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CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO CITY PLANNING COMMISSION

CERTIFIED TRANSCRIPT

REPORTER'S TRANSCRIPT OF VIDEO RECORDING
THURSDAY, APRIL 11, 2019

REPORTED BY: DANIEL DASPIT, CSR NO. 14182

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 SAN FRANCISCO CITY PLANNING COMMISSION

2 16. 95 NORDHOFF STREET - REQUEST A

3 CONDITIONAL USE AUTHORIZATION FOR THE SUBDIVISION OF
4 AN EXISTING LOT

5

6 >> We can move on to item 16 for case
7 number 2018-015554CUA for 95 Nordhoff Street. This
8 is a conditional use authorization.

9 >> Good afternoon, President Melgar,
10 Commissioners, Gabrielle Pentova, department staff.

11 The case before you is a request for
12 conditional use authorization for the subdivision of
13 an existing lot currently containing a single-family
14 home into four new dwelling units -- four new lots.
15 Sorry. Two of which will be substandard lots. The
16 proposal will individually develop two of the
17 proposed four lots with single-family homes, for a
18 total of three single-family homes. And alter the
19 existing single-family home. And one lot will remain
20 vacant. The project site is a 7,346 square foot
21 property located on the west side of Nordhoff Street
22 between Stillings and Mangels Avenue within the RH-1
23 and 40-X Height in Bulk District. And within the
24 Ader Mission neighborhood. The media neighborhood
25 includes one to three story single-family homes. The

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1 item before you is required by planning code section
2 121 for the subdivision of an existing lot into four
3 new lots, two of which will be substandard lots.
4 Prior to the listed project, the project sponsor
5 sought to subdivide the subject lot into four
6 conforming lots, and develop each lot with conforming
7 single-family homes.

8 The existing lot -- the existing building of
9 the subject property was proposed to be demolished.
10 However, during the notification period, pursuant to
11 section 311, a discretionary review request was
12 submitted to the planning department. The
13 discretionary review applicant stated concerns with
14 regards to demolition of the existing single-family
15 home, and to the removal of an existing age redwood
16 tree located at the subject property.

17 Upon filing the discretionary review
18 request, discussions were had between the listed
19 property owner, and discretionary review applicant.

20 Ultimately, a compromise was reached between
21 both parties, which preserved both the existing
22 dwelling units, and the age redwood tree of the
23 subject property. The reached compromise is the
24 listed project sought under the listed conditional
25 use authorization application. To date, the

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1 department has not received any correspondence in
2 opposition of the project. The department has
3 received 20 correspondence in support of the project,
4 and members of the public expressing support of the
5 project state, the applicant and projects ability to
6 satisfy previously raised neighborhood concerns.

7 The department recommends approval with
8 conditions, and believes the project is necessary and
9 desirable for the following reasons:

10 The department finds the project is on
11 balanced and consistent with the objectives and
12 policies of the general plan, and meets all
13 applicable requirements of the planning code.

14 The project will maximize the use of a
15 currently under-utilized lot, and will provide two
16 additional dwelling units to the cities housing stock
17 with a potential of a third unit to be developed at
18 the proposed vacant lot.

19 The project will provide a use compatible
20 with the RH-1 zoning district, and construct
21 buildings that are compatible in size, density,
22 height, and architectural characteristics of the
23 immediate residential neighborhood. The proposed
24 project will not displace any existing residential
25 tenants of the subject, or remove any rent-controlled

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1 or affordable housing from the cities housing stock.

2 This concludes staff's presentation, and I'm
3 available for any questions.

4 >> Thank you. We will now hear from the
5 project sponsor.

6 >> I am technically challenged,
7 Commissioner. I think it's there. Can you put it on
8 the screen? There we go. Can we make it bigger?
9 How can we make it bigger? All right.

10 Good afternoon, commissioners. My name is
11 Tony Pantaleoni with Kotas Pantaleoni Architecture.
12 We're the project architects. I would like to walk
13 through the project with you. The project is located
14 at the corner of north west -- I'm sorry. The north
15 west corner of Nordhoff and Stilling Street, and
16 Nordhoff is to the left, a lesser slope, and
17 Stillings is to the right. Okay? The proposed
18 project is to subdivide the lot into four smaller
19 lots.

20 This is an aerial view of the site. You see
21 the house in the middle of the photograph there? The
22 lot is about 7,346 square feet, and we're essentially
23 surrounded by single-family homes.

24 Oh, thank you. If you can, that would be
25 great.

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1 Take a look. This is looking at the house
2 on the corner, 95 Nordhoff, and some of our neighbors
3 surrounding us. It's Nordhoff Street to the left,
4 and Stilling Street to the right. Stilling Street is
5 a steeper street, and Nordhoff Street is a lesser
6 slope. Not going anywhere.

7 This is looking at Nordhoff, our house, our
8 property is between the pink home one on the left,
9 and our existing home on the right.

10 This is Stilling Street. Our house is to
11 the left, and there's a large redwood tree and open
12 space behind our house, our property, and then the
13 neighbors.

14 This is the existing site plan currently.
15 The single-family home will be maintained, and
16 there's a redwood tree right behind it, that we're
17 also maintaining. We've had some various meetings
18 with the neighborhood neighbors and, as you
19 mentioned, is a previous historic presentation that
20 you had, some of the neighbors felt that this was a
21 historic property, and we had a historic resource
22 evaluation done, and they didn't find that, but we're
23 saving it, we're restoring it, and we're preserving
24 it. Okay?

25 This is the proposed subdivision. So the

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1 current -- the houses at the corner, we would have to
2 modify it a little bit. It's a little bit too wide.
3 There's a wrap around porch that needs to be removed
4 on the side of it, and then the rear of it needs to
5 be also reduced in size. So that lot, the reason
6 we're here today is a conditional use application.
7 The lot on the corner would be 24 feet wide, instead
8 of the required 25 feet wide, and we have 1501 square
9 feet, rather than the 1750 that we need.

10 The lot to the left, it will be a vacant
11 lot. We're not proposing to build on that at this
12 time. We're proposing to sell it. And then the
13 other two lots facing Nordhoff, those are what we're
14 proposing to build also.

15 In terms of the condition use application,
16 89 Nordhoff, the lot at the bottom is only 24 feet
17 wide, and it's code requires it to be 25, and those
18 are the conditional use requests.

19 This is a site plan for the house at the
20 corner. Again, as I mentioned, we have to reduce the
21 size somewhat. We're also proposing an addition at
22 the rear. The tree, again, will remain, but by doing
23 this again, we're allowed to have two lots facing
24 Nordhoff for two new homes. Let's see here. Just
25 one second.

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1 This is the plan for the existing house. It
2 has a one-car garage, bedroom on the basement level,
3 living, dining, and kitchen area on the first floor,
4 and then three bedrooms on the second floor. Because
5 of the roof slope of the existing, the front of the
6 house, which we're maintaining, the bedroom is really
7 tight. We're only allowed to put sort of one tight
8 bedroom there and some closets to the side, but at
9 the rear portion, you can see that where the existing
10 part is remaining and the new to the left, allows us
11 to have two new bedrooms back there.

12 This is the elevation of the house
13 currently. We will be removing the asbestos siding,
14 and replacing it with new horizontal siding, new
15 windows, new trim, new garage door, so rehabilitating
16 the entire house.

17 These again, are the elevations of the
18 Nordhoff house 95, and then the two proposed houses
19 next door.

20 I'm going. Yeah, here we go.

21 And then this is the rendering for the
22 corner house 95 Nordhoff that we're preserving, and
23 you see the raised portion at the back to get the
24 extra height, but keeping it in character with the
25 existing house.

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1 >> Mr. Pantaleoni, your time is up.

2 Commissioners may have questions for you.

3 >> Okay. Well, I am here to answer any
4 questions you have.

5 >> Thank you very much. Okay. With that,
6 we will take public comments on this item. I have a
7 few speaker cards, Joshlyn Shelly, Larry Catalain,
8 Jennifer Pullopshuck, Bashir Abdallah, Brian
9 Freedman, Carolyn Flag, and David Pierce.

10 And if you want to speak on this item, and I
11 didn't call your name, you can come up, just line up
12 on the left side please. Okay. Someone has to come
13 up first don't be shy.

14 >> My name is Larry Ketalar, and I own the
15 property at 65 Nordhoff Street. I have been living
16 there for about 40 years, and I knew the lady that
17 passed away at 95 Nordhoff. The entire time I have
18 been there, of course, it's been a nice big open
19 space. Everyone that I know of at the end of the
20 block always knew that there were actually two lots,
21 if you go to the city there was 95, and I don't know
22 what that 89, or whatever that was, and then there
23 was 65. So we're not opposed to the development of
24 this corner, when that Connie's house was sold, 95
25 Nordhoff, it was expected that somebody would develop

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1 that side lot. And I applaud the architects for what
2 they have come up, what they've done, but my concern
3 is, is that these -- I'm sorry for not being more
4 articulate. What we would like to see, what I would
5 like to see, is that, 95 and another house on the
6 property, and not, you know, three skinny little
7 houses that are much taller than all the other
8 adjacent houses around there. I think the architects
9 said that this -- the architectural plans were in
10 keeping with the surrounding land, the architectural.
11 And I disagree because the houses are very old. My
12 house is over a hundred years old. And the house
13 across the street, I think it's 89 Nordhoff is over a
14 hundred years old. I think 69 Nordhoff, Mr. Bashir's
15 house is probably around that age too. And we have
16 large lots. I mean, that is one of the charms of
17 living in this particular neighborhood is that we
18 have deep backyards. We have -- not all of us have
19 two lots, of course, but I have a lot and a half, and
20 two -- this kind of density, on that corner lot is --
21 impacts the whole nature of the neighborhood. It
22 just diminishes it. And I think that's it. That's
23 my comment. Thank you.

24 >> Thank you very much. Next speaker
25 please.

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1 >> I'm Joshlyn. I live directly across the
2 street from 95 Nordhoff Street. Some time ago, we
3 were able to see a presentation of what their
4 original design was for this piece of property, and
5 that was nice. There was going to be two homes on
6 Nordhoff Street, and then there was going to be two
7 homes facing Stillings, so that worked out well. It
8 took away the -- this -- this new design has too much
9 density, too much weight on it. Where the other two,
10 sort of, divided it up. There were two homes facing
11 Nordhoff Street and two homes facing Stillings, and
12 the other problem is, right now, presently, is that
13 on the other street, it's one block long, and there
14 is just so much traffic, and if you have all of those
15 homes facing that street, it's just going to be an
16 overload and severe traffic congestion and related
17 vehicle problems. So we're urging you to consider
18 not this layout, but maybe revert back to the
19 proposal of the two homes on Nordhoff Street, and the
20 additional home on Stillings, or maybe two on
21 Stillings.

22 >> Okay. Next speaker please.

23 >> Hi. I'm Carolyn Flag. I live -- I'm
24 the other house that is directly across the street
25 from this -- this lot that is being developed. And

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1 thank you for hearing us. Um, so I have a few
2 concerns, and one is also about traffic that, um,
3 this is one -- one street, long street, and people
4 use it to cut through from Monterey down to Chenery
5 as they do Congo Street, and it has recently gotten
6 very bad. Well, a lot of discussion between
7 neighbors about it. And there was a lister next
8 door, and there was a long discussion on there, and
9 another one going on now about the same area. So my
10 concern is about the increase in traffic, but also
11 combined with the parking that's there because this
12 will take away two, three, maybe, parking spots with
13 the driveways coming out all on Nordhoff Street. The
14 previous design had two driveways on Stillings, and
15 just two on Nordhoff Street. And the other thing I'm
16 concerned about is the height of the property and
17 that the windows -- you know, there was some
18 discussion with another, the housing on Cayuga, this
19 seems to have windows face out on the street which
20 goes directly into my house, and into the house on
21 the corner. And the neighborhood is set up so nicely
22 the way they built the houses so skillfully none of
23 the windows look into anybody else's. It's very
24 nice. I live on a single lot, and I'm very happy
25 being there. I'm one of the newer neighbors being

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1 there, living there, I moved in in 2013, but most of
2 the people who live on the street have lived there
3 for generations.

4 Um, I also wanted to say that it was
5 unfortunate the timing of the meeting. There are a
6 lot of people who could not come because of working,
7 and picking up kids, things like that, there were a
8 lot of neighbors who wanted to speak, but were not
9 able to today. So pretty much our whole block feels
10 this way, and we're a pretty united block and a
11 pretty friendly block. We don't want to keep people
12 out, we just want it to still be a neighborhood. So
13 thank you.

14 >> Thank you. Next speaker please.

15 >> I'm Jennifer Polishook. I live at 66
16 Nordhoff, across the street. And my house was built
17 in 1906. It's similar to a lot of the houses. This
18 project is different from the first one we heard at
19 915 Cayuga. This is not affordable housing. These
20 are going to be \$2 million single-family homes.

21 There are concerns today, I heard being here
22 all day, about the cannibalization of neighborhoods,
23 and the importance of open space. And I think this
24 project really echoes both of those. There is a
25 double lot with one existing home in Glen Park, and

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1 the plans are to take this corner lot, and fill it
2 with four large homes with no space in between. It
3 will overshadow the neighborhood neighboring homes by
4 four feet, increasing traffic in an already busy
5 intersection, and removing green space.

6 Both Nordhoff and Stillings are one lane of
7 traffic. People park on both sides, and so in the
8 morning, at the commute time, you have people
9 constantly having to back up, people needing to be
10 directing traffic, and they only have one lane to
11 work with, so it makes it for a narrow street.

12 Personally, my car has been hit three times parking
13 on the street. I have lived there almost 20 years.

14 This construction will take away three
15 street parkings, adding two garages, but also adding
16 only one-car garages, and adding two new families.

17 The density is not in harmony with Glen Park
18 neighborhood. I ask your consideration to maintain a
19 safe and scale, and narrow streets with family
20 residences. Thank you.

21 >> Thank you very much. Next speaker
22 please.

23 >> Good afternoon, commissioners. I'm
24 Bashir Abdallah, residing at 69 Nordhoff Street. I
25 am next to the proposed development of the property.

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1 I have been living there since 1967. My children are
2 born and raised in there, and we love the
3 neighborhood, and we would like to keep the traffic
4 flow, the security aspects of the community at
5 controllable. My concern, basically, is -- a lot
6 have been said earlier, is the development is going
7 to produce density, I think, it's going to create a
8 sense of height and, basically, it will not be in
9 harmony with the rest of the existing dwellings on
10 Nordhoff Street. Nordhoff Street will take much more
11 blunt with this subdivision. In terms of the parking
12 and traffic, and also the harmony aspect of it.

13 Traffic, naturally, is going to be a
14 concern. Parking, as well, has been mentioned
15 earlier. So I would like the commissioners to
16 reconsider the plan to subdivide this for conditional
17 use, with more stress on the corner lot and -- and,
18 um, so your part in the planning process would be
19 most welcome. Thank you.

20 >> Thank you very much. Next speaker
21 please.

22 >> Hello? My name is David Pierce. I live
23 at 20 Mangels Avenue, and I have been there for
24 30 years. I have several issues with this proposal,
25 one is the height. I don't think it's in with the

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1 current status of the houses that's are there now.

2 I also think that -- and, previously, we
3 already had concerns with proposals from the
4 developer in regards to the tree, the redwood tree,
5 it's now going to be moved to a separate stand alone
6 lot, which he has proposed to sell. I don't know
7 when he sells that, how he is going to be developed.
8 You can't develop that lot without the tree being
9 removed. And I think the tree is essential to the
10 neighborhood. It provides shade and cooling for
11 properties, and we have fought this battle before,
12 and it looks like we're going to have to continue to
13 fight this battle until we die because they're set on
14 removing that tree, and it's just another way to get
15 around that for this tree to be removed. I'm
16 concerned with the quote substandard lot sizes. I
17 don't think that is conducive to the neighborhood.

18 And, again, I want to echo what they said
19 about the traffic. Parking is already bad. This
20 will acerbate the problem. With Lyft and Uber going
21 through the neighborhoods, the traffic has increased
22 substantially more, so in the past five years, if not
23 more recently, and I think that this -- the way the
24 current proposal is, it's not conducive to the
25 neighborhood.

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1 And I would appreciate you considering what
2 we have said, and take that into consideration, and
3 make them come back to the drawing board again.

4 Thank you for your time. Appreciate it.

5 >> Thank you. Next speaker please.

6 >> Hello. My name is Barbara Dobrinin. I
7 live at 8 Nordhoff Street for the past 50 years. We
8 raised our children there, and loved the almost
9 suburban feeling of our street, and we love the
10 continuity of our neighbors, and we loved having a
11 less dense area to live in.

12 We fought for the redwood tree to remain on
13 the lot, and I'm glad that that will still happen,
14 but I really question building four homes on one
15 corner lot, which looks like too much, too much
16 density. And I wish that it could be one other house
17 on this lot, and not the two small ones, leave them
18 out. And I know they want money, and money is very
19 powerful, but I think beauty is even more powerful,
20 and it would be great to preserve our neighborhood by
21 having just two homes on that lot. Thank you.

22 >> Thank you. Next speaker please. Come
23 on up.

24 >> I live 38 feet from 95 Nordhoff, and do
25 not oppose development of the property, but this

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1 should be a balanced truck.

2 >> State your name for the record please.

3 >> I'm sorry?

4 >> State your name.

5 >> My name is Rohan Clark. I oppose

6 allowing the developer to subdivide the lot into four

7 lots. This would create a far too dense living

8 situation which is out of sink with the neighborhood,

9 and exacerbate traffic jams throughout construction.

10 Three lots would be better, and would still allow the

11 developer massive profits of millions of dollars.

12 Please reconsider this plan. I met with my

13 neighbors, the consensus is that they all oppose

14 subdivision of the lot into four new lots, and they

15 oppose four story new homes that are out of character

16 with the neighborhood.

17 More neighbors who oppose the developers

18 request wanted to attend the hearing today, but

19 couldn't because the hearing is in the middle of the

20 workday. This stands to favor the developer. I can

21 test the developer's submission that there are quote

22 "No features of the project that could be detrimental

23 of those residing in the area." Four new lots will

24 definitely have an adverse impact on the neighborhood

25 for years. Aren't three lots enough to make a huge

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1 profit?

2 As streets have become a major connection
3 artery between 280 north and 280 south, and 101, and
4 are very narrow to begin with, single-driving-car
5 width, if you add construction vehicles for this much
6 time, blocking these outlets, you're going to cause
7 collisions and potential fatalities, and we won't be
8 able to easily access our homes anymore.

9 Has the developer confirmed all three of the
10 currently requested buildings, there could be four
11 that will be built the same time rather than one
12 after the other, drawing out the inconvenience for
13 the neighbors and anyone traveling on these roads.
14 This is an important question. Each new house would
15 be a years' worth of construction, noise, and
16 traffic, and parking problems. Our neighborhood is
17 comprised of people who have been drawn to its peace
18 and tranquility, and some have lived here for decades
19 and generations, and this kind of development would
20 destroy the neighborhood and remove a lot of green
21 space. It isn't somber. Exhibit D, page 51, of the
22 developers PDF, none of the new housing would be
23 below market rate or affordable. None. Most likely,
24 3 million dollar houses, and one even has an
25 elevator. And this isn't about allowing average

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1 people to buy new homes in the city, the developer's
2 request is simply him trying to maximize his profit
3 to an excessive level, making millions on each
4 property and leaving. He won't have to live through
5 years of construction for each new house or
6 renovation, or the end result of such overly dense
7 houses in this neighborhood. The proposal does not
8 fit in with the character of the neighborhood at all.
9 And, importantly, two of the three houses are not
10 three-story buildings as mentioned before. They
11 worded it as three-story, over-garage, obfuscating
12 the reality of four-story buildings. And these are
13 not common building types in the area, which is
14 normally two stories. One of those, the garage
15 level, the developer included 20 legislature
16 [indiscernible], stating the developer team, who
17 worked over the past, did satisfy all the neighbors
18 as best as possible. Not true, they didn't reach out
19 to my partner and I, and as far as I am aware, the
20 surrounding neighbors. The signed names, the 20
21 submissions of letters, found almost all the
22 retailers for Caldwell Bank or real estate, and two
23 work for a title company or lender, and they're going
24 to clearly support a developer. Only one of the 20
25 people lives in Glen Park. 19 letters are exactly

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1 the same wording, and were clearly given by the
2 developer. Is it a clear conflict of interests, and
3 the second time this developer has done this in
4 support of his building.

5 >> Thank you, sir, your time is up.

6 >> I didn't get a chance to put it on the
7 overhead. That is the list. If you can just include
8 that. All of the developers --

9 >> You can submit the list, your time is
10 up.

11 >> Thank you.

12 >> I didn't get a chance to actually submit
13 the other letters but here they are.

14 >> You can submit them, sir, but your time
15 is up.

16 >> Thank you very much. Any other public
17 comment on this item?

18 >> Okay. With that public comment is
19 closed. Commissioner Moore.

20 >> I just want to speak to the project
21 without having really received comments prior to
22 looking at the project, and speak to it as we do look
23 at all as a project. Particularly, with our very
24 difficult responsibility to look at infill
25 opportunities, and an appropriate densification

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 whenever we can find a lot.

2 When I looked at the plans, and I'm not
3 saying that in response, and not hearing you, I heard
4 the neighbor's concerns, I take them very much into
5 consideration, and speaking to what is in front of
6 me, which did not include any of your comments,
7 seeing that, actually, this project made me smile
8 because there is a creativity to how this is resolved
9 that made me feel that we're on the right track here.

10 The projects of the three buildings, the two
11 buildings, which are composed, are code compliant.
12 The minor lot adjustments that are really the subject
13 of our decisions today are, I think, completely in
14 keeping with of what our task really is.

15 The subdivision is a little bit more
16 complicated due to the fact that previous commitments
17 about the retention of the redwood tree drove the
18 retention of the other home, which further on then,
19 complicates a lot itself, is subdivided in a manner
20 by which multiple buildings could comfortably sit on
21 a very large corner parcel, emphasis on corner
22 parcel. So I have to actually have to nod to
23 Mr. Pantaleoni as this being a very creative and very
24 harmonious solution.

25 I do also have to take staff's careful

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 evaluation into consideration, which basically, does
2 not leave one page unturned to look as to whether or
3 not there are deficiencies or not. There are none.
4 The staff believes that from code compliance to
5 density, and architectural characteristics, the
6 architect is compatible with the neighborhood, and
7 further to that, it's a necessary and desirable
8 project given the very difficult charge for us to
9 support density and support sensitive infill, which,
10 I believe, this project achieves.

11 >> Thank you. Commissioner Hillis.

12 >> So, I mean, I generally like that
13 there's new units coming on this lot, but can I ask
14 the architect a question, for a minute? I mean, I
15 did a little -- this -- it is 7300 square feet, the
16 lot?

17 >> Existing lot, yes.

18 >> Which if you do the math it's 25 by a
19 hundred, is three lots, you have divided it into
20 four. Why did you do that, first of all?

21 >> Well, because we're under the planning
22 code, at a corner, we're allowed to reduce the size
23 of the lots down to 1750, within a 150 feet of the
24 corner, 150 or 130, anyway, that gave us the
25 opportunity for more density at the corner.

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 >> Okay. And then the 4th, why weren't you
2 proposing anything for the 4th lot? Is it the tree?

3 >> No. Our neighbor next door has
4 property-line windows right on the property line, and
5 we had a discussion with them about a year and a half
6 ago about his possibly purchasing the project
7 property, so that maybe he could use it as a side
8 yard, or develop it some day. So we decided to sort
9 of put that on hold and focus on the other three
10 parcels facing Nordhoff.

11 >> Okay. And then as far the height of the
12 two buildings on Nordhoff, I mean, I know they're
13 code compliant -- and I apologize to the neighbors --
14 I do use Congo to cut through and get to Monterey, so
15 I'm sorry, but it's actually given me the opportunity
16 to see this neighborhood, which is lovely, but they
17 are tall compared to -- I mean, I get the code, but
18 it's tall. I mean, I don't think I have seen other
19 four-story structures there, but maybe I just don't
20 go the right route. Can you tell us about the
21 context there?

22 >> Well, the 1st floor is essentially a
23 basement, so that it's dug into the ground, and there
24 are stairs for them to come up out of the garage.
25 And then there's three stories above it, and the

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 height limit is 35 feet, and it follows the contour
2 of the elevation because it slopes up. And that is
3 how we can get -- the uppermost floor is set back, I
4 think, 15 feet from the front facade.

5 >> Right.

6 >> So that will help eliminate the massing
7 of it from the street.

8 >> Okay. And how many square feet are the
9 two --

10 >> Two new houses are approximately 1200 --
11 sorry. 2600 square feet.

12 >> That is liveable, but gross.

13 >> Gross.

14 >> Right. I mean, you're not including the
15 garage in that are you?

16 >> I have that here. Total square footage
17 is 3,466, roughly.

18 >> That -- I would have loved to see four
19 smaller houses on this. I mean, it's Glen Park, you
20 know? You're fairly close to the BART station there,
21 you know, I can -- I think you're just doing too
22 much. You know, especially not knowing what is going
23 to happen with that 4th lot. You're, generally,
24 taller than most, your lots are smaller than most. I
25 get wanting to densify, but I would love to see four

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1 2,000 square foot homes or, you know, 2200 square
2 foot homes on all these lots than the two 3300, and I
3 get it, you have gone underneath but, to me, it's
4 just a little -- a little too much you're asking for
5 in these with kind of not knowing what that 4th
6 parcel is going to be. And, again, I'm fine with
7 four units here, but I think it would be -- I would
8 have loved to fit two units in those two buildings,
9 in the building two each, but it's one, but I think
10 in that size, you can fit that in the footprint you
11 have. I like a lot about that this project, but it's
12 making me uneasy because it's too large. I don't
13 know if you want to call them monster homes, but
14 they're pretty big. And then one to come, I would
15 imagine.

16 >> Thank you. Commissioner Richards.

17 >> So I'm in complete agreement with
18 Commissioner Hillis.

19 >> I looked at this, and the first thing I
20 saw was the tree, and despite millions of dollars of
21 trying to save the tree at 323 Cumberland, and we had
22 an arborist come in and do a tree saving plan, they
23 developed the lot, not only on 323 Cumberland, but
24 the lot on Sanchez, and the tree is dead, and it was
25 huge, it must have been 12 feet around. I think

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1 you're doing too much here. I would like to see two
2 units in each of the buildings. I would add an ADU.
3 Since we're now allowed to do ADUs in new
4 construction. I would take the lots, and take them
5 all the way to the back property line, you have the
6 three houses, you have nice backyards, the tree gets
7 saved, and you get two units in each building. That
8 is my two cents.

9 >> Commissioner Koppel.

10 >> I'm with Commissioner Richards on this
11 one. Don't know where the votes are going right now.

12 >> Want to make a motion?

13 >> Make a motion.

14 >> I'm going to make a motion to continue.

15 >> Second.

16 >> With the instructions? Or can't we just
17 do the conditional use now with what I had said?

18 >> Are you giving direction to project
19 sponsor to -- you'd like to see the -- an ADU
20 designed within the two --

21 >> All three.

22 >> All three structures including the
23 structure that is going to be -- remain the original
24 structure on the corner?

25 >> Yeah.

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1 >> Okay.

2 >> And the lots go all the way -- the
3 lots -- the lots -- you don't subdivide to four lots,
4 you subdivide to three.

5 >> Right. Reconfigured. Okay. We would
6 probably need a continuance. I don't think we can
7 really --

8 >> Second.

9 >> We're going to -- as the -- did
10 Commissioner Johnson -- did you want to say
11 something?

12 >> Yeah. I just want to make sure, in that
13 direction, there's also a direction to explore two
14 units in each of the buildings?

15 >> Yeah, that's what the motion --

16 >> That's in there.

17 >> Okay.

18 >> Yeah. It's an ADU.

19 >> It has to be because it's RH-1.

20 >> They could go up to 1200 square feet, I
21 think, by state law. Commissioner Moore?

22 >> What is in front -- what is in front of
23 this commission is a subdivision only. That is
24 basically the issue. I think that I have to rely on
25 Mr. Washington, but in this, it will open as a whole

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1 other can of worms because I have a hard time giving
2 the concerns the public has, or the neighbors have
3 with density that adding three ADUs here, in any
4 other neighborhood would be desirable, I think would
5 exactly strike the wrong tone because now you're
6 adding instead of, like, one living unit, you're
7 adding, basically, two, which did increase the
8 potential number of cars, which increases a
9 significant number of people.

10 So I have to defer to you, what is in front
11 of this commission is only the issue of subdivision.
12 We're an RH-1, as to whether or not they're are
13 creative solutions to adding ADUs. I don't know, and
14 it will also not deal with the lot width because it
15 will not make the lot wider, it will then only make
16 them long, which is not exactly what the community is
17 addressing here.

18 >> Mr. Washington. Yes. Go ahead.

19 >> It's triggering the conditional use
20 authorization. So that aspect -- if that has changed
21 because you no longer want to have that 4th parcel
22 subdivided abutting the neighbor, that would have to
23 removed. In essence, it would come back to more as a
24 standard 311 notification, which could be DRed back
25 to the commission, and we would be giving them

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1 direction if they withdrew if they took -- withdrew
2 this conditional organization.

3 >> Could you speak in the microphone?

4 >> It would be still be back through
5 notification of 311, and that could potentially be a
6 DR.

7 >> Yeah. If I can clarify. So the
8 conditional use authorization is brought forth to
9 you. Because it's a combination with single-family
10 homes. So, in this case, the two substandard lots
11 that are being presented, are the ones that are being
12 developed with the single-family homes, and that is
13 triggering the conditional use authorization. And if
14 the subdivide, the lot, had come in with confirming
15 lots, or just single-family homes, the only way you
16 guy would see that project is if it was DR, it would
17 just be a standard 311 notification at that point.

18 >> Commissioner Hillis?

19 >> So to follow up on that though, if you
20 took on the Nordhoff Street frontage, and tried to
21 divided it into three lots, whether you had the 4th
22 lot in the back or not, you would still have two
23 substandard lots; right? Because you can't get the
24 25 foot; is that not true?

25 >> We would have three standards lots

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1 facing Nordhoff.

2 >> Can I just mention it would be difficult
3 in the existing house to put an ADU. It's too
4 small. It would be very difficult to do that.
5 You're talking five.

6 >> If you go two -- I think to address both
7 neighborhood concerns, and the project itself, I get
8 the ADU, so you would have two new buildings with
9 four units, but two would be ADUs, you know, and we
10 run into that. We can design them so they look and
11 feel like ADUs, but no guarantees that they're
12 necessarily used as ADUs. I would rather see the
13 size of those buildings come down because I don't
14 think you can bring them down by putting ADUs in them
15 because you need two units. Is to develop the --
16 bring a proposal in for the 4th lot, and have 3
17 2,000 -- 2100 square foot home -- 2200 square foot
18 homes that could potentially have ADUs in them down
19 the line, instead of two large ones with ADUs that
20 may or may not be used by ADUs.

21 >> I'm very confused about what you're
22 wanting.

23 >> You lost me a little bit too.

24 >> They're asking for direction -- or
25 Commissioner Richards was asking for direction to

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1 eliminate that 4th lot.

2 >> Gentlemen, can you put the site plan up?

3 >> SF GOV, can you go to the computer
4 please?

5 >> You would want two ADUs in those new
6 structures, and eliminate the 4th lot?

7 >> Yeah. I mean, if possible.

8 >> Or we can have three-single family --

9 >> Yes, go ahead, Commissioner Richards.

10 >> Or we can have three-single-family
11 homes, that are on regular conforming lots, and they
12 can put an ADU in them if they want.

13 Here we talked about biodiversity an hour
14 ago, and we got this big redwood tree that we know
15 damn well is going to go away if that lot is
16 developed.

17 >> Not if we have --

18 >> I don't believe you. I am sorry. I
19 don't believe you.

20 >> Commissioner Moore.

21 >> To me, conforming lots, we don't have
22 the lineal lanes along Nordhoff --

23 >> Correct.

24 >> -- in order to create three 25 foot
25 lots.

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1 >> Correct.

2 >> I was wrong. We do not.

3 >> There is just not the width. See, even
4 if you make three lots and drop the 4th lot, we will
5 not get compliant lots, we will always have,
6 basically, the same question to approve a subdivision
7 for slightly smaller lots, with three homes which have
8 deeper yards, or with four lots, which later on, at
9 some point, yes or no, will add another building,
10 which will have a larger deeper backyard.

11 >> Commissioner --

12 >> We cannot create -- we cannot create
13 25-foot lots for the three properties. That's is
14 impossible.

15 >> That's what I said.

16 >> Commissioner Richards.

17 >> So I move to approve the subdivision
18 with three single-family homes as is with the lots
19 going to the end of the property line. You have
20 three single-family homes, you got your lots, you got
21 more open space, more liveability.

22 >> Commissioner Hillis.

23 >> I think we just -- I support a
24 continuance that looks at those, at the two
25 alternatives. One, where you have what you're asking

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1 for now, two new homes with ADUs, potential for an
2 ADU in the existing structure. Although, I see your
3 point on how that may be difficult, or you keep the
4 four lots, and you have four single-family -- you
5 know, four single-family homes that could have ADUs
6 in them, but I think that are more consistent and
7 contextual with that neighborhood that they're three
8 stories, a little smaller, you know, and maybe don't
9 dig in for the garage because I think that is what is
10 troubling me is kind of the size of those homes, and
11 maybe it's acceptable with an ADU, but I just don't
12 see it at this point.

13 >> And I would support that. Go ahead.

14 >> Just to clarify, if they were standard
15 lots, it wouldn't be a conditional use. So it would
16 really be -- it would just be a denial of a
17 conditional use. By continuing it, I think it gives
18 you a little more -- you and the developer more
19 flexibility on how they approach. And if they choose
20 to have standard size lots, then they can withdraw
21 the conditional use application, and it won't come
22 back to you except through a DR.

23 >> Can I just ask a question?

24 >> Yes, Commissioner.

25 >> I think you can only get -- if you came

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1 in and made this code compliant, and tried to get
2 two -- the maximum number of code compliant lots, I
3 think you can only get two; is that correct?

4 I think that is right because you can only
5 fit two on Nordhoff, and that is your biggest
6 frontage. I would love to see three or four lots,
7 but even if you do three, they're all going to be
8 substandard.

9 >> Okay. Commissioner Richards.

10 >> Okay. So the substandard of the lot is
11 the 1 foot, the 24 feet. That's all. We're dealing
12 with one foot here. If we had three additional feet,
13 we wouldn't be sitting here.

14 >> Yes.

15 >> Then why not approve it with three
16 buildings one foot less each lot? You kind of get --

17 >> Mr. Washington?

18 >> I think at this point it probably would
19 be best -- normally, I'm always in support of a
20 decision being made at this hearing, I think in this
21 particular case, because of the comments raised by
22 the neighbors, the distinctive design elements that
23 are associated with this parcels and this property,
24 it might be best for the project sponsor if we did a
25 continuation, they could go back to the drawing board

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1 and address some of the concerns raised by the
2 neighbors, and determine if it's in their best
3 interest to either keep the active CEU, or if not
4 withdraw it, come back, they have heard direct
5 comment from our commission. And, if necessary, they
6 may have to come back, and it may eliminate the need
7 for a CEU, and they go for the normal 311
8 notification. I'm very confident there is a design
9 out for this property, one that will meet the project
10 sponsor needs, and also address the concerns raised
11 by the neighbors.

12 >> Okay. Commissioner Moore.

13 >> I would ask the city attorney, does this
14 fall under housing accountability discussion?

15 >> No.

16 >> President Melgar, Kate Stacey, we would
17 have to look at this issue when the continuance
18 occurs. There is a modification from the code
19 requirements here, and we would look at that and see
20 what the standards of the code would be. We can look
21 at that during the continuance.

22 >> Thank you.

23 >> Okay.

24 >> Mr. Pantaleoni, giving the direction
25 from the commission how many time do you think you

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1 will need? I would image at least a month.

2 >> So another hearing?

3 >> Yeah.

4 >> Do we have to notify 311, and all that
5 kind of stuff?

6 >> No.

7 >> All right. I would say if you gave us a
8 month.

9 >> May 23rd, commissioners?

10 >> May 23rd.

11 >> And --

12 >> Yes. Mr. Washington.

13 >> Yes. If I can interject. I would just
14 like to get some clarification from the commissioner.

15 I have kind of heard two different sides here from

16 Commissioner Hillis and Commissioner Richards, as far

17 as if you would be supportive of either not

18 subdividing and coming in the with ADUs, in the

19 current configuration, or just looking at another

20 alternative, but keeping this currently out on the

21 subdivision. It just wasn't really clear. And I

22 want to know, when we go back and talk with the

23 architect that we have some clear direction from our

24 commission.

25 >> Commissioner Hillis.

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1 >> Yeah. I mean, I heard two things.
2 Three lots, there still would be a substandard lot,
3 but if you're going to go with a larger structure in
4 ADU in it, or four lots, but four perhaps smaller
5 structures in those. And in my sense, it would be
6 you still go up to the 35 feet, but don't go as deep
7 in the ground, and you eliminate the 4th floor.
8 Those can have ADUs or not.

9 >> Commissioner Richards.

10 >> I really think we can still get four
11 units with two structures on co-conforming lots, it
12 would be better. If you pack another house on that
13 lot in the back, I mean, I think that is doing
14 everybody a disservice. I mean, you can still get
15 four units with actually more than is being proposed
16 with the two ADUs and the new construction. I mean,
17 I would rather do that.

18 >> So I'm sorry. I'm going to point out
19 that we haven't voted on this. And I think that
20 there are a variety of opinions, but I think that you
21 have been sitting through this commission enough to
22 know that we want to do both, increase housing in the
23 city, and at the same time, be responsive to the
24 neighbors in terms of density, which is not always
25 possible, so perhaps what Commissioner Hillis is

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1 suggesting is that we take down the bulk a little bit
2 to, you know -- and in that, so I think that in
3 between all of those things, that we're giving you a
4 direction to explore different design. I just want
5 you -- to point out that we haven't voted on this.
6 So to be given a clear direction is difficult when we
7 don't have a consensus. Okay.

8 >> Commissioners, there is a motion that
9 has been seconded to continue this matter to May 23rd
10 with some sort of direction from the commission.

11 >> On that motion, Commissioner Hillis?

12 >> I.

13 >> Commissioner Johnson?

14 >> I.

15 >> Commissioner Moore?

16 >> I don't know what we're saying, so I
17 will just say I.

18 >> Continuing it.

19 >> We're continuing it.

20 >> Just continuing it?

21 >> Yeah.

22 >> Okay. I will continue it. Thank you.

23 Yes.

24 >> I.

25 >> Commissioner Richards?

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1 >> I.

2 >> Commissioner Koppel?

3 >> I.

4 >> And Commissioner President Melgar?

5 >> So move, commissioners, that motion

6 passes unanimously passes five -- excuse me. Six to

7 zero.

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1 STATE OF CALIFORNIA)
2 COUNTY OF RIVERSIDE) ss.
3

4 I, Daniel Daspit, CSR No. 14182, a Court
5 Reporter for the County of Riverside, State of
6 California, do hereby certify:

7 That said audio recorded material was
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9 supervision, and I hereby certify that said material is
10 a full, true, and correct transcript of the audio
11 recorded material.

12 I further certify that I am neither counsel
13 for nor related to any party to said action, nor in any
14 way interested in the outcome thereof.

15 IN WITNESS WHEREOF, I hereunto subscribe my
16 name this 9th day of February.

17

18

19

Daniel Daspit

20

Court Reporter in and for the County

21

Of Riverside, State of California

22

23

24

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<p>across 10:13 11:1,24 13:16</p> <p>action 41:13</p> <p>active 36:3</p> <p>actually 9:20 21:12 22:7,22 24:15 38:15</p> <p>add 19:5 27:2 33:9</p> <p>adding 14:15,16 29:3,6,7,13</p> <p>addition 7:21</p> <p>additional 4:16 11:20 35:12</p> <p>address 31:6 36:1,10</p> <p>addressing 29:17</p> <p>Ader 2:24</p> <p>adjacent 10:8</p> <p>adjustments 22:12</p> <p>ADU 27:2,19 28:18 31:3,8 32:12 34:2,11 38:4</p> <p>ADUs 27:3 29:3,13 31:9,11,12,14,18,19,20 32:5 34:1,5 37:18 38:8,16</p> <p>adverse 18:24</p> <p>aerial 5:20</p> <p>affordable 5:1 13:19 19:23</p> <p>afternoon 2:9 5:10 14:23</p> <p>age 3:15,22 10:15</p> <p>ago 11:2 24:6 32:14</p> <p>agreement 26:17</p> <p>ahead 29:18 32:9 34:13</p> <p>allow 18:10</p> <p>allowed 7:23 8:7 23:22 27:3</p> <p>allowing 18:6 19:25</p> <p>allows 8:10</p> <p>alone 16:5</p>	<p>already 14:4 16:3,19</p> <p>alter 2:18</p> <p>alternative 37:20</p> <p>alternatives 33:25</p> <p>am 5:6 9:3 14:25 20:19 32:18 41:12</p> <p>answer 9:3</p> <p>anybody 12:23</p> <p>anymore 19:8</p> <p>anyone 19:13</p> <p>anything 24:2</p> <p>anyway 23:24</p> <p>anywhere 6:6</p> <p>apologize 24:13</p> <p>applaud 10:1</p> <p>applicable 4:13</p> <p>applicant 3:13,19 4:5</p> <p>application 3:25 7:6,15 34:21</p> <p>appreciate 17:1,4</p> <p>approach 34:19</p> <p>appropriate 21:25</p> <p>approval 4:7</p> <p>approve 33:6,17 35:15</p> <p>approximately 25:10</p> <p>APRIL 1:11</p> <p>arborist 26:22</p> <p>architect 23:6,14 37:23</p> <p>architects 5:12 10:1,8</p> <p>architectural 4:22 10:9,10 23:5</p> <p>Architecture 5:11</p> <p>area 8:3 12:9 17:11 18:23 20:13</p> <p>Aren't 18:25</p> <p>artery 19:3</p> <p>articulate 10:4</p> <p>asbestos 8:13</p>	<p>aspect 15:12 29:20</p> <p>aspects 15:4</p> <p>associated 35:23</p> <p>attend 18:18</p> <p>attorney 36:13</p> <p>audio 41:7,10</p> <p>authorization 2:3,8,12 3:25 29:20 30:8,13</p> <p>available 5:3</p> <p>Avenue 2:22 15:23</p> <p>average 19:25</p> <p>aware 20:19</p> <p>away 9:17 11:8 12:12 14:14 32:15</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>backyard 33:10</p> <p>backyards 10:18 27:6</p> <p>bad 12:6 16:19</p> <p>balanced 4:11 18:1</p> <p>Bank 20:22</p> <p>Barbara 17:6</p> <p>BART 25:20</p> <p>basement 8:2 24:23</p> <p>Bashir 9:8 14:24</p> <p>Bashir's 10:14</p> <p>basically 15:5,8 23:1 28:24 29:7 33:6</p> <p>battle 16:11,13</p> <p>beauty 17:19</p> <p>become 19:2</p> <p>bedroom 8:2,6,8</p> <p>bedrooms 8:4,11</p> <p>begin 19:4</p> <p>behind 6:12,16</p> <p>believe 23:10 32:18,19</p> <p>believes 4:8 23:4</p> <p>best 20:18 35:19,24 36:2</p>
---	---	---

<p>better 18:10 38:12 bigger 5:8,9 biggest 35:5 biodiversity 32:13 bit 7:2 22:15 31:23 39:1 block 9:20 11:13 13:9,10,11 blocking 19:6 blunt 15:11 board 17:3 35:25 born 15:2 bottom 7:16 Brian 9:8 bring 31:14,16 brought 30:8 build 7:11,14 building 3:8 17:14 20:13 21:4 26:9 27:7 33:9 buildings 4:21 19:10 20:10,12 22:10,11,20 24:12 26:8 27:2 28:14 31:8,13 35:16 built 12:22 13:16 19:11 bulk 2:23 39:1 busy 14:4 buy 20:1</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>Caldwell 20:22 California 41:1,6,21 cannibalization 13:22 car 14:12 cards 9:7 careful 22:25 Carolyn 9:9 11:23 cars 29:8 case 2:6,11 30:10 35:21 Catalain 9:7</p>	<p>cause 19:6 Cayuga 12:18 13:19 cents 27:8 certify 41:6,9,12 CEU 36:3,7 challenged 5:6 chance 21:6,12 changed 29:20 character 8:24 18:15 20:8 characteristics 4:22 23:5 charge 23:8 charms 10:16 Chenery 12:4 children 15:1 17:8 choose 34:19 cities 4:16 5:1 city 1:1,2 2:1 9:21 20:1 36:13 38:23 clarification 37:14 clarify 30:7 34:14 Clark 18:5 clear 21:2 37:21,23 39:6 clearly 20:24 21:1 close 25:20 closed 21:19 closets 8:8 co-conforming 38:11 code 3:1 4:13 7:17 22:11 23:4,22 24:13,17 35:1,2 36:18,20 collisions 19:7 combination 30:9 combined 12:11 comfortably 22:20 coming 12:13 23:13</p>	<p>37:18 comment 10:23 21:17,18 36:5 comments 9:6 21:21 22:6 35:21 commission 1:2 2:1 28:23 29:11,25 36:5,25 37:24 38:21 39:10 commissioner 5:7 21:19 23:11 26:16,18 27:9,10 28:10,21 30:18 31:25 32:9,20 33:11,16,22 34:24 35:9 36:12 37:14,16,25 38:9,25 39:11,13,15,25 40:2,4 commissioners 2:10 5:10 9:2 14:23 15:15 37:9 39:8 40:5 commitments 22:16 common 20:13 community 15:4 29:16 commute 14:8 company 20:23 compared 24:17 compatible 4:19,21 23:6 complete 26:17 completely 22:13 compliance 23:4 compliant 22:11 24:13 33:5 35:1,2 complicated 22:16 complicates 22:19 composed 22:11 comprised 19:17 compromise 3:20 compromised 3:23 computer 32:3 concern 10:2 12:10 15:5,14 concerned 12:16 16:16</p>
---	---	--

<p>concerns 3:13 4:6 12:2 13:21 16:3 22:4 29:2 31:7 36:1,10</p> <p>concludes 5:2</p> <p>condition 7:15</p> <p>conditional 2:3,8,12 3:24 7:6,18 15:16 27:17 29:19 30:2,8,13 34:15,17,21</p> <p>conditions 4:8</p> <p>conducive 16:17,24</p> <p>confident 36:8</p> <p>configuration 37:19</p> <p>confirmed 19:9</p> <p>confirming 30:14</p> <p>conflict 21:2</p> <p>conforming 3:6 32:11,21</p> <p>confused 31:21</p> <p>congestion 11:16</p> <p>Congo 12:5 24:14</p> <p>connection 19:2</p> <p>Connie's 9:24</p> <p>consensus 18:13 39:7</p> <p>consider 11:17</p> <p>consideration 14:18 17:2 22:5 23:1</p> <p>considering 17:1</p> <p>consistent 4:11 34:6</p> <p>constantly 14:9</p> <p>construct 4:20</p> <p>construction 14:14 18:9 19:5,15 20:5 27:4 38:16</p> <p>containing 2:13</p> <p>context 24:21</p> <p>contextual 34:7</p> <p>continuance 28:6 33:24 36:17,21</p> <p>continuation 35:25</p> <p>continue 16:12 27:14</p>	<p>39:9,22</p> <p>continuing 34:17 39:18,19,20</p> <p>continuity 17:10</p> <p>contour 25:1</p> <p>controllable 15:5</p> <p>cooling 16:10</p> <p>corner 5:14,15 6:2 7:1,7,20 8:22 9:24 10:20 12:21 14:1 15:17 17:15 22:21 23:22,24,25 27:24</p> <p>correct 32:23 33:1 35:3 41:10</p> <p>correspondence 4:1,3</p> <p>counsel 41:12</p> <p>County 1:1 41:2,5,20</p> <p>course 9:18 10:19</p> <p>Court 41:4,20</p> <p>create 15:7 18:7 32:24 33:12</p> <p>creative 22:23 29:13</p> <p>creativity 22:8</p> <p>CSR 1:21 41:4</p> <p>Cumberland 26:21,23</p> <p>current 7:1 16:1,24 37:19</p> <p>currently 2:13 4:15 6:14 8:13 19:10 37:20</p> <p>cut 12:4 24:14</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>damn 32:15</p> <p>Daniel 1:21 41:4</p> <p>Daspit 1:21 41:4</p> <p>date 3:25</p> <p>David 9:9 15:22</p> <p>day 13:22 24:8 41:16</p> <p>dead 26:24</p> <p>deal 29:14</p>	<p>dealing 35:11</p> <p>decades 19:18</p> <p>decided 24:8</p> <p>decision 35:20</p> <p>decisions 22:13</p> <p>deep 10:18 38:6</p> <p>deeper 33:8,10</p> <p>defer 29:10</p> <p>deficiencies 23:3</p> <p>definitely 18:24</p> <p>demolished 3:9</p> <p>demolition 3:14</p> <p>denial 34:16</p> <p>dense 17:11 18:7 20:6</p> <p>densification 21:25</p> <p>densify 25:25</p> <p>density 4:21 10:20 11:9 14:17 15:7 17:16 23:5,9,25 29:3 38:24</p> <p>department 2:10 3:12 4:1,2,7,10</p> <p>design 11:4,8 12:14 31:10 35:22 36:8 39:4</p> <p>designed 27:20</p> <p>desirable 4:9 23:7 29:4</p> <p>despite 26:20</p> <p>destroy 19:20</p> <p>determine 36:2</p> <p>detrimental 18:22</p> <p>develop 2:16 3:6 9:25 16:8 24:8 31:15</p> <p>developed 4:17 11:25 16:7 26:23 30:12 32:16</p> <p>developer 16:4 18:6,11,20 19:9 20:15,16,24 21:2,3 34:18</p> <p>developers 18:17 19:22 21:8</p>
--	--	---

<p>developer's 18:21 20:1 development 9:23 14:25 15:6 17:25 19:19 die 16:13 different 13:18 37:15 39:4 difficult 21:24 23:8 31:2,4 34:3 39:6 dig 34:9 diminishes 10:22 dining 8:3 direct 36:4 directing 14:10 direction 27:18 28:13 30:1 31:24,25 36:24 37:23 39:4,6,10 41:8 directly 11:1,24 12:20 disagree 10:11 discretionary 3:11,13,17,19 discussion 12:6,8,18 24:5 36:14 discussions 3:18 displace 4:24 disservice 38:14 distinctive 35:22 district 2:23 4:20 divided 11:10 23:19 30:21 Dobrinin 17:6 dollar 19:24 dollars 18:11 26:20 done 6:22 10:2 21:3 door 8:15,19 12:8 24:3 double 13:25 DR 30:6,16 34:22 drawing 17:3 19:12 35:25 drawn 19:17 DRed 29:24</p>	<p>driveways 12:13,14 drop 33:4 drove 22:17 due 22:16 dug 24:23 during 3:10 36:21 dwelling 2:14 3:22 4:16 dwellings 15:9</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>earlier 15:6,15 easily 19:8 echo 16:18 echoes 13:24 either 36:3 37:17 elements 35:22 elevation 8:12 25:2 elevations 8:17 elevator 19:25 eliminate 25:6 32:1,6 36:6 38:7 else's 12:23 emphasis 22:21 entire 8:16 9:17 especially 25:22 essence 29:23 essential 16:9 essentially 5:22 24:22 estate 20:22 evaluation 6:22 23:1 everybody 38:14 Everyone 9:19 exacerbate 18:9 exactly 20:25 29:5,16 except 34:22 excessive 20:3 excuse 40:6 Exhibit 19:21</p>	<p>existing 2:4,13,19 3:2,8,14,15,21 4:24 6:9,14 8:1,5,9,25 13:25 15:9 23:17 31:3 34:2 expected 9:25 explore 28:13 39:4 expressing 4:4 extra 8:24</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>facade 25:4 face 12:19 facing 7:13,23 11:7,10,11,15 24:10 31:1 fact 22:16 fairly 25:20 fall 36:14 families 14:16 family 14:19 32:8 fatalities 19:7 favor 18:20 features 18:22 February 41:16 feel 22:9 31:11 feeling 17:9 feels 13:9 feet 5:22 7:7,8,9,16 14:4 17:24 23:15,23 25:1,4,8,11 26:25 28:20 35:11,12 38:6 felt 6:20 fight 16:13 filing 3:17 fill 14:1 finds 4:10 fine 26:6 first 8:3 9:13 13:18 23:20 26:19</p>
---	---	---

<p>fit 20:8 26:8,10 35:5 five 16:22 31:5 40:6 Flag 9:9 11:23 flexibility 34:19 floor 8:3,4 24:22 25:3 38:7 flow 15:4 focus 24:9 foot 2:20 26:1,2 30:24 31:17 32:24 35:12,16 footage 25:16 footprint 26:10 forth 30:8 fought 16:11 17:12 four-story 20:12 24:19 FRANCISCO 1:1,2 2:1 Freedman 9:9 friendly 13:11 front 8:5 22:5 25:4 28:22 29:10 frontage 30:20 35:6 full 41:10</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>Gabrielle 2:10 garage 8:2,15 20:14 24:24 25:15 34:9 garages 14:15,16 general 4:12 generally 23:12 25:23 generations 13:3 19:19 Gentlemen 32:2 gets 27:6 given 21:1 23:8 24:15 39:6 gives 34:17 giving 27:18 29:1,25 36:24 39:3 glad 17:13</p>	<p>Glen 13:25 14:17 20:25 25:19 gone 26:3 gotten 12:5 GOV 32:3 great 5:25 17:20 green 14:5 19:20 gross 25:12,13 ground 24:23 38:7 guarantees 31:11 guy 30:16</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 10:19 24:5 happen 17:13 25:23 happy 12:24 hard 29:1 harmonious 22:24 harmony 14:17 15:9,12 haven't 38:19 39:5 having 14:9 17:10,21 21:21 hear 5:4 heard 13:18,21 22:3 36:4 37:15 38:1 hearing 12:1 18:18,19 22:3 35:20 37:2 height 2:23 4:22 8:24 12:16 15:8,25 24:11 25:1 Hello 15:22 17:6 help 25:6 hereby 41:6,9 hereunto 41:15 Hi 11:23 Hillis 23:11 26:18 30:18 33:22 37:16,25 38:25 39:11 historic 6:19,21 hit 14:12</p>	<p>hold 24:9 home 2:14,19 3:15 6:8,9,15 11:20 13:25 22:18 31:17 homes 2:17,18,25 3:7 5:23 7:24 11:5,7,10,11,15,19 13:20 14:2,3 17:14,21 18:15 19:8 20:1 26:1,2,13 30:10,12,15 31:18 32:11 33:7,18,20 34:1,5,10 horizontal 8:14 hour 32:13 house 5:21 6:1,7,10,12 7:19 8:1,6,12,16,18,22,25 9:24 10:5,12,15 11:24 12:20 13:16 17:16 19:14 20:5 31:3 38:12 houses 7:1 8:18 10:7,8,11 12:22 13:17 16:1 19:24 20:7,9 25:10,19 27:6 housing 4:16 5:1 12:18 13:19 19:22 36:14 38:22 huge 18:25 26:25 hundred 10:12,14 23:19</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>I'm 5:2,14 8:20 10:3 11:1,23 12:15,24,25 13:15 14:23 16:15 17:13 18:3 22:2 24:15 26:6,17 27:10,14 31:21 35:19 36:8 38:18 image 37:1 imagine 26:15 immediate 4:23 impact 18:24 impacts 10:21 importance 13:23 important 19:14</p>
---	--	--

<p>importantly 20:9</p> <p>impossible 33:14</p> <p>include 21:7 22:6</p> <p>included 20:15</p> <p>includes 2:25</p> <p>including 25:14 27:22</p> <p>inconvenience 19:12</p> <p>increase 12:10 29:7 38:22</p> <p>increased 16:21</p> <p>increases 29:8</p> <p>increasing 14:4</p> <p>indiscernible 20:16</p> <p>individually 2:16</p> <p>infill 21:24 23:9</p> <p>instead 7:7 29:6 31:19</p> <p>instructions 27:16</p> <p>interest 36:3</p> <p>interested 41:14</p> <p>interests 21:2</p> <p>interject 37:13</p> <p>intersection 14:5</p> <p>isn't 19:21,25</p> <p>issue 28:24 29:11 36:17</p> <p>issues 15:24</p> <p>item 2:6 3:1 9:6,10 21:17</p> <p>it's 5:7 6:3 7:2,17 9:18 10:13 11:13,15 12:23 13:17 15:7,25 16:5,14,24 23:7,18 24:15,18,23 25:19 26:3,9,11,12 28:18,19 29:19 30:9 31:3 34:11 36:2</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>jams 18:9</p> <p>Jennifer 9:8 13:15</p> <p>Johnson 28:10 39:13</p>	<p>Joshlyn 9:7 11:1</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kate 36:16</p> <p>Ketalar 9:14</p> <p>kids 13:7</p> <p>kitchen 8:3</p> <p>knew 9:16,20</p> <p>Koppel 27:9 40:2</p> <p>Kotas 5:11</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>lady 9:16</p> <p>land 10:10</p> <p>lane 14:6,10</p> <p>lanes 32:22</p> <p>large 6:11 10:16 14:2 22:21 26:12</p> <p>larger 33:10 38:3</p> <p>larges 31:19</p> <p>Larry 9:7,14</p> <p>later 33:8</p> <p>law 28:21</p> <p>layout 11:18</p> <p>least 37:1</p> <p>leave 17:17 23:2</p> <p>leaving 20:4</p> <p>legislature 20:15</p> <p>lender 20:23</p> <p>less 17:11 35:16</p> <p>lesser 5:16 6:5</p> <p>Let's 7:24</p> <p>letters 20:21,25 21:13</p> <p>level 8:2 20:3,15</p> <p>likely 19:23</p> <p>limit 25:1</p> <p>line 9:11 24:4 27:5 31:19 33:19</p> <p>lineal 32:22</p>	<p>list 21:7,9</p> <p>listed 3:4,18,24</p> <p>lister 12:7</p> <p>little 7:2 10:6 22:15 23:15 26:4 31:23 34:8,18 39:1</p> <p>live 11:1,23 12:24 13:2,15 15:22 17:7,11,24 20:4</p> <p>liveability 33:21</p> <p>liveable 25:12</p> <p>lived 13:2 14:13 19:18</p> <p>lives 20:25</p> <p>living 8:3 9:15 10:17 13:1 15:1 18:7 29:6</p> <p>located 2:21 3:16 5:13</p> <p>long 11:13 12:3,8 29:16</p> <p>longer 29:21</p> <p>lost 31:23</p> <p>lot 2:4,13,19 3:2,5,6,8 4:15,18 5:18,22 7:5,7,10,11,16 10:1,19,20 11:25 12:6,24 13:6,8,17,25 14:1 15:5,17 16:6,8,16 17:13,15,17,21 18:6,14 19:20 22:1,12,19 23:13,16,17 24:2 25:23 26:11,23,24 29:14,15 30:14,22 31:16 32:1,6,15 33:4 35:10,16 38:2,13</p> <p>lots 2:14,15,17 3:3,6 5:19 7:13,23 9:20 10:16,19 18:7,10,14,23,25 23:19,23 25:24 26:2 27:4 28:2,3 30:10,15,21,23,25 32:11,21,25 33:4,5,7,8,13,18,20 34:4,15,20 35:2,6 38:2,4,11</p> <p>love 15:2 17:9 25:25</p>
---	---	--

<p>35:6 loved 17:8,10 25:18 26:8 lovely 24:16 Lyft 16:20</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>maintain 14:18 maintained 6:15 maintaining 6:17 8:6 major 19:2 Mangels 2:22 15:23 manner 22:19 market 19:23 massing 25:6 massive 18:11 material 41:7,9,11 math 23:18 matter 39:9 maximize 4:14 20:2 maximum 35:2 may 9:2 31:20 34:3 36:6 37:9,10 39:9 maybe 11:18,20 12:12 24:7,19 34:8,11 mean 10:16 23:12,14 24:12,17,18 25:14,19 32:7 38:1,13,14,16 media 2:24 meet 36:9 meeting 13:5 meetings 6:17 meets 4:12 Melgar 2:9 36:16 40:4 members 4:4 mention 31:2 mentioned 6:19 7:20 15:14 20:10 met 18:12</p>	<p>microphone 30:3 middle 5:21 18:19 million 13:20 19:24 millions 18:11 20:3 26:20 minor 22:12 minute 23:14 Mission 2:24 modification 36:18 modify 7:2 money 17:18 monster 26:13 Monterey 12:4 24:14 month 37:1,8 Moore 21:19 28:21 32:20 36:12 39:15 morning 14:8 motion 27:12,13,14 28:15 39:8,11 40:5 move 2:6 33:17 40:5 moved 13:1 16:5 multiple 22:20</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>narrow 14:11,19 19:4 naturally 15:13 nature 10:21 necessarily 31:12 necessary 4:8 23:7 36:5 neighbor 24:3 29:22 neighborhood 2:24 4:6,23 6:18 10:17,21 12:21 13:12 14:3,18 15:3 16:10,17,25 17:20 18:8,16,24 19:16,20 20:7,8 23:6 24:16 29:4 31:7 34:7 neighborhoods 13:22 16:21 neighboring 14:3 neighbors 6:2,13,18,20</p>	<p>12:7,25 13:8 17:10 18:13,17 19:13 20:17,20 24:13 29:2 35:22 36:2,11 38:24 neighbor's 22:4 neither 41:12 newer 12:25 nice 9:18 11:5 12:24 27:6 nicely 12:21 nod 22:22 noise 19:15 none 12:22 19:22,23 23:3 nor 41:13 Nordhoff 2:2,7,21 5:15,16 6:2,3,5,7 7:13,16,24 8:18,22 9:15,17,25 10:13,14 11:2,6,11,19 12:13,15 13:16 14:6,24 15:10 17:7,24 24:10,12 30:20 31:1 32:22 35:5 normal 36:7 normally 20:14 35:19 north 5:14 19:3 notification 3:10 29:24 30:5,17 36:8 notify 37:4</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>obfuscating 20:11 objectives 4:11 occurs 36:18 Oh 5:24 Okay 5:17 6:24 9:3,5,12 11:22 21:18 24:1,11 25:8 28:1,5,17 35:9,10 36:12,23 39:7,22 old 10:11,12,14 one-car 8:2 14:16 ones 17:17 30:11 31:19</p>
--	--	--

<p>open 6:11 9:18 13:23 28:25 33:21</p> <p>opinions 38:20</p> <p>opportunities 21:25</p> <p>opportunity 23:25 24:15</p> <p>oppose 17:25 18:5,13,15,17</p> <p>opposed 9:23</p> <p>opposition 4:2</p> <p>order 32:24</p> <p>organization 30:2</p> <p>original 11:4 27:23</p> <p>outcome 41:14</p> <p>outlets 19:6</p> <p>over-garage 20:11</p> <p>overhead 21:7</p> <p>overload 11:16</p> <p>overly 20:6</p> <p>overshadow 14:3</p> <p>owner 3:19</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>pack 38:12</p> <p>page 19:21 23:2</p> <p>Pantaleoni 5:11 9:1 22:23 36:24</p> <p>parcel 22:21,22 26:6 29:21</p> <p>parcels 24:10 35:23</p> <p>park 13:25 14:7,17 20:25 25:19</p> <p>parking 12:11,12 14:12 15:11,14 16:19 19:16</p> <p>parkings 14:15</p> <p>particular 10:17 35:21</p> <p>Particularly 21:23</p> <p>parties 3:21</p> <p>partner 20:19</p> <p>party 41:13</p>	<p>passed 9:17</p> <p>passes 40:6</p> <p>past 16:22 17:7 20:17</p> <p>PDF 19:22</p> <p>peace 19:17</p> <p>Pentova 2:10</p> <p>people 12:3 13:2,6,11 14:7,8,9 19:17 20:1,25 29:9</p> <p>perhaps 38:4,25</p> <p>period 3:10</p> <p>Personally 14:12</p> <p>photograph 5:21</p> <p>picking 13:7</p> <p>piece 11:4</p> <p>Pierce 9:9 15:22</p> <p>pink 6:8</p> <p>plan 4:12 6:14 7:19 8:1 15:16 18:12 26:22 32:2</p> <p>planning 1:2 2:1 3:1,12 4:13 15:18 23:21</p> <p>plans 10:9 14:1 22:2</p> <p>please 9:12 10:25 11:22 13:14 14:22 15:21 17:5,22 18:2,12 32:4</p> <p>point 30:17 33:9 34:3,12 35:18 38:18 39:5</p> <p>policies 4:12</p> <p>Polishook 13:15</p> <p>porch 7:3</p> <p>portion 8:9,23</p> <p>possible 20:18 32:7 38:25</p> <p>possibly 24:6</p> <p>potential 4:17 19:7 29:8 34:1</p> <p>potentially 30:5 31:18</p> <p>powerful 17:19</p>	<p>presentation 5:2 6:19 11:3</p> <p>presented 30:11</p> <p>presently 11:12</p> <p>preserve 17:20</p> <p>preserved 3:21</p> <p>preserving 6:23 8:22</p> <p>President 2:9 36:16 40:4</p> <p>pretty 13:9,10,11 26:14</p> <p>previous 6:19 12:14 22:16</p> <p>previously 4:6 16:2</p> <p>prior 3:4 21:21</p> <p>probably 10:15 28:6 35:18</p> <p>problem 11:12 16:20</p> <p>problems 11:17 19:16</p> <p>process 15:18</p> <p>produce 15:7</p> <p>profit 19:1 20:2</p> <p>profits 18:11</p> <p>project 2:20 3:4,24 4:2,3,5,8,10,14,19,24 5:5,12,13,18 13:18,24 18:22 21:20,22,23 22:7 23:8,10 24:6 26:11 27:18 30:16 31:7 35:24 36:9</p> <p>projects 4:5 22:10</p> <p>properties 16:11 33:13</p> <p>property 2:21 3:9,16,19,23 6:8,12,21 9:15 10:6 11:4 12:16 14:25 17:25 20:4 24:4,7 27:5 33:19 35:23 36:9</p> <p>property-line 24:4</p> <p>proposal 2:16 11:19 15:24 16:24 20:7 31:16</p> <p>proposals 16:3</p>
---	--	--

<p>proposed 2:17 3:9 4:18,23 5:17 6:25 8:18 14:25 16:6 38:15</p> <p>proposing 7:11,12,14,21 24:2</p> <p>provide 4:15,19</p> <p>provides 16:10</p> <p>public 4:4 9:6 21:16,18 29:2</p> <p>Pullopshuck 9:8</p> <p>purchasing 24:6</p> <p>pursuant 3:10</p> <p>putting 31:14</p> <hr/> <p style="text-align: center;"><u>Q</u></p> <p>question 17:14 19:14 23:14 33:6 34:23</p> <p>questions 5:3 9:2,4</p> <p>quote 16:16 18:21</p> <hr/> <p style="text-align: center;"><u>R</u></p> <p>raised 4:6 8:23 15:2 17:8 35:21 36:1,10</p> <p>rate 19:23</p> <p>rather 7:9 19:11 31:12 38:17</p> <p>reach 20:18</p> <p>reached 3:20,23</p> <p>real 20:22</p> <p>reality 20:12</p> <p>really 8:6 13:24 17:14 21:21 22:12,14 28:7 34:16 37:21 38:10</p> <p>rear 7:4,22 8:9</p> <p>reason 7:5</p> <p>reasons 4:9</p> <p>received 4:1,3 21:21</p> <p>recently 12:5 16:23</p> <p>recommends 4:7</p> <p>Reconfigured 28:5</p> <p>reconsider 15:16 18:12</p>	<p>record 18:2</p> <p>recorded 41:7,11</p> <p>RECORDING 1:10</p> <p>reduce 7:20 23:22</p> <p>reduced 7:5</p> <p>redwood 3:15,22 6:11,16 16:4 17:12 22:17 32:14</p> <p>regards 3:14 16:4</p> <p>regular 32:11</p> <p>rehabilitating 8:15</p> <p>related 11:16 41:13</p> <p>rely 28:24</p> <p>remain 2:19 7:22 17:12 27:23</p> <p>remaining 8:10</p> <p>removal 3:15</p> <p>remove 4:25 19:20</p> <p>removed 7:3 16:9,15 29:23</p> <p>removing 8:13 14:5 16:14</p> <p>rendering 8:21</p> <p>renovation 20:6</p> <p>rent-controlled 4:25</p> <p>replacing 8:14</p> <p>REPORTED 1:21</p> <p>Reporter 41:5,20</p> <p>REPORTER'S 1:10</p> <p>request 2:2,11 3:11,18 18:18 20:2</p> <p>requested 19:10</p> <p>requests 7:18</p> <p>required 3:1 7:8</p> <p>requirements 4:13 36:19</p> <p>requires 7:17</p> <p>residences 14:20</p> <p>residential 4:23,24</p> <p>residing 14:24 18:23</p>	<p>resolved 22:8</p> <p>resource 6:21</p> <p>response 22:3</p> <p>responsibility 21:24</p> <p>responsive 38:23</p> <p>rest 15:9</p> <p>restoring 6:23</p> <p>result 20:6</p> <p>retailers 20:22</p> <p>retention 22:17,18</p> <p>revert 11:18</p> <p>review 3:11,13,17,19</p> <p>RH-1 2:22 4:20 28:19 29:12</p> <p>Richards 26:16 27:10 31:25 32:9 33:16 35:9 37:16 38:9 39:25</p> <p>Riverside 41:2,5,21</p> <p>roads 19:13</p> <p>Rohan 18:5</p> <p>roof 8:5</p> <p>roughly 25:17</p> <p>route 24:20</p> <p>run 31:10</p> <hr/> <p style="text-align: center;"><u>S</u></p> <p>safe 14:19</p> <p>SAN 1:1,2 2:1</p> <p>Sanchez 26:24</p> <p>satisfy 4:6 20:17</p> <p>save 26:21</p> <p>saved 27:7</p> <p>saving 6:23 26:22</p> <p>saw 26:20</p> <p>scale 14:19</p> <p>screen 5:8</p> <p>second 7:25 8:4 21:3 27:15 28:8</p> <p>seconded 39:9</p>
---	--	--

<p>section 3:1,11 security 15:4 seeing 22:7 seems 12:19 seen 24:18 sell 7:12 16:6 sells 16:7 sense 15:8 38:5 sensitive 23:9 separate 16:5 several 15:24 severe 11:16 SF 32:3 shade 16:10 Shelly 9:7 shy 9:13 sides 14:7 37:15 siding 8:13,14 sightly 33:7 signed 20:20 significant 29:9 similar 13:17 simply 20:2 single 12:24 single-driving-car 19:4 single-family 2:13,17,18,19,25 3:7,14 5:23 6:15 13:20 30:9,12,15 33:18,20 34:4,5 sink 18:8 sir 21:5,14 sit 22:20 site 2:20 5:20 6:14 7:19 32:2 sitting 35:13 38:21 situation 18:8 Six 40:6 size 4:21 7:5,21 23:22</p>	<p>26:10 31:13 34:10,20 sizes 16:16 skillfully 12:22 skinny 10:6 slope 5:16 6:6 8:5 slopes 25:2 small 17:17 31:4 smaller 5:18 25:19,24 33:7 34:8 38:4 smile 22:7 sold 9:24 solution 22:24 solutions 29:13 somber 19:21 somebody 9:25 Someone 9:12 somewhat 7:21 sorry 2:15 5:14 10:3 18:3 24:15 25:11 32:18 38:18 sort 8:7 11:10 24:8 39:10 sought 3:5,24 south 19:3 space 6:12 9:19 13:23 14:2,5 19:21 33:21 speak 9:10 13:8 21:20,22 30:3 speaker 9:7 10:24 11:22 13:14 14:21 15:20 17:5,22 speaking 22:5 sponsor 3:4 5:5 27:19 35:24 36:10 spots 12:12 square 2:20 5:22 7:8 23:15 25:8,11,16 26:1 28:20 31:17 ss 41:1 Stacey 36:16</p>	<p>staff 2:10 23:4 staff's 5:2 22:25 stairs 24:24 stand 16:5 standard 29:24 30:17 34:14,20 standards 30:25 36:20 stands 18:20 state 4:5 18:2,4 28:21 41:1,5,21 stated 3:13 stating 20:16 station 25:20 status 16:1 steeper 6:5 Stilling 5:15 6:4,10 Stillings 2:22 5:17 11:7,11,20,21 12:14 14:6 stock 4:16 5:1 stories 20:14 24:25 34:8 story 2:25 18:15 street 2:2,7,21 5:15 6:3,4,5,10 9:15 10:13 11:2,6,11,13,15,19,24 12:3,5,13,15,19 13:2,16 14:11,13,15,24 15:10 17:7,9 25:7 30:20 streets 14:19 19:2 stress 15:17 strike 29:5 structure 27:23,24 34:2 38:3 structures 24:19 27:22 32:6 38:5,11 stuff 37:5 subdivide 3:5 5:18 15:16 18:6 28:3,4 30:14</p>
--	--	--

<p>subdivided 22:19 29:22</p> <p>subdividing 37:18</p> <p>subdivision 2:3,12 3:2 6:25 15:11 18:14 22:15 28:23 29:11 33:6,17 37:21</p> <p>subject 3:5,9,16,23 4:25 22:12</p> <p>submission 18:21</p> <p>submissions 20:21</p> <p>submit 21:9,12,14</p> <p>submitted 3:12</p> <p>subscribe 41:15</p> <p>substandard 2:15 3:3 16:16 30:10,23 35:8,10 38:2</p> <p>substantially 16:22</p> <p>suburban 17:9</p> <p>suggesting 39:1</p> <p>supervision 41:9</p> <p>support 4:3,4 20:24 21:4 23:9 33:23 34:13 35:19</p> <p>supportive 37:17</p> <p>sure 28:12</p> <p>surrounded 5:23</p> <p>surrounding 6:3 10:10 20:20</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>talk 37:22</p> <p>talked 32:13</p> <p>talking 31:5</p> <p>tall 24:17,18</p> <p>taller 10:7 25:24</p> <p>task 22:14</p> <p>team 20:16</p> <p>technically 5:6</p> <p>tenants 4:25</p> <p>terms 7:15 15:11 38:24</p>	<p>test 18:21</p> <p>thank 5:4,24 9:5 10:23,24 12:1 13:13,14 14:20,21 15:19,20 17:4,5,21,22 21:5,11,16 23:11 26:16 36:22 39:22</p> <p>that's 10:22 12:11 16:1 28:15,16 33:13,15 35:11</p> <p>thereof 41:14</p> <p>there's 6:11,16 7:3 23:13 24:25 28:13</p> <p>they're 16:13 20:23 24:12 26:14 29:12 31:11,24 34:7 35:7</p> <p>they've 10:2</p> <p>third 4:17</p> <p>three-single 32:8</p> <p>three-single-family 32:10</p> <p>three-story 20:10,11</p> <p>throughout 18:9</p> <p>THURSDAY 1:11</p> <p>tight 8:7</p> <p>title 20:23</p> <p>today 7:6 13:9,21 18:18 22:13</p> <p>tone 29:5</p> <p>Tony 5:11</p> <p>total 2:18 25:16</p> <p>track 22:9</p> <p>traffic 11:14,16 12:2,10 14:4,7,10 15:3,12,13 16:19,21 18:9 19:16</p> <p>tranquility 19:18</p> <p>transcribed 41:8</p> <p>transcript 1:10 41:10</p> <p>traveling 19:13</p> <p>tree 3:16,22 6:11,16 7:22 16:4,8,9,14,15</p>	<p>17:12 22:17 24:2 26:20,21,22,24 27:6 32:14</p> <p>tried 30:20 35:1</p> <p>triggering 29:19 30:13</p> <p>trim 8:15</p> <p>troubling 34:10</p> <p>truck 18:1</p> <p>true 20:18 30:24 41:10</p> <p>trying 20:2 26:21</p> <p>types 20:13</p> <p>typewriting 41:8</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>Uber 16:20</p> <p>Ultimately 3:20</p> <p>um 12:1,2 13:4 15:18</p> <p>unanimously 40:6</p> <p>underneath 26:3</p> <p>under-utilized 4:15</p> <p>uneasy 26:12</p> <p>unfortunate 13:5</p> <p>unit 4:17 29:6</p> <p>united 13:10</p> <p>units 2:14 3:22 4:16 23:13 26:7,8 27:2,7 28:14 31:9,15 38:11,15</p> <p>unturned 23:2</p> <p>Upon 3:17</p> <p>uppermost 25:3</p> <p>urging 11:17</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant 2:20 4:18 7:10</p> <p>variety 38:20</p> <p>various 6:17</p> <p>vehicle 11:17</p> <p>vehicles 19:5</p>
---	--	--

<p>VIDEO 1:10</p> <p>view 5:20</p> <p>voted 38:19 39:5</p> <p>votes 27:11</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>walk 5:12</p> <p>Washington 28:25 29:18 35:17 37:12</p> <p>wasn't 37:21</p> <p>weight 11:9</p> <p>welcome 15:19</p> <p>we're 5:12,22 6:16,22,23 7:6,11,12,13,21,23 8:6,7,22 9:23 11:17 13:10 16:12 22:9 23:21,22 27:3 28:9 29:12 35:11 39:3,16,19</p> <p>west 2:21 5:14,15</p> <p>We've 6:17</p> <p>whatever 9:22</p> <p>whenever 22:1</p> <p>WHEREOF 41:15</p> <p>whether 23:2 29:12 30:21</p> <p>whole 10:21 13:9 28:25</p> <p>wide 7:2,7,8,17</p> <p>wider 29:15</p> <p>width 19:5 29:14 33:3</p> <p>windows 8:15 12:17,19,23 24:4</p> <p>wish 17:16</p> <p>withdraw 34:20 36:4</p> <p>withdrew 30:1</p> <p>WITNESS 41:15</p> <p>worded 20:11</p> <p>wording 21:1</p> <p>work 14:11 20:23</p>	<p>workday 18:20</p> <p>worked 11:7 20:17</p> <p>working 13:6</p> <p>worms 29:1</p> <p>worth 19:15</p> <p>wrap 7:3</p> <p>wrong 29:5 33:2</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yard 24:8</p> <p>yards 33:8</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zero 40:7</p> <p>zoning 4:20</p>	
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