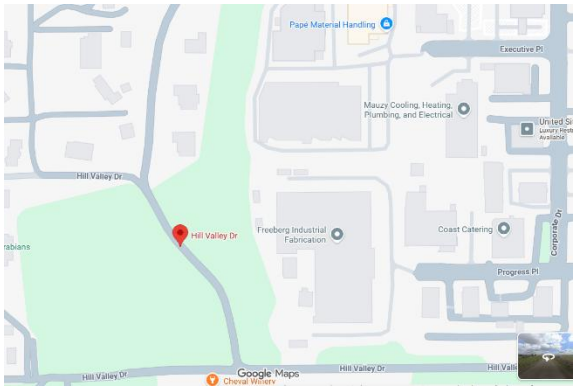Proximity of proposed Hill Valley multi-family housing project to Industrial uses