

ATTACHMENT C
Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	Retail bank	N-C / R-3-10*	Neighborhood Commercial / Medium Density Residential 2* (15.1-20.0 du/ac)
North	Single-Family Residential	R-1-10 (PRD)	Very Low Density Residential (2.1-4.0 du/ac)
South**	Light Industrial	L-I	Light Industrial
East	Restaurant / Retail	N-C	Neighborhood Commercial
West	Multi-Family Residential	R-3-10	Medium Density Residential 2 (15.1-20.0 du/ac)
Flood Hazard Zone	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	
Sewers	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Septic	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	
Water	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Gen. Plan Conformance*	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
Land Use Compatibility*	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	

* With approval of General Plan Amendment and Rezone

** Across the E. Mission Road and Railroad right-of-way