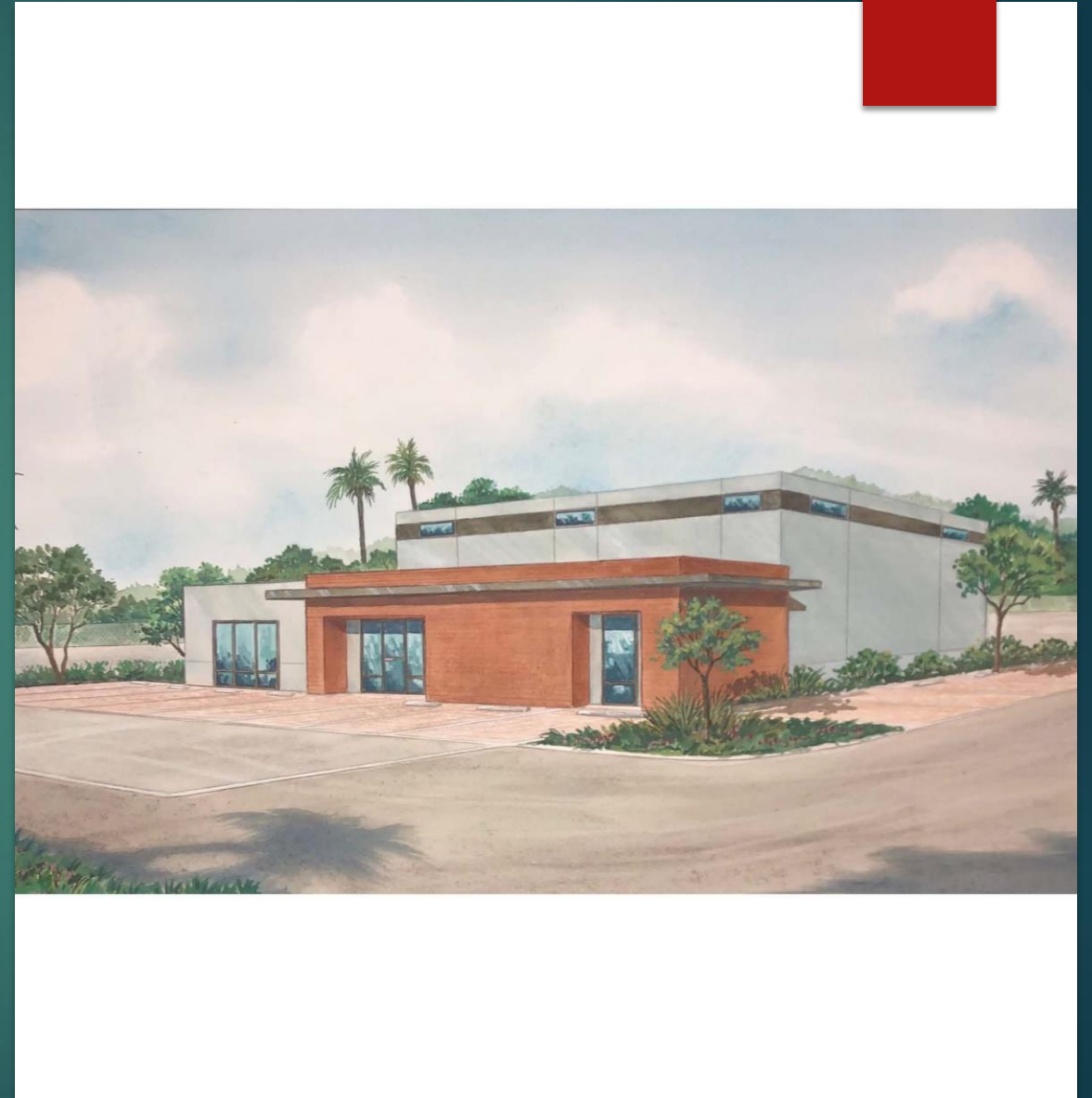
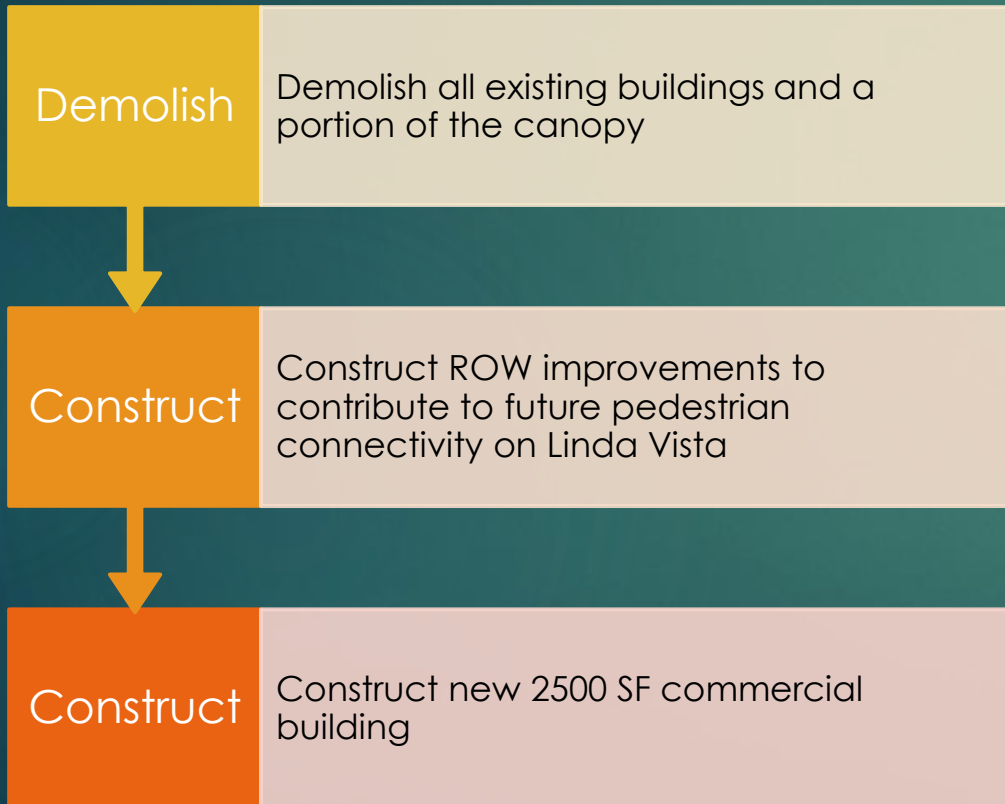
ROW  
improvements for  
future pedestrian  
connectivity

# History on Prior Project

- ▶ Historical use include construction yard and a moving company
- ▶ 5 existing buildings and a canopy
- ▶ Scattered areas of paving and concrete
- ▶ Phase I conducted for the site found no contamination.



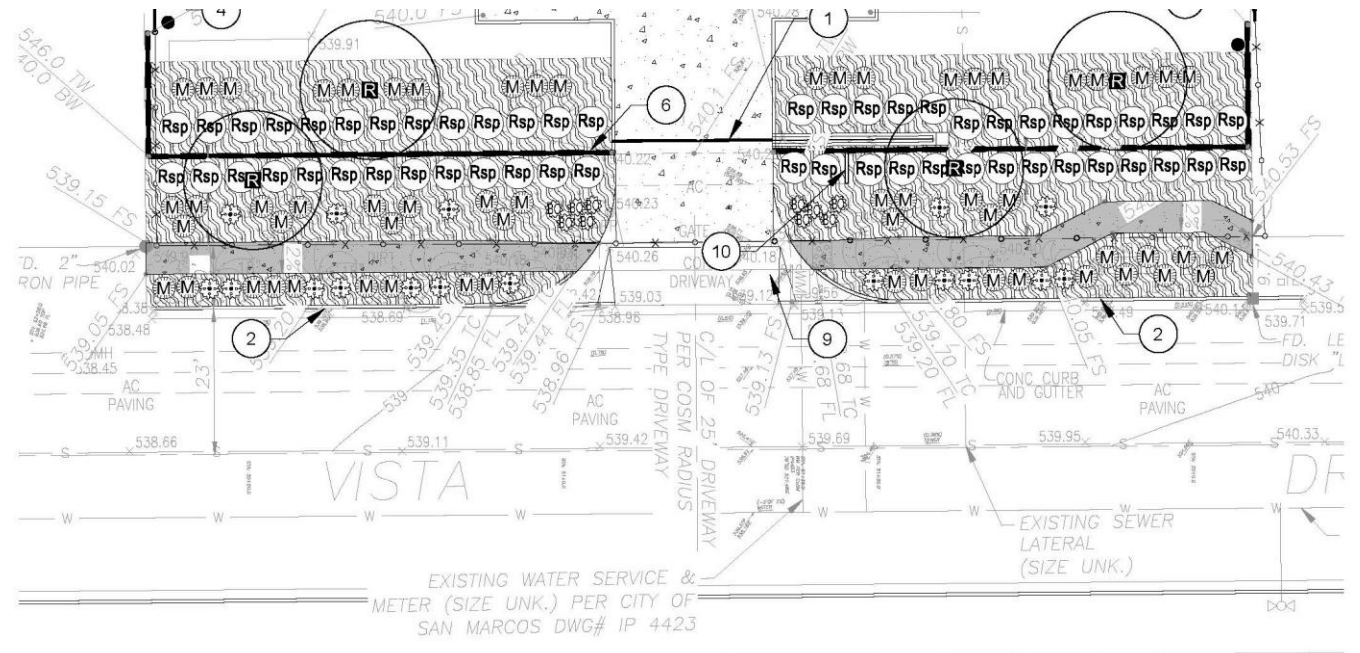
# Proposed Project





# Linda Vista Improvements

- ▶ Refurbishes deteriorated landscaping and removes invasive palm trees.
- ▶ Adds a decorative wall, trees, & shrubs for screening that wasn't there before.
- ▶ Adds a gate for nighttime security.
- ▶ Constructs a segment of sidewalk for future sidewalk connectivity on Linda Vista.



# Project Benefits



CLEANS UP AN OLD RUN-DOWN  
SITE TO A NEW COMMERCIAL  
SITE.



PROVIDES NEW LANDSCAPING  
AND SCREENING MAKING FOR  
A BETTER STREET VIEW.



ADDS NEW ATTRACTIVE  
COMMERCIAL/RETAIL BUILDING  
TO LINDA VISTA.



PROVIDES A NEW COMMERCIAL  
USE WHICH WILL GENERATE TAX  
INCOME FOR THE CITY AND PFF