

1 got the property, uh, last year, there were two
2 documents in place. There was the 2019 specific plan
3 but there also was the 2021 general plan. And -- and
4 although the specific plan did cap it at 3,000, the
5 general plan opened the door for additional units.

6 And using the housing law, there's an opportunity
7 to obviously hit the general plan, what we talked
8 about this evening. And to do so, we would have to
9 spread that density all over. You'd have units per
10 acre in every planting area. And we knew there'd be
11 sensitivity to the -- so to answer your question, it
12 wasn't just the 2019 specific plan. There also was the
13 general plan and it's eight units per -- per acre.

14 And we knew we weren't limited by the 3,000 cap
15 in the specific plan because of the general plan. And
16 so the idea was to work with -- work with the city and
17 figure out what would we had several meetings. We
18 talked a lot about the 2019 specific plan, what the
19 goals, what -- what the community wanted and the
20 decision. That's probably why we started the transfer
21 of density was to be able to create better edge
22 treatment. And again, we're capped at three stories,
23 um, capped at 40 feet. The product types we're
24 building; you don't have any podium.

25 There's no wrap product. There's not the giant