



CUP 22-0001

American Rentals

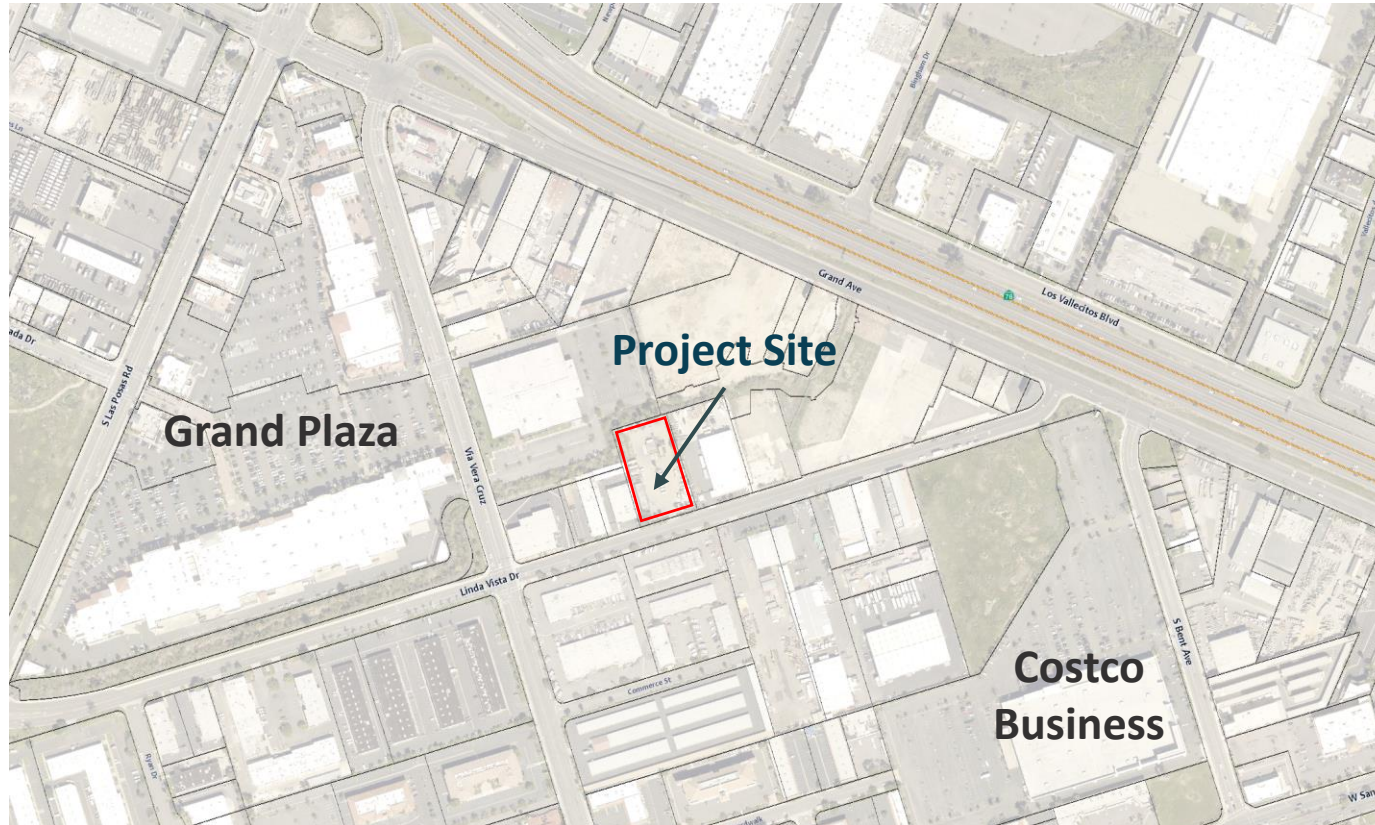
SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES

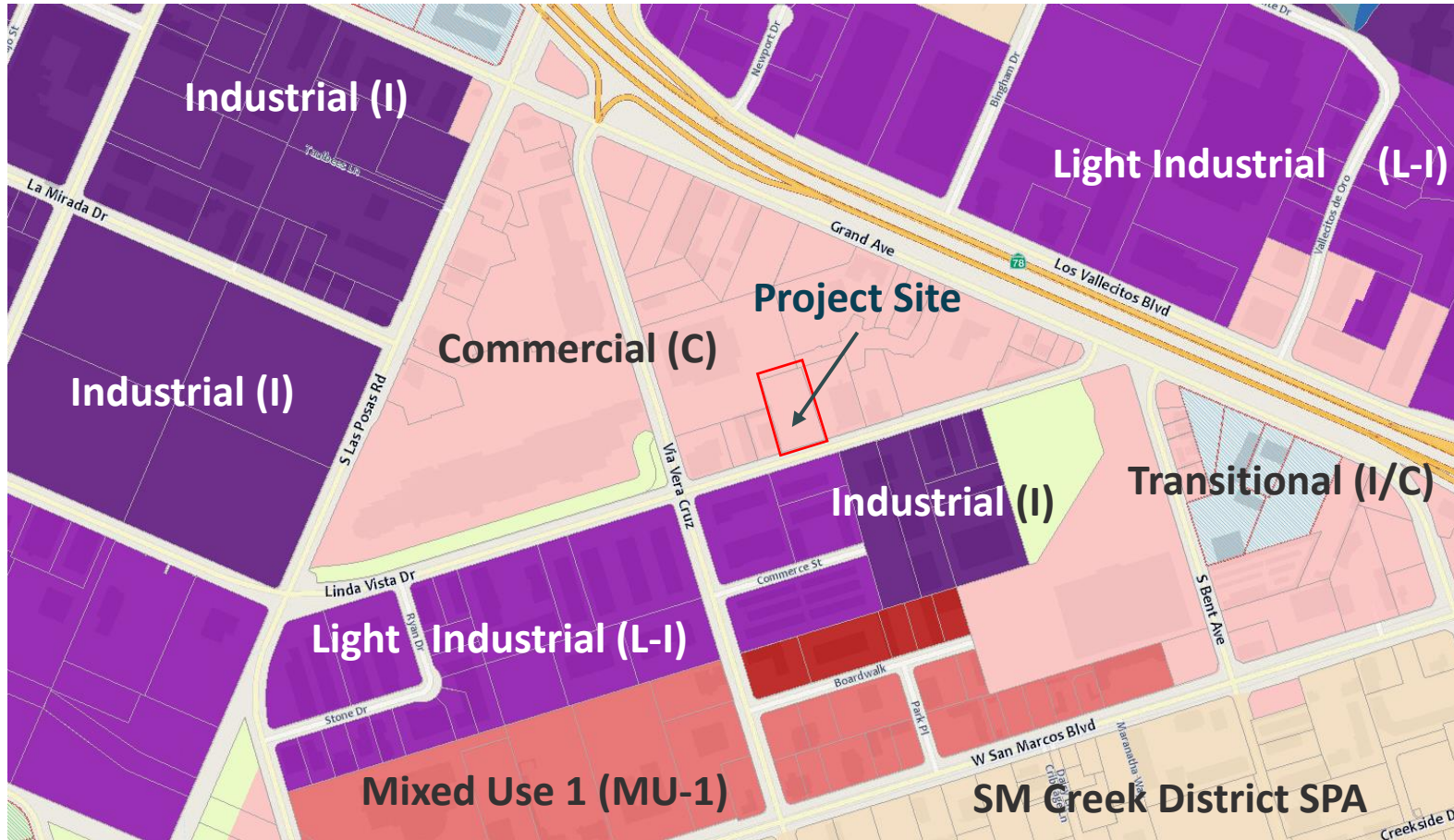
Request

A Conditional Use Permit to remove 1,754 square feet of existing nonconforming structures and construct a new 2,500 square foot building to establish and operate an equipment rental facility with the continued use of an existing outdoor storage in the Commercial (C) Zone.

Project Site



Zoning Map



Land Use Compatibility

- Compatible with existing industrial development in the vicinity of project site
- Compatible with Commercial (C) Zone:
 - Retail oriented w/ onsite customers
 - Supportive of other construction industry businesses in the vicinity
 - Rental sales will generate sales tax revenue
 - Near SR-78, minimal impact to local roads
 - Compatible with other industrial and commercial uses in the vicinity
 - Project will enhance the appearance of the site and add street improvements and allow for future expansion

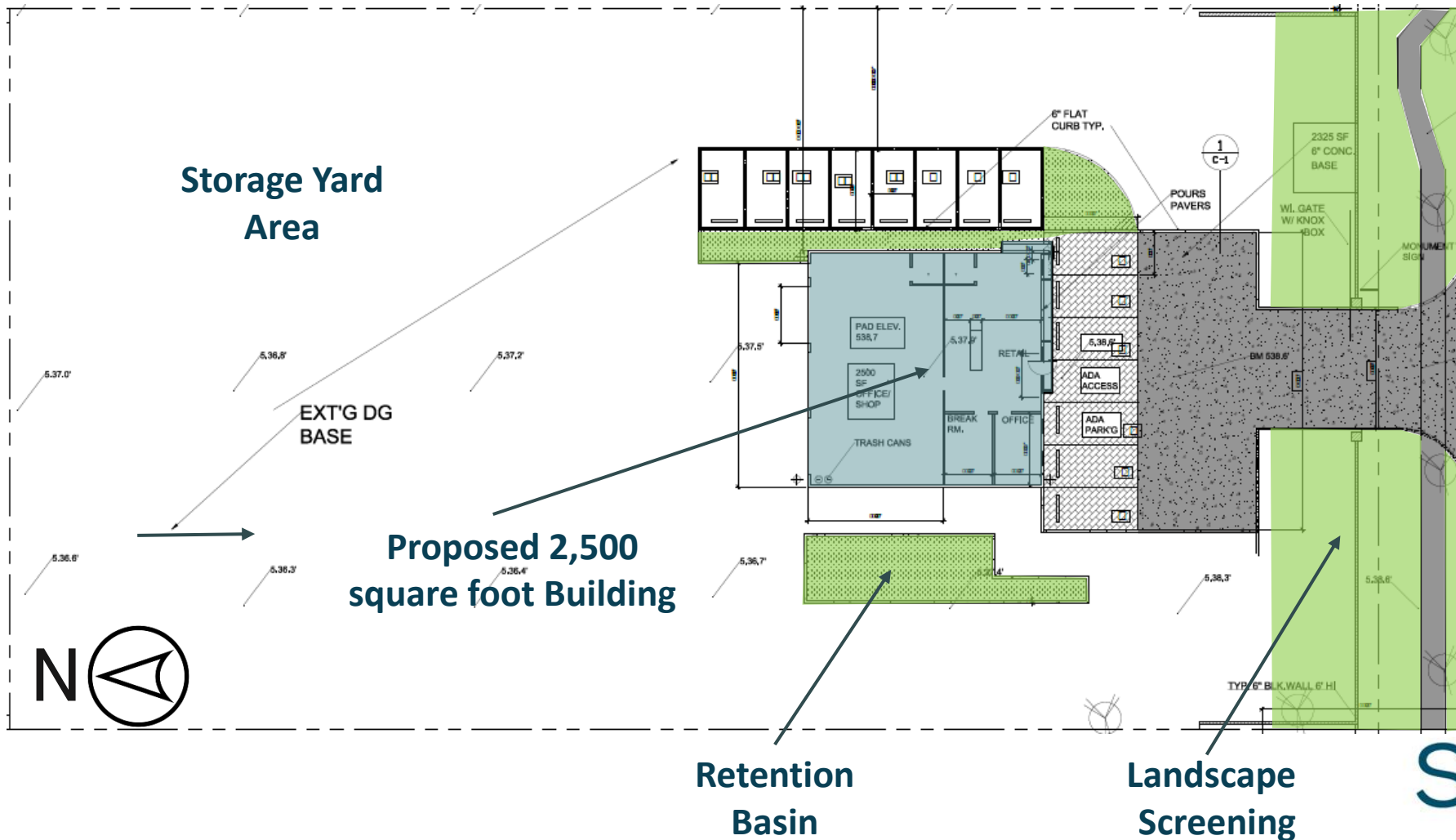
Land Use Compatibility

- General Plan Goals/Policies:
 - Promote commercial uses that provide a solid economic base and employment opportunities.
 - Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
 - Promote development and revitalization of revenue-generating land uses in areas designated for commercial and industrial uses that will support business and employment growth.

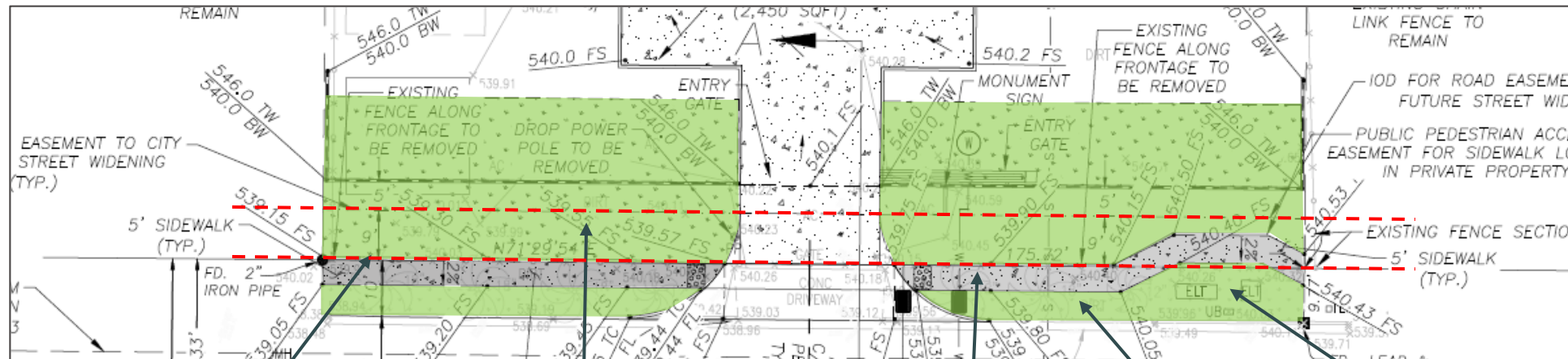
Proposed Project



Proposed Project



Right-of-Way Improvements



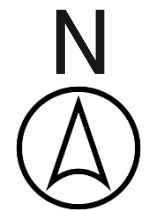
Existing
Right-of-Way
Line

Proposed 9'-0"
Irrevocable Offer of
Dedication (IOD)

Proposed
Sidewalk

Proposed
Parkway

Existing
Utilities



Environmental Review (CEQA)

- Project is exempt per CCR Sec. 15303
 - Located in urbanized area
 - Project is less than the 10,000 sq.ft. threshold (2,500 sq.ft. proposed, a net increase of 743 sq.ft. of building area)
 - Use of significant amounts of hazardous substances is not proposed
 - Public services are available to serve project

Public Comment

- One nearby business owner concerned with:
 - Compatibility
 - Potential Environmental Contamination from Prior Use
- All other comments were responses to this business owner's concerns

Public Comment

- Compatibility
 - Continuation of existing outdoor storage
 - Proposed building will comply with the Commercial (C) Development Standards
 - Provide a customer based commercial business that generates sales taxes
 - Enhance screening from Linda Vista Drive
 - Proposed project will install street improvements
- Potential Environmental Contamination from Prior Use
 - Phase 1 environmental did not identify site contamination
 - Ongoing use of the site for storage will need to comply with the additional regulations of CUP

Recommendation

Approval of the following:

- **Conditional Use Permit (CUP) 22-0001**
with resolution no. PC 22-4994