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CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO CITY PLANNING COMMISSION

CERTIFIED TRANSCRIPT

REPORTER'S TRANSCRIPT OF VIDEO RECORDING
THURSDAY, DECEMBER 12, 2019

REPORTED BY: DANIEL DASPIT, CSR NO. 14182

REPORTER'S TRANSCRIPT OF VIDEO RECORDING

1 SAN FRANCISCO CITY PLANNING COMMISSION
2 21. 95 NORDHOFF STREET - REQUEST A CUA FOR
3 THE SUBDIVISION OF AN EXISTING LOT CURRENTLY
4 CONTAINING A SINGLE-FAMILY DWELLING UNIT INTO FOUR
5 NEW LOTS WITHIN AN RH-1 ZONE

6
7 >> Commissioners, that will place us on
8 item 21 for case number 2018-05554CUA, 95 Nordhoff
9 Street. This is a conditional use authorization?

10 >> Five minutes is 8:30.

11 >> Good evening, President Melgar,
12 Commissioners, department staff. The case before you
13 is a request for conditional use authorization for
14 the subdivision of an existing lot currently
15 containing a single-family dwelling unit into four
16 lots, two of which will be substandard lots.

17 The proposal will individually develop two
18 of the proposed four lots with a single-family
19 dwelling unit, for a total of three-family dwelling
20 units, and alter the existing single-family home.

21 One lot will remain vacant. The project is
22 a 7,346 square foot lot located on the west side of
23 Nordhoff Street between Stillings and Mangels Avenues
24 within the RH-1, 40-X Height and Bulk.

25 Prior to today's hearing, the item before

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1 you was heard on April 11, 2019. In which, the
2 Commission continued the item in request to the
3 project sponsors explore the construction of ADUs
4 within the three existing -- or three proposed
5 single-family dwelling units, or the reduction of the
6 proposed single-family dwelling units.

7 In response to the planning commissions
8 direction, the project sponsors have explored
9 reduction in the proposed new single-family dwelling
10 units.

11 The project sponsors have reduced the size
12 of each respective single-family dwelling unit by
13 approximately 150 to 160 square feet. In doing so,
14 the top floors will be set back at minimum 28 feet
15 and six inches from the property lines.

16 The item before you is required by planning
17 code section 121 for the combined subdivision of an
18 existing lot into four new lots, two of which will be
19 substandard lots, and the construction of the
20 single-family home on said substandard lots.

21 To date, the department has received four
22 correspondence in its opposition of the project.
23 Members of the public expressing opposition of the
24 project state concerns for the increased density in
25 traffic impacts to the neighborhood.

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1 The department has received 20
2 correspondences for the project. The department
3 recommends approval with the conditions believing
4 that the project is necessary and desirable for the
5 following reasons:

6 The department finds the project is on
7 balance and is consist with objectives and all
8 applicable requirements of the planning code. The
9 project will maximize the use of a currently
10 underutilized lot, and will provide two additional
11 dwelling units to the cities house stock with
12 potential of a third to be developed in the vacant
13 lot. The project will provide a use compatible
14 within the RH-1 zoning district, and construct
15 buildings that are compatible in size, density, and
16 height, and architectural details to the immediate
17 neighborhood. Proposed project would not displace
18 any existing residential tenants to the subject
19 property or remove rent-controlled or affordable
20 housing units from the cites housing stock. This
21 concludes staff's presentation. I am available for
22 any questions.

23 >> Thank you. We Will now hear from the
24 project's sponsor. And you get five minutes this
25 time.

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1 >> Put it over here. That goes to the
2 planner. Declaration of posting goes to the planner.

3 >> Okay. You have five minutes. Do you
4 want to start your presentation?

5 >> I need to set up. Lets see.

6 >> Yeah. Right.

7 >> Yeah. Can you maybe click that?

8 >> Yeah. Sure.

9 >> Okay. Good evening. My name is Joe
10 Dalsantino. I have been brought on to help
11 Mr. Kaufman, present his views and changes to the
12 project that were requested by planning at our last
13 meeting.

14 At our last meeting, the commissioners had
15 requested us to explore the idea of ADU units, and
16 issues with regard to the height and frontage of the
17 buildings with regard to the neighborhood.

18 In that regard, we conducted a study of the
19 neighborhood and prepared an appendix that has been
20 provided for you. I believe you have it. It's about
21 230 houses in the neighborhood that I went and took
22 pictures of from across the street that they have
23 such a varying structure, and that it really is the
24 bric-a-brac of San Francisco.

25 >> Yeah.

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1 >> In that regard, and Tony is flipping
2 through them right now. I think it's not projecting
3 for some reason. I don't know if you are seeing what
4 were flipping. You are?

5 >> We saw them.

6 >> I especially love this one the seven
7 story house that is about a block and a half away.
8 But, regardless, we explored what was there, and
9 based upon what we found is, the street or the block
10 across the street, which transitions from Stillings
11 into Martha, literally, at the break of the block,
12 there is one house that is still considered part of
13 Nordhoff, it really is in line with the structure and
14 design that -- that Tony has put together.

15 If you look at the designs of the houses on
16 Martha, which he is about to get to. You'll see that
17 the two houses that we're proposing flow with that.
18 The existing house will stay in line with the house
19 that is currently existing on the other side of the
20 property, so that it will blend in from Martha into
21 Nordhoff, and go into the neighborhood where there is
22 still quite a varying level design on Nordhoff.

23 Other issues that were raised at the last
24 meeting, with regard to the ADU proposition of either
25 three lots with three ADUs, or four lots with four

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1 ADUs, we explored that with a civil engineer, with
2 the -- a code inspector that works at Lawrence
3 Livermore Labs, and the fire code safety issues, as
4 well as a mold expert. And all of them concluded
5 that with regard to the tree that it currently
6 exists, that we need to keep by virtue of our
7 agreements with the neighbors, and which we have
8 designed around, that we might have egress issues,
9 and we might have water intrusion issues, and
10 ultimately mold and liveability issues. You have
11 copies of those reports in the tab brochure that was
12 provided.

13 The neighbors raised issues with regard to
14 parking and traffic, for each unit that we're
15 building, we're making sure that there is one
16 off-street parking space. I don't think we can do
17 much about the traffic on Congo, I personally was
18 almost hit two or three times just trying to take the
19 pictures, but I understand that is a fire egress for
20 the city and cannot be addressed. There was one
21 individual, at least one individual, that raised
22 issues of open space, and not having the ADUs, we do
23 have a perception of more space in the back of the
24 property.

25 And all of the houses that we're going to be

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1 addressing have a backyard setback as required.

2 Thank you.

3 >> Okay. That's it.

4 >> Yeah.

5 >> You still have a minute and a half.

6 >> That's okay.

7 >> Okay. All right. So we will now take
8 public comment on this item. I have a few speaker
9 cards. I will call them out. And anybody else who
10 wants to provide public comment on this item, and you
11 have not filled out a speaker card, please do so now.
12 So Bashir Abdallah, Gregg Regionhour, Omar Kamichi,
13 Rohan Clark and Jennifer Polishook, and Steven Gance.

14
15 >> Bashir Abdallah. I'm at 69 Nordhoff
16 Street. I am next to the proposed development. And,
17 um, I would like to see further reduction in height,
18 and density, and traffic issues that's were brought
19 up earlier. You know, that's -- and I think some of
20 the things will be covered by -- by my follow ups
21 that the commissioners will take into account.

22 Um, I'm not in the best of my health today.
23 I have been out here for long. And I hope that
24 whatever we decide, will be doable for the community
25 at large, inland park residents. Thank you.

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1 >> Thank you. Next speaker please.

2 >> Good evening, everyone. It's been a
3 long day. Thank you for standing. My name is Omar
4 Kamichi. I'm a civil engineer. Former resident of
5 San Francisco, and work in San Francisco. I love the
6 unique neighborhood, very nice and narrow -- narrow
7 streets, and a lot of greenery, and also -- also
8 hilly.

9 So I'm responding here to the question of
10 neighborhood corrector the -- the -- what I did is I
11 did the comparative analysis. The comparison
12 meaning, I looked at the statistical data, or data
13 provided by the assessors data, looking at the --
14 looking at the homes in the neighborhood, and
15 comparing the characteristics of those homes to the
16 characteristics of the new planned properties.

17 So what I did is I looked at 31 homes
18 roughly located up to 150 feet around the corner of
19 Nordhoff and Stillings Avenue, 15 homes on Nordhoff,
20 12 homes on Stillings, three homes on Martha, and one
21 home on Congo, and those are the closest ones to the
22 property. So based on, if you can -- if I can get
23 the overhead please.

24 What I did is I looked at the main
25 characteristics, physical characteristics because

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1 when we're talking about neighborhood character, what
2 do you really mean? So from my standpoint, I'm
3 looking at how does the neighborhood look? What is
4 the size of the homes in terms of how big they are,
5 what is the green space, and what is the height of
6 the homes, and so on.

7 So what I -- what you see in this plot, what
8 you see in this plot is the -- I looked at the
9 characteristics, the number of stories, parcel areas,
10 the buildable area, the footprint, the size of the
11 lot, and compared to the size of the lot, and what is
12 the size of the back and front yard together. So if
13 you look at the 13 -- 31 homes, I looked at, the
14 existing neighborhood, the average characteristics,
15 number of stories is 1.3 stories, and the parcel are
16 362 square feet and the back area is 296. The number
17 of lots, the new lots they have instead 3.7 stories,
18 1,837 parcel, 627 buildable area, and 706 square foot
19 for the back and front.

20 So for the basement, what I had made a note,
21 I counted basement as a story, if you have a full
22 basement going through, and it's habitable, which is
23 the case for the new development.

24 So over all, my comments are that density,
25 do we have a smaller cross street home?

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1 >> Thank you. Your time is up.

2 >> Okay.

3 >> Thank you, sir. Next speaker, please.

4 >> Good evening, Gregg Regionhour. I live
5 around the Congo Street just around the corner from
6 the proposed development. I have lived there
7 31 years, raised kids there, so now I only have one
8 kid living at home.

9 And like many people, got involved in this
10 project several years ago in an effort to save the
11 redwood tree. Now, that seems to be successful, at
12 least for now, but along the way, it was clear that
13 this project was going to be a scale that would not
14 really be in keeping with the neighborhood.

15 I think the point that Omar was trying to
16 make, which differs from what the developer is
17 saying, is that the houses in Glen Park are one and
18 two story houses, there are some exceptions,
19 especially some of the newest construction that are
20 way out of character with the neighborhood, but there
21 are exemptions, my house is two stories, and my
22 neighbor's are two stories, and the -- the -- the
23 project, as it's currently proposed, has four story
24 houses.

25 And, um, so um, the issues of parking really

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1 shouldn't be overlooked, and if you don't live in the
2 neighborhood, you really don't know. They're
3 providing one off-street parking place, and doing so,
4 they're taking away an on-street parking place. So
5 there is no advantage to that. So I really wish they
6 would look again at what they could do to still make
7 a profit off this project.

8 I also hope that you have a mechanism for
9 looking at the -- the 24 letters of support that
10 supposedly have come in that none of us have seen.
11 Hopefully, some of those are people that actually
12 live in the neighborhood and are not other developers
13 or contractors or friends of the developer. Thank
14 you.

15 >> Thank you. Next speaker please.

16 >> Hi I'm Jennifer Polishook. I live
17 directly one over across the street at 66 Nordhoff
18 Street. My husband and I have lived there 18 years.

19 When we were here in April last time for the
20 commission of this project was to -- we requested
21 that the developer reduce the size of the units to
22 keep them to, um, to be three story units, or if they
23 were going to keep them as four-story units, to only
24 have two or three lots that were developed, and leave
25 the back one as green space. It doesn't appear to me

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1 that either have been done.

2 It's funny the images -- I did scroll
3 through the 54-some images, and the three homes,
4 including my own, that are directly across the
5 street, actually, four homes, are all two and
6 three-story homes, and they were not shown.

7 Several of the images that show bigger
8 homes, are actually taken from Bosworth Street, so
9 they are taken from not street level, but the street
10 below, so it makes them look like they're bigger than
11 they are.

12 This submission, I'm planning to the
13 commission it is not in compliance with urban design
14 elements they have not been met. The total affect is
15 not characteristic to the district. There is really
16 only two and three-story homes on Nordhoff, Stillings
17 and Mangle currently. And, additionally, it does
18 over burden the parking and impede traffic.

19 Several times I have e-mailed the
20 Commissioner, each time we have had these -- these --
21 I have e-mailed the Commissioner videos and images of
22 the dangerous traffic at the corner Stillings and
23 Nordhoff, with cars parked on both sides of the
24 street on Stillings and Nordhoff, they have become
25 one-lane streets.

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1 When we first moved to the neighborhood, we
2 had a street calming assessment in the neighborhood,
3 and traffic has only become worse in the past
4 18 years. Cars are regularly hit on this street, and
5 trucks constantly block traffic, and have to be
6 backed up, which can be like 20-minute processes.

7 I'm only -- oh, and this was already
8 addressed, the part about only adding one parking
9 space for each one that is taken away. It's
10 important to fact check the developers. I appreciate
11 that in one of your previous -- I think it was in 18,
12 I think you asked for more clarity, I believe that
13 the statements, references, and application, do need
14 to be checked for facts. Currently, this project is
15 not compatible with density or scale. Thank you.

16 >> Thank you. Next speaker please.

17 >> Good evening, Commissioners. What a
18 long day, huh? You guys started at 1:30. My name is
19 Tom Christian. I live at 88 and Martha, which is a
20 house, and one an across the street from the property
21 at 95 Nordhoff. I have been there since 1994,
22 25 years. The city is in a housing crisis, I think
23 we all know that, you guys are particularly seeing it
24 every day. It seems like we will be in a housing
25 crisis for the foreseeable future. I am not sure

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1 when it's going to end, but this is not the night to
2 end it on our block. It's taking a block with houses
3 that are separated with one to two-story houses over
4 a garage, and then forcing in something that is side
5 by side, three and four stories over a garage, would
6 be the wrong move in my opinion.

7 I think that future generations would look
8 back on this neighborhood and say, "What happened
9 here?" Everything else is in scale, and this project
10 is completely out of scale. And they go, "Who
11 approved this? Who proposed this?" And this is the
12 night where we can stop this madness from happening
13 and send this project back to be a more scaleable
14 design. And so my request to you tonight is, please
15 consider sending this back for a scaleable design.
16 Thank you.

17 >> Thank you. Next speaker please.

18 >> Hi, there. I'm Steve Gains. I'm the
19 neighbor just to the west of the property up the
20 hill. And, first, I want to start off by thanking
21 the developer for accepting saving the tree, and
22 saving the historic home. The home on the property
23 was owned by the Stilling family, which is the name
24 of the street, and there was a big organized group
25 about five times as large as this one, when they

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1 wanted to tear down the house and tear down the tree.
2 And I want to congratulate them on saving both of
3 those. The reason I'm here today, is to address to
4 things. One is the ADU issue, and I'm not sure if
5 that is still part of the plan or not, but looking at
6 the earlier conversations today about the units
7 within the block that were going to be built and were
8 fire hazards, the same condition will exist here if
9 cottages are required to be put behind the houses.
10 There will be absolutely no fire access, not even a
11 pedestrian pathway, like at the other block, these
12 would be interior houses with no fire controls or
13 sprinklers that would be built in the backyards. So
14 as far as that is concerned, I want to voice very
15 strong concern and opposition to creating the ADUs.

16 And the second thing, which has been
17 mentioned before, is the height of the buildings.
18 Although, there are a couple of houses that are
19 four-story, far away from this, within a broader
20 neighborhood, within this smaller neighborhood, the
21 three blocks around it, there are not any buildings
22 that are four-story tall. So while the houses should
23 be built, and we support the idea of building housing
24 in San Francisco the scale is just out of the norm
25 for our neighborhood.

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1 >> Thank you. Next speaker, please.

2 >> Hi, there. Rohan Clark. Congo Street.

3 The developer's application is not complaint, and
4 therefore, should not be approved. It's not
5 consistent with the objectives and polices of the
6 general plan, nor does it meet all applicable
7 requirements that are planning codes for buildings
8 that are compatible with the size, density and height
9 and architectural characteristics of the immediate
10 neighborhood. I used the actual text from the
11 application.

12 Contrary to what the application states, it
13 is not compatible with the surrounding neighborhood,
14 and would be detrimental to persons' and adjacent
15 properties in the vicinity.

16 Seven, conditional use findings, planning
17 code section 303 establishes criteria for the
18 planning comission to consider when reviewing
19 applications for conditional use authorization. This
20 project does not comply with said criteria.

21 A, the proposed new uses and buildings of
22 the size and intensity contemplated, and the proposed
23 location, will not provide a development that is
24 compatible with the neighborhood or the community.

25 B, the proposed project does have features

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1 that would be detrimental to the persons residing in
2 the vicinity. In that, one, nature of proposed size,
3 including the size and shape, and the proposed size,
4 shape and arrangement of the structures.

5 2, the accessibility in traffic patterns of
6 the persons in the vehicles, the type of volume of
7 such traffic, in the inadequacy of proposed
8 off-street parking and loading.

9 Urban design element, objective one, policy
10 1.3, recognize that buildings when seen together
11 produces a total effect that characterizes the city
12 and its districts, the scale and density is not
13 reflective of the neighborhood, south of market, yes,
14 Glen Park, no.

15 Objective two, conservation of resources
16 which provide a sense of nature, continuity with the
17 past and freedom from overcrowding.

18 D, commuter traffic will impede and
19 overburden our streets and neighborhood parking,
20 which is already causing daily traffic standstills,
21 head on collisions, and limited parking.

22 The SF planning code states, specifically,
23 in conditions of approval, compliance, monitoring and
24 reporting, number five, conformity with current law
25 no application for building permits, or site permits,

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1 or other entitlements shall be approved unless it
2 complies with all applicable provisions of city codes
3 and effect the time of such approval. This
4 application simply it's not in compliance, and should
5 not be approved.

6 Please do not grant allowance for this
7 subdivision development as it currently stands, as it
8 would set a pre cent for destroying a neighborhood
9 just to maximize developer profits.

10 Remember, there is a fourth subdivision lot
11 of this application, which seems to be easily
12 forgotten, which when developed could add an
13 additional four story, four-bedroom house, and making
14 the overall scope incredibly crammed, overwhelming
15 and not compliant with the stated SF planning
16 requirements.

17 The developer submitted 20 plus form letters
18 as evidence in support of this application to cut
19 down the redwood tree, and Google confirmed they were
20 contractors and real estate agents who didn't live
21 near the property or even in the neighborhood. He
22 also brought in people to city hall meetings here to
23 support tearing down the tree who were not
24 neighborhood residents.

25 This current application is submitted as

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1 evidence. 20 form letters in support, and Google
2 confirmed 90 percent are Caldwell bankers, and real
3 estate agents, like himself, mortgage brokers or
4 contractors, who don't live in the neighborhood, but
5 would penitentially benefit from the building in the
6 excessively dense proposal. It's clearly a conflict
7 of interest and not being honest.

8 Be skeptical of all data submitted in favor
9 of this application. The neighborhood is not
10 anti-developmental, and there is actually a very
11 clear consensus of what they will accept and back the
12 developer on, if he will listen. I tried to explain
13 to him today, when I called him, but he told me he
14 wasn't interested in meeting with or listening to the
15 neighborhood residents suggestions at all.

16 We just want to see a balance in keeping the
17 character and new development in sync with the
18 surrounding neighborhood scale and size. Thank you
19 very much.

20 >> Thank you, sir. Your time is up.

21 >> Next speaker, please.

22 >> Good evening, Commissioners. My name is
23 Adelle Dallas Santana. I want to thank you for
24 taking the time to serve our community, as you do. I
25 was on a planning commission for nine years. I know

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1 what it takes. Nothing on the scale of what you're
2 dealing with in San Francisco.

3 You have my resume that the developer put --
4 submitted with the project. I've served on board of
5 design planning, commissions, city counsel, mayor San
6 tram transportation authority at regional and local
7 planning, got that, been there.

8 I was asked to conduct an analysis of this
9 project as putting all my experience into it. I
10 conducted an analysis of the property at 95 Nordhoff
11 Street, and given the current design characteristics
12 and the feasibility of including accessory dwelling
13 units on the property.

14 My examination focused on review of the
15 proposed four lot split with architectural plan to
16 modify the existing home, and adding two new
17 single-family homes.

18 >> I'm sorry. Excuse me, ma'am. I'm sorry
19 to interrupt you. Have you been hired by the project
20 sponsor?

21 >> Pardon me?

22 >> Were you hired by the project sponsor to
23 conduct these studies?

24 >> He asked me to review the project and to
25 make any suggestions, which I did.

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1 >> Okay. If you're part of the project
2 sponsor team, then you opportunity to speak was under
3 their presentation.

4 >> Well --

5 >> Yeah. So as I remember, the project
6 sponsor had a minute and a half left, that you left
7 on the table. That would have been your time to
8 speak, but you didn't, but I will let you finish, as
9 long as you keep it under a minute and a half.

10 >> Okay.

11 >> That was a minute already.

12 >> Just a little tid bit about affordable
13 housing. People, today, are renting spaces in
14 apartments and in homes just to have a home to live
15 in.

16 Um, there are -- um, there's a lot of people
17 that work, graduated from school, need a place to
18 live, and people can rent rooms out easier at less
19 money than in an dwelling unit.

20 The -- this proposal, um, provides housing
21 for more people. You have families with Nannies, in
22 laws, children that come home to live. It is a
23 little bit addressing the affordable housing issue
24 that we're all faced with all over the region.

25 >> Okay.

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1 >> Okay.

2 >> Thank you.

3 >> Any other public comment on this item?

4 Okay. Public comment is closed. Commissioner Moore.

5 >> I believe that this project does some
6 very interesting things on an oversized lot.
7 Preserving the existing building, and finding a way
8 of subdivision is something I'm very interested in
9 because it speaks to our charge to look for
10 densification in context.

11 My personal opinion is that the buildings
12 that are proposed are sensibly designed, and I don't
13 find them in contrast with what is. They're a corner
14 lot, and for that reason, I believe that they create
15 a composition which is compatible with where they
16 are, and they fit well, and I'm inclined to support
17 the pool of this project.

18 >> Was that a motion, Commissioner?

19 >> Yes, it's a motion.

20 >> Second.

21 >> Okay. Commissioner Diamond has a
22 question.

23 >> I couldn't tell, do they, or do they not
24 include ADUs?

25 >> They don't.

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1 >> They don't.

2 >> No.

3 >> Okay. Thank you.

4 >> All right. Yeah. Very good,

5 Commissioners, there is a motion that has been

6 seconded to approve this project as proposed. On

7 that motion, Commissioner Diamond?

8 >> I.

9 >> Commissioner Fong?

10 >> I.

11 >> Commissioner Johnson?

12 >> I.

13 >> Commissioner Moore?

14 >> I.

15 >> Commissioner Koppel.

16 >> I.

17 >> And Commission President Melgar?

18 >> I.

19 >> So moved, Commissioners, a motion passes

20 unanimously six to 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
8 transcribed into typewriting under my direction and
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

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<p>-</p> <p>- 2:2</p> <p>></p> <p>>> 2:7,10,11 4:23 5:1,3,5,6,7,8,9,25 6:1,5,6 8:3,4,5,6,7,15 9:1,2 11:1,2,3,4 12:15,16 14:16,17 15:17,18 17:1,2 20:20,21,22 21:18,21,22,24 22:1,4,5,10,11,12,25 23:1,2,3,5,18,19,20,2 1,23,25 24:1,2,3,4,8,9,10,11, 12,13,14,15,16,17,18, 19</p> <p>1</p> <p>1,837 10:18</p> <p>1.3 10:15 18:10</p> <p>1:30 14:18</p> <p>11 3:1</p> <p>12 1:11 9:20</p> <p>121 3:17</p> <p>13 10:13</p> <p>14182 1:21 25:4</p> <p>15 9:19</p> <p>150 3:13 9:18</p> <p>160 3:13</p> <p>18 12:18 14:4,11</p> <p>1994 14:21</p> <p>2</p> <p>2 18:5</p> <p>20 4:1 19:17 20:1</p> <p>2018-05554CUA 2:8</p> <p>2019 1:11 3:1</p> <p>20-minute 14:6</p> <p>21 2:2,8</p> <p>230 5:21</p> <p>24 12:9</p>	<p>25 14:22</p> <p>28 3:14</p> <p>296 10:16</p> <p>3</p> <p>3.7 10:17</p> <p>303 17:17</p> <p>31 9:17 10:13 11:7</p> <p>362 10:16</p> <p>4</p> <p>40-X 2:24</p> <p>5</p> <p>54-some 13:3</p> <p>6</p> <p>627 10:18</p> <p>66 12:17</p> <p>69 8:15</p> <p>7</p> <p>7,346 2:22</p> <p>706 10:18</p> <p>8</p> <p>8:30 2:10</p> <p>88 14:19</p> <p>9</p> <p>90 20:2</p> <p>95 2:2,8 14:21 21:10</p> <p>9th 25:16</p> <p>A</p> <p>Abdallah 8:12,15</p> <p>absolutely 16:10</p> <p>accept 20:11</p> <p>accepting 15:21</p> <p>access 16:10</p> <p>accessary 21:12</p>	<p>accessibility 18:5</p> <p>account 8:21</p> <p>across 5:22 6:10 12:17 13:4 14:20</p> <p>action 25:13</p> <p>actual 17:10</p> <p>actually 12:11 13:5,8 20:10</p> <p>add 19:12</p> <p>adding 14:8 21:16</p> <p>additional 4:10 19:13</p> <p>additionally 13:17</p> <p>address 16:3</p> <p>addressed 7:20 14:8</p> <p>addressing 8:1 22:23</p> <p>Adelle 20:23</p> <p>adjacent 17:14</p> <p>ADU 5:15 6:24 16:4</p> <p>ADUs 3:3 6:25 7:1,22 16:15 23:24</p> <p>advantage 12:5</p> <p>affect 13:14</p> <p>affordable 4:19 22:12,23</p> <p>agents 19:20 20:3</p> <p>ago 11:10</p> <p>agreements 7:7</p> <p>allowance 19:6</p> <p>already 14:7 18:20 22:11</p> <p>alter 2:20</p> <p>am 4:21 8:16 14:25 25:12</p> <p>analysis 9:11 21:8,10</p> <p>anti-developmental 20:10</p> <p>anybody 8:9</p> <p>apartments 22:14</p> <p>appear 12:25</p>
--	---	--

<p>appendix 5:19</p> <p>applicable 4:8 17:6 19:2</p> <p>application 14:13 17:3,11,12 18:25 19:4,11,18,25 20:9</p> <p>applications 17:19</p> <p>appreciate 14:10</p> <p>approval 4:3 18:23 19:3</p> <p>approve 24:6</p> <p>approved 15:11 17:4 19:1,5</p> <p>approximately 3:13</p> <p>April 3:1 12:19</p> <p>architectural 4:16 17:9 21:15</p> <p>area 10:10,16,18</p> <p>areas 10:9</p> <p>arrangement 18:4</p> <p>assessment 14:2</p> <p>assessors 9:13</p> <p>audio 25:7,10</p> <p>authority 21:6</p> <p>authorization 2:9,13 17:19</p> <p>available 4:21</p> <p>Avenue 9:19</p> <p>Avenues 2:23</p> <p>average 10:14</p> <p>away 6:7 12:4 14:9 16:19</p> <hr/> <p style="text-align: center;">B</p> <hr/>	<p>Bashir 8:12,15</p> <p>become 13:24 14:3</p> <p>behind 16:9</p> <p>believe 5:20 14:12 23:5,14</p> <p>believing 4:3</p> <p>benefit 20:5</p> <p>best 8:22</p> <p>bigger 13:7,10</p> <p>bit 22:12,23</p> <p>blend 6:20</p> <p>block 6:7,9,11 14:5 15:2 16:7,11</p> <p>blocks 16:21</p> <p>board 21:4</p> <p>Bosworth 13:8</p> <p>break 6:11</p> <p>bric-a-brac 5:24</p> <p>broader 16:19</p> <p>brochure 7:11</p> <p>brokers 20:3</p> <p>brought 5:10 8:18 19:22</p> <p>buildable 10:10,18</p> <p>building 7:15 16:23 18:25 20:5 23:7</p> <p>buildings 4:15 5:17 16:17,21 17:7,21 18:10 23:11</p> <p>built 16:7,13,23</p> <p>Bulk 2:24</p> <p>burden 13:18</p> <hr/> <p style="text-align: center;">C</p> <hr/>	<p>case 2:8,12 10:23</p> <p>causing 18:20</p> <p>cent 19:8</p> <p>certify 25:6,9,12</p> <p>changes 5:11</p> <p>character 10:1 11:20 20:17</p> <p>characteristic 13:15</p> <p>characteristics 9:15,16,25 10:9,14 17:9 21:11</p> <p>characterizes 18:11</p> <p>charge 23:9</p> <p>check 14:10</p> <p>checked 14:14</p> <p>children 22:22</p> <p>Christian 14:19</p> <p>cites 4:20</p> <p>cities 4:11</p> <p>city 1:1,2 2:1 7:20 14:22 18:11 19:2,22 21:5</p> <p>civil 7:1 9:4</p> <p>clarity 14:12</p> <p>Clark 8:13 17:2</p> <p>clear 11:12 20:11</p> <p>clearly 20:6</p> <p>click 5:7</p> <p>closed 23:4</p> <p>closest 9:21</p> <p>code 3:17 4:8 7:2,3 17:17 18:22</p> <p>codes 17:7 19:2</p> <p>collisions 18:21</p> <p>combined 3:17</p> <p>comission 17:18</p> <p>comment 8:8,10 23:3,4</p> <p>comments 10:24</p> <p>commission 1:2 2:1 3:2</p>
---	--	--

<p>12:20 13:13 20:25 24:17 Commissioner 13:20,21 23:4,18,21 24:7,9,11,13,15 commissioners 2:7,12 5:14 8:21 14:17 20:22 24:5,19 commissions 3:7 21:5 community 8:24 17:24 20:24 commuter 18:18 comparative 9:11 compared 10:11 comparing 9:15 comparison 9:11 compatible 4:13,15 14:15 17:8,13,24 23:15 complaint 17:3 completely 15:10 compliance 13:13 18:23 19:4 compliant 19:15 complies 19:2 comply 17:20 composition 23:15 concern 16:15 concerned 16:14 concerns 3:24 concluded 7:4 concludes 4:21 condition 16:8 conditional 2:9,13 17:16,19 conditions 4:3 18:23 conduct 21:8,23 conducted 5:18 21:10 confirmed 19:19 20:2 conflict 20:6</p>	<p>conformity 18:24 Congo 7:17 9:21 11:5 17:2 congratulate 16:2 consensus 20:11 conservation 18:15 consider 15:15 17:18 considered 6:12 consist 4:7 consistent 17:5 constantly 14:5 construct 4:14 construction 3:3,19 11:19 containing 2:4,15 contemplated 17:22 context 23:10 continued 3:2 continuity 18:16 contractors 12:13 19:20 20:4 Contrary 17:12 contrast 23:13 controls 16:12 conversations 16:6 copies 7:11 corner 9:18 11:5 13:22 23:13 correct 25:10 corrector 9:10 correspondence 3:22 correspondences 4:2 cottages 16:9 counsel 21:5 25:12 counted 10:21 County 1:1 25:2,5,20 couple 16:18 Court 25:4,20</p>	<p>covered 8:20 crammed 19:14 create 23:14 creating 16:15 crisis 14:22,25 criteria 17:17,20 cross 10:25 CSR 1:21 25:4 CUA 2:2 current 18:24 19:25 21:11 currently 2:3,14 4:9 6:19 7:5 11:23 13:17 14:14 19:7 cut 19:18 <hr/><p style="text-align: center;">D</p><hr/>daily 18:20 Dallas 20:23 Dalsantino 5:10 dangerous 13:22 Daniel 1:21 25:4 Daspit 1:21 25:4 data 9:12,13 20:8 date 3:21 day 9:3 14:18,24 25:16 dealing 21:2 DECEMBER 1:11 decide 8:24 Declaration 5:2 delling 3:12 dense 20:6 densification 23:10 density 3:24 4:15 8:18 10:24 14:15 17:8 18:12 department 2:12 3:21 4:1,2,6 design 6:14,22 13:13 15:14,15 18:9 21:5,11</p>
---	--	--

<p>designed 7:8 23:12 designs 6:15 desirable 4:4 destroying 19:8 details 4:16 detrimental 17:14 18:1 develop 2:17 developed 4:12 12:24 19:12 developer 11:16 12:13,21 15:21 19:9,17 20:12 21:3 developers 12:12 14:10 developer's 17:3 development 8:16 10:23 11:6 17:23 19:7 20:17 Diamond 23:21 24:7 differs 11:16 direction 3:8 25:8 directly 12:17 13:4 displace 4:17 district 4:14 13:15 districts 18:12 doable 8:24 done 13:1 dwelling 2:4,15,19 3:5,6,9 4:11 21:12 22:19</p> <hr/> <p style="text-align: center;">E</p>	<p>else 8:9 15:9 e-mailed 13:19,21 engineer 7:1 9:4 entitlements 19:1 especially 6:6 11:19 establishes 17:17 estate 19:20 20:3 evening 2:11 5:9 9:2 11:4 14:17 20:22 everyone 9:2 Everything 15:9 evidence 19:18 20:1 examination 21:14 exceptions 11:18 excessively 20:6 Excuse 21:18 exemptions 11:21 exist 16:8 existing 2:3,14,20 3:4,18 4:18 6:18,19 10:14 21:16 23:7 exists 7:6 experience 21:9 expert 7:4 explain 20:12 explore 3:3 5:15 explored 3:8 6:8 7:1 expressing 3:23</p> <hr/> <p style="text-align: center;">F</p>	<p>February 25:16 feet 3:13,14 9:18 10:16 filled 8:11 finding 23:7 findings 17:16 finds 4:6 finish 22:8 fire 7:3,19 16:8,10,12 first 14:1 15:20 fit 23:16 five 2:10 4:24 5:3 15:25 18:24 flipping 6:1,4 floors 3:14 flow 6:17 focused 21:14 Fong 24:9 foot 2:22 10:18 footprint 10:10 forcing 15:4 foreseeable 14:25 forgotten 19:12 form 19:17 20:1 Former 9:4 four-bedroom 19:13 four-story 12:23 16:19,22 fourth 19:10 Francisco 1:1,2 2:1 5:24 9:5 16:24 21:2 freedom 18:17 friends 12:13 front 10:12,19 frontage 5:16 full 10:21 25:10 funny 13:2 future 14:25 15:7</p>
---	---	--

<hr/> <p style="text-align: center;">G</p> <hr/> <p>Gains 15:18</p> <p>Gance 8:13</p> <p>garage 15:4,5</p> <p>general 17:6</p> <p>generations 15:7</p> <p>given 21:11</p> <p>Glen 11:17 18:14</p> <p>Google 19:19 20:1</p> <p>graduated 22:17</p> <p>grant 19:6</p> <p>green 10:5 12:25</p> <p>greenery 9:7</p> <p>Gregg 8:12 11:4</p> <p>group 15:24</p> <p>guys 14:18,23</p>	<p>hired 21:19,22</p> <p>historic 15:22</p> <p>hit 7:18 14:4</p> <p>home 2:20 3:20 9:21 10:25 11:8 15:22 21:16 22:14,22</p> <p>homes 9:14,15,17,19,20 10:4,6,13 13:3,5,6,8,16 21:17 22:14</p> <p>honest 20:7</p> <p>hope 8:23 12:8</p> <p>Hopefully 12:11</p> <p>house 4:11 6:7,12,18 11:21 14:20 16:1 19:13</p> <p>houses 5:21 6:15,17 7:25 11:17,18,24 15:2,3 16:9,12,18,22</p> <p>housing 4:20 14:22,24 16:23 22:13,20,23</p> <p>huh 14:18</p> <p>husband 12:18</p>	<p>incredibly 19:14</p> <p>individual 7:21</p> <p>individually 2:17</p> <p>inland 8:25</p> <p>inspector 7:2</p> <p>instead 10:17</p> <p>intensity 17:22</p> <p>interest 20:7</p> <p>interested 20:14 23:8 25:14</p> <p>interesting 23:6</p> <p>interior 16:12</p> <p>interrupt 21:19</p> <p>intrusion 7:9</p> <p>involved 11:9</p> <p>issue 16:4 22:23</p> <p>issues 5:16 6:23 7:3,8,9,10,13,22 8:18 11:25</p> <p>item 2:8,25 3:2,16 8:8,10 23:3</p> <p>it's 5:20 6:2 9:2 10:22 11:23 13:2 14:9 15:1,2 17:4 19:4 20:6 23:19</p> <p>I've 21:4</p>
<hr/> <p style="text-align: center;">H</p> <hr/> <p>habitable 10:22</p> <p>half 6:7 8:5 22:6,9</p> <p>hall 19:22</p> <p>happened 15:8</p> <p>having 7:22</p> <p>hazards 16:8</p> <p>head 18:21</p> <p>health 8:22</p> <p>hear 4:23</p> <p>heard 3:1</p> <p>hearing 2:25</p> <p>height 2:24 4:16 5:16 8:17 10:5 16:17 17:8</p> <p>help 5:10</p> <p>hereby 25:6,9</p> <p>hereunto 25:15</p> <p>Hi 12:16 15:18 17:2</p> <p>hill 15:20</p> <p>hilly 9:8</p>	<hr/> <p style="text-align: center;">I</p> <hr/> <p>idea 5:15 16:23</p> <p>I'm 8:15,22 9:4,9 10:2 12:16 13:12 14:7 15:18 16:3,4 21:18 23:8,16</p> <p>images 13:2,3,7,21</p> <p>immediate 4:16 17:9</p> <p>impacts 3:25</p> <p>impede 13:18 18:18</p> <p>important 14:10</p> <p>inadequacy 18:7</p> <p>inches 3:15</p> <p>inclined 23:16</p> <p>include 23:24</p> <p>including 13:4 18:3 21:12</p> <p>increased 3:24</p>	<hr/> <p style="text-align: center;">J</p> <hr/> <p>Jennifer 8:13 12:16</p> <p>Joe 5:9</p> <p>Johnson 24:11</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kamichi 8:12 9:4</p> <p>Kaufman 5:11</p> <p>kid 11:8</p> <p>kids 11:7</p> <p>Koppel 24:15</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>Labs 7:3</p>

<p>one-lane 13:25 ones 9:21 on-street 12:4 open 7:22 opinion 15:6 23:11 opportunity 22:2 opposition 3:22,23 16:15 organized 15:24 outcome 25:14 overall 19:14 overburden 18:19 overcrowding 18:17 overhead 9:23 overlooked 12:1 oversized 23:6 overwhelming 19:14 owned 15:23</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>parcel 10:9,15,18 Pardon 21:21 park 8:25 11:17 18:14 parked 13:23 parking 7:14,16 11:25 12:3,4 13:18 14:8 18:8,19,21 particularly 14:23 party 25:13 passes 24:19 past 14:3 18:17 pathway 16:11 patterns 18:5 pedestrian 16:11 penitentially 20:5 people 11:9 12:11 19:22 22:13,16,18,21 percent 20:2 perception 7:23</p>	<p>permits 18:25 personal 23:11 personally 7:17 persons 17:14 18:1,6 physical 9:25 pictures 5:22 7:19 plan 16:5 17:6 21:15 planned 9:16 planner 5:2 planning 1:2 2:1 3:7,16 4:8 5:12 13:12 17:7,16,18 18:22 19:15 20:25 21:5,7 please 8:11 9:1,23 11:3 12:15 14:16 15:14,17 17:1 19:6 20:21 plot 10:7,8 plus 19:17 point 11:15 polices 17:5 policy 18:9 Polishook 8:13 12:16 pool 23:17 posting 5:2 potential 4:12 pre 19:8 prepared 5:19 present 5:11 presentation 4:21 5:4 22:3 Preserving 23:7 President 2:11 24:17 previous 14:11 Prior 2:25 processes 14:6 produces 18:11 profit 12:7 profits 19:9 project 2:21</p>	<p>3:3,8,11,22,24 4:2,4,6,9,13,17 5:12 11:10,13,23 12:7,20 14:14 15:9,13 17:20,25 21:4,9,19,22,24 22:1,5 23:5,17 24:6 projecting 6:2 project's 4:24 properties 9:16 17:15 property 3:15 4:19 6:20 7:24 9:22 14:20 15:19,22 19:21 21:10,13 proposal 2:17 20:6 22:20 proposed 2:18 3:4,6,9 4:17 8:16 11:6,23 15:11 17:21,22,25 18:2,3,7 21:15 23:12 24:6 proposing 6:17 proposition 6:24 provide 4:10,13 8:10 17:23 18:16 provided 5:20 7:12 9:13 provides 22:20 providing 12:3 provisions 19:2 public 3:23 8:8,10 23:3,4 putting 21:9</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 9:9 23:22 questions 4:22 quite 6:22</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>raised 6:23 7:13,21 11:7 real 19:20 20:2 really 5:23 6:13 10:2</p>
--	---	---

<p>11:14,25 12:2,5 13:15 reason 6:3 16:3 23:14 reasons 4:5 received 3:21 4:1 recognize 18:10 recommends 4:3 recorded 25:7,11 RECORDING 1:10 reduce 12:21 reduced 3:11 reduction 3:5,9 8:17 redwood 11:11 19:19 references 14:13 reflective 18:13 regard 5:16,17,18 6:1,24 7:5,13 regardless 6:8 region 22:24 regional 21:6 Regionhour 8:12 11:4 regularly 14:4 related 25:13 remain 2:21 remember 19:10 22:5 remove 4:19 rent 22:18 rent-controlled 4:19 renting 22:13 REPORTED 1:21 Reporter 25:5,20 REPORTER'S 1:10 reporting 18:24 reports 7:11 request 2:2,13 3:2 15:14 requested 5:12,15 12:20 required 3:16 8:1 16:9 requirements 4:8 17:7</p>	<p>19:16 resident 9:4 residential 4:18 residents 8:25 19:24 20:15 residing 18:1 resources 18:15 respective 3:12 responding 9:9 response 3:7 resume 21:3 review 21:14,24 reviewing 17:18 RH-1 2:5,24 4:14 Riverside 25:2,5,21 Rohan 8:13 17:2 rooms 22:18 roughly 9:18</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safety 7:3 San 1:1,2 2:1 5:24 9:5 16:24 21:2,5 Santina 20:23 save 11:10 saving 15:21,22 16:2 saw 6:5 scale 11:13 14:15 15:9,10 16:24 18:12 20:18 21:1 scaleable 15:13,15 school 22:17 scope 19:14 scroll 13:2 second 16:16 23:20 seconded 24:6 section 3:17 17:17 seeing 6:3 14:23 seems 11:11 14:24 19:11</p>	<p>seen 12:10 18:10 send 15:13 sending 15:15 sense 18:16 sensibly 23:12 separated 15:3 serve 20:24 served 21:4 setback 8:1 seven 6:6 17:16 several 11:10 13:7,19 SF 18:22 19:15 shape 18:3,4 shown 13:6 sides 13:23 simply 19:4 single-family 2:4,15,18,20 3:5,6,9,12,20 21:17 sir 11:3 20:20 site 18:25 six 3:15 24:20 size 3:11 4:15 10:4,10,11,12 12:21 17:8,22 18:2,3 20:18 skeptical 20:8 smaller 10:25 16:20 sorry 21:18 south 18:13 space 7:16,22,23 10:5 12:25 14:9 spaces 22:13 speak 22:2,8 speaker 8:8,11 9:1 11:3 12:15 14:16 15:17 17:1 20:21 speaks 23:9 specifically 18:22 split 21:15</p>
--	---	---

<p>sponsor 4:24 21:20,22 22:2,6</p> <p>sponsors 3:3,8,11</p> <p>sprinklers 16:13</p> <p>square 2:22 3:13 10:16,18</p> <p>ss 25:1</p> <p>staff 2:12</p> <p>staff's 4:21</p> <p>standing 9:3</p> <p>standpoint 10:2</p> <p>stands 19:7</p> <p>standstills 18:20</p> <p>start 5:4 15:20</p> <p>started 14:18</p> <p>state 3:24 25:1,5,21</p> <p>stated 19:15</p> <p>statements 14:13</p> <p>states 17:12 18:22</p> <p>statistical 9:12</p> <p>stay 6:18</p> <p>Steve 15:18</p> <p>Steven 8:13</p> <p>Stilling 15:23</p> <p>Stillings 2:23 6:10 9:19,20 13:16,22,24</p> <p>stock 4:11,20</p> <p>stop 15:12</p> <p>stores 10:15</p> <p>stories 10:9,15,17 11:21,22 15:5</p> <p>story 6:7 10:21 11:18,23 12:22 19:13</p> <p>street 2:2,9,23 5:22 6:9,10 8:16 10:25 11:5 12:17,18 13:5,8,9,24 14:2,4,20 15:24 17:2 21:11</p> <p>streets 9:7 13:25 18:19</p> <p>strong 16:15</p>	<p>structure 5:23 6:13</p> <p>structures 18:4</p> <p>studies 21:23</p> <p>subdivision 2:3,14 3:17 19:7,10 23:8</p> <p>subject 4:18</p> <p>submission 13:12</p> <p>submitted 19:17,25 20:8 21:4</p> <p>subscribe 25:15</p> <p>substandard 2:16 3:19,20</p> <p>successful 11:11</p> <p>suggestions 20:15 21:25</p> <p>supervision 25:9</p> <p>support 12:9 16:23 19:18,23 20:1 23:16</p> <p>supposedly 12:10</p> <p>sure 5:8 7:15 14:25 16:4</p> <p>surrounding 17:13 20:18</p> <p>sync 20:17</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>tab 7:11</p> <p>table 22:7</p> <p>taking 12:4 15:2 20:24</p> <p>talking 10:1</p> <p>tall 16:22</p> <p>team 22:2</p> <p>tear 16:1</p> <p>tearing 19:23</p> <p>tenants 4:18</p> <p>terms 10:4</p> <p>text 17:10</p> <p>thank 4:23 8:2,25 9:1,3 11:1,3 12:13,15 14:15,16 15:16,17 17:1 20:18,20,23 23:2 24:3</p>	<p>thanking 15:20</p> <p>that's 8:3,6,18,19</p> <p>therefore 17:4</p> <p>thereof 25:14</p> <p>there's 22:16</p> <p>they're 12:2,4 13:10 23:13</p> <p>third 4:12</p> <p>three-family 2:19</p> <p>three-story 13:6,16</p> <p>THURSDAY 1:11</p> <p>tid 22:12</p> <p>today 8:22 16:3,6 20:13 22:13</p> <p>today's 2:25</p> <p>Tom 14:19</p> <p>tonight 15:14</p> <p>Tony 6:1,14</p> <p>top 3:14</p> <p>total 2:19 13:14 18:11</p> <p>traffic 3:25 7:14,17 8:18 13:18,22 14:3,5 18:5,7,18,20</p> <p>tram 21:6</p> <p>transcribed 25:8</p> <p>transcript 1:10 25:10</p> <p>transitions 6:10</p> <p>transportation 21:6</p> <p>tree 7:5 11:11 15:21 16:1 19:19,23</p> <p>tried 20:12</p> <p>trucks 14:5</p> <p>true 25:10</p> <p>trying 7:18 11:15</p> <p>two-story 15:3</p> <p>type 18:6</p> <p>typewriting 25:8</p> <hr/> <p style="text-align: center;">U</p> <hr/>
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<p>ultimately 7:10 um 8:17,22 11:25 12:22 22:16,20 unanimously 24:20 understand 7:19 underutilized 4:10 unique 9:6 unit 2:4,15,19 3:12 7:14 22:19 units 2:20 3:5,6,10 4:11,20 5:15 12:21,22,23 16:6 21:13 unless 19:1 upon 6:9 ups 8:20 urban 13:13 18:9</p>	<p>work 9:5 22:17 works 7:2 worse 14:3 wrong 15:6</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>yard 10:12 You'll 6:16</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zero 24:20 ZONE 2:5 zoning 4:14</p>	
<hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant 2:21 4:12 varying 5:23 6:22 vehicles 18:6 vicinity 17:15 18:2 VIDEO 1:10 videos 13:21 views 5:11 virtue 7:6 voice 16:14 volume 18:6</p>		
<hr/> <p style="text-align: center;">W</p> <hr/> <p>wasn't 20:14 water 7:9 we're 6:17 7:14,15,25 10:1 22:24 west 2:22 15:19 whatever 8:24 WHEREOF 25:15 wish 12:5 WITNESS 25:15</p>		