

**SILVER LAKE NEIGHBORHOOD COUNCIL
URBAN DESIGN & PRESERVATION ADVISORY COMMITTEE
MEETING MINUTES - APPROVED
Wednesday, July 13, 2016
6:30 pm
St. Teresa of Avila Church-Parish Hall
2215 Fargo Street
Los Angeles, CA**

1. CALL TO ORDER

The meeting began at 6:34pm

Attending Committee Members:

Joe Ferrell
Scott Plante
Barbara Ringuette
Jerome Courshon
Robert Lisauskas
Rusty Millar
Carol Cetrone
Christine Kantner
Cliff Towne
Genelle LeVin
Kevin Santiago
Liza Temple
Rosa Max

(Note: There was no roll call.)

Co-Chair Scott Plante made announcements.

2. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Christine Kantner:

She spoke of the Frost Chaddock Development at Sunset Junction. August 15 is the deadline to comment. She read a statement from the project's neighbors. It will be a building complex of 3 modern 5-story structures totaling 300 units. This will change the neighborhood. According to the Environmental Impact Report (EIR), it will add pollution and traffic. Neighbors want a say in this project.

Plante said this Committee is done with that project. Decision now rests with the Board. They will handle it in August.

Barbara Ringuette:

She spoke about Budget Day for budget advocates for entire city on July 30. Everyone is invited. There is free parking and a free breakfast. The program includes sessions with City representatives including the City Controller, the Mayor's Office, etc.

Liza Temple:

She noted that in the April 2016 minutes, she is quoted saying that “developers always cheat”. She didn’t say that.

Nadine Trujillo:

She spoke about shootings. Look for exits when you are around people. She explained the exits for this room for shootings and for earthquakes.

Scott Plante explained what the committee is and does. He also discussed courtesy and the timer (2 minutes to speak). He introduced Rosa Max as a new committee member. She said she’s excited to become a part of this.

3. MOTIONS & RESOLUTIONS – Discussion and Possible Action

A. 1620 Silver Lake Boulevard Botanica NC Region 1 Case Number ZA-2016-1638-CUB

Conditional use permit for the sale of a full line of alcoholic beverages for on- and off-site consumption. Establishment will have a small retail market, 34-seat restaurant, and outdoor patio.

Plante read a letter from Landlord David Enslow regarding the lease status of the liquor store. That store had been operating on a month to month lease. It had to leave in June 2016. That space is now vacant. The owner had sought a new tenant. It chose a local business that had only one location.

Presentation by Heather and Emily, chef and manager, respectively, at Botanica. Elizabeth is their land use consultant:

Heather said they want to start a dialogue about neighborhood concerns. The lines of communication will always be open.

Elizabeth explained that they made changes made regarding their Conditional Use Permit (CUP). They want to offer a full line of alcohol, have 31 seats plus an outdoor patio, a retail market, and a Commissary Kitchen.

Their hours have been reduced to 8am to 11pm weekdays and 8 to midnight on Fridays and Saturdays. She explained that their noise reduction measures now include a patio that has been sunk by 36”. The space will be acoustically treated and aesthetically pleasing.

The valet will identify parking lots. There will be an incentive program for non-drivers. There will be sidewalk seating. People driving to the restaurant can use 3 parking lots and the valet service. Incentive program includes discounts, neighborhood discounts, bike rack. Additionally, there will be curbside delivery to reduce parking.

Botanica will be open daily for breakfast and lunch. We work with council members, said Elizabeth.

The project’s hearing date is July 19.

A Man named Frederick Jones:

He said he has Issues regarding parking. You are not allowed to park in one of the lots. He spoke with them today. No one from the restaurant had spoken with them. Heather said they

have verbal agreement with owner, not with owner's daughter. They are working on getting a written agreement.

Offie:

The stakeholder had questions about the valet service. Valets in that area have almost hit me, she said. The valets are straight out of high school. Parking is a hassle. Her husband has cancer. She doesn't want to walk far.

The rubbish owner has a big lot. He wants it to be available for residents, not for restaurants.

The valets are speeding down the alleys. Valet people spew trash. Elizabeth said they will check on licensing of the valet service.

Office mentioned freedom of public information. She has called the NE division of the Los Angeles Police Department about this.

Plante said that Kevin Santiago is new member of the Urban Design and Preservation Committee. He is now sitting down with the Committee.

Aldolfo:

He asked a question about how many employees there are and where they will park. He spends 30 minutes looking for parking in that area as a resident.

Elizabeth said there are incentives for employees to not drive to work. We are so serious about keeping employees from driving.

Aldolfo asked a question about deliveries. One of women said they'd use the side driveway. Aldolfo said only one car can fit in the driveway. That's a serious problem.

Harry:

He also expressed concerns about parking. The street is blocked with no parking. There are no parking spaces now. He lives 300 ft from the restaurant. His street is like a parking lot. What happens when this restaurant opens? How will you live with that? We can't. You're throwing gas on the fire.

Elizabeth responded that this is not a destination restaurant. It's for the neighborhood.

Choi:

I'd like to ask about your parking projections, do they include LME and the Yakusa being open? The building in back of restaurant, will open from Occidental? People may be tempted to park on Occidental.

Heather said it will not be an entrance. The entrance is on Silver Lake Boulevard. There will be no traffic in and out of Occidental. Valet operates as a pool. During peak hours, ride sharing has sky rocketed and driver numbers have gone down, she noted.

The food looks delicious, commented Choi. Other restaurants close one day a week to give the neighbors a rest. Will you do the same? Heather said we are open to that. We can operate for fewer hours.

Barbara Ringuette asked is parking free? Emily said there is parking in a satellite lot. Valet is \$5.

Rusty Millar asked are you double using the same parking space as other restaurants? Elizabeth said no. She said they don't need parking technically. Millar asked why is no parking required? It's a 34-seat restaurant plus staff. Elizabeth explained that with credits and the change of use, parking is not required.

Rusty Millar said you're seeking a change in liquor license. Elizabeth said we will have sales and service of liquor for the restaurant. That's a new amenity.

A Committee Member asked do you have information about parking and congestion from the liquor store. Elizabeth said that parking was not legal.

Courshon asked about the hours. Heather said the patio closes at 10pm from Sundays to Thursdays, but not the restaurant. The patio closes at 11pm on Friday and Saturday nights.

Courshon said that sound mitigation is not easy to do. Wood amplifies sound. Can you really keep sound from rising to the homes behind and above the restaurant? Heather explained measures to minimize sound. There are strategic solutions layered on top of each other. Our restaurant will not be noisy, she said.

Courshon countered that it's hard to get a group of customers to be quiet.

A Man said this discussion is déjà vu, recalling the L&E hearings. We complained about parking for L&E. They said they had lots that they could use. That's not true. He lives on Silver Lake Boulevard. L&E presented a failed model. You're going to join this failed model?

Heather said your issues are illuminating. We're having open conversations with valet companies. We will seek alternatives that work. We are devoted to solving the problem with you. Elizabeth asked the valet is part of the problem?

Barbara Ringuette said the number of parking spaces hasn't increased dramatically. She wants to see a study of the 5 restaurants there, number of seats, number of employees, number of parking spaces. We want this to be a neighborhood restaurant.

A Woman who lives nearby on Berkeley said that she is looking forward to this restaurant opening. I think it's really positive

Eric Murdock said there is plenty of parking there. It's very possible to mitigate noise, he added. He works at a nearby restaurant. It sounds like the landlord has received lots of bids from national chains but chosen this restaurant. He was impressed. .

A Woman concurred. She called the restaurant and they called her back that day and spoke for 45 minutes. She said that she is happy that they will also have a fresh market. It will be a wonderful place for people to hang out.

A Man in front said 69 people signed a petition for the outdoor space to be enclosed. That noise will go straight up the hill. Our neighborhood was created for our peaceful community. These restaurant people have lived in Silver Lake for 5 minutes.

If people sing Happy Birthday that makes noise, he said. They are open longer than other restaurant. There will be more cars. Where will they park? The restaurant is not compatible with the neighborhood. Changes must be made to make it compatible with the neighborhood.

A Woman said she likes the changes in Silver Lake over the years but she struggles with people on Silver Lake Boulevard. It's really frustrating. It's difficult to get her kids to sleep. Residents are always fighting for parking spots.

Heather said that there were 24 seats in the outdoor patio in the revised plan. We are not a bar. We are not open until 2am. We are a market and café.

A Man named Miles said these people put together a very thoughtful proposal. They've taken responsible steps to accommodate everyone.

A Man named Matt said I concur. There is a business going in here. They will listen and do what they can.

Another woman, who said that she lives above the restaurant, has met with the restaurant people. There is no perfect solution. She's looking for a perfect solution. You shouldn't open until you have a perfect plan. You're going to be open early all day long 7 days a week. She has concerns about the precedent being set. Please adhere to regular hours.

Mike, who lives on Duane Street, said that there is huge value to be able to walk to something really healthy. He's really excited about the project.

Another Woman agreed. There can be open dialog about parking. What could be better? It will be a great place to meet neighbors.

Erin Becker, a Silver Lake resident who walks around the reservoir a lot. I see the value of having a market that I can walk to. It's important to have fresh food and produce. It's on the way home from work. He likes the delivery options. He's looking forward to that.

A Woman named Amanda said there is no where to get good healthy food nearby. She likes the idea of being able to walk 5 minutes and get food and meet neighbors. She likes the restaurant people. It will be a great thing for the neighborhood.

Another Woman said we've been hearing comments from the young. Whether we like it or not, they will open the restaurant? Plante said probably. So we are wasting our time? Plante said we can make a difference.

Liza Temple responded to the why are we here comment. Look at progress made since they came last month. They've made changes, she noted.

Co-Chair Joe Ferrell read an email from John, a 7 year resident of Silver Lake. Botanica will be welcome addition to the neighborhood. I would be happy to have another market/restaurant option. This won't be a liquor store so less liquor will be sold than before. Anything that enhances the neighborhood is a pro in my book, he said in the letter.

Courshon said Committee members must be allowed to make statements. He said lots of people do and don't want this. I don't have a solution. It's important that we try to find a solution together. Issues haven't been resolved. Voting now would be premature.

Plante said the hearing is July 19. If we don't decide tonight, we may not have a voice.

Robert Lisauskas thanked the Botanica people for working with the community. It's great to have this instead of a liquor store. A vibrant restaurant is better than an empty sight.

Barbara Ringuette said their hours should be identical to other neighborhood restaurants. They need more noise abatement measures.

Rusty Millar said we always require the operator to provide a copy of their lease agreement for valet parking. Elizabeth said they are working on it.

Rosa Max asked can we make a work group for parking? Plante said no. Max said this is the type of business that invites community hub.

Scott Plante made a motion to support the project with the hours of 8am -11pm Sundays to Thursdays and 8am to midnight on Fridays and Saturdays. Genelle LeVin seconded.

Barbara Ringuette proposed an amendment. She wants the hours of operation to be identical to other restaurants. She wants them limited to 10pm weekdays. She wants the valet parking contract plus additional parking provided. She also wants the restaurant to close at 11pm on weekends. Rusty Millar seconded.

VOTE on Ringuette's amendment

9-2-2

PASSED

Yes Votes:

Joe Ferrell

Scott Plante

Barbara Ringuette

Jerome Courshon

Robert Lisauskas

Rusty Millar

Carol Cetrone

Cliff Towne

Genelle LeVin

No Votes:

Rosa Max

Liza Temple

Abstentions:

Christine Kantner

Kevin Santiago

Courshon made a motion that the patio must close by 9pm on weekdays and 10pm on weekends. There was no second.

Rusty Millar asked if we support the new main motion, if they don't comply, what happens?

What recourse do we have? Plante said that's a good question. Ringuette said our motion is on condition that these items are agreed by zoning.

Straw poll of new motion:

19 yes

13 no

3 abs

VOTE on amended motion

11-0-2

PASSED

Yes Votes:

Joe Ferrell

Scott Plante

Barbara Ringuette

Robert Lisauskas

Rusty Millar

Carol Cetrone
Cliff Towne
Genelle LeVin
Kevin Santiago
Liza Temple
Rosa Max

No Votes:
None

Abstentions:
Jerome Courshon
Christine Kantner

Plante said a letter will be sent to the Planning Department.

Courshon said to request the lease agreement.

Elizabeth said lots of people voted no because they thought there might be a later hours option. Plante asked some people in audience wanted later hours?

B. 738-42 Parkman **Lonner**
NC Region 2 Case Number ENV-2016-1672-EAF
Tentative tract map for a 9-unit small lot subdivision.

They were here 2 months ago, said Plante.

Kristen, Scott, Adam, Mark and architect Eric Flynn are the representatives:

This is a 9 unit small lot subdivision over 2 parcels, said Kristen. There is a 36 ft height limit. The roof decks can be 10 ft above the height limit. We've taken them down. Now they only rise 8 ft.

There is a 20 ft building line requirement for setback. One of the main changes that came up on conversation with neighbors was changed walls. There was also an oak tree that we're trying to save. People also wanted the concrete drive entrance softened but we couldn't do that.

Some of you wanted more detailing on the railings. That's changed. We also cut the size of roof decks in half from 400 sf to 200 sf. We have designed something that's new but looks like it fits into the community. The roof line is 30 ft. By contrast, the next building has a 28 ft roof line.

Barbara Ringuette is a resident who lives within 500 ft of the project. She is recusing herself and will not vote. However, she will speak as a member of the public.

Courshon asked she can make a statement but then can't vote? Yes, said Plante. Ringuette spoke with the City Attorney. She has concerns with the dog houses. She wants them to go away. She mentioned the floor units in the back with entry in the back and that the project spans 2 city lots. She is asking for a continuance. She wants to look at alternate proposals. She is concerned about residents who live behind the project. That said, she loves that it's Mediterranean. However, she wants only one tile design.

Miles Griffis asked how can you ethically put up a 3-story building. It takes away views.

Kristen said we're trying to be compliant with what's around us. We are not asking for variances from code.

Joanne, who's lived there since 1968, wants to see how high the back of the structure will be. A representative said its 30 ft tall. Why not have ample parking for guests and tenants, said Joanne. Kristen said we're two lots with 9 units. How long will construction take, asked Joanne. A representative said one year.

Bennett Kayser, a property owner, said that he is concerned. He notes the change of the front wall. He's glad that changed. He was president of a hillside residents association. He said that the height limit goes to the top of the construction. Where is zero feet for this project? Joanne answered him.

Bennett Kayser said it's a parallel line from back of property to front of property. He said he has sympathy for the homeless. He's lived in Silver Lake for 44 years. The City has grown. The project is going from 2 units to 9 units. That's about 30 additional cars that need parking. Parking is an issue throughout the community.

A Woman said we don't have parking on our street. She is worried about that.

Christian Noah, who is a neighbor of Joanne's, said that the perspective made it look like the back part of the lot slopes up. The drawings are deceptive.

Rosa Max said she has questions about green policy. A representative said that the project is solar ready and meets an open space requirement. This is one of the first projects to actually do that. That's a huge benefit. We're not maximizing the density. Many new projects have dark colors. We have white, which is good for energy efficiency. He noted that there is also high tech roofing.

Rusty Millar asked about concrete for the driveway. Will it be permeable to catch rain water? Will runoff be recycled? What about the hauling route for dirt? Is there guest parking?

The representative said the project meets city drainage requirements. There will be underground storage tanks. That's a big bonus for this project but those tanks are very expensive.

Regarding dirt hauling, he said that he's not sure about this. They want to store as much dirt onsite as possible.

Kristen said there are 18 parking spaces. We are not providing guest parking spaces.

Courshon asked about the orientation of roof top decks? What is the set back in back from the property line? How much dirt will be hauled away? What about sound mitigation?

A representative said we're doing several small lot developments in the city. We are very aware of the impact of roof decks on neighborhoods. We try to set them back as much as possible. You won't see the decks. They are hidden behind the roof tops.

Kristen said there are 10 ft allies plus 5 ft setbacks. The goal is to not haul dirt. A representative said he'd get dirt hauling information to the Board within days. He added that we try to put bedrooms facing outside and living rooms facing inside to mitigate sound.

Courshon, noting their many construction projects, asked will there be a barrier during construction? The answer is yes.

A woman named Sofia asked who is your contractor? She works for a different contractor. Her concern is noise. This will take more than a year, she said. She added that the trash bin will take more than 3 parking spots on the street.

A representative said if I say a year it's usually a year. He's the developer and the contractor. He's part of the team. He has incentive to get it done as soon as possible. We've learned to stage workers. That's a huge concern for areas. We are trying to get contractors to car pool.

The biggest noise is demolition and grading. However, that doesn't require that much time, about 60 days during working hours. However, during working hours it will be noisy.

A Man named Lee said that it looks wonderful. Can there be formal understanding about noise? A representative said that's not a problem. He has questions about the tile and their durability.

He noted that the flyer for this meeting gave the impression that it was from the neighborhood council and that the neighborhood council was in favor. Having the neighborhood council seal appear on this confused neighbors, they got discouraged and didn't come. He also noted that the address of the meeting was wrong on the flier.

Plante explained that the flyer invites people to come. The address was Citibank. We didn't have this address at the time that the flyer was made.

A Woman named Rebecca said the design looks really nice. It looks like there are trees on the sidewalk to provide shade. Regarding parking, she asked can you focus on getting extra spaces?

A Woman named Nadine asked what are the work hours? Kristen said 7am to 9pm weekdays. These are City hours. They also work 8am-6pm on Saturdays. However, they work on weekends during grading. Nadine asked about delivery. There will be delivery onsite, except during grading. For 2 months there will be trucks on Parkman, Kristen added.

A Man asked about the costs for the units. Kristen said they would be market rate. The ball park could be \$700,000 to \$1,000,000.

Rusty Millar expressed a concern about water catchment. There is a new small lot subdivision ordinance. Will you do staggering? He also asked about side walls and staggering.

Carol Cetrone thanked the representatives for changing the wall. Overall, the design is really great.

Kristen said we must widen the alley to 10 ft from the half plus 5 ft.

A Man asked why does this project need to be so glutinous? He's losing his view. Why can't this be 2-storied like everything else in the neighborhood, he asked.

Carol Cetrone said that with unit sizes from 1700 to 2000 sq ft. the project is too big. It's taking the view of the neighbors. There is big development happening near her home. It's completely out of line. That said, she added that you've done a really brilliant job with design.

Kristen said that at 9 units, this project is in line with similar projects. We've tried greatly to not be glutinous.

Cetrone said that she wants to shrink it down. Ferrell asked can we see the street view again?

Plante asked there is no hearing date? Kristen said that that is correct. They applied in May so she is concerned. We can have a further discussion in August if you like. *Plante made a motion for the project to address their questions and comments and return in August.*

The architect asked is there something specific that you want us to address?

VOTE
11-2-0
PASSED

Yes Votes:

Joe Ferrell
Scott Plante
Barbara Ringuette
Jerome Courshon
Carol Cetrone
Christine Kantner
Cliff Towne
Genelle LeVin
Kevin Santiago
Liza Temple
Rosa Max

No Votes:

Robert Lisauskas
Rusty Millar

Abstentions:

None

**C. 1807 Edgecliff
NC Region 6**

Schindler Sachs Apts.

Discussion with the tenants regarding property management and use issues.

Brad and Linden, tenants:

We were last here about a year ago. The Schindler apartments are registered as an historic monument. However, there are still issues. During the last meeting, we spoke about short term rentals.

We are tenants. What are the goals, what is the timeline? There is a question about construction on property itself. There has been scaffolding outside my apartment for 6 months. When will it come down? There are issues with transients and break -INS. There is a new resident manager but we aren't sure when she's around. We want honest open communication with you so we know what to expect. There has occasionally been construction on Sundays.

Plante said that a year ago the Committee voted to support your application for being designated a cultural historical monument. The units can't be turned into short term rentals. The tenants contacted the neighborhood council over the past year.

Courshon said I'm not clear about what happened a year ago. Plante said we sent a letter to the city. Since then they got historical status. They are now seeking a bed and breakfast variance. We just found out yesterday.

Paul, the owner, said that he will only address issues that are appropriate for this forum. (Note that a woman is video taping this talk with a large camera). It's a nine month process to become a cultural/ historical monument. He did apply to have units turned into a bed and breakfast. That is legal.

Brad said to him that you said you would not do short term rentals. That was about a year ago. It was a true statement, said Paul. We were in the demolition phase of the work. However, the budgets surged 2.5 times. In order to do a proper restoration, spending that much money on restoration, we can't rent units out as traditional rentals. That makes no sense to the bank or to the owner, said Paul.

A Bed and Breakfast makes economic sense. Or, remodel the units and put them out as traditional rentals. I was telling you the truth at the time. Things change as new information comes in. I have to make the best decision possible.

Only thing that allows me to restore them at the level that I am is the bed and breakfast will offer a better return.

Plante asked did you change your intent about the restoration?

Paul said my intentions did not change. From beginning, my goal was to do the restoration. That never changed. What changed was the realization of the cost, which is difficult to estimate for an old building. We had to spend \$30,000 for one balcony.

Linden said I'm skeptical of what I just heard, given what has happened so far. Paul worked without permits for years.

He said there are questions about interiors. For a bed and breakfast, kitchens must be thrown out. He's lived in a neutral house.

(Note: Christine Kantner has left the meeting.)

There's a lot of coming and going. No one has done a study of redundancy. Disabled access is an issue. It appears that he's going through the back door, said Linden.

Liza Temple asked about the two furnished units? Are those Air BnB units?

Brad said that the other night we saw a young couple with luggage with LAX tags. They were welcomed by a woman who explained how to use the wi-fi.

In response to a question from Liza Temple, Paul said he is using Air BnB with a one-month minimum. This is legal as the other tenants are also month to month.

This apartment will be one of five apartments that will be a legal bed and breakfast. A kitchen will be removed. The apartment in question will be one of five in legal bed and breakfast. In March I made a voluntary vacate agreement with a tenant for \$33,000. The apartment is empty.

Around November or December we will start restoration of that apartment for the bed and breakfast. There is about a 6 month gap so I'm renting it out as a furnished rental to make some money. It's a 30-day one month minimum rental. I am very careful to follow the law, said Paul.

Paul said that he will use the Ellis Act to relocate the last tenants. There will be payments of about \$10,000.

Brad said our issue is the way in which he treats the tenants. For example, making statements that the Ellis Act might be used to remove us. We have great lack of trust and faith about what Paul might do.

Paul said the Ellis Act won't be used for 3 of 5 apartments because they already left. One person was paid \$7,000. Ninotchka will receive an Ellis Act letter. He spoke to her face to face two weeks before the Ellis Act letter was sent. He said she'd receive \$10,300, versus \$18,000. He

didn't realize that she was disabled. He offered \$30,000 then. I did tell her all the information to her face.

Ninotchka said you didn't mention \$30,000. She wanted emails about things. He makes veiled threats. I don't expect him to follow through on what he says. What if he changes his mind and decides to make the rest of the apartments into a bed and breakfast? You can't Ellis Act one person from the units, you must Ellis Act everyone, said Ninotchka.

Courshon said it's my understanding that you can't use the Ellis Act on one or two units, unless you are using the units for relatives. I'm not aware that you can Ellis Act people out of RSO units and then use them as bed and breakfasts. There are no laws. There is a draft in City Council. It sounds illegal but it may be legal.

Paul said my niece is here in Los Angeles. She has a job at Children's Hospital. She is sharing an apartment.

The way I understand the Ellis Act, it's to withdraw apartment from rentals because you're changing use. You have to remove all apartments in a building. That would be 16 apartments spread over 5 buildings. In Ninotchka's building, there were only 3 units. There are five 5 buildings with 16 units. I'm taking off 2 buildings with 5 units. (2 units and 3 units). I'm making them into a B&B not an Air BnB.

If my intent of opening a bed and breakfast was to target tenants paying the least, I wouldn't target Ninotchka.

I have one apartment with 2 units. If I need another building with 3 apartments, it turned out nicely that there is another bldg with 3 units. That's a legal bed and breakfast. There's another building of the 5 with 3 apartments. 2 of those units belong to units who rent is significantly more below market than Ninotchka. But, those tenants are untouchable, either over 62, been there more than 10 years.

Ringuette said that under the Ellis Act you could have used Ellis Act to remove senior citizens from best units. But that building is staying.

Cetrone said this is all one lot. Paul said it was 3 parcels until a year ago. Building and safety made him turn it into one lot.

Cetrone has Ellis Act questions. She's going to ask around about the Ellis Act. If you evict people, you'd have to pay another \$33,000 or so to get rid of the elderly. Is it cheaper to boot Ninotchka? Paul said no.

Last time you were here you said you wouldn't do short term. I have no faith that you're going to stick to the current plan. Have you restored historic properties before? Paul said yes. She said restoration is expensive. She's done it.

Does historical use designation allow change of use? Paul said yes. She said so it's beneficial for you to have this historical? Paul agreed.

Cetrone asked are you taking out kitchens? Paul said we took out 2 kitchens. The interiors are not under historical protected status? Paul they are less strict about the insides than the outside.

Cetrone said that depends on the property.

Linden said the plans must have changed. Paul is spending a lot of money but he's not spending enough.

Cetrone said I sense a bit of disrespect towards your tenants. We take our neighbor complaints seriously. They deserve onsite manager and information about construction. You're kind of arrogant towards those living on the property.

Plante said you'll have to come back next month for a change of use for bed and breakfast.

Plante made a request to postpone the item.

5. ADJOURNMENT

The meeting ended at 9:24pm.