

# IMPACT ON COMMUNITY IF CVS PETITION IS GRANTED

## POSITIVES

- MINOR CONVENIENCE

## NEGATIVES

- DEVIATES FROM THE SPECIFIC REQUIREMENT OF GENERAL PLAN
- ADDS A COMMERCIAL CORNER TO THE THRESHOLD OF ↑ \$ RESIDENTIAL AREA
- TAKES AWAY A FLAT ACRE OF FUNCTIONAL RESIDENTIAL VIEW PROPERTY
- CVS WILL DO EVERYTHING THEY CAN TO INCREASE TRAFFIC AT THE INTERSECTION OVER FAILED VALERO G.S.
- FAILS TO RECOGNIZE INCREASE TRAFFIC DRAWN TO WHAT WILL BECOME A PROBLEM CORNER FROM NEW HOMES AT OCEAN END OF HAWTHORNE