

December 3, 2020

Original

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1 PLANNING AND LAND USE MANAGEMENT COMMITTEE

2 Thursday, December 3, 2020

3 Room 1010, City Hall - 10:00 AM

4 200 North Spring Street, Los Angeles, CA 90012

5 (Via Teleconference)

6
7 Members: Councilmember Marqueece Harris-Dawson, Chair
8 Councilmember Bob Blumenfield
9 Councilmember Curren D. Price, Jr.
Councilmember Gilbert A. Cedillo
Councilmember John S. Lee

10 Leyla Campos - Legislative Assistant

11
12 Item No. 7: (Related to Item 8)

13 Applicant: Greg Beck, Riley Realty, L.P.
14 Representative: Kyndra Casper, DLA Piper LLP

15 Case No. VTT-73718-2A
16 Environmental Nos. ENV-2014-4706-EIR; SCH. No. 2015111073
Related Case No. CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR

17 Item No. 8: (Related to Item 7)

18 Applicant: Greg Beck, Riley Realty, L.P.
19 Representative: Kyndra Casper, DLA Piper LLP

20 Case No. CPC-2014-4705-ZC-HD-DB-MCUP-CU-SPR-1A
21 Environmental No. ENV-2014-4706-EIR
Related Case No. VTT-73718-2A

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24 Reported by: Anita B. Alderson, CSR 11843

25

December 3, 2020

Original

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(Transcript of the meeting beginning with Items 7
and 8 on the agenda.)

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COUNCILMEMBER HARRIS-DAWSON: That takes us to
Items 7 and 8 which we will both read into the record and
consider together.

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MR. MEJIA: Certainly. Item 7, Mr. Chairman, this
is an appeal filed by the AIDS Healthcare Foundation. This
is an appeal relative to the approval and certification of
the EIR. And what is before you in this item is the
vesting tentative tract map.

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It is for a mixed-use project containing 269
multi-family residential units, 17 of which are very low
income units.

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In item 8 it is an appeal, two appeals, one by
Susan Hunter from the L. A. Tenants Union and Mr. John
Mc Quiston. And they are appealing again the EIR and the
associated land use and title permits, two conditional use
permits, and a site plan review, same site, same project
councilmen.

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COUNCILMEMBER HARRIS-DAWSON: Excellent. Thank you
so much.

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We'll begin the proceeding on this matter by
hearing from the Department of City Planning, but first I

23

December 3, 2020

Original

3

1 want to remind everybody if you want to speak on this item
2 now is the time to press star 9 to raise your hand.

3 Again, if you have spoken on more than one item, we
4 will not bring you into the meeting to speak on this item
5 as you have exhausted your time.

6 But anybody else that wants to speak on the item 7
7 or 8 star -- press star 9 at this moment. And I will yield
8 the floor to the inimitable Luci Ibarra from Department of
9 City and Planning.

10 MS. IBARRA: Mr. Chair, before we do that, would it
11 be okay for me to make an announcement?

12 I understand we have some monolingual Spanish
13 callers, and they are going to need to know how to unmute.

14 (speaking in Spanish.)

15 Those are my comments, sir, thank you.

16 COUNCILMEMBER HARRIS-DAWSON: Thank you,
17 Ms. Ibarra.

18 A representative from Department of Planning.

19 UNIDENTIFIED SPEAKER: This is (unintelligible)
20 from City Planning. Alan Como is going to be presenting on
21 this subject.

22 THE COURT: Excellent. Mr. Como.

23 MR. COMO: Good afternoon honorable members of the
24 City Council. My name is Alan Como with Department of City
25 Planning. Items 7 AND 8 are both appeals of the City

December 3, 2020

Original

4

1 Planning Commission action on the 6220 Yucca project.

2 As mentioned already, but just for reiteration, the
3 project is a construction and operation of a mixed-use
4 development with up to 316,948 square feet of floor area
5 within a new 30-story tower and two existing one- and
6 two-story single family buildings which would be preserved
7 on an approximately 1.16-acre Site.

8 The tower would include up to 269 multi-family
9 residential units of which 252 will be rent stabilized
10 units and 17 would be set aside for very low income
11 households. Additionally there will be approximately 7,760
12 square feet of commercial and restaurant uses.

13 The project is an environmental leadership
14 development project otherwise known as ELDP. On
15 September 24, 2020, the City Planning Commission heard the
16 appeal of the vesting tentative tract map for the project,
17 as well as the related entitlements which include a zone
18 change, height district change, density bonus compliance
19 review, master conditional use permit for alcohol sales,
20 conditional use permit for live entertainment and dancing
21 and a site plan review.

22 The commission denied the appeal of the tract map,
23 recommended that the Council approve the zone change and
24 height district change, and approved of the density bonus,
25 master conditional use, conditional use and site plan

December 3, 2020

Original

5

1 review. Those actions were then further appealed to the
2 City Council.

3 There are a total of three appellants for the
4 project: One for the tract map and two for the City
5 Planning Commission case. The appellants raised issues
6 regarding tenant displacement, environmental concerns
7 regarding air quality, GHG, which is greenhouse gas
8 emissions, noise and seismic issues.

9 All of the appeal points have been fully responded
10 to in detail in the planning staff letters which are part
11 of the Council file.

12 Staff recommends denial of the appeals and approval
13 of the project.

14 I am available for further questions.

15 Thank you.

16 COUNCILMEMBER HARRIS-DAWSON: Thank you. Okay. We
17 have three appellants on this matter.

18 The first we'll hear from is Dale Walrath.

19 MS. CAMPOS: Can you please press star 6 to unmute
20 your phone.

21 MR. WALRATH: This is Dean Walrath from Advocates
22 for the Environment. I'm an attorney representing
23 appellant AIDS Healthcare Foundation that I'm going to call
24 AHF.

25 There is a shortage of housing in L. A. and the

December 3, 2020

Original

6

1 project would help with that admittedly, but there is a
2 much more acute shortage of affordable housing. The
3 project would hurt the City in that respect.

4 AHF opposes the demolition of rent control housing
5 anywhere at any time, even to make way for affordable
6 housing, partly because the Costa-Hawkins Act prohibits
7 creation of new rent control housing. So once it's gone,
8 it's gone forever.

9 And rent control provides more protection for
10 tenants than the covenants for affordable use like the ones
11 for the 17 units in this project.

12 RSO prohibits rent increases, for example, so in
13 this case 43 RSO units are being demolished and the new
14 project will contain only 17 affordable units which is a
15 diminution of the overall pool for affordable housing.

16 AHF is also particularly concerned about the
17 existing tenants in the 43 units that will be demolished.
18 The Planning Commission added a Q condition 14.d providing
19 a right of return. And the Council office on December 1
20 sent to this committee a recommendation that the condition
21 be changed for the better as provided in the letter and
22 renamed it condition 15.

23 And that condition would require the applicant to
24 offer in writing a right of return to the existing tenants,
25 but it doesn't specify the rent tenants will pay when they

December 3, 2020

Original

7

1 return. It doesn't prohibit the applicants adding any
2 terms and conditions it wants in that offered agreement, so
3 the applicant could easily discourage tenants from signing
4 by adding difficult terms.

5 For instance, it could require them to commit to
6 return it. You have to sign now promising you'll return at
7 a high rent some unknown number of years from now.

8 The best way to deal with this problem would be to
9 negotiate an agreement with the applicants and City
10 Planning and the Council office in advance on exactly what
11 that agreement between providing a right of return between
12 the applicant and the existing tenants would look like and
13 that is what we recommended is that the Council continue
14 this item and allow -- AHF would be glad to work with the
15 Council office on this. We have experience negotiating
16 such things.

17 But continue it until we can get an agreement that
18 will actually protect a right of return which is currently
19 illusory for the existing tenants.

20 And then finally there are numerous problems with
21 the legalities itself of the entitlements raised in our
22 appeal letter. I don't want to take the time -- sorry.

23 MS. CAMPOS: Your time has expired.

24 MR. WALRATH: Thank you.

25 COUNCILMEMBER HARRIS-DAWSON: All right. Next

December 3, 2020

Original

8

1 appellant is Susan Hunter.

2 Good afternoon Ms. Hunter.

3 MS. CAMPOS: Ms. Hunter, can you please press star
4 6 to unmute your phone.

5 MS. HUNTER: Can you hear me now?

6 MS. CAMPOS: Yes.

7 MS. HUNTER: Excellent. Thank you so much.

8 The Los Angeles Tenants Union Hollywood Local and
9 the Yucca Argyle Tenant Association applaud the City
10 Planning Commission for starting the process of a city-wide
11 plan for a right of return.

12 Without a plan that includes entertainment on
13 difference in rent during the construction, we are just
14 going to push more people into homelessness and this is
15 also impacting City family members too.

16 Tenants cannot be expected to endure a massive
17 financial loss in order to utilize a right. While the
18 applicant may try to argue that increases under Ellis for
19 relocation were struck down in court, Ellis does not have
20 any jurisdiction over replacement housing as long as the
21 Ellis requirements are met anything beyond that is up to
22 the City.

23 Under SB-330 we are allowed to demand a right of
24 return, but alone this isn't enough. We need to make sure
25 we are effectively preventing new homelessness by making

December 3, 2020

Original

9

1 sure that tenants are not financially burdened while
2 waiting for the replacement unit to be built.

3 This project will have plenty of units and they can
4 share. The developer's fears of the interim difference in
5 rent are simply financial. They are scared of losing
6 profit, but for some reason they think their concerns of
7 money are greater than those of the families they will
8 ultimately displace.

9 If we want to make increased density and FAR a
10 buy-right process under recode and community plans then we
11 will not have a way to condition right of return as a form
12 of approval.

13 This appeal alone demonstrates a moral conflict
14 when a group of people called out in a condition are then
15 told they don't have a legal right to appeal that condition
16 only because the law refuses to recognize them. We have to
17 remedy this.

18 We must have a legal pathway on all projects where
19 there are current tenants on a proposed project site
20 especially because of bad players such as the developer's
21 representative who is here before you today.

22 Jerry Neuman and Kyndra Casper have on two other
23 occasions promised that tenants would not be displaced as a
24 condition of approval for other projects. They then turned
25 around and issued eviction notices once the projects were

December 3, 2020

Original

10

1 approved. And they especially prefer to displace tenants
2 at Christmas.

3 If we are going to be serious about addressing our
4 homeless crisis then we have to start here and today. We
5 have to stop the flow of newly homeless onto the streets.
6 This condition is that path for doing so, and it's good for
7 a start, but it's not enough.

8 The language as is right now and proposed changes
9 still leave a lot for the developer to play games with
10 tenants and force them to sign a bad deal.

11 For three years the tenants have asked to seek
12 proposed language for an agreement, and the developer still
13 has yet to provide any. Tenants were not made aware of any
14 discussions between the developer's representative and the
15 Council office in CD13 for any proposed language changes.

16 The developer needs to stop trying to work around
17 the tenants and actually sit down with them directly and
18 create a real agreement. And had they already done that,
19 we would not be having this conversation today. Not only
20 does condition 14.d need to stay as proposed by CPC, but it
21 needs to be strengthened so that no tenant rights can be
22 stripped away in the short or long term and that repair and
23 habitability issues, such as the current infestation of
24 mice and rats on the property which the developer has been
25 made aware of on several occasions, are actually dealt with

December 3, 2020

Original

11

1 and not used as leverage for bargaining for a signed
2 agreement.

3 Harassment, coercion, and intimidation must be
4 grounds for a voided agreement and no project. Ultimately
5 this requirement needs to become part of the Municipal Code
6 especially because we are dealing with bad actors like
7 Jerry Neuman. We have to make sure that profitters like
8 Neuman and Casper are held responsible for going back on
9 their word.

10 We can't claim to want to do something about our
11 homeless crisis and then go back on that just to a
12 developers love of profits. The City has come under enough
13 fire. It is time to put our good intentions into real
14 action and not only approve condition 14.d, but to make
15 sure it is strengthened.

16 We must work to make sure this condition applies to
17 every project seeking entitlements until it's part of our
18 Municipal Code. It's not that we can't, we have a choice.
19 We can do this, and we must.

20 Thank you for your time.

21 COUNCILMEMBER HARRIS-DAWSON: All right.

22 We have a third appellant on this matter our third
23 and final appellant.

24 All right. The third appellant isn't on the line,
25 so now we'll go for an applicant representative.

December 3, 2020

Original

12

1 MS. CAMPOS: Kyndra Casper please press star 6 to
2 unmute.

3 MS. CASPER: Good afternoon. This is Kyndra
4 Casper, can you hear me?

5 MS. CAMPOS: Yes, we can hear you.

6 MS. CASPER: Okay. Great. Thank you.

7 Good afternoon Honorable Councilmembers.

8 My name is Kyndra Casper of DLA Piper, and I
9 represent the applicant in the 6220 Yucca Argyle project.

10 First I'd like to start off by thanking our
11 planner, Mr. Alan Como, and the Planning Department for all
12 of their hard work on this project.

13 This project has been going on since the project
14 was submitted to the City in 2014. Over the years the
15 project has gone through many changes including adding
16 affordable housing to the project.

17 As currently before you the project has 271 units,
18 17 of which will be very low income affordable housing, and
19 the remainder of the 252 new units will be under the RSO.

20 To just briefly discuss, this project is an
21 Environmental Leadership Development Project as Mr. Como
22 has stated earlier in his presentation. What that means is
23 we were certified by the governor as an Environmental
24 Leadership Development Project as having over \$100 million
25 investment in California, a net zero GHG emission,

December 3, 2020

Original

13

1 transportation efficiencies, LEED silver certification, we
2 have a PLA with the unions for the labor on the
3 construction labor on the project, and many other benefits.

4 Just as a note, the ELDP program sunsets at the end
5 of this year. We are requesting that no continuances be
6 made on this project so that the project will still be able
7 to utilize the ELDP benefits for which it was certified by
8 the governor of California.

9 To discuss the tenants, the tenants have always
10 been very important to the applicants. The applicant is
11 the very first developer in the Hollywood area to volunteer
12 an offer of an ability to return to the tenants.

13 This has always been a component of the project.
14 It was discussed early on in the project, as well as in the
15 EIR, and every hearing we've had for this project.

16 The developer offered to the existing tenants an
17 ability to return to the project once built, and for the
18 tenants who accept to pay the difference in their rent
19 during the construction.

20 There has been a condition added that is Q
21 condition 14.d to -- as a procedure to enforce this
22 voluntary commitment that was made by the applicant.

23 The Q condition is a condition that must be cleared
24 prior to issuing any building permits for the construction
25 of the project, so we must comply with the condition to

December 3, 2020

Original

14

1 give the offer to the tenants of both the ability to return
2 and the payment of the difference in their rent during
3 construction that must be done prior to issuing building
4 permits for the project.

5 Also as a Q condition the Q condition is part of
6 the zoning of the site. So because it is part of the
7 zoning it will need to be complied with so it's sort of
8 dual enforcement because it's a Q condition as well as
9 being required to be done prior to the building permits.

10 Also as a condition -- all of the conditions of the
11 project are recorded against the property so there will be
12 covenants recorded against the property that will require
13 this to be done whether it is by this project applicant or
14 any successor will be required to comply with this
15 condition.

16 Regarding other statements that were made in the
17 appeal, there is no substantial evidence to support any of
18 the appeals as they relate to CEQA, as well as, there has
19 been no evidence that has shown that the City Planning
20 Commission any way erred or abused its discretion in
21 approving the other entitlements of the project.

22 One of the appeals referenced a different project
23 done by a different developer as a justification for the
24 appeal and a justification for changing conditions related
25 to the tenants' ability to return. These negative

December 3, 2020

Original

15

1 comments, again, regarding another project, a different
2 developer, and Jerry Neuman and myself as that developer's
3 representative.

4 They are completely irrelevant to this project.
5 They have nothing to do whatsoever with this project, and
6 they have nothing to do whatsoever with this project
7 applicant.

8 Further, the comments do not accurately disclose
9 the facts or the full circumstances regarding that other
10 project. And any discussions between the developer as
11 counsel or the Department of Planning and the conclusions
12 made and those comments will absolutely incorrect.

13 I also wanted to make a note that Mr. Jerry Neuman
14 is on the phone. If you would like anymore information
15 about this other project, but again note the other project
16 is irrelevant to this project today and has nothing to do
17 with the project applicant for this project.

18 With that, I will say thank you very much for your
19 time. And I'm here to answer any questions that you may
20 have. Thank you very much.

21 COUNCILMEMBER HARRIS-DAWSON: All right. We will
22 now hear from representative from Council District 13,
23 Mr. Bullock.

24 MR. BULLOCK: Good afternoon.

25 My name is Craig Bullock and I'm with Councilmember

December 3, 2020

Original

16

1 Mitchell O'Farrell's office. I'm here today to be in
2 support of the request before you today and to deny the
3 appeal. This project will bring much needed housing to
4 Hollywood near transit where it needs to be.

5 From the start Councilmember O'Farrell has been
6 very concerned about the tenants that reside at the site.
7 This was addressed in the Q condition and includes an
8 ability for the current tenants to return to the new
9 project at the same rent adjusted for the RSO. In addition
10 the applicant has agreed to pay the rent differential
11 between their current rent and the rent they will be paying
12 in a comparable unit during the construction of the
13 project. This is in addition to what is being provided by
14 Ellis. The applicant will not be pulling a building permit
15 until these conditions are satisfied.

16 This office involvement in this project will not
17 end at approval, but we will continue to work with the
18 tenants, the applicant, the Department of City Planning to
19 ensure that the conditions are implemented in a fair and
20 equitable way.

21 As a side note, as a challenge of creating these
22 ability to return and payment of rent differential in the
23 absence of a regulatory framework, is quite challenging,
24 but it's the right thing to do which is why we considered
25 all the options that were available to us.

December 3, 2020

Original

17

1 The office submitted a letter that is in the file
2 that was cleanup language for the condition that I wanted
3 to read in for consideration. And that condition would
4 say:

5 (Reading.)

6 "Prior to the issuance of the
7 building permit, the applicant or
8 successor shall provide certified
9 mailing receipts or proofs of service
10 signed under penalty of perjury to the
11 Department of City Planning, Major
12 Project Section, demonstrating that the
13 existing qualified tenants were provided
14 an offer to enter into a private
15 agreement with the applicant or
16 successor that include subject to its
17 terms the ability for the tenant to
18 return to a comparable unit within the
19 project and during construction on the
20 project funding the difference in rent
21 of a comparable site, comparable unit
22 between the tenant's rental rate
23 immediately prior to the demolition of
24 the building and the tenant's new rental
25 rate until the ability to return is

December 3, 2020

Original

18

1 accepted or exercised.

2 "The applicant or successor shall
3 provide a copy of the signed agreement
4 demonstrating compliance with this
5 condition which may be redacted for
6 privacy purposes or written rejection
7 from the tenants where the applicant or
8 successor is not able to enter into an
9 agreement with the tenants or obtain
10 written objection from the tenants, the
11 applicant or successor shall submit a
12 written declaration signed under penalty
13 of perjury that the offer to enter into
14 a private agreement with the tenants has
15 been made.

16 "The applicant or their successor
17 shall also submit to the Department of
18 City Planning, Major Projects Section,
19 concurrent with certified mailing
20 receipts or proofs of service signed
21 under penalty of perjury the rent role
22 for occupied units at the time the offer
23 is commenced."

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25 MR. BULLOCK: In addition, we wanted to add to

December 3, 2020

Original

19

1 condition 9 which is regarding signage was just to add the
2 language "except as shown in Exhibit A" after the word
3 "freeway."

4 Thank you for your consideration.

5 COUNCILMEMBER HARRIS-DAWSON: Thank you,
6 Mr. Bullock.

7 Now we'll go to public comment. We will allow for
8 20 minutes of public comments. So we will end around 15
9 minutes after the hour.

10 You have one minute to speak on the item.

11 MS. CAMPOS: Caller 8136, can you please press Star
12 6 to unmute yourself.

13 8136 can you please press Star 6 to unmute.

14 CALLER 8136: Good afternoon. This is Sylvia
15 Shane. In light of the Department of City Planning's
16 report back on equitable development earlier today, Yucca
17 Argyle will be a blueprint for how right of return can be
18 ensured in new development.

19 I have experienced the process of negotiating a
20 right of return in the exact same apartment as it is
21 prescribed under the Ellis Act and I caution you to
22 recognize the difference between a right and an enforceable
23 right.

24 Even in my case, which was far more
25 straightforward, I encountered huge obstacles and incurred

December 3, 2020

Original

20

1 attorneys' fees to enforce a right I had by law. I submit
2 a recommendation to the record that must be a condition of
3 approval.

4 I urge this committee to recognize that by granting
5 the developer project approval before having signed right
6 of return contracts as part of the record, you are in fact
7 jeopardizing tenants' ability to negotiate reasonable and
8 actionable terms to return.

9 The best approach is to continue this item and to
10 condition approval of the project, not the permits, on the
11 submission of executed right of return contracts.

12 Thank you so much.

13 MS. CAMPOS: Caller with the number ending in 3988
14 can you please press Star 6 to unmute.

15 CALLER 3988: Hello this is for condition 14.d
16 under Item 8 and ask that it be strengthened to include the
17 language that deters harassment and intimidation against
18 tenants, as well as to ensure transparency in the agreement
19 such that tenants may sue if the developer does not honor
20 the agreement.

21 This is an incredibly important condition that can
22 protect renters from displacement in this unaffordable city.
23 Housing does not trickle down. We don't have a housing
24 shortage crisis; the units are there. Increased
25 development of luxury as well as market-rate units have not

December 3, 2020

Original

21

1 lowered rents. Preventing displacement at Yucca Argyle is
2 important.

3 The worldwide advertisement of Hollywood shows the
4 liberalities of those living there. Hollywood has
5 historically had majority larger metrics of color and this
6 past decade the vast displacement of Hollywood has changed
7 it dramatically from the previous decade.

8 I grew up in Hollywood and so many of my friends
9 cannot afford to live where they grew up. I think you
10 already know all of these things, so please act on them.
11 Please keep and strengthen the conditions of the project
12 and endorse more bold actions to keep residents of L. A.
13 housed and alive.

14 MS. CAMPOS: Thank you that is your time.

15 Caller 1403 can you please press Star 6 to unmute
16 yourself. Caller 1403.

17 Caller 5733 can you please press Star 6 to unmute
18 yourself.

19 CALLER 5733: Hi can you hear me?

20 MS. CAMPOS: Yes.

21 CALLER 5733: Thank you. Shanna Johnson Yucca
22 Argyle Tenant Association and LATU member. I oppose this
23 project and endorse the appeal for right of return.

24 My neighbors and I don't want to lose our housing
25 in a time when 36,000 or more L. A. households are facing

December 3, 2020

Original

22

1 imminent eviction. Do not leave the right of return
2 negotiation up to the developer. After three years of
3 promises we still have no agreement.

4 We have seen tactics employed against our neighbors
5 at the Crossroads Apartments by developer representatives
6 Jerry Neuman and Kyndra Casper. Things like repeated
7 buyout offers, lying to tenants about grounds for eviction,
8 removing parking, laundry and other amenities, and refusing
9 or neglecting to fix conditions.

10 I insist that the PLUM honor condition 14.d and
11 strengthen it with anti-harassment language as a permanent
12 condition for the project's approval.

13 I reject Councilman O'Farrell's attempt at watering
14 down these protections. We are tired of watching elected
15 officials allow Ellis Act abuse by developers used to
16 socially cleanse our working-class communities to build
17 luxury hotels and units.

18 RSO doesn't matter if it's applied to a luxury
19 unit --

20 MS. CAMPOS: Your time is up.

21 CALLER 5733: Thank you.

22 MS. CAMPOS: Caller with a number ending in 5556
23 can you please press Star 6 to unmute yourself.

24 CALLER 5556: Hello. My name is Lauren Demoniet.
25 I live in Hollywood in CD13. I support modified

December 3, 2020

Original

23

1 alternative two simply because it puts more residential
2 units near transit. Thank you.

3 MS. CAMPOS: Caller with a number ending in 6406,
4 can you please press Star 6 to unmute.

5 CALLER 6406: My name is George Scarvales, and I'm
6 president of the Hollywood United Neighborhood Council.
7 The Hollywood United Council had a meeting on September 14
8 and voted to oppose this project on two areas: The
9 buildings on this very large project are built on top of
10 multiple existing earthquake faults significant danger
11 requires compliance of the Alquist-Priola Earthquake Fault
12 Zoning Act.

13 In addition there were continuing questions
14 regarding the relocation allowance for the proposed
15 displaced residents and the lack of clarity and
16 transparency in the execution of the relocation plans
17 including whether or not moving expenses would be paid by
18 the developer. These issues were of significant concern
19 and affect tremendous areas of the Hollywood United
20 Neighborhood Council area.

21 And we hope that PLUM considers these issues
22 because when we lose these kinds of RSO housing we not only
23 lose places where people live, we lose communities where
24 people know each other, rely on each other, and work with
25 each other. And simply displacing it for --

December 3, 2020

Original

24

1 MS. CAMPOS: Time is up.

2 Caller with the number ending in 6363 can you
3 please press Star 6 to unmute.

4 CALLER 6363: Hi, good afternoon. My name is
5 Martha Chavez. I live at 948 Wilcox Avenue in Hollywood.

6 I support modified alternative two because on top
7 of it being completely rent controlled this project adds 17
8 affordable units for very low income families and
9 individuals.

10 Thank you.

11 MS. CAMPOS: Caller with a number ending in 6539,
12 can you please press Star 6 to unmute.

13 CALLER 6539: Hello, can you hear me?

14 MS. CAMPOS: Yes.

15 CALLER 6539: I'm calling in solidarity with the
16 Yucca Argyle tenants. I'm asking you to support universal
17 right of return, keep condition 14.d, and strengthen it to
18 benefit the tenants not the developer.

19 As public servants it's your job to listen to your
20 constituents, yet you continue to allow developers to
21 remove RSO buildings off of the housing stock and displace
22 tenants under the guise it's creating more affordable
23 housing.

24 The reality is that affordable housing is not
25 affordable at all, it's just market-rate housing and

December 3, 2020

Original

25

1 artificially determined by developers and landlords.

2 Do your job. Protect your constituents. Allow
3 tenants to return to their homes at the same rent they were
4 being paid prior to being displaced. It's the least you
5 can do after allowing the displacement with your votes.

6 I'd also like to say that L.A. has over 100,000
7 vacant units, Airbnb's, and hotel rooms yet you still allow
8 unhoused constituents to live on the streets. You have
9 done nothing to support our people, and we are on the
10 verge --

11 MS. CAMPOS: Thank you that is your time.

12 CALLER 6539: -- of getting evicted.

13 How do you think that happens?

14 How do you sleep at night?

15 MS. CAMPOS: Caller with the number ending in 9484,
16 can you please press Star 6 to unmute yourself.

17 CALLER 9484: Hi, can you guys hear me?

18 MS. CAMPOS: Yes.

19 CALLER 9484: Hi, my name is Charlotte Goldberg. I
20 live on Rossmore in Hollywood in CD13.

21 I support this project because I believe we really
22 just need more housing in Los Angeles.

23 Thank you.

24 MS. CAMPOS: Caller with the number ending in 1677,
25 can you please press star to unmute.

December 3, 2020

Original

26

1 CALLER 1677: Hello. My name is Lars Mitoon, and I
2 live at 1745 North Orange Drive in Hollywood.

3 I support this project because it's new rent
4 controlled units. How can you vote against this. Please
5 support the project.

6 Thank you.

7 MS. CAMPOS: Caller with a number ending in 3720,
8 can you please press Star 6 to unmute.

9 CALLER 3720: Hi, my name is Phil Katapotis, and I
10 live at 1745 North Orange Drive in Hollywood.

11 I support this project because it has rent
12 controlled units, and we definitely need more of those.

13 Thank you.

14 MS. CAMPOS: Caller with a number ending in 0970,
15 please press Star 6 to unmute yourself.

16 CALLER 0970: Hello.

17 MS. CAMPOS: Hi, we can hear you.

18 CALLER 0970: Hi, my name is Sean. I live in
19 Hollywood, and I'm calling along with the Hollywood chapter
20 of the Los Angeles Tenants Union.

21 I want to ask that condition 14.d stay as a
22 condition and be strengthened. I want to encourage that
23 you guys think about the incentives of the developers that
24 they are just kind of looking for profits. And if you can
25 think of what the people need, it is housing and it's

December 3, 2020

Original

27

1 affordable units.

2 And I want to see the strengthening of 14.d as a
3 good first step towards protecting tenants and to help stop
4 with our homelessness crisis.

5 Thank you.

6 MS. CAMPOS: Caller with a number ending in 4045,
7 can you please press Star 6 to unmute yourself.

8 CALLER 4045: Hi. I want to speak on item No. 8.
9 Condition 14.d absolutely needs to stay.

10 The right of return you have to make sure that
11 people can return, but you have to add more protections for
12 tenants. The developers are just going to do whatever they
13 are going to do, so please strengthen condition 14.d.

14 Thank you.

15 MS. CAMPOS: Caller with a number ending in 2051
16 can you press Star 6 to unmute yourself.

17 CALLER 2051: My name is Adin Barrer. I like to
18 rap. 16 Seventh, Hollywood, that is where I'm at.

19 I support this project that is because it's real
20 cool that is why I had to come and put these bogs for you.
21 The fact that of the matter was that this thing is great.
22 269 units down on Yucca Street.

23 They got parking spaces on deck that is the truth.
24 Are you riding on a bike? This project is just for you.
25 164 of them bicycle spaces. 30 stories in this place makes

December 3, 2020

Original

28

1 it great, real spacious. Good gracious, let's face it,
2 this vacant spot is wasted, but this thing put in place,
3 I'm wasting my patience.

4 Let's all come together and support this dude. I
5 go hard in this paint for this project. Just know, I think
6 it's time we approve this build and that is my 60 second
7 rap for the 30-story unit.

8 MS. CAMPOS: Caller ending in 8077, can you please
9 press Star 6 to unmute yourself.

10 CALLER 8077: Hello. Okay. My name is Mariana
11 Vargas. I'm one of the tenants that live in Yucca Argyle.
12 First I would like for our communities to know that
13 Mr. John Wash who lived in this property passed away. He
14 was an activist fighting for this project not to be built
15 and his legacy must go on.

16 In 2015 passing comments at the Argyle Civic
17 Association meeting "people are going to have to accept
18 they won't be able to live in Hollywood anymore or will
19 have to move further down the Red Line."

20 The Argyle Yucca tenants that are currently living
21 on this existing property are a diverse population
22 expressing a myriad of great diverse population of the city
23 of Los Angeles. We are families with children, seniors of
24 fixed income, young and middle aged working people,
25 church-going. Spanish-speaking primary language, we are

December 3, 2020

Original

29

1 black, Latinos, white, and we are gay, straight, and our
2 neighbors are respectfully requesting not to be displaced
3 and continue to live here.

4 Please note the impact of gentrification and
5 displacement of tenants in the Hollywood area is a direct
6 link to homelessness.

7 I oppose this project --

8 MS. CAMPOS: You have used your time. Time is up.

9 Caller with the number ending in 4152, can you
10 please press star 6 to unmute yourself.

11 CALLER 4152: Hi, can you hear me?

12 MS. CAMPOS: Yes, we can hear you.

13 CALLER 4152: My name is Eric. I'm calling to
14 support the tenants. It's absurd people who are supporting
15 are saying that this is going to create RSO units because
16 that is not possible. When you destroy RSO it's gone
17 forever; they don't come back.

18 Affordable housing or very low income housing is
19 not actually that. We know that affordable housing is not
20 affordable to most tenants and residents of the area. If
21 you can't make minimum wage for 40 hours a week and pay
22 rent in a community, it's absurd.

23 So you need to strengthen the right to return and
24 make sure that the terms are declared before you agree to
25 any of this. These developers are here to make massive,

December 3, 2020

Original

30

1 massive, profits and they have the ability to jump through
2 all the hoops that tenants do not.

3 And you have to recognize, you know, under COVID
4 this is even more important, but housing in the city and
5 county is completely unaffordable to most folks. No one
6 can work one job at minimum wage and afford it anywhere.

7 So to say that 17 affordable units is enough to
8 make this project make sense is absurd. We need the
9 percentage of "affordable" quote unquote units to more
10 closely match what wages are in an area or in the whole
11 county.

12 You have got to strengthen this right to return.
13 It's a good first step, but you've got to do better.

14 COUNCILMEMBER HARRIS-DAWSON: Looks like that
15 exhausts our callers on this matter, so we will be able to
16 get everybody in at 1:15. It's wonderful when a plan comes
17 together.

18 I will now open for discussion or questions from
19 members on this item.

20 Mr. Rice -- seeing none, Mr. Mejia, do you have a
21 recommendation to read into the record?

22 MR. MEJIA: Yes, Mr. Chair.

23 For No. 7 deny the appeal filed by the AIDS
24 Healthcare Foundation and thereby sustain the determination
25 of the Planning Commission in certifying the 6220 West

December 3, 2020

Original

31

1 Yucca project EIR, CEQA findings, statement of overriding
2 considerations, and mitigation monitoring program, prepare
3 for the 6220 West Yucca project EIR, and approving vesting
4 tentative tract map No. 73718 for the proposed mixed use
5 project consisting of 269 multi-family residential units 17
6 of which are restricted to very low income units for the
7 property located at 1756 through 1760 North Argyle Avenue
8 and 6210 through 6224 West Yucca Street.

9 Along with the letter that was read into the record
10 by Mr. Bullock from CD13 as to modifications to Q
11 conditions.

12 As to No. 8 the action is to deny the appeals filed
13 by Susan Hunter on behalf of the Los Angeles Tenants Union,
14 Hollywood Local and the Yucca Argyle Tenants Association
15 and by Mr. J. H. McQuiston, McQuiston Associates, and
16 thereby sustain the Planning Commission's determination of
17 the 6220 West Yucca project EIR No. ENV-2014-4706-EIR and
18 approval of two conditional use permits and a site plan
19 review for the construction of the mixed-use project, same
20 project as No. 7, with a 269 multi-family residential
21 units, 17 of which will be set for very low income
22 households for the property located at 1756 through 1760
23 North Argyle Avenue, 6210 through 6224 West Yucca Street,
24 and 1765 through 1779 North Vista Del Mar Avenue.

25 COUNCILMEMBER HARRIS-DAWSON: All right.

December 3, 2020

Original

32

1 That is the motion, is there a second?

2 COUNCILMEMBER BLUMENFIELD: Second.

3 COUNCILMEMBER HARRIS-DAWSON: Second by

4 Mr. Blumenfield.

5 Mr. Mejia, can you call the role?

6 MR. MEJIA: Certainly.

7 Councilmember Marqueece Harris-Dawson as Chair.

8 COUNCILMEMBER HARRIS-DAWSON: Yes.

9 MR. MEJIA: Councilmember Bob Blumenfield.

10 COUNCILMEMBER BLUMENFIELD: Blumenfield, aye.

11 MR. MEJIA: Councilmember Curren Price.

12 (NO RESPONSE.)

13 MR. MEJIA: Councilmember Gilbert Cedillo.

14 COUNCILMEMBER CEDILLO: Cedillo, aye.

15 MR. MEJIA: Councilmember John Lee.

16 COUNCILMEMBER LEE: Aye.

17 MR. MEJIA: So we have four members and that is a
18 majority, Mr. Chair.

19 COUNCILMEMBER HARRIS-DAWSON: Thank you, Mr. Mejia.

20 Mr. Como, you wanted to make comments for the
21 record regarding this matter?

22 MR. COMO: Yes, thank you Councilmember Dawson,
23 Harris-Dawson, apologies.

24 I did want to note for the record that the
25 appellant J. H. McQuiston did leave a message with City

December 3, 2020

Original

33

1 Planning staff indicating that he would not be calling in
2 for this meeting.

3 I just wanted to clarify that is why there was no
4 one to respond when you called for that.

5 COUNCILMEMBER HARRIS-DAWSON: Excellent. Thank
6 you.

7 MR. Mejia, can you confirm that concludes our
8 business for today?

9 MR. MEJIA: That concludes our business, Mr. Chair.

10 COUNCILMEMBER HARRIS-DAWSON: Thank you.

11 We're adjourned.

12 Thank you so much.

13

14 (Whereby the meeting was adjourned at 1:21 P.M.)

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December 3, 2020

Original

1 STATE OF CALIFORNIA)

2 COUNTY OF LOS ANGELES)

3

4

5 I, Anita B. Alderson, CSR No. 11843, Certified
6 Shorthand Reporter, do hereby certify:

7 That said Planning and Land Use Management Committee
8 Meeting Items Nos. 7 and 8 were taken down by me to the
9 best of my ability in stenographic form via audio
10 transmission at the time and place therein named;

11 I further certify that the notes were thereafter
12 transcribed by me;

13 I further certify that I am neither counsel for, nor
14 related to, any party to said proceedings and not in any
15 way interested in the outcome thereof.

16 I declare under penalty of perjury under the laws of
17 the State of California that the foregoing is true and
18 correct.

19

20 DATED: December 4, 2020

21

22

23 

24 Anita B. Alderson, CSR No. 11843

25

<p>\$100 12:24</p> <p>0970 26:14,16,18</p> <p>116acre 4:7</p> <p>14d 6:18 10:20 11:14 13:21 20:15 22:10 24:17 26:21 27:2,9,13 (11)</p> <p>30story 4:5 28:7</p> <p>ability 13:12,17 14:1,25 16:8,22 17:17,25 20:7 30:1 34:9 (11)</p> <p>able 13:6 18:8 28:18 30:15 (4)</p> <p>absence 16:23</p> <p>absolutely 15:12 27:9</p> <p>absurd 29:14,22 30:8</p> <p>abuse 22:15</p> <p>abused 14:20</p> <p>accept 13:18 28:17</p> <p>accepted 18:1</p> <p>accurately 15:8</p> <p>act 6:6 19:21 21:10 22:15 23:12 (5)</p> <p>action 4:1 11:14 31:12</p> <p>actionable 20:8</p> <p>actions 5:1 21:12</p> <p>activist 28:14</p>	<p>actors 11:6</p> <p>actually 7:18 10:17,25 29:19 (4)</p> <p>acute 6:2</p> <p>add 18:25 19:1 27:11</p> <p>added 6:18 13:20</p> <p>adding 7:1,4 12:15</p> <p>addition 16:9,13 18:25 23:13 (4)</p> <p>additionally 4:11</p> <p>addressed 16:7</p> <p>addressing 10:3</p> <p>adds 24:7</p> <p>adin 27:17</p> <p>adjourned 33:11,14</p> <p>adjusted 16:9</p> <p>admittedly 6:1</p> <p>advance 7:10</p> <p>advertisement 21:3</p> <p>advocates 5:21</p> <p>affect 23:19</p> <p>afford 21:9 30:6</p> <p>affordable 6:2,5,10,14,15 12:16,18 24:8,22,24,25 27:1 29:18,19,20 30:7,9 (17)</p>	<p>after 19:2,9 22:2 25:5 (4)</p> <p>afternoon 3:23 8:2 12:3,7 15:24 19:14 24:4 (7)</p> <p>again 2:18 3:3 15:1,15 (4)</p> <p>against 14:11,12 20:17 22:4 26:4 (5)</p> <p>aged 28:24</p> <p>agenda 2:3</p> <p>agree 29:24</p> <p>agreed 16:10</p> <p>agreement 7:2,9,11,17 10:12,18 11:2,4 17:15 18:3,9,14 20:18,20 22:3 (15)</p> <p>ahf 5:24 6:4,16 7:14 (4)</p> <p>aids 2:9 5:23 30:23</p> <p>air 5:7</p> <p>airbnb's 25:7</p> <p>alan 3:20,24 12:11</p> <p>alcohol 4:19</p> <p>alderson 1:24 34:5,24</p> <p>alive 21:13</p> <p>allow 7:14 19:7 22:15 24:20 25:2,7 (6)</p> <p>allowance 23:14</p>	<p>allowed 8:23</p> <p>allowing 25:5</p> <p>alone 8:24 9:13</p> <p>along 26:19 31:9</p> <p>alquistpriola 23:11</p> <p>already 4:2 10:18 21:10</p> <p>also 6:16 8:15 14:5,10 15:13 18:17 25:6 (7)</p> <p>alternative 23:1 24:6</p> <p>always 13:9,13</p> <p>am 1:3 5:14 34:13</p> <p>amenities 22:8</p> <p>angeles 1:4 8:8 25:22 26:20 28:23 31:13 34:2 (7)</p> <p>anita 1:24 34:5,24</p> <p>announcement 3:11</p> <p>another 15:1</p> <p>answer 15:19</p> <p>antiharassment 22:11</p> <p>anybody 3:6</p> <p>anymore 15:14 28:18</p> <p>anything 8:21</p> <p>anywhere 6:5</p>	<p>30:6</p> <p>apartment 19:20</p> <p>apartments 22:5</p> <p>apologies 32:23</p> <p>appeal 2:9,10,16 4:16,22 5:9 7:22 9:13,15 14:17,24 16:3 21:23 30:23 (14)</p> <p>appealed 5:1</p> <p>appealing 2:18</p> <p>appeals 2:16 3:25 5:12 14:18,22 31:12 (6)</p> <p>appellant 5:23 8:1 11:22,23,24 32:25 (6)</p> <p>appellants 5:3,5,17</p> <p>applaud 8:9</p> <p>applicant 1:13,18 6:23 7:3,12 8:18 11:25 12:9 13:10,22 14:13 15:7,17 16:10,14,18 17:7,15 18:2,7,11,16 (22)</p> <p>applicants 7:1,9 13:10</p> <p>applied 22:18</p> <p>applies 11:16</p> <p>approach 20:9</p> <p>approval 2:10 5:12 9:12,24 16:17 20:3,5,10 22:12 31:18 (10)</p>
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<p>approve 4:23 11:14 28:6</p> <p>approved 4:24 10:1</p> <p>approving 14:21 31:3</p> <p>approximately 4:7,11</p> <p>area 4:4 13:11 23:20 29:5,20 30:10 (6)</p> <p>areas 23:8,19</p> <p>argue 8:18</p> <p>argyle 8:9 12:9 19:17 21:1,22 24:16 28:11,16,20 31:7,14,23 (12)</p> <p>around 9:25 10:16 19:8</p> <p>artificially 25:1</p> <p>aside 4:10</p> <p>ask 20:16 26:21</p> <p>asked 10:11</p> <p>asking 24:16</p> <p>assistant 1:10</p> <p>associated 2:19</p> <p>associates 31:15</p> <p>association 8:9 21:22 28:17 31:14 (4)</p> <p>attempt 22:13</p> <p>attorney 5:22</p> <p>attorneys' 20:1</p>	<p>audio 34:9</p> <p>available 5:14 16:25</p> <p>avenue 24:5 31:7,23,24 (4)</p> <p>aware 10:13,25</p> <p>away 10:22 28:13</p> <p>aye 32:10,14,16</p> <p>b 1:24 34:5,24</p> <p>back 11:8,11 19:16 29:17 (4)</p> <p>bad 9:20 10:10 11:6</p> <p>bargaining 11:1</p> <p>barrer 27:17</p> <p>because 6:6 9:16,20 11:6 14:6,8 23:1,22 24:6 25:21 26:3,11 27:19 29:15 (14)</p> <p>beck 1:13,18</p> <p>become 11:5</p> <p>before 2:11 3:10 9:21 12:17 16:2 20:5 29:24 (7)</p> <p>begin 2:24</p> <p>beginning 2:2</p> <p>behalf 31:13</p> <p>being 6:13 14:9 16:13 24:7 25:4,4 (6)</p> <p>believe 25:21</p>	<p>benefit 24:18</p> <p>benefits 13:3,7</p> <p>best 7:8 20:9 34:9</p> <p>better 6:21 30:13</p> <p>between 7:11,11 10:14 15:10 16:11 17:22 19:22 (7)</p> <p>beyond 8:21</p> <p>bicycle 27:25</p> <p>bike 27:24</p> <p>black 29:1</p> <p>blueprint 19:17</p> <p>blumenfield 1:7 32:2,4,9,10,10 (6)</p> <p>bob 1:7 32:9</p> <p>bogs 27:20</p> <p>bold 21:12</p> <p>bonus 4:18,24</p> <p>both 2:6 3:25 14:1</p> <p>briefly 12:20</p> <p>bring 3:4 16:3</p> <p>build 22:16 28:6</p> <p>building 13:24 14:3,9 16:14 17:7,24 (6)</p> <p>buildings 4:6 23:9 24:21</p> <p>built 9:2 13:17 23:9 28:14 (4)</p> <p>bullock</p>	<p>15:23,24,25 18:25 19:6 31:10 (6)</p> <p>burdened 9:1</p> <p>business 33:8,9</p> <p>buyout 22:7</p> <p>buyright 9:10</p> <p>ca 1:4</p> <p>california 12:25 13:8 34:1,17 (4)</p> <p>call 5:23 32:5</p> <p>called 9:14 33:4</p> <p>caller 19:11,14 20:13,15 21:15,16,17,19,21 22:21,22,24 23:3,5 24:2,4,11,13,15 25:12,15,17,19,24 26:1,7,9,14,16,18 27:6,8,15,17 28:8,10 29:9,11,13 (39)</p> <p>callers 3:13 30:15</p> <p>calling 24:15 26:19 29:13 33:1 (4)</p> <p>campos 1:10 5:19 7:23 8:3,6 12:1,5 19:11 20:13 21:14,20 22:20,22 23:3 24:1,11,14 25:11,15,18,24 26:7,14,17 27:6,15 28:8 29:8,12 (29)</p> <p>can 5:19 7:17 8:3,5 9:3 10:21 11:19 12:4,5 19:11,13,17 20:14,21 21:15,17,19 22:23</p>	<p>23:4 24:2,12,13 25:5,16,17,25 26:4,8,17,24 27:7,11,16 28:8 29:9,11,12 30:6 32:5 33:7 (40)</p> <p>can't 11:10,18 29:21</p> <p>cannot 8:16 21:9</p> <p>case 1:15,16,20,21 5:5 6:13 19:24 (7)</p> <p>casper 1:13,18 9:22 11:8 12:1,3,4,6,8 22:6 (10)</p> <p>caution 19:21</p> <p>cd13 10:15 22:25 25:20 31:10 (4)</p> <p>cedillo 1:8 32:13,14,14 (4)</p> <p>ceqa 14:18 31:1</p> <p>certainly 2:8 32:6</p> <p>certification 2:10 13:1</p> <p>certified 12:23 13:7 17:8 18:19 34:5 (5)</p> <p>certify 34:6,11,13</p> <p>certifying 30:25</p> <p>chair 1:7 3:10 30:22 32:7,18 33:9 (6)</p> <p>chairman 2:8</p> <p>challenge 16:21</p>
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challenging 16:23	cleanup 17:2	(8)	confirm 33:7	correct 34:18
change 4:18,18,23,24 (4)	cleared 13:23	comparable 16:12 17:18,21,21 (4)	conflict 9:13	costahawkins 6:6
changed 6:21 21:6	closely 30:10	completely 15:4 24:7 30:5	consider 2:7	could 7:3,5
changes 10:8,15 12:15	code 11:5,18	compliance 4:18 18:4 23:11	consideration 17:3 19:4	council 3:24 4:23 5:2,11 6:19 7:10,13,15 10:15 15:22 23:6,7,20 (13)
changing 14:24	coercion 11:3	complied 14:7	considerations 31:2	councilman 22:13
chapter 26:19	color 21:5	comply 13:25 14:14	considered 16:24	councilmember 1:7,7,8,8,9 2:5,22 3:16 5:16 7:25 11:21 15:21,25 16:5 19:5 30:14 31:25 32:2,3,7,8,9, 10,11,13,14,15,16, 19,22 33:5,10 (32)
charlotte 25:19	come 11:12 27:20 28:4 29:17 (4)	component 13:13	considers 23:21	councilmembers 12:7
chavez 24:5	comes 30:16	concern 23:18	consisting 31:5	councilmen 2:21
children 28:23	commenced 18:23	concerned 6:16 16:6	constituents 24:20 25:2,8	counsel 15:11 34:13
choice 11:18	comment 19:7	concerns 5:6 9:6	construction 4:3 8:13 13:3,19,24 14:3 16:12 17:19 31:19 (9)	county 30:5,11 34:2
christmas 10:2	commercial 4:12	concludes 33:7,9	contain 6:14	court 3:22 8:19
churchgoing 28:25	commission 4:1,15,22 5:5 6:18 8:10 14:20 30:25 (8)	conclusions 15:11	containing 2:13	covenants 6:10 14:12
circumstances 15:9	commission's 31:16	concurrent 18:19	continuances 13:5	covid 30:3
city 1:3 2:25 3:9,20,24,24,25 4:15 5:2,4 6:3 7:9 8:9,15,22 11:12 12:14 14:19 16:18 17:11 18:18 19:15 20:22 28:22 30:4 32:25 (26)	commit 7:5	condition 6:18,20,22,23 9:11,14,15,24 10:6,20 11:14,16 13:20,21,23,23,25 14:5,5,8,10,15 16:7 17:2,3 18:5 19:1 20:2,10,15,21 22:10,12 24:17 26:21,22 27:9,13 (38)	continue 7:13,17 16:17 20:9 24:20 29:3 (6)	cpc 10:20
citywide 8:10	commitment 13:22	conditional 2:19 4:19,20,25,25 31:18 (6)	continuing 23:13	cpc20144705zchd dbmcupcuspr 1:16
civic 28:16	committee 1:1 6:20 20:4 34:7 (4)	conditions 7:2 14:10,24 16:15,19 21:11 22:9 31:11 (8)	contracts 20:6,11	cpc20144705zchd dbmcupcuspr1a 1:20
claim 11:10	communities 22:16 23:23 28:12		control 6:4,7,9	craig 15:25
clarify 33:3	community 9:10 29:22		controlled 24:7 26:4,12	
clarity 23:15	como 3:20,22,23,24 12:11,21 32:20,22		conversation 10:19	
cleanse 22:16			cool 27:20	
			copy 18:3	

<p>create 10:18 29:15</p> <p>creating 16:21 24:22</p> <p>creation 6:7</p> <p>crisis 10:4 11:11 20:24 27:4 (4)</p> <p>crossroads 22:5</p> <p>csr 1:24 34:5,24</p> <p>curren 1:8 32:11</p> <p>current 9:19 10:23 16:8,11 (4)</p> <p>currently 7:18 12:17 28:20</p> <p>d 1:8</p> <p>dale 5:18</p> <p>dancing 4:20</p> <p>danger 23:10</p> <p>dated 34:20</p> <p>dawson 32:22</p> <p>deal 7:8 10:10</p> <p>dealing 11:6</p> <p>dealt 10:25</p> <p>dean 5:21</p> <p>decade 21:6,7</p> <p>december 1:2 6:19 34:20</p> <p>deck 27:23</p> <p>declaration 18:12</p>	<p>declare 34:16</p> <p>declared 29:24</p> <p>definitely 26:12</p> <p>del 31:24</p> <p>demand 8:23</p> <p>demolished 6:13,17</p> <p>demolition 6:4 17:23</p> <p>demoniet 22:24</p> <p>demonstrates 9:13</p> <p>demonstrating 17:12 18:4</p> <p>denial 5:12</p> <p>denied 4:22</p> <p>density 4:18,24 9:9</p> <p>deny 16:2 30:23 31:12</p> <p>department 2:25 3:8,18,24 12:11 15:11 16:18 17:11 18:17 19:15 (10)</p> <p>destroy 29:16</p> <p>detail 5:10</p> <p>determination 30:24 31:16</p> <p>determined 25:1</p> <p>deters 20:17</p> <p>developer 10:9,12,16,24 13:11,16 14:23</p>	<p>15:2,10 20:5,19 22:2,5 23:18 24:18 (15)</p> <p>developer's 9:4,20 10:14 15:2 (4)</p> <p>developers 11:12 22:15 24:20 25:1 26:23 27:12 29:25 (7)</p> <p>development 4:4,14 12:21,24 19:16,18 20:25 (7)</p> <p>difference 8:13 9:4 13:18 14:2 17:20 19:22 (6)</p> <p>different 14:22,23 15:1</p> <p>differential 16:10,22</p> <p>difficult 7:4</p> <p>diminution 6:15</p> <p>direct 29:5</p> <p>directly 10:17</p> <p>disclose 15:8</p> <p>discourage 7:3</p> <p>discretion 14:20</p> <p>discuss 12:20 13:9</p> <p>discussed 13:14</p> <p>discussion 30:18</p> <p>discussions 10:14 15:10</p> <p>displace 9:8 10:1 24:21</p>	<p>displaced 9:23 23:15 25:4 29:2 (4)</p> <p>displacement 5:6 21:1,6 25:5 29:5 (5)</p> <p>displacing 23:25</p> <p>displacment 20:22</p> <p>district 4:18,24 15:22</p> <p>diverse 28:21,22</p> <p>dla 1:13,18 12:8</p> <p>does 8:19 10:20 20:19,23 (4)</p> <p>doesn't 6:25 7:1 22:18</p> <p>doing 10:6</p> <p>done 10:18 14:3,9,13,23 25:9 (6)</p> <p>down 8:19 10:17 20:23 22:14 27:22 28:19 34:8 (7)</p> <p>dramatically 21:7</p> <p>drive 26:2,10</p> <p>dual 14:8</p> <p>dude 28:4</p> <p>during 8:13 13:19 14:2 16:12 17:19 (5)</p> <p>each 23:24,24,25</p> <p>earlier 12:22 19:16</p>	<p>early 13:14</p> <p>earthquake 23:10,11</p> <p>easily 7:3</p> <p>effectively 8:25</p> <p>efficiencies 13:1</p> <p>eir 2:11,18 13:15 31:1,3,17 (6)</p> <p>eldp 4:14 13:4,7</p> <p>elected 22:14</p> <p>ellis 8:18,19,21 16:14 19:21 22:15 (6)</p> <p>else 3:6</p> <p>emission 12:25</p> <p>emissions 5:8</p> <p>employed 22:4</p> <p>encountered 19:25</p> <p>encourage 26:22</p> <p>end 13:4 16:17 19:8</p> <p>ending 20:13 22:22 23:3 24:2,11 25:15,24 26:7,14 27:6,15 28:8 29:9 (13)</p> <p>endorse 21:12,23</p> <p>endure 8:16</p> <p>enforce 13:21 20:1</p> <p>enforceable 19:22</p>
---	--	---	---	---

<p>enforcement 14:8</p> <p>enough 8:24 10:7 11:12 30:7 (4)</p> <p>ensure 16:19 20:18</p> <p>ensured 19:18</p> <p>enter 17:14 18:8,13</p> <p>entertainment 4:20 8:12</p> <p>entitlements 4:17 7:21 11:17 14:21 (4)</p> <p>env20144706eir 1:2014,2014 31:17</p> <p>environment 5:22</p> <p>environmental 4:13 5:6 12:21,23 (4)</p> <p>equitable 16:20 19:16</p> <p>eric 29:13</p> <p>erred 14:20</p> <p>especially 9:20 10:1 11:6</p> <p>even 6:5 19:24 30:4</p> <p>every 11:17 13:15</p> <p>everybody 3:1 30:16</p> <p>evicted 25:12</p> <p>eviction 9:25</p>	<p>22:1,7</p> <p>evidence 14:17,19</p> <p>exact 19:20</p> <p>exactly 7:10</p> <p>example 6:12</p> <p>excellent 2:22 3:22 8:7 33:5 (4)</p> <p>except 19:2</p> <p>executed 20:11</p> <p>execution 23:16</p> <p>exercised 18:1</p> <p>exhausted 3:5</p> <p>exhausts 30:15</p> <p>exhibit 19:2</p> <p>existing 4:5 6:17,24 7:12,19 13:16 17:13 23:10 28:21 (9)</p> <p>expected 8:16</p> <p>expenses 23:17</p> <p>experience 7:15</p> <p>experienced 19:19</p> <p>expired 7:23</p> <p>expressing 28:22</p> <p>face 28:1</p> <p>facing 21:25</p> <p>fact 20:6 27:21</p> <p>facts 15:9</p>	<p>fair 16:19</p> <p>families 9:7 24:8 28:23</p> <p>family 4:6 8:15</p> <p>far 9:9 19:24</p> <p>fault 23:11</p> <p>faults 23:10</p> <p>fears 9:4</p> <p>fees 20:1</p> <p>feet 4:4,12</p> <p>fighting 28:14</p> <p>file 5:11 17:1</p> <p>filed 2:9 30:23 31:12</p> <p>final 11:23</p> <p>finally 7:20</p> <p>financial 8:17 9:5</p> <p>financially 9:1</p> <p>findings 31:1</p> <p>fire 11:13</p> <p>first 2:25 5:18 12:10 13:11 27:3 28:12 30:13 (7)</p> <p>fix 22:9</p> <p>fixed 28:24</p> <p>floor 3:8 4:4</p> <p>flow 10:5</p> <p>folks 30:5</p> <p>force 10:10</p>	<p>foregoing 34:17</p> <p>forever 6:8 29:17</p> <p>form 9:11 34:9</p> <p>foundation 2:9 5:23 30:24</p> <p>four 32:17</p> <p>framework 16:23</p> <p>freeway 19:3</p> <p>friends 21:8</p> <p>full 15:9</p> <p>fully 5:9</p> <p>funding 17:20</p> <p>further 5:1,14 15:8 28:19 34:11,13 (6)</p> <p>games 10:9</p> <p>gas 5:7</p> <p>gay 29:1</p> <p>gentrification 29:4</p> <p>george 23:5</p> <p>get 7:17 30:16</p> <p>getting 25:12</p> <p>ghg 5:7 12:25</p> <p>gilbert 1:8 32:13</p> <p>give 14:1</p> <p>glad 7:14</p> <p>go 11:11,25 19:7 28:5,15 (5)</p>	<p>going 3:13,20 5:23 8:14 10:3 11:8 12:13 27:12,13 28:17 29:15 (11)</p> <p>goldberg 25:19</p> <p>gone 6:7,8 12:15 29:16 (4)</p> <p>good 3:23 8:2 10:6 11:13 12:3,7 15:24 19:14 24:4 27:3 28:1 30:13 (12)</p> <p>got 27:23 30:12,13</p> <p>governor 12:23 13:8</p> <p>gracious 28:1</p> <p>granting 20:4</p> <p>great 12:6 27:21 28:1,22 (4)</p> <p>greater 9:7</p> <p>greenhouse 5:7</p> <p>greg 1:13,18</p> <p>grew 21:8,9</p> <p>grounds 11:4 22:7</p> <p>group 9:14</p> <p>guise 24:22</p> <p>guys 25:17 26:23</p> <p>h 31:15 32:25</p> <p>habitability 10:23</p> <p>hall 1:3</p>
---	--	---	--	---

<p>hand 3:2</p> <p>happens 25:13</p> <p>harassment 11:3 20:17</p> <p>hard 12:12 28:5</p> <p>harrisdawson 1:7 2:5,22 3:16 5:16 7:25 11:21 15:21 19:5 30:14 31:25 32:3,7,8,19,23 33:5,10 (18)</p> <p>has 7:23 10:13,24 11:12 12:13,15,17,22 13:13,20 14:18,19 15:16 16:5,10 18:14 21:4,6 25:6 26:11 (20)</p> <p>having 10:19 12:24 20:5</p> <p>he 28:13 33:1</p> <p>healthcare 2:9 5:23 30:24</p> <p>hear 5:18 8:5 12:4,5 15:22 21:19 24:13 25:17 26:17 29:11,12 (11)</p> <p>heard 4:15</p> <p>hearing 2:25 13:15</p> <p>height 4:18,24</p> <p>held 11:8</p> <p>hello 20:15 22:24 24:13 26:1,16 28:10 (6)</p> <p>help 6:1 27:3</p>	<p>here 9:21 10:4 15:19 16:1 29:3,25 (6)</p> <p>hereby 34:6</p> <p>hi 21:19 24:4 25:17,19 26:9,17,18 27:8 29:11 (9)</p> <p>high 7:7</p> <p>his 12:22 28:15</p> <p>historically 21:5</p> <p>hollywood 8:8 13:11 16:4 21:3,4,6,8 22:25 23:6,7,19 24:5 25:20 26:2,10,19,19 27:18 28:18 29:5 31:14 (21)</p> <p>homeless 10:4,5 11:11</p> <p>homelessness 8:14,25 27:4 29:6 (4)</p> <p>homes 25:3</p> <p>honor 20:19 22:10</p> <p>honorable 3:23 12:7</p> <p>hoops 30:2</p> <p>hope 23:21</p> <p>hotel 25:7</p> <p>hotels 22:17</p> <p>hour 19:9</p> <p>hours 29:21</p>	<p>housed 21:13</p> <p>households 4:11 21:25 31:22</p> <p>housing 5:25 6:2,4,6,7,15 8:20 12:16,18 16:3 20:23,23 21:24 23:22 24:21,23,24,25 25:22 26:25 29:18,18,19 30:4 (24)</p> <p>how 3:13 19:17 25:13,14 26:4 (5)</p> <p>huge 19:25</p> <p>hunter 2:17 8:1,2,3,5,7 31:13 (7)</p> <p>hurt 6:3</p> <p>i'd 12:10 25:6</p> <p>i'm 5:22,23 15:19,25 16:1 23:5 24:15,16 26:19 27:18 28:3,11 29:13 (13)</p> <p>ibarra 3:8,10,17</p> <p>illusory 7:19</p> <p>immediately 17:23</p> <p>imminent 22:1</p> <p>impact 29:4</p> <p>impacting 8:15</p> <p>implemented 16:19</p> <p>important 13:10 20:21 21:2 30:4 (4)</p>	<p>incentives 26:23</p> <p>include 4:8,17 17:16 20:16 (4)</p> <p>includes 8:12 16:7</p> <p>including 12:15 23:17</p> <p>income 2:15 4:10 12:18 24:8 28:24 29:18 31:6,21 (8)</p> <p>incorrect 15:12</p> <p>increased 9:9 20:24</p> <p>increases 6:12 8:18</p> <p>incredibly 20:21</p> <p>incurred 19:25</p> <p>indicating 33:1</p> <p>individuals 24:9</p> <p>infestation 10:23</p> <p>information 15:14</p> <p>inimitable 3:8</p> <p>insist 22:10</p> <p>instance 7:5</p> <p>intentions 11:13</p> <p>interested 34:15</p> <p>interim 9:4</p> <p>intimidation 11:3 20:17</p> <p>into 2:6 3:4 8:14 11:13 17:14</p>	<p>18:8,13 30:21 31:9 (9)</p> <p>investment 12:25</p> <p>involvement 16:16</p> <p>irrelevant 15:4,16</p> <p>is 2:9,10,11,11,13,16 3:2,19,20,24 4:3,13 5:7,18,21,25 6:1,14,16 7:13,13,18 8:1,14,21 9:21 10:6,8 11:13,15 12:3,8,20,22 13:10,20,23 14:5,6,13,17 15:14,16,25 16:13,13,23,24 17:1,25 18:8,23 19:1,14,20 20:9,15,21 21:1,14 22:20,24 23:5 24:1,4,24,24 25:11,19 26:1,9,18,25 27:17 ,18,19,20,21,23,24 28:2,6,10 29:5,8,1 3,15,16,18,19 30:4,5,7,8 31:12 32:1,1,17 33:3 34:17 (100)</p> <p>isn't 8:24 11:24</p> <p>issuance 17:6</p> <p>issued 9:25</p> <p>issues 5:5,8 10:23 23:18,21 (5)</p> <p>issuing 13:24 14:3</p> <p>item 1:12,12,17,17</p>
--	--	--	--	---

<p>2:8,11,16 3:1,3,4,6 7:14 19:10 20:9,16 27:8 30:19 (17)</p> <p>items 2:2,6 3:25 34:8 (4)</p> <p>its 14:20 17:16</p> <p>itself 7:21</p> <p>j 31:15 32:25</p> <p>jeopardizing 20:7</p> <p>jerry 9:22 11:7 15:2,13 22:6 (5)</p> <p>job 24:19 25:2 30:6</p> <p>john 1:9 2:17 28:13 32:15 (4)</p> <p>johnson 21:21</p> <p>jr 1:8</p> <p>jump 30:1</p> <p>jurisdiction 8:20</p> <p>just 4:2 8:13 11:11 12:20 13:4 19:1 24:25 25:22 26:24 27:12,24 28:5 33:3 (13)</p> <p>justification 14:23,24</p> <p>katapotis 26:9</p> <p>keep 21:11,12 24:17</p> <p>kind 26:24</p> <p>kinds 23:22</p> <p>know 3:13 21:10</p>	<p>23:24 28:5,12 29:19 30:3 (7)</p> <p>known 4:14</p> <p>kyndra 1:13,18 9:22 12:1,3,8 22:6 (7)</p> <p>l 2:17 5:25 21:12,25 (4)</p> <p>la 25:6</p> <p>labor 13:2,3</p> <p>lack 23:15</p> <p>land 1:1 2:19 34:7</p> <p>landlords 25:1</p> <p>language 10:8,12,15 17:2 19:2 20:17 22:11 28:25 (8)</p> <p>large 23:9</p> <p>larger 21:5</p> <p>lars 26:1</p> <p>latinos 29:1</p> <p>latu 21:22</p> <p>laundry 22:8</p> <p>lauren 22:24</p> <p>law 9:16 20:1</p> <p>laws 34:16</p> <p>leadership 4:13 12:21,24</p> <p>least 25:4</p> <p>leave 10:9 22:1 32:25</p>	<p>lee 1:9 32:15,16</p> <p>leed 13:1</p> <p>legacy 28:15</p> <p>legal 9:15,18</p> <p>legalities 7:21</p> <p>legislative 1:10</p> <p>let's 28:1,4</p> <p>letter 6:21 7:22 17:1 31:9 (4)</p> <p>letters 5:10</p> <p>leverage 11:1</p> <p>leyla 1:10</p> <p>liberalities 21:4</p> <p>light 19:15</p> <p>like 6:10 7:12 11:6,7 12:10 15:14 22:6 25:6 27:17 28:12 30:14 (11)</p> <p>line 11:24 28:19</p> <p>link 29:6</p> <p>listen 24:19</p> <p>live 4:20 21:9 22:25 23:23 24:5 25:8,20 26:2,10,18 28:11,18 29:3 (13)</p> <p>lived 28:13</p> <p>living 21:4 28:20</p> <p>llp 1:13,18</p> <p>local 8:8 31:14</p> <p>located 31:7,22</p>	<p>long 8:20 10:22</p> <p>look 7:12</p> <p>looking 26:24</p> <p>looks 30:14</p> <p>los 1:4 8:8 25:22 26:20 28:23 31:13 34:2 (7)</p> <p>lose 21:24 23:22,23,23 (4)</p> <p>losing 9:5</p> <p>loss 8:17</p> <p>lot 10:9</p> <p>love 11:12</p> <p>low 2:14 4:10 12:18 24:8 29:18 31:6,21 (7)</p> <p>lowered 21:1</p> <p>lp 1:13,18</p> <p>luci 3:8</p> <p>luxury 20:25 22:17,18</p> <p>lying 22:7</p> <p>made 10:13,25 13:6,22 14:16 15:12 18:15 (7)</p> <p>mailing 17:9 18:19</p> <p>major 17:11 18:18</p> <p>majority 21:5 32:18</p> <p>make 3:11 6:5 8:24 9:9</p>	<p>11:7,14,16 15:13 27:10 29:21,24,25 30:8,8 32:20 (15)</p> <p>makes 27:25</p> <p>making 8:25</p> <p>management 1:1 34:7</p> <p>many 12:15 13:3 21:8</p> <p>map 2:12 4:16,22 5:4 31:4 (5)</p> <p>mar 31:24</p> <p>mariana 28:10</p> <p>marketrate 20:25 24:25</p> <p>marqueece 1:7 32:7</p> <p>martha 24:5</p> <p>massive 8:16 29:25 30:1</p> <p>master 4:19,25</p> <p>match 30:10</p> <p>matter 2:24 5:17 11:22 22:18 27:21 30:15 32:21 (7)</p> <p>may 8:18 15:19 18:5 20:19 (4)</p> <p>mc 2:18</p> <p>mcquiston 31:15,15 32:25</p> <p>me 3:11 8:5 12:4 21:19 24:13 25:17 29:11 34:8,12 (9)</p> <p>means 12:22</p>
--	---	---	---	--

<p>meeting 2:2 3:4 23:7 28:17 33:2,14 34:8 (7)</p> <p>mejia 2:8 30:20,22 32:5,6,9, 11,13,15,17,19 33:7,9 (13)</p> <p>member 21:22</p> <p>members 1:7 3:23 8:15 30:19 32:17 (5)</p> <p>mentioned 4:2</p> <p>message 32:25</p> <p>met 8:21</p> <p>metrics 21:5</p> <p>mice 10:24</p> <p>middle 28:24</p> <p>million 12:24</p> <p>minimum 29:21 30:6</p> <p>minute 19:10</p> <p>minutes 19:8,9</p> <p>mittell 16:1</p> <p>mitigation 31:2</p> <p>mitoon 26:1</p> <p>mixed 31:4</p> <p>mixeduse 2:13 4:3 31:19</p> <p>modifications 31:10</p> <p>modified 22:25 24:6</p>	<p>moment 3:7</p> <p>money 9:7</p> <p>monitoring 31:2</p> <p>monolingual 3:12</p> <p>moral 9:13</p> <p>more 3:3 6:2,9 8:14 19:24 21:12,25 23:1 24:22 25:22 26:12 27:11 30:4,9 (14)</p> <p>most 29:20 30:5</p> <p>motion 32:1</p> <p>move 28:19</p> <p>moving 23:17</p> <p>ms 3:10,17 5:19 7:23 8:2,3,3,5,6,7 12:1,3,5,6 19:11 20:13 21:14,20 22:20,22 23:3 24:1,11,14 25:11,15,18,24 26:7,14,17 27:6,15 28:8 29:8,12 (36)</p> <p>much 2:23 6:2 8:7 15:18,20 16:3 20:12 33:12 (8)</p> <p>multifamily 2:14 4:8 31:5,20 (4)</p> <p>multiple 23:10</p> <p>municipal 11:5,18</p> <p>must 9:18 11:3,16,19 13:23,25 14:3 20:2 28:15 (9)</p> <p>my 3:15,24 12:8</p>	<p>15:25 19:24 21:8,24 22:24 23:5 24:4 25:19 26:1,9,18 27:17 28:3,6,10 29:13 34:9 (20)</p> <p>myriad 28:22</p> <p>myself 15:2</p> <p>name 3:24 12:8 15:25 22:24 23:5 24:4 25:19 26:1,9,18 27:17 28:10 29:13 (13)</p> <p>named 34:10</p> <p>near 16:4 23:2</p> <p>need 3:13 8:24 10:20 14:7 25:22 26:12,25 29:23 30:8 (9)</p> <p>needed 16:3</p> <p>needs 10:16,21 11:5 16:4 27:9 (5)</p> <p>negative 14:25</p> <p>neglecting 22:9</p> <p>negotiate 7:9 20:7</p> <p>negotiating 7:15 19:19</p> <p>negotiation 22:2</p> <p>neighborhood 23:6,20</p> <p>neighbors 21:24 22:4 29:2</p> <p>neither 34:13</p> <p>net 12:25</p>	<p>neuman 9:22 11:7,8 15:2,13 22:6 (6)</p> <p>new 4:5 6:7,13 8:25 12:19 16:8 17:24 19:18 26:3 (9)</p> <p>newly 10:5</p> <p>next 7:25</p> <p>night 25:14</p> <p>no 1:12,15,2014, 16,17,20,2014,21 10:21 11:4 13:5 14:17,19 22:3 27:8 30:5,23 31:4,12,17,20 32:12 33:3 34:5,24 (25)</p> <p>noise 5:8</p> <p>none 30:20</p> <p>nor 34:13</p> <p>north 1:4 26:2,10 31:7,23,24 (6)</p> <p>nos 1:2014 34:8</p> <p>note 13:4 15:13,15 16:21 29:4 32:24 (6)</p> <p>notes 34:11</p> <p>nothing 15:5,6,16 25:9 (4)</p> <p>notices 9:25</p> <p>now 3:2 7:6,7 8:5 10:8 11:25 15:22 19:7 30:18 (9)</p> <p>number 7:7 20:13 22:22 23:3 24:2,11 25:15,24</p>	<p>26:7,14 27:6,15 29:9 (13)</p> <p>numerous 7:20</p> <p>o'farrell 16:5</p> <p>o'farrell's 16:1 22:13</p> <p>objection 18:10</p> <p>obstacles 19:25</p> <p>obtain 18:9</p> <p>occasions 9:23 10:25</p> <p>occupied 18:22</p> <p>off 12:10 24:21</p> <p>offer 6:24 13:12 14:1 17:14 18:13,22 (6)</p> <p>offered 7:2 13:16</p> <p>offers 22:7</p> <p>office 6:19 7:10,15 10:15 16:1,16 17:1 (7)</p> <p>officials 22:15</p> <p>once 6:7 9:25 13:17</p> <p>one 2:16 3:3 4:5 5:4 14:22 19:10 28:11 30:5,6 33:4 (10)</p> <p>ones 6:10</p> <p>only 6:14 9:16 10:19 11:14 23:22 (5)</p> <p>onto 10:5</p>
---	--	---	--	---

<p>open 30:18</p> <p>operation 4:3</p> <p>oppose 21:22 23:8 29:7</p> <p>opposes 6:4</p> <p>options 16:25</p> <p>orange 26:2,10</p> <p>order 8:17</p> <p>other 9:22,24 13:3 14:16,21 15:9,15,15 22:8 23:24,24,25 (12)</p> <p>otherwise 4:14</p> <p>our 7:21 10:3 11:10,13,17,22 12:10 21:24 22:4,16 25:9 27:4 28:12 29:1 30:15 33:7,9 (17)</p> <p>out 9:14</p> <p>outcome 34:15</p> <p>over 8:20 12:14,24 25:6 (4)</p> <p>overall 6:15</p> <p>overriding 31:1</p> <p>paid 23:17 25:4</p> <p>paint 28:5</p> <p>parking 22:8 27:23</p> <p>part 5:10 11:5,17 14:5,6 20:6 (6)</p> <p>particularly 6:16</p> <p>partly 6:6</p>	<p>party 34:14</p> <p>passed 28:13</p> <p>passing 28:16</p> <p>past 21:6</p> <p>path 10:6</p> <p>pathway 9:18</p> <p>patience 28:3</p> <p>pay 6:25 13:18 16:10 29:21 (4)</p> <p>paying 16:11</p> <p>payment 14:2 16:22</p> <p>penalty 17:10 18:12,21 34:16 (4)</p> <p>people 8:14 9:14 23:23,24 25:9 26:25 27:11 28:17,24 29:14 (10)</p> <p>percentage 30:9</p> <p>perjury 17:10 18:13,21 34:16 (4)</p> <p>permanent 22:11</p> <p>permit 4:19,20 16:14 17:7 (4)</p> <p>permits 2:19,20 13:24 14:4,9 20:10 31:18 (7)</p> <p>phil 26:9</p> <p>phone 5:20 8:4 15:14</p> <p>piper 1:13,18 12:8</p>	<p>pla 13:2</p> <p>place 27:25 28:2 34:10</p> <p>places 23:23</p> <p>plan 2:20 4:21,25 8:11,12 30:16 31:18 (7)</p> <p>planner 12:11</p> <p>planning 1:1 2:25 3:9,18,20,25 4:1,15 5:5,10 6:18 7:10 8:10 12:11 14:19 15:11 16:18 17:11 18:18 30:25 31:16 33:1 34:7 (23)</p> <p>planning's 19:15</p> <p>plans 9:10 23:16</p> <p>play 10:9</p> <p>players 9:20</p> <p>please 5:19 8:3 12:1 19:11,13 20:14 21:10,11,15,17 22:23 23:4 24:3,12 25:16,25 26:4,8,15 27:7,13 28:8 29:4,10 (24)</p> <p>plenty 9:3</p> <p>plum 22:10 23:21</p> <p>pm 33:14</p> <p>points 5:9</p> <p>pool 6:15</p> <p>population 28:21,22</p> <p>possible 29:16</p>	<p>prefer 10:1</p> <p>prepare 31:2</p> <p>prescribed 19:21</p> <p>presentation 12:22</p> <p>presenting 3:20</p> <p>preserved 4:6</p> <p>president 23:6</p> <p>press 3:2,7 5:19 8:3 12:1 19:11,13 20:14 21:15,17 22:23 23:4 24:3,12 25:16,25 26:8,15 27:7,16 28:9 29:10 (22)</p> <p>preventing 8:25 21:1</p> <p>previous 21:7</p> <p>price 1:8 32:11</p> <p>primary 28:25</p> <p>prior 13:24 14:3,9 17:6,23 25:4 (6)</p> <p>privacy 18:6</p> <p>private 17:14 18:14</p> <p>problem 7:8</p> <p>problems 7:20</p> <p>procedure 13:21</p> <p>proceeding 2:24</p> <p>proceedings 34:14</p> <p>process 8:10 9:10</p>	<p>19:19</p> <p>profit 9:6</p> <p>profiters 11:7</p> <p>profits 11:12 26:24 30:1</p> <p>program 13:4 31:2</p> <p>prohibit 7:1</p> <p>prohibits 6:6,12</p> <p>project 2:13,20 4:1,3,13,14,16 5:4,13 6:1,3,11,14 9:3,19 11:4,17 12: 9,12,13,13,15,16,1 7,20,21,24 13:3,6, 6,13,14,15,17,25 14:4,11,13,21,22 1 5:1,4,5,6,10,15,15, 16,17,17 16:3,9,13,16 17:12,19,20 20:5,10 21:11,23 23:8,9 24:7 25:21 26:3,5,11 27:19,24 28:5,14 29:7 30:8 31:1,3,5,17,19,20 (80)</p> <p>project's 22:12</p> <p>projects 9:18,24,25 18:18 (4)</p> <p>promised 9:23</p> <p>promises 22:3</p> <p>promising 7:6</p> <p>proofs 17:9 18:20</p> <p>property 10:24 14:11,12 28:13,21 31:7,22 (7)</p>
--	--	--	---	--

<p>proposed 9:19 10:8,12,15,20 23:14 31:4 (7)</p> <p>protect 7:18 20:22 25:2</p> <p>protecting 27:3</p> <p>protection 6:9</p> <p>protections 22:14 27:11</p> <p>provide 10:13 17:8 18:3</p> <p>provided 6:21 16:13 17:13</p> <p>provides 6:9</p> <p>providing 6:18 7:11</p> <p>public 19:7,8 24:19</p> <p>pulling 16:14</p> <p>purposes 18:6</p> <p>push 8:14</p> <p>put 11:13 27:20 28:2</p> <p>puts 23:1</p> <p>qualified 17:13</p> <p>quality 5:7</p> <p>questions 5:14 15:19 23:13 30:18 (4)</p> <p>quiston 2:18</p> <p>quite 16:23</p> <p>quote 30:9</p>	<p>raise 3:2</p> <p>raised 5:5 7:21</p> <p>rap 27:18 28:7</p> <p>rate 17:22,25</p> <p>rats 10:24</p> <p>read 2:6 17:3 30:21 31:9 (4)</p> <p>reading 17:5</p> <p>real 10:18 11:13 27:19 28:1 (4)</p> <p>reality 24:24</p> <p>really 25:21</p> <p>realty 1:13,18</p> <p>reason 9:6</p> <p>reasonable 20:7</p> <p>receipts 17:9 18:20</p> <p>recode 9:10</p> <p>recognize 9:16 19:22 20:4 30:3 (4)</p> <p>recommendation 6:20 20:2 30:21</p> <p>recommended 4:23 7:13</p> <p>recommends 5:12</p> <p>record 2:6 20:2,6 30:21 31:9 32:21,24 (7)</p> <p>recorded 14:11,12</p>	<p>red 28:19</p> <p>redacted 18:5</p> <p>referenced 14:22</p> <p>refuses 9:16</p> <p>refusing 22:8</p> <p>regarding 5:6,7 14:16 15:1,9 19:1 23:14 32:21 (8)</p> <p>regulatory 16:23</p> <p>reiteration 4:2</p> <p>reject 22:13</p> <p>rejection 18:6</p> <p>relate 14:18</p> <p>related 1:12,16,17,21 4:17 14:24 34:14 (7)</p> <p>relative 2:10</p> <p>relocation 8:19 23:14,16</p> <p>rely 23:24</p> <p>remainder 12:19</p> <p>remedy 9:17</p> <p>remind 3:1</p> <p>remove 24:21</p> <p>removing 22:8</p> <p>renamed 6:22</p> <p>rent 4:9 6:4,7,9,12,25 7:7 8:13 9:5 13:18 14:2 16:9,10,11,11,22 17:20 18:21 24:7</p>	<p>25:3 26:3,11 29:22 (23)</p> <p>rental 17:22,24</p> <p>renters 20:22</p> <p>rents 21:1</p> <p>repair 10:22</p> <p>repeated 22:6</p> <p>replacement 8:20 9:2</p> <p>report 19:16</p> <p>reported 1:24</p> <p>reporter 34:6</p> <p>represent 12:9</p> <p>representative 1:13,18 3:18 9:21 10:14 11:25 15:3,22 (8)</p> <p>representatives 22:5</p> <p>representing 5:22</p> <p>request 16:2</p> <p>requesting 13:5 29:2</p> <p>require 6:23 7:5 14:12</p> <p>required 14:9,14</p> <p>requirement 11:5</p> <p>requirements 8:21</p> <p>requires 23:11</p>	<p>reside 16:6</p> <p>residential 2:14 4:9 23:1 31:5,20 (5)</p> <p>residents 21:12 23:15 29:20</p> <p>respect 6:3</p> <p>respectfully 29:2</p> <p>respond 33:4</p> <p>responded 5:9</p> <p>response 32:12</p> <p>responsible 11:8</p> <p>restaurant 4:12</p> <p>restricted 31:6</p> <p>return 6:19,24 7:1,6,6,11,18 8:11,24 9:11 13:12,17 14:1,25 16:8,22 17:18,25 19:17,20 20:6,8,11 21:23 22:1 24:17 25:3 27:10,11 29:23 30:12 (31)</p> <p>review 2:20 4:19,21 5:1 31:19 (5)</p> <p>rice 30:20</p> <p>riding 27:24</p> <p>right 6:19,24 7:11,18,25 8:11,17,23 9:11,15 10:8 11:21,24 15:21 16:24 19:17,20,22,23 20:1,5,11 21:23 22:1 24:17 27:10 29:23 30:12 31:25 (29)</p>
--	--	--	---	--

rights 10:21	seek 10:11	signage 19:1	speak 3:1,4,6 19:10 27:8 (5)	stock 24:21
riley 1:13,18	seeking 11:17	signature 34:22	speaker 3:19	stop 10:5,16 27:3
role 18:21 32:5	seen 22:4	signed 11:1 17:10 18:3,12,20 20:5 (6)	speaking 3:14	stories 27:25
room 1:3	seismic 5:8	significant 23:10,18	specify 6:25	straight 29:1
rooms 25:7	seniors 28:23	signing 7:3	spoken 3:3	straightforward 19:25
rossmore 25:20	sense 30:8	silver 13:1	spot 28:2	street 1:4 27:22 31:8,23 (4)
rso 6:12,13 12:19 16:9 22:18 23:22 24:21 29:15,16 (9)	sent 6:20	simply 9:5 23:1,25	spring 1:4	streets 10:5 25:8
s 1:9	september 4:15 23:7	since 12:13	square 4:4,12	strengthen 21:11 22:11 24:17 27:13 29:23 30:12 (6)
said 34:7,14	serious 10:3	single 4:6	stabilized 4:9	strengthened 10:21 11:15 20:16 26:22 (4)
sales 4:19	servants 24:19	sir 3:15	staff 5:10,12 33:1	strengthening 27:2
same 2:20,20 16:9 19:20 25:3 31:19 (6)	service 17:9 18:20	sit 10:17	star 3:2,7,7 5:19 8:3 12:1 19:11,13 20:14 21:15,17 22:23 23:4 24:3,12 25:16,25 26:8,15 27:7,16 28:9 29:10 (23)	stripped 10:22
satisfied 16:15	set 4:10 31:21	site 2:20,20 4:7,21,25 9:19 14:6 16:6 17:21 31:18 (10)	start 10:4,7 12:10 16:5 (4)	struck 8:19
say 15:18 17:4 25:6 30:7 (4)	seventh 27:18	sleep 25:14	starting 8:10	subject 3:21 17:16
saying 29:15	several 10:25	socially 22:16	state 34:1,17	submission 20:11
sb330 8:23	shall 17:8 18:2,11,17 (4)	solidarity 24:15	stated 12:22	submit 18:11,17 20:1
scared 9:5	shane 19:15	some 3:12 7:7 9:6	statement 31:1	submitted 12:14 17:1
scarvales 23:5	shanna 21:21	something 11:10	statements 14:16	substantial 14:17
sch 1:2014	share 9:4	sorry 7:22	stay 10:20 26:21 27:9	successor 14:14 17:8,16 18:2,8,11,16 (7)
sean 26:18	short 10:22	sort 14:7	stenographic 34:9	such 7:16 9:20 10:23 20:19 (4)
second 28:6 32:1,2,3 (4)	shortage 5:25 6:2 20:24	spaces 27:23,25	step 27:3 30:13	sue 20:19
section 17:12 18:18	shorthand 34:6	spacious 28:1	still 10:9,12 13:6 22:3 25:7 (5)	
see 27:2	shown 14:19 19:2	spanish 3:12,14		
seeing 30:20	shows 21:3	spanishspeaking 28:25		
	side 16:21			
	sign 7:6 10:10			

<p>sunsets 13:4</p> <p>support 14:17 16:2 22:25 24:6,16 25:9,21 26:3,5,11 27:19 28:4 29:14 (13)</p> <p>supporting 29:14</p> <p>sure 8:24 9:1 11:7,15,16 27:10 29:24 (7)</p> <p>susan 2:17 8:1 31:13</p> <p>sustain 30:24 31:16</p> <p>sylvia 19:14</p> <p>tactics 22:4</p> <p>take 7:22</p> <p>taken 34:8</p> <p>takes 2:5</p> <p>teleconference 1:5</p> <p>tenant 5:6 8:9 10:21 17:17 21:22 (5)</p> <p>tenant's 17:22,24</p> <p>tenants 2:17 6:10,17,24,25 7:3,12,19 8:8,16 9:1,19,23 10:1,10,11,13,17 13:9,9,12,16,18 14:1 16:6,8,18 17:13 18:7,9,10,14 20:18,19 22:7 24:16,18,22 25:3 26:20 27:3,12 28:11,20 29:5,14,20 30:2 31:13,14 (50)</p>	<p>tenants' 14:25 20:7</p> <p>tentative 2:12 4:16 31:4</p> <p>term 10:22</p> <p>terms 7:2,4 17:17 20:8 29:24 (5)</p> <p>than 3:3 6:10 9:7</p> <p>thank 2:22 3:15,16 5:15,16 7:24 8:7 11:20 12:6 15:18,20 19:4,5 20:12 21:14,21 22:21 23:2 24:10 25:11,23 26:6,13 27:5,14 32:19,22 33:5,10,12 (30)</p> <p>thanking 12:10</p> <p>their 9:6 11:9 12:12 13:18 14:2 16:11 18:16 25:3 (8)</p> <p>them 7:5 9:16 10:10,17 21:10 27:25 (6)</p> <p>thereafter 34:11</p> <p>thereby 30:24 31:16</p> <p>therein 34:10</p> <p>thereof 34:15</p> <p>these 14:25 16:15,21 21:10 22:14 23:18,21,22 27:20 29:25 (10)</p> <p>thing 16:24 27:21 28:2</p> <p>things 7:16 21:10</p>	<p>22:6</p> <p>think 9:6 21:9 25:13 26:23,25 28:5 (6)</p> <p>third 11:22,22,24</p> <p>those 3:15 5:1 9:7 15:12 21:4 26:12 (6)</p> <p>three 5:3,17 10:11 22:2 (4)</p> <p>through 12:15 30:1 31:7,8,22,23,24 (7)</p> <p>thursday 1:2</p> <p>time 3:2,5 6:5 7:22,23 11:13,20 15:19 18:22 21:14,25 22:20 24:1 25:11 28:6 29:8,8 34:10 (18)</p> <p>tired 22:14</p> <p>title 2:19</p> <p>today 9:21 10:4,19 15:16 16:1,2 19:16 33:8 (8)</p> <p>together 2:7 28:4 30:17</p> <p>told 9:15</p> <p>too 8:15</p> <p>top 23:9 24:6</p> <p>total 5:3</p> <p>towards 27:3</p> <p>tower 4:5,8</p>	<p>tract 2:12 4:16,22 5:4 31:4 (5)</p> <p>transcribed 34:12</p> <p>transcript 2:2</p> <p>transit 16:4 23:2</p> <p>transmission 34:10</p> <p>transparency 20:18 23:16</p> <p>transportation 13:1</p> <p>tremendous 23:19</p> <p>trickle 20:23</p> <p>true 34:17</p> <p>truth 27:23</p> <p>try 8:18</p> <p>trying 10:16</p> <p>turned 9:24</p> <p>two 2:16,19 4:5 5:4 9:22 23:1,8 24:6 31:18 (9)</p> <p>twostory 4:6</p> <p>ultimately 9:8 11:4</p> <p>unaffordable 20:22 30:5</p> <p>under 8:18,23 9:10 11:12 12:19 17:10 18:12,21 19:21 20:16 24:22 30:3 34:16,16 (14)</p>	<p>understand 3:12</p> <p>unhoused 25:8</p> <p>unidentified 3:19</p> <p>unintelligible 3:19</p> <p>union 2:17 8:8 26:20 31:13 (4)</p> <p>unions 13:2</p> <p>unit 9:2 16:12 17:18,21 22:19 28:7 (6)</p> <p>united 23:6,7,19</p> <p>units 2:14,15 4:9,10 6:11,13,14,17 9:3 12:17,19 18:22 20:24,25 22:17 23:2 24:8 25:7 26:4,12 27:1,22 29:15 30:7,9 31:5,6,21 (28)</p> <p>universal 24:16</p> <p>unknown 7:7</p> <p>unmute 3:13 5:19 8:4 12:2 19:12,13 20:14 21:15,17 22:23 23:4 24:3,12 25:16,25 26:8,15 27:7,16 28:9 29:10 (21)</p> <p>unquote 30:9</p> <p>until 7:17 11:17 16:15 17:25 (4)</p> <p>up 4:4,8 8:21 21:8,9 22:2,20 24:1 29:8 (9)</p> <p>urge 20:4</p>
--	--	---	---	---

<p>us 2:5 16:25</p> <p>use 1:1 2:19,19 4:19,20,25,25 6:10 31:4,18 34:7 (11)</p> <p>used 11:1 22:15 29:8</p> <p>uses 4:12</p> <p>utilize 8:17 13:7</p> <p>vacant 25:7 28:2</p> <p>vargas 28:11</p> <p>vast 21:6</p> <p>verge 25:10</p> <p>very 2:14 4:10 12:18 13:10,11 15:18,20 16:6 23:9 24:8 29:18 31:6,21 (13)</p> <p>vesting 2:12 4:16 31:3</p> <p>via 1:5 34:9</p> <p>vista 31:24</p> <p>voided 11:4</p> <p>voluntary 13:22</p> <p>volunteer 13:11</p> <p>vote 26:4</p> <p>voted 23:8</p> <p>votes 25:5</p> <p>vtt737182a 1:15,21</p> <p>wage 29:21 30:6</p> <p>wages 30:10</p>	<p>waiting 9:2</p> <p>walrath 5:18,21,21 7:24 (4)</p> <p>want 3:1,1 7:22 9:9 11:10 21:24 26:21,22 27:2,8 32:24 (11)</p> <p>wanted 15:13 17:2 18:25 32:20 33:3 (5)</p> <p>wants 3:6 7:2</p> <p>wash 28:13</p> <p>wasted 28:2</p> <p>wasting 28:3</p> <p>watching 22:14</p> <p>watering 22:13</p> <p>way 6:5 7:8 9:11 14:20 16:20 34:15 (6)</p> <p>we'll 2:24 5:18 11:25 19:7 (4)</p> <p>we're 33:11</p> <p>we've 13:15</p> <p>week 29:21</p> <p>well 4:17 13:14 14:8,18 20:18,25 (6)</p> <p>west 30:25 31:3,8,17,23 (5)</p> <p>what 2:11 7:10,13 12:22 16:13 26:25 30:10 (7)</p> <p>whatever 27:12</p>	<p>whatsoever 15:5,6</p> <p>when 6:25 9:14 21:25 23:22 29:16 30:16 33:4 (7)</p> <p>where 9:18 16:4 18:7 21:9 23:23,23 27:18 (7)</p> <p>whereby 33:14</p> <p>whether 14:13 23:17</p> <p>which 2:6,14 4:6,9,17 5:7,10 6:14 7:18 10:24 12:18 13:7 16:24 18:5 19:1,24 31:6,21 (18)</p> <p>while 8:17 9:1</p> <p>white 29:1</p> <p>who 9:21 13:18 28:13 29:14 (4)</p> <p>whole 30:10</p> <p>why 16:24 27:20 33:3</p> <p>wilcox 24:5</p> <p>will 2:6 3:4,7 4:9,11 6:14,17,25 7:18 9:3,7,11 12:18,19 13:6 14:7,11,12,14 15:12,18,21 16:3,11,14,16,17 19:7,8,17 28:18 30:15,18 31:21 (34)</p> <p>within 4:5 17:18</p> <p>without 8:12</p> <p>won't 28:18</p>	<p>wonderful 30:16 (17)</p> <p>word 11:9 19:2</p> <p>work 7:14 10:16 11:16 12:12 16:17 23:24 30:6 (7)</p> <p>working 28:24</p> <p>workingclass 22:16</p> <p>worldwide 21:3</p> <p>would 3:10 4:6,8,10 6:1,3,23 7:8,12,14 9:23 10:19 15:14 17:3 23:17 28:12 33:1 (17)</p> <p>writing 6:24</p> <p>written 18:6,10,12</p> <p>year 13:5</p> <p>years 7:7 10:11 12:14 22:2 (4)</p> <p>yes 8:6 12:5 21:20 24:14 25:18 29:12 30:22 32:8,22 (9)</p> <p>yet 10:13 24:20 25:7</p> <p>yield 3:7</p> <p>you'll 7:6</p> <p>you've 30:13</p> <p>young 28:24</p> <p>your 3:2,5 5:20 7:23 8:4 11:20 15:18 19:4 21:14 22:20 24:19,19 25:2,2,5,11 29:8</p>	<p>(17)</p> <p>yourself 19:12 21:16,18 22:23 25:16 26:15 27:7,16 28:9 29:10 (10)</p> <p>yucca 4:1 8:9 12:9 19:16 21:1,21 24:16 27:22 28:11,20 31:1,3,8,14,17,23 (16)</p> <p>zero 12:25</p> <p>zone 4:17,23</p> <p>zoning 14:6,7 23:12</p> <p>– 1:3,10</p> <p>252 4:9 12:19</p> <p>269 2:13 4:8 27:22 31:5,20 (5)</p> <p>271 12:17</p> <p>948 24:5</p> <p>1000 1:3</p> <p>1010 1:3</p> <p>1403 21:15,16</p> <p>1677 25:24 26:1</p> <p>1745 26:2,10</p> <p>1756 31:7,22</p> <p>1760 31:7,22</p> <p>1765 31:24</p> <p>1779 31:24</p> <p>2014 12:14</p>
--	--	--	--	--

2015 28:16	316948 4:4			
2020 1:2 4:15 34:20	2015111073 1:2014			
2051 27:15,17				
3720 26:7,9				
3988 20:13,15				
4045 27:6,8				
4152 29:9,11,13				
5556 22:22,24				
5733 21:17,19,21 22:21 (4)				
6210 31:8,23				
6220 4:1 12:9 30:25 31:3,17 (5)				
6224 31:8,23				
6363 24:2,4				
6406 23:3,5				
6539 24:11,13,15 25:12 (4)				
7760 4:11				
8077 28:8,10				
8136 19:11,13,14				
9484 25:15,17,19				
11843 1:24 34:5,24				
36000 21:25				
73718 31:4				
90012 1:4				
100000 25:6				