

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC MEETING

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THURSDAY

APRIL 14, 2022

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The Public Meeting of the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
JOSEPH IMAMURA, Commissioner
PETER MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

CRYSTAL MYERS, Development Review Specialist
MATTHEW JESICK, Case Manager
JENNIFER STEINGASSER, Deputy Director

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE
DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on April 14, 2022.

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 Map Amendment @ Square 4220. 5

COMMENTS AND QUESTIONS:
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VOTE:
 Commissioners 11

PRESENTATION:
 Case Number: 22-10 - Trenton Park Apartments, LP,
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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by video conferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Rob Miller, Commissioner Peter May, and Commissioner Joe Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin and the Office of -- as well as Mr. Paul Young who handle -- who will be handling all of our virtual operations. Again, Ms. Sharon Schellin, who's our secretary as well. I'll -- we're also joined by the Office of Zoning Legal Division, Ms. Lovick and Mr. Liu. I will ask all others to introduce themselves at the appropriate time if the Commission requests someone else to speak.

Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter, and is also webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the meeting unless the Commission suggests otherwise.

For hearing action items, the only documents before us this evening are the application, the ANC setdown report, and the Office of Planning Report. All other documents in the record will be reviewed at the time of the hearing. Again, we do not

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1 take any public testimony in our meetings, unless the Commission
2 requests someone to come forward or come up and speak.

3 If you experience difficulty accessing Webex or with
4 your telephone call-in, then please call our OZ hotline number
5 at 202-727-0789 for Webex login or call-in instructions.

6 Does the staff have any preliminary matters?

7 Ms. Schellin?

8 MS. SCHELLIN: No preliminary matters.

9 CHAIRPERSON HOOD: You know, this is one of the shortest
10 agendas, but this is not the shortest. Can somebody tell me how
11 many cases I -- since we have -- can somebody tell me how many
12 cases -- what was the shortest agenda we've ever had? Does
13 anybody know?

14 MS. SCHELLIN: Probably a continuance.

15 CHAIRPERSON HOOD: Yeah, but that's good. Actually,
16 it was one case. This one's two.

17 All right, so with that, that was a side note. So
18 anyway, hearing action in Zoning Commission Case No. 21-14. This
19 is the New Macedonia Baptist Church Map Amendment @ Square 4220.

20 Ms. Myers?

21 MS. MYERS: Good afternoon.

22 CHAIRPERSON HOOD: Good afternoon.

23 MS. MYERS: I'll wait for the presentation to be pulled
24 up. Okay. So I'm here to -- to introduce Map Amendment Case
25 21-14, which is proposed by the property owner, New Macedonia

1 Church.

2 Next slide, please.

3 This amendment would rezone Lot 802 in Square 4220 at
4 2026 Jackson Street, Northeast, from R-1-B to MU-4. As you can
5 see on this map, the MU-4 zone would not be out of character in
6 this area.

7 Next slide, please.

8 Rezoning this property to MU-4 would allow it up to 50
9 feet in height and up to 75 percent lot occupancy for residential
10 development with IZ or 100 percent lot occupancy for commercial
11 development.

12 Next slide, please.

13 This amendment is not inconsistent with the
14 comprehensive plan. It is not inconsistent with the moderate
15 density residential and moderate density commercial designations
16 on the Future Land Use Map. It is also not inconsistent with
17 the Neighborhood Conservation Area designation on the generalized
18 map or Generalized Policy Map, which allows for residential
19 development.

20 Next slide, please.

21 A review of this map amendment through a racial equity
22 lens notes the site is in the upper Northeast planning area,
23 which has a predominantly nonwhite population. The site is
24 currently vacant, so there would be no displacement when the site
25 is redeveloped. Though the \$488,180 median cost of housing in

1 | this area is lower than the District's median, it is high for
2 | many to afford. And the median household income for this area
3 | is \$69,072, which is lower than the District's median. In 2018,
4 | the area only had 8.7 percent of the District's total -- total
5 | number of affordable housing units. OP recommends IZ Plus for
6 | this map amendment. This site would have the potential to provide
7 | substantially more affordable housing units than if it were to
8 | -- redeveloped by right under the R-1-B zone. Providing
9 | additional affordable housing units on this property could
10 | benefit nonwhite populations who, on average, have lower incomes
11 | than white residents. And in conclusion, the Office of Planning
12 | recommends the Zoning Commission set down the proposed map
13 | amendment. Thank you.

14 | CHAIRPERSON HOOD: Thank you, Ms. Myers.

15 | And let's see if we have any questions. But before we
16 | go to questions, I -- the applicant, who is one of the applicant's
17 | pastor of this area -- of this church, is a high school classmate
18 | of mine. I wanted to put that on the record. I have not spoken
19 | to him about this project. I have no biases in this project,
20 | and -- and any time through this proceeding if I feel like I am
21 | -- I'm not -- I'm not swayed one way or the other. I'll treat
22 | this like I treat all other cases. But if anyone has any issues
23 | with me being on it -- I was going to say you do me a favor if
24 | you want me to leave. But -- but if anybody has any issues of
25 | me being on this case, I have no problem stepping away either

1 now or later. So let me first ask my colleagues if you have any
2 issues, and I will do the same thing if we proceed to the hearing,
3 or he writes a letter, if you have any issues with me
4 participating, I have no problems then letting Vice Chair Miller
5 proceed with it. Any objections?

6 COMMISSIONER MAY: None.

7 VICE CHAIR MILLER: Well, I might have an objection,
8 if you allow Vice Chair Miller to proceed, but other than that,
9 no.

10 CHAIRPERSON HOOD: All right. So let's -- so, again,
11 this is a map amendment. And I looked at the ANC's setdown what
12 they gave us. I understand, but -- but I would -- I would
13 translate this -- and translate whatever is going to be done here
14 as intensity of use. And that's one of the things that I would
15 -- if we set it down, that's one of the things that I really want
16 to discuss. I'm not sure what's going to be done. And typically,
17 when we have these map amendments, everybody really knows what
18 the underlying and eventually goal is. But as -- in front of
19 the Commission at the time, it's not. It's about if it's
20 consistent with the comp plan. And we've already heard from
21 Ms. Myers and her analysis. But it's up to us to -- to see. But
22 I think also intensity use goes to that as well. So -- and I
23 asked -- actually asked that question, and Ms. Lovick was generous
24 enough to -- to educate me again. While I've been here -- while
25 I've -- I've always heard why we couldn't do it. So I asked the

1 question again, I think, last week in another case, I think, and
2 my colleagues will remember, and I've been enlightened again
3 about the same things. So it's been consistent. And it's not
4 about a project, it's about consistency with the comp plan. So
5 anyway, let me open it up for any questions or comments.

6 Commissioner May?

7 COMMISSIONER MAY: I don't really have any comments.
8 This sounds like it's ready for set down and look forward to an
9 interesting discussion when it comes to a hearing.

10 CHAIRPERSON HOOD: Commissioner Imamura?

11 COMMISSIONER IMAMURA: I have nothing further to add,
12 Mr. Chairman. I agree with Commissioner May, and I'm interested
13 to hear what Vice Chair Miller has, Mr. Chairman.

14 CHAIRPERSON HOOD: Okay. And Vice Chair Miller.

15 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, I
16 support setting down this case, this map amendment for a public
17 hearing for all of the reasons that are set forth in the Office
18 of Planning Report, which I agree with. I think, given the ANC's
19 opposition to set down, based on parking issues, the DDOT report
20 as to what would be allowed in an MU-4 zone, it would just be
21 important to have the information as to what and what they think
22 the mitigation measures are in the regulations already, or
23 whether there needs to be something -- well, what -- just a
24 further detailing of what the parking requirements are in that
25 -- in that -- in the new zone. And we'll look forward to that

1 DDOT Report and further discussion at the hearing on that issue.

2 CHAIRPERSON HOOD: And a situation like this is always,
3 I'm -- I'm always nervous about us doing map amendments, because
4 there -- sometimes there's no recourse once we approve the zoning.
5 I don't know what the intensity of use is, which also Ms. Myers
6 I'm not sure analyzed. I'm not even sure what -- what they plan
7 on doing with the property. But I think we really need to analyze
8 the intensity. So I'm looking forward to having that discussion
9 with the applicant and through the proceeding.

10 So with that, thank you, Ms. Myers, for your report.
11 We appreciate that.

12 Let's see, would somebody like to make a motion to set
13 it down?

14 Commissioner May? Oh, I thought -- because your -- it
15 lights up when you're getting ready to -- your -- your picture
16 lights up, So I figured you wanted to -- you wanted to make the
17 motion.

18 COMMISSIONER MAY: I made -- I made an accidental noise,
19 I guess.

20 CHAIRPERSON HOOD: Oh.

21 COMMISSIONER MAY: I don't know. I yeah, I don't have
22 the -- here we go. I got it right here. I --

23 VICE CHAIR MILLER: I'll -- I'll move --

24 COMMISSIONER MAY: All right. Here we go.

25 VICE CHAIR MILLER: I'll move unless -- I will move

1 that the Zoning Commission set down Case Number 21-14, Map
2 Amendment to rezone 2026 Jackson Street, Northeast from R-1-B to
3 MU-4 and ask for a second for that set down.

4 COMMISSIONER MAY: Second.

5 CHAIRPERSON HOOD: Okay. It's been moved and properly
6 second. Any further discussion?

7 Not hearing any, Ms. Schellin, would you please record
8 the vote?

9 MS. SCHELLIN: Commissioner Miller?

10 VICE CHAIR MILLER: Yes.

11 MS. SCHELLIN: Commissioner May.

12 COMMISSIONER MAY: Yes.

13 MS. SCHELLIN: Commissioner Hood?

14 CHAIRPERSON HOOD: Yes.

15 MS. SCHELLIN: Commissioner Imamura.

16 COMMISSIONER IMAMURA: Yes.

17 MS. SCHELLIN: The vote is 4 to 0 to 1 to set down
18 Zoning Commission Case Number 21-14 as a contested case. The
19 minus one being the third mayoral appointee position being
20 vacant.

21 CHAIRPERSON HOOD: Okay. Thank you.

22 Let's move to our next and final case for the evening,
23 Zoning Commission Case No. 22-10. This is the Trenton Park
24 Apartments, LP, Map Amendment at Square 5969 and 5973. Is it
25 going to be Ms. Steingasser or Mr. Lawson?

1 Oh, Mr. Jesick. You're at the top. I knew somebody
2 was -- from OP was there. Mr. Jesick?

3 MR. JESICK: Thank you, Mr. Chairman, and members of
4 the Commission. The applicant in this case requested a map
5 amendment to rezone their property from the RA-1 zone to the
6 RA-2 zone. The subject site is located at the intersection of
7 Mississippi Avenue and 6th Street, Southeast, and is currently
8 developed with an apartment complex totaling 259 units. The
9 applicant seeks a remapping to help facilitate redevelopment of
10 the property. The subject site is designated in the Comprehensive
11 Plan Future Land Use Map.

12 Next slide, please, Mr. Young.

13 It's designated in the Future Land Use Map as
14 appropriate for moderate density residential uses, a designation
15 consistent with the RA-2 zone. The uses and development types
16 generally permitted in the RA-2 zone would be compatible with the
17 surrounding community. The remapping would also not be
18 inconsistent with the written policies of the comprehensive plan,
19 and we have a summary of the relevant policies in our written
20 report.

21 The applicant has provided a general analysis of the
22 comprehensive plan through a racial equity lens, beginning on
23 page 16 of Exhibit 3. And OP finds that the rezoning could help
24 provide modernized housing units for existing residents, bring
25 new mixed housing, and revitalize the area. The applicant's

1 | stated intention is to minimize displacement of current residents
2 | during construction by relocating them onsite or an adjacent
3 | apartment complex that they own. So seen through a racial equity
4 | lens, the remapping would not be inconsistent with the comp plan.
5 | However, the applicant should provide to the record a more
6 | detailed relocation and return plan for existing residents. And
7 | in speaking with the applicant on this topic, they -- they
8 | understand how important that is, and they will be developing
9 | that return and relocation plan with the current residents. All
10 | that said, the Office of Planning, therefore, recommends that the
11 | map amendment be set down for a public hearing. Additionally,
12 | because the subject ANC and the planning area have higher
13 | concentrations of existing affordable housing than most areas of
14 | the city, OP does not recommend that the map amendment be subject
15 | to IZ Plus, but rather subject to the standard IZ requirements.
16 | However, the applicant on page six of Exhibit 3 stated their
17 | expectation that IZ Plus would apply to the site, and OP would
18 | have no objection to IZ Plus. Thank you very much. And I'd be
19 | happy to take any questions.

20 | CHAIRPERSON HOOD: Okay. Thank you, Mr. Jesick. And
21 | again, the relocation piece is very dear. I appreciate your
22 | emphasis on that. It's one that's going to work where nobody
23 | gets lost in the pipeline, even though this is a map amendment.
24 | I think the racial equity and the courts have told us that now
25 | it's -- it's within our jurisdiction. So -- and that's the way

1 I'm going to treat it. And I'm just saying that so the applicant
2 will come back, as you've suggested already, with a plan. I
3 think that's -- that's very important, extremely important,
4 actually. Let me open it up and see if there are any questions
5 or comments.

6 Commissioner May.

7 COMMISSIONER MAY: I don't have any questions or
8 comments. Again, I look forward to the discussion where we
9 actually take this up in a hearing.

10 CHAIRPERSON HOOD: Okay. And Commissioner Imamura?

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
12 think anytime we have a map amendment, that creates an
13 opportunity, you know, to advance the city's housing goals, you
14 know, that's worth consideration and deeper conversation. So I
15 look forward to that conversation at set down.

16 CHAIRPERSON HOOD: Okay. Thank you.

17 And Vice Chair Miller?

18 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, I
19 agree with Commissioner Imamura that this is an opportunity to
20 -- to create a zone that provides the opportunity for the
21 rehabilitation of a -- of a substantial chunk of affordable
22 housing that needs rehabilitation or totally -- total replacement
23 probably in some cases. So I look forward to the public hearing
24 on this and -- and maybe, yeah, and exploring further questions
25 with the Office of Planning.

1 I appreciate the comment the Mr. Jesick made about how
2 the applicant seems to have no objection to IZ Plus being mapped
3 here, even though that wasn't the initial recommendation of
4 Office of Planning. So I might want to just have a little more
5 dialogue at that at the public hearing with both Office of
6 Planning and -- and the applicant to make sure we're applying
7 that IZ Plus designation consistently or involving it so that
8 it's applied where -- appropriately. So other than that, I --
9 I'm -- I'm very supportive of this project, of this case, not a
10 project -- map amendment moving forward, Mr. Chairman.

11 CHAIRPERSON HOOD: All right. Thank you. Okay. So
12 it looks like we're going to set this down. Would somebody like
13 to make a motion to set this down?

14 COMMISSIONER MAY: Mr. Chairman, I would make a motion
15 to set down Zoning Commission Case 22-10, Trenton Park
16 Apartments, LP, Map Amendment at Squares 5969 and 5973.

17 CHAIRPERSON HOOD: Is there a second? I'll -- I'll
18 second it. I'll second it. I just like full participation.
19 That's just how I've always been. So the case was moved and
20 properly second. Any further discussion?

21 Not hearing any, Ms. Schellin, would you do a roll --
22 I mean -- what is it, a roll -- yeah, a roll call vote.

23 MS. SCHELLIN: Commissioner May?

24 COMMISSIONER MAY: Yes.

25 MS. SCHELLIN: Commissioner Hood?

1 CHAIRPERSON HOOD: Yes.

2 MS. SCHELLIN: Commissioner Miller?

3 VICE CHAIR MILLER: Yes.

4 MS. SCHELLIN: Commissioner Imamura?

5 COMMISSIONER IMAMURA: Yes.

6 MS. SCHELLIN: The vote is 4 to 0 to 1 to set down
7 Zoning Commission Case Number 22-10 as a contested case. The
8 minus one being the third mayoral appointee position, which is
9 vacant.

10 CHAIRPERSON HOOD: Okay. And do we have anything else
11 before us?

12 MS. SCHELLIN: Yes, sir. The Office of Planning has a
13 short PowerPoint presentation to update you with where they are
14 with cases at this point.

15 CHAIRPERSON HOOD: Okay, thank you. I forgot about
16 that.

17 Let's bring on Ms. Steingasser. I think she's joined
18 by Mr. Lawson.

19 MS. STEINGASSER: Good morning, Chairman Hood,
20 Commissioners. At several -- twice -- at two separate meetings,
21 the Commission has asked that OP update you on where we are on
22 most of our text amendments, and so, I just wanted to go through
23 that with you really quickly this evening.

24 We have 25 pending text amendments that we're working
25 on right now. The first -- the first four that you see

1 highlighted here in blue are all around the reorganization that
2 the Commission set down in 2018 with the new zone names, then
3 reorganizing each set of subtitles. And we've had all the
4 hearings, and the Commission has taken proposed action. We're
5 now putting those together, and there will then be one
6 comprehensive Notice of Proposed Action published. And then it
7 will also then be referred to the National Capital Planning
8 Commission coming back to the Commission for Final Action. This
9 is a -- is a very labor-intensive read, but we do hope to have
10 that to you by -- hopefully, by the end of the summer.

11 The other cases on this slide have to do with cases
12 that have been filed, but not necessarily in the order that we
13 will be bringing them to you though. Case number 1905 will be
14 coming to you -- I believe we're bringing it to you in May. It
15 was originally set down in 2019. There's been some changes made
16 to it. We're bringing it back for -- for your review as a new
17 case, and -- and you'll see it in May.

18 CBRFs, Community-Based Residential Facilities, are --
19 are also the case that has been set down and is coming back to
20 you shortly. There's some additional work on the conversions of
21 nonresidential uses to residential uses and making sure that if
22 there's any non-conformity because of that change in use, the -
23 - that those are -- those are deemed conforming structures to
24 change that use.

25 The next grouping you'll be familiar with, are -- were

1 filed by the Office of Attorney General staff and have to do with
2 amendments to the Inclusionary Zoning program and -- and its
3 application in -- in the downtown and other -- and the regulations
4 citywide.

5 Go to the next slide, please.

6 So these are the cases that OP will be initiating and
7 has been working on internally. Obviously, the first one, as
8 we've stated repeatedly, our priority is the RA-1 zone and
9 reviewing that and how it's -- how it's applied and the lessons
10 we've learned and observed through the Board of Zoning Adjustment
11 cases. We'll be bringing that one forward first followed --
12 we're also working with the faith-based zoning changes. And
13 those will be a series of map amendments as well as text
14 amendments. And those text amendments will look at ways to work
15 with the faith-based institutions on how to further affordable
16 housing as part of their mission and -- and as the high priority
17 of the District. IZ and D zones, we'll be considering that
18 together with the Case 21-23 mentioned above. We're also looking
19 at rear setback provisions, and that is the 10-foot extension
20 rule. We've been monitoring those cases over the last two years.
21 I know yesterday at the BZA, there was another one that came up,
22 and there was some discussion of how that 10 foot is measured.
23 Where is it measured from? Is it the ground floor? Is it the
24 second floor? So we'll be bringing forward some clarification
25 text on -- on that -- that provision very shortly.

1 There was also some issues that had to do with rooftop
2 architectural elements and what constitutes a rooftop element
3 versus a facade architectural element. And that was the result
4 of a -- an appeal case filed to a decision of the Zoning
5 Administrator, I think. And we'll be bringing back some
6 clarification to that section as well to help clean that up.
7 We're also continuing to work on alley lots and looking at tax
8 lots and the development standards that we -- that were amended
9 in 2016 as part of the new zoning regulations on how to -- how
10 to make alley lots accessible for development.

11 The -- oh, the second principal dwelling unit in
12 accessory buildings is another issue that has been before the BZA
13 frequently, so we'll be doing another review of that and bringing
14 forward some different standards and updates.

15 The PUD Chapter in Subtitle X, there's several
16 provisions we found that need to be updated and aligned with some
17 of the housing policy priorities that we -- we'll -- we'll be
18 bringing back. And it has to do mostly with minimum lot sizes
19 for the PUD, not for -- for an individual building, but the
20 minimum size that is coming for -- and -- and how those -- some
21 of those smaller infill sites where they -- when you think of a
22 larger PUD, a small site seems unnecessary, but the smaller the
23 site, sometimes the more intense the impact and the more necessary
24 the review is. So we'll be bringing forward some changes there.

25 Uses. I -- I think we all have felt comfortable with

1 | agreement that the use Subtitle U needs some -- some scrubbing
2 | and cleaning and just updating. So we'll be bringing that.
3 | Accessory apartments, zone boundary line, lot occupancy, those
4 | are issues that we're going to also be looking at.

5 | And then we got a -- a resolution from ANC3. Oh, I -
6 | - I think it was 3E asking that the Zoning Commission consider
7 | private schools over 100 students be subject to campus plan
8 | regulations as opposed to the Special Exception Private School
9 | regulations. So we'll be looking at that in the coming months
10 | as well and be bringing forward a recommendation to you.

11 | And then there's -- there's also definitions that will
12 | follow pretty much at the end of all -- of all of these other
13 | -- other amendments to make sure that the definitions are all now
14 | in sync and matching with the regulations and -- and especially
15 | as the uses go forward.

16 | So those are 26 text amendment cases that we've been
17 | working on, and we'll continue working on throughout --
18 | throughout this year and more like -- most likely throughout part
19 | of next.

20 | In addition to that, just as an aside, there's also six
21 | map amendments that have been filed that we're working on, 11
22 | PUDs that will be coming to the Commission in this year, and five
23 | design reviews. So all of that kind of works together to -- to
24 | lay out the importance of -- of all of our work and how it's
25 | moving forward and how we'll be looking at these regulations,

1 | these text amendments and how they coordinate with these other
2 | projects. I'm available for any questions if you have any.

3 | CHAIRPERSON HOOD: Thank you, Ms. Steingasser.

4 | Let me thank the Office of Planning. And my colleagues
5 | and I know first-hand, this is not an easy task. You could be
6 | in one room and go on one side of the room, somebody tells you
7 | they'd like to see it done this way. You on the other side of
8 | the room, they tell you they want to see it done a complete
9 | opposite way. So I -- I appreciate all the work. I never would
10 | -- I appreciate all the thought that goes into what you all are
11 | giving us. While everybody might not always agree, some people
12 | like it, some people don't, I think we always try to come to a
13 | consensus or a balanced approach and a balanced decision. So I
14 | thank you all for all the work that you're doing.

15 | Let's see, let's open up to any questions of Ms.
16 | Steingasser? And they have quite a bit on their plate, so I --
17 | I will not ask, even though RA-1 was at the top of the list, so
18 | I won't ask about that.

19 | Commissioner May, do you have any questions or
20 | comments?

21 | COMMISSIONER MAY: No, I -- I would just like to get a
22 | copy of this presentation, because that's a good recap of where
23 | all the things that are in play at the moment. It's always good
24 | to have that.

25 | MS. STEINGASSER: I -- I sent one to Ms. Schellin. She

1 -- she'll be able to distribute it out.

2 COMMISSIONER MAY: Perfect. Thank you.

3 MS. STEINGASSER: Uh-huh.

4 CHAIRPERSON HOOD: Okay. All right. And the PUDs
5 weren't included in that, were they? Because I heard like 11
6 and, oh.

7 MS. STEINGASSER: No, these are just text amendments.

8 CHAIRPERSON HOOD: Okay.

9 MS. STEINGASSER: Yeah.

10 CHAIRPERSON HOOD: All right.

11 Commissioner Imamura.

12 COMMISSIONER IMAMURA: Nothing further.

13 CHAIRPERSON HOOD: Okay.

14 And Vice Chair Miller.

15 VICE CHAIR MILLER: All right. Thank you, Mr. Chairman.
16 I would just echo what you said in terms of appreciating the
17 Office of Planning putting that together for us so we could see
18 the -- the universe of many issues that they're working on. And
19 I guess, as a follow up, which might have been a question I asked
20 a couple of months ago as well, I don't think it requires a lot
21 of work, but -- because I don't want to create a lot of work when
22 you already have a lot of work. But I -- I wanted to get a sense
23 -- I think that the Commission and the public should get a sense
24 of -- I heard you say there are -- there's six map amendments
25 that have been filed. I guess I just want to get a sense of how

1 many map amendments are -- might be necessitated as a result of
2 the comp plan changes that have been enacted by the council in
3 the most recent cycles. Both the, you know, the -- both the
4 Future Land Use Map, policy map changes, and -- and maybe other
5 text changes, just to get a sense of how many zoning consistency
6 cases you might be bringing forward or that you know that other
7 applicants -- I heard you say six are in the works for this year.
8 I think you said that, plus five design review. But I just want
9 to get a sense of what -- how many zoning consistency map
10 amendments potentially are -- are -- if they've been assessed as
11 what -- what are needed or -- or, I guess, at the discretion of
12 the applicant, maybe the existing zoning is still consistent with
13 the Future Land Use Map. But what would allow for greater density
14 at those sites, since presumably in those cases where the density
15 was increased on the Future Land Use Map, the council was
16 anticipating that there would be -- there might need to be zoning
17 -- they were facilitating zoning changes. So I just wanted to
18 get a sense. Maybe you already had that off the top of your
19 head.

20 MS. STEINGASSER: I -- no, sir, I -- I don't. What I
21 could -- what probably is an easier number for us to calculate
22 is the amount of changes to the Future Land Use Map that -- that
23 went up and those that -- the few that went down. Because in
24 -- in some cases, OP is bringing forward a bundle, and we'll be
25 having, you know, five or six properties that are not related to

1 each other, but they'll all be within, you know, an ANC or a ward
2 or a particular planning area. So it's easier for me to bring
3 -- to report out on the number, which we can get for you, of --
4 of --

5 VICE CHAIR MILLER: That'll be -- that -- that would
6 be helpful, just to understand the universe of your own workload
7 and our workload and the public's attention that needs to be paid
8 to these matters going forward. So, yeah, that would -- that
9 would be helpful. Because a lot of effort was, obviously, put
10 into comp plan and text changes. And there's an expectation, I
11 guess, that we're going to do something, and you're going to do
12 something to implement that. So I just wanted to get a sense of
13 that.

14 MS. STEINGASSER: Okay.

15 CHAIRPERSON HOOD: All right. Any other questions or
16 comments?

17 Well, thank you, Ms. Steingasser. We -- we really
18 appreciate all the work you all do. So thank you.

19 MS. STEINGASSER: Okay. Yes, sir.

20 CHAIRPERSON HOOD: All right, Ms. Schellin, do we have
21 anything else before us?

22 MS. SCHELLIN: No, sir. That's it.

23 CHAIRPERSON HOOD: All right. I want to thank everyone
24 for their participation tonight in this meeting. The Zoning
25 Commission will meet again April the 21st.

1 Do I have that right?

2 Okay.

3 MS. SCHELLIN: Yes.

4 CHAIRPERSON HOOD: And it's Chun Lam. Hopefully, I got
5 that correct. It's Case Number 21-27. Will be at same time, at
6 4:00 p.m. It will be on the same platforms. Thank everyone. I
7 hope you all have a great weekend. And I hope you celebrate and
8 have a good Holy Week or however you celebrate. Take care.

9 MS. SCHELLIN: Bye-bye.

10 CHAIRPERSON HOOD: This meeting is adjourned.

11 (Whereupon the above-entitled matter went off the
12 record at 4:34 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: DCZC

Date: 04-14-22

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
accurate record of the proceedings.



GARY EUELL