

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

MONDAY

FEBRUARY 22, 2021

+ + + + +

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IN THE MATTER OF: :
: :
Office of Planning - : Case Nos.
Proposed Text Amendment to : 19-27B
Reorganize Subtitle J - :
Production, Distribution :
And Repair Zones and :
Conforming Amendments to :
Subtitles A-C, U, and W-Z of :
The Zoning Regulations :
-----:

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
PETER SHAPIRO, Commissioner
PETER G. MAY, Commissioner
MICHAEL TURNBULL, Commissioner

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OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary

PAUL YOUNG, Zoning Data Specialist

The transcript constitutes the minutes from the
Regular Public Hearing held on February 22, 2021.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

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PRESENTATIONS:

Office of Planning, Proposed Text Amendment to
Reorganize Subtitle J - Production, Distribution and
Repair Zones and Conforming Amendments to Subtitles
A-C, U, and W-Z of the Zoning Regulations
Jennifer Steingasser 7

COMMENTS AND QUESTIONS:

Commissioners 9

CLOSING REMARKS:

Commissioners 10

VOTE:

Commissioners 11

ADJOURN:

Anthony Hood 12

P-R-O-C-E-E-D-I-N-G-S

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. Today's date is February 22nd, 2021. Tonight's case is Case No. 19-27B, which consists of the text amendment will not result -- let me say this though, when I was studying this -- I want to make sure the public knows this, that this text amendment in this case we're hearing tonight and others that I will call later, this text amendment will not result in any substantive changes to the affected subtitles. This text amendment will be part of a comprehensive final action in the Zoning Commission Cases 18-16 and 19-27 in the remaining alphabets A and B.

The reorganization will also reflect other text amendments adopted by the Commission including Zoning Commission Cases 19-14 and 19-21. Again, this text amendment will not result in any substantive changes to the affected subtitles.

Today's date again is February 22nd, 2021. My name is Anthony Hood, and joining me are Vice Chair Miller, Commissioner Shapiro, Commissioner May, and Commissioner Turnbull. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and Mr. Paul Young, who will be handling all of our virtual operations.

We ask all others to introduce themselves at the

1 appropriate time. Copies of today's virtual public hearing
2 notice are available on the Office of Zoning's website. Please
3 be advised that this proceeding is being recorded by a court
4 reporter and is also webcast live via Webex and YouTube Live.

5 The video will be available on the Office of Zoning's
6 website after the hearing. Accordingly, all those listening on
7 Webex or by phone will be muted during the hearing, and those
8 who have signed up to participate or testify will be unmuted at
9 the appropriate time.

10 Please state your name and home address before
11 providing oral testimony on your presentation. When you are
12 finished speaking, please mute your audio so that your microphone
13 is no longer picking up sound or background noise.

14 If you experience difficulty accessing Webex or with
15 your telephone call-in, then please call our OZ hotline number,
16 at 202-727-5471 to sign up or to receive Webex login or call-in
17 instructions.

18 All persons planning to testify either in favor or in
19 opposition, we encourage you to sign up in advance and we will
20 call your name at the appropriate time.

21 If you wish to file written testimony or additional
22 supporting documents during the hearing, then please be prepared
23 to describe and discuss it at the time of your testimony.

24 This hearing will be conducted in accordance with
25 provisions of 11Z DCMR Chapter 5 as follows: preliminary matters,

1 presentation -- in this case it will be the Office of Planning;
2 report of other government agencies; report of the ANC, this is
3 citywide; testimony of organizations and individuals.
4 Organizations will have five minutes, individuals will have three
5 minutes, respectively. And we will hear in the order from those
6 in support, opposition or undeclared.

7 While the Commission reserves the right to change the
8 time limits for presentations, if necessary, it intends to adhere
9 to the time limits as strictly as possible, and notes that time
10 shall be ceded.

11 Again, any issues please call our OZ hotline number at
12 202-727-5471.

13 At this time the Commission will consider any
14 preliminary matters. Does the staff have any preliminary
15 matters?

16 MS. SCHELLIN: Just to -- no preliminary matters, just
17 to advise the Commission that as of 10 minutes ago there were no
18 sign-ups for testimony, and we have Elisa Vitale and Jennifer
19 Steingasser from the Office of Planning to present this evening.

20 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin, that
21 was going to be my next question, did we have anybody signed up?
22 After we hear the presentation, we'll check again, and we'll keep
23 proceeding in that manner.

24 Let's bring up Ms. Vitale and Ms. Steingasser, I see
25 they're already here. We'll turn it over to you both and you

1 all may begin.

2 MS. STEINGASSER: Chairman Hood, Commissioners, thank
3 you. Your introduction covers most of our presentation. This
4 case is the fourth and final on the reorganization of the zoning
5 regulations that started with Case 18-16, which established new
6 zone names.

7 This particular evening we're focused on Subtitle J
8 which is the production, distribution and repair subtitle and
9 conforming language to the other non-land use -- subtitles, being
10 A, B, C, U, W, X, Y and Z.

11 Tonight the PDR zones are proposed to reflect the new
12 nomenclature of naming under Case 18-16, which creates a PDR-5,
13 PDR-6 and a PDR-7 -- new names. It also then goes through all
14 the other subtitles and makes appropriate changes to those
15 subtitles to reflect all new zone names.

16 The Commission has already taken proposed action on
17 those zone names. You have also taken proposed action on similar
18 reorganization of the land use Subtitles D, E, F, G and H. And
19 this will be the final one for Subtitle J.

20 With that, I'm available for any questions.

21 CHAIRPERSON HOOD: Okay. Thank you, Ms. Steingasser,
22 I think this motion is pretty straightforward. Let's see if we
23 have any questions or comments. Commissioner May?

24 COMMISSIONER MAY: No audible answer.

25 CHAIRPERSON HOOD: Commissioner Shapiro?

1 COMMISSIONER SHAPIRO: No audible answer.

2 CHAIRPERSON HOOD: Commissioner Turnbull?

3 COMMISSIONER TURNBULL: No, I've got (audio
4 interference)

5 CHAIRPERSON HOOD: Vice Chair Miller?

6 VICE CHAIR MILLER: No questions, thank you.

7 CHAIRPERSON HOOD: Thank you. Ms. Steingasser, I'm
8 going to ask this question just in case somebody reviews this
9 tape.

10 MS. STEINGASSER: Okay.

11 CHAIRPERSON HOOD: And I know I stated it and I read
12 it twice, but there are no substantive changes in this proceeding,
13 correct?

14 MS. STEINGASSER: You are correct, Chairman Hood, there
15 are no substantive changes. You've said it now three times and
16 it's also in (audio interference). So, you're absolutely --

17 CHAIRPERSON HOOD: Well, three times used to be a charm,
18 but I found out sometimes five and six works.

19 MS. STEINGASSER: I absolutely appreciate you stressing
20 that point.

21 CHAIRPERSON HOOD: Okay. Let me -- I don't know which
22 one is harder, working the computer and trying to get your files
23 up or -- okay, let's go to -- again, we don't have anyone who is
24 waiting to testify, so let's go to any -- do we have any -- I
25 didn't see any ANC reports. I think this is pretty

1 straightforward, but I want to call -- again, Ms. Schellin, do
2 we have anyone who would like to testify in the audience?

3 MS. SCHELLIN: There are no attendees.

4 CHAIRPERSON HOOD: Okay. So noted. Commissioners,
5 anything else? I think we -- we didn't have any additional
6 reports. I think OAG has worked along with OP with the renumbering
7 and the format and everything, so I think we're pretty
8 straightforward. Let me open it back up to my colleagues, any
9 questions or comments?

10 Okay. So thank you, Ms. Steingasser and Ms. Vitale.
11 What I think we can do now, Commissioners, since it looks like
12 everything is pretty straightforward to move forward, I would
13 move that we approve Zoning Commission Case No. 19-25B (sic),
14 Office of Planning text amendment to Subtitle J, Zoning
15 Reorganizations in Subtitles A-C, U, W-Z and for zoning
16 conformity and ask for a second.

17 VICE CHAIR MILLER: Second.

18 CHAIRPERSON HOOD: Okay. It's been moved and properly
19 seconded, it looks like.

20 Vice Chair Miller, you have any discussion? Okay. It
21 looked like you were puzzled.

22 Commissioner Shapiro?

23 COMMISSIONER SHAPIRO: I just want to make sure; this
24 is proposed action we're taking, Mr. Chair?

25 CHAIRPERSON HOOD: Yes. I think we have to -- this has

1 to be noticed -- yeah, this is proposed. So this has to be
2 noticed -- I don't know if we do NCPC or not. I'm very confused
3 now. Yeah, this is proposed action.

4 COMMISSIONER SHAPIRO: Okay. Thank you. No further
5 discussion on my side.

6 CHAIRPERSON HOOD: Okay. Thank you. And I'll include
7 that this is proposed action in my motion. Vice Chair, would
8 you accept me saying proposed action? I believe you will.

9 VICE CHAIR MILLER: Yes. Yes.

10 CHAIRPERSON HOOD: Okay. All right. All right.
11 Commissioner May?

12 COMMISSIONER MAY: Yeah, I just want to ask, is there
13 anything substantive involved in this change?

14 CHAIRPERSON HOOD: That's what gets us in trouble.

15 COMMISSIONER MAY: Sorry. As long as there's nothing
16 substantive, thank you very much.

17 CHAIRPERSON HOOD: Okay. Thank you for that too,
18 nothing substantive. So, everything tonight was not substantive.
19 Okay. So it's been moved and properly seconded. Any further
20 discussion? Okay. Ms. Schellin, would you do a roll call vote,
21 please?

22 MS. SCHELLIN: Commissioner Hood?

23 CHAIRPERSON HOOD: Yes.

24 MS. SCHELLIN: Commissioner Miller?

25 VICE CHAIR MILLER: Yes.

1 MS. SCHELLIN: Commissioner Turnbull?

2 COMMISSIONER TURNBULL: Yes.

3 MS. SCHELLIN: Commissioner May?

4 COMMISSIONER MAY: Yes.

5 MS. SCHELLIN: Commissioner Shapiro?

6 COMMISSIONER SHAPIRO: Yes.

7 MS. SCHELLIN: The vote is 5 to 0 to 0 to approve
8 proposed action in Zoning Commission Case No. 19-27B. With that,
9 the record will be closed until a notice of proposed rulemaking
10 is published in the DC Register, at which time the record will
11 reopen for a 30-day comment period.

12 CHAIRPERSON HOOD: Okay. Thank you. Anything else,
13 Ms. Schellin?

14 MS. SCHELLIN: No, sir.

15 CHAIRPERSON HOOD: Okay. Commissioners, any closing
16 comments?

17 So with that, our next Zoning Commission's next public
18 meeting is going to be February 25th, this coming Thursday. We
19 have a number of agenda items on the agenda, so. It will start
20 at 4 p.m.

21 So with that, I'm going to thank everyone for their
22 participation tonight. Again, stay safe, and we'll see you on
23 Thursday. This hearing is adjourned.

24 (Whereupon, the above-entitled matter went off the
25 record at 4:11 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 Hearing

Before: DCZC

Date: 02-22-21

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
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