

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, Esquire

The transcript constitutes the minutes from the
Regular Public Hearing held on April 12, 2021

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

Case No. 20-12 - Application of Westminster Presbyterian
Church, Westminster Community Partners, Bozzuto Development
Company, and Bozzuto Homes
(Rescheduled to June 14, 2021). 36

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

2 (4:05 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen.
4 Today's date is April the 12th, 2021. This evening's Zoning
5 Commission case is 20-12.

6 We are convening and broadcasting the public hearing by
7 videoconferencing. My name is Anthony Hood and I am joined by
8 Vice Chair Miller, Commissioner Shapiro, and Commissioner
9 Turnbull. We're also joined by the Office of Zoning Staff, Ms.
10 Sharon Schellin, our Secretary Mr. Paul Young who will be handling
11 all of our virtual operations.

12 Others will introduce themselves at the appropriate
13 time. The virtual public hearing notice is available on the
14 Office of Zoning's website. This proceeding is being recorded by
15 a court reporter, and the platforms used are webcast Live, Webex
16 and YouTube Live.

17 The video will be available on the Office of Zoning's
18 website after the hearing. All persons planning to testify should
19 have signed up in advance and will be called by name at the
20 appropriate time. At the time of sign-up, all participants will
21 complete the oath or affirmation required by Subtitle Z 48.7.
22 Accordingly, all those listening on Webex or by phone will be
23 muted during the hearing and only those who have signed up to
24 participate or testify will be unmuted at the appropriate time.

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1 When called, please state your name and home address before
2 providing your testimony. When you are finished speaking, please
3 mute your audio.

4 If you are experiencing difficulty accessing Webex or
5 with your telephone call-in, or have not signed up then please
6 call our OZ hotline number at 202-727-5471. If you wish to file
7 written testimony or additional supporting documents during the
8 hearing, then be prepared to describe and discuss it at the time
9 of your testimony.

10 The hearing will be conducted in accordance with the
11 provisions of 11 D.C.M.R. Chapter 4 as follows. Preliminary
12 matters, applicant's case. The applicant has up to 60 minutes.
13 Report of the Office of Planning and Department of Transportation,
14 report of other government agencies, report of the ANC, testimony
15 of organizations, five minutes, and individuals three minutes and
16 we will hear in the following order from those in support,
17 opposition, and undeclared. Then we'll have rebuttal and closing
18 by the applicant.

19 Again, let me repeat. The OZ hotline number is 202-527-
20 5471 for any concerns during these proceedings.

21 At this time, before I do that, let me open up one other
22 thing. Give me one moment, please. It closed on me. I wanted to
23 mention Zoning Commission Case No. 20-12 is Westminster
24 Presbyterian Church, Westminster Community Partners, Bozzuto

1 Development Company, and Bozzuto Homes, Incorporated. This is a
2 consolidated PUD and Related Map Amendment at Square 499, Lot 52.

3 Again, today's date is April the 12th, 2021, and I read
4 that earlier, but it closed -- my file closed on me.

5 So with that, at this time the Commissioner will
6 consider any preliminary matters. Does the staff have any
7 preliminary matters?

8 MS. SCHELLIN: Yes, sir. The first one is that just as
9 a side, the Office of Planning filed their report less than 10
10 days. If the Commission would just provide a waiver for that and
11 also, Andy Lipsky provided his oral testimony today. Staff went
12 ahead and accepted that even though it was less than 24 hours
13 knowing that the Commission usually is -- accommodates the ANC
14 since they are made up of volunteers. So I just wanted to go
15 ahead and make sure the Commission is okay with that and would
16 grant those waivers.

17 CHAIRPERSON HOOD: Okay. Commissioners, any objections?

18 (No response.)

19 CHAIRPERSON HOOD: Not seeing any.

20 MS. SCHELLIN: Okay. So --

21 CHAIRPERSON HOOD: Anything else, Ms. Schellin?

22 MS. SCHELLIN: So just very quickly, at Exhibit 15B the
23 applicant has proffered three experts, two who have previously
24 been accepted; Nicole White in transportation, Shane Dettman in

1 zoning and land use and one new one in architecture. I'm sure I'm
2 going to mess up the name, but Afad Afana (phonetic) and his --
3 the resume is at 15B as in boy and that's all I have.

4 CHAIRPERSON HOOD: Okay. Thank you. Thank you, Ms.
5 Schellin. I believe Commissioners, unless I hear any objections,
6 we will continue Ms. White's status and Mr. Dettman's status. Ms.
7 Afana, I'm sure I messed that up to, so I'm sure at the
8 appropriate time they will correct me, Exhibit 15B. Any
9 objection, or any questions or comments?

10 (No response.)

11 CHAIRPERSON HOOD: So we're good. It looks like --
12 shaking your heads. It looks like we're good with giving Ms. --
13 Architect Afana expert status. Okay.

14 MS. SCHELLIN: Okay.

15 CHAIRPERSON HOOD: All right. Ms. Schellin, we will --

16 MS. SCHELLIN: And the applicant to --

17 CHAIRPERSON HOOD: -- continue that.

18 MS. SCHELLIN: Okay. The applicant's representative is
19 Kyrus Freeman. Office of Planning we have Steve Cochran and I am
20 not positive on DDOT, but --

21 CHAIRPERSON HOOD: So --

22 MS. SCHELLIN: -- the Commission --

23 CHAIRPERSON HOOD: So what I would --

24 MS. SCHELLIN: -- may proceed.

1 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. What
2 I would ask is that Mr. Freeman comes up and he doesn't get
3 started, I have a preliminary matter which --

4 MS. SCHELLIN: Okay.

5 CHAIRPERSON HOOD: -- Commissioners, we know up front
6 this is inconsistent with the Comprehensive Plan. I mean, we're
7 going into this case already knowing that, so I want to put that
8 out there. Our waiting from direction from the residents of the
9 city as well as the council and others so we can do, again, what
10 we should be doing. I got in trouble some time back, I'm not
11 going to bring that back up, of asking for that so maybe this
12 shows that we really need that.

13 I think this case has a lot of merit to it. I think
14 this case not only has merit to it, I think Westminster has been a
15 beacon of light in the southwest community. While I understand
16 some of the ANC's concerns and I can get to that when we get there
17 into the merits of the case, I do know that we are legally bound
18 by -- not to be inconsistent with the Comprehensive Plan. So
19 we're going into this knowing that this is inconsistent with the
20 Comp Plan.

21 I don't have any ways about or problems about going into
22 this that way because I think there are definitely some other
23 policies that may outweigh the inconsistencies, so I wanted to put
24 that out there. I wanted to put it on the record, that this

1 Commission knows that this project, the way it stands now, with
2 the designation with the FLUM and everything, it's already
3 inconsistent. We know that, but I think the other avenues, the
4 other things that are there are possibly policies that come along
5 that enhance.

6 I think this is a prime example of things that we need
7 that the city actually wants, but we just need to get some -- get
8 the changes made if the city wants it. And if the city doesn't
9 want it, then we need to figure out what we're going to do or just
10 leave it there. And again, this is around a metro station and I
11 think since I've been here everything around metro stations we've
12 been making more dense, but that's my start off.

13 So what I'll do, I'll turn it over to Commissioner
14 Shapiro.

15 COMMISSIONER SHAPIRO: Thank you, Mr. Chair, and I
16 appreciate the way that you framed that because I'm struggling
17 with the same issue. I mean, the -- you know, the nuance in the
18 language I would say with what you said is that we're here to
19 determine whether it is not inconsistent with the Comprehensive
20 Plan and because it is, and I agree with you, because it is
21 clearly inconsistent with the Generalized Policy Map and the
22 Future Land Use Map then is there a case that could be made that
23 there are other elements of the Comprehensive Plan that would
24 justify us considering this, you know, moving this forward.

1 We had this issue at set down and we were working -- and
2 this is complicated for us because we also are aware of what's
3 going on in the political world. And so yes, there is a proposed
4 amendment that would increase the density level in the FLUM that
5 would take this from moderate to medium density, but that hasn't
6 happened so our job is to compare this to the current
7 Comprehensive Plan.

8 Based on the information before us, it's just clear as
9 day that this is not consistent with the FLUM. I think the read
10 on it is that what is being proposed is an almost 400 percent
11 increase above the -- what is allowed. And again, the difficult
12 part like you said is that the -- when I look at so many elements
13 of this project, it's a very, very positive thing. The ANC
14 comments, Commissioner Lipsky's comments, I think said it very
15 well and talked about the ways in which this church serves the
16 community in all sorts of ways, in very positive ways.

17 And this doesn't even get to some of the other issues
18 that have been brought up by the ANC and others around issues
19 related to IZ and the split of the affordable and no-affordable.
20 There's all sorts of conversations that I think we should be
21 having, but this threshold issue around the inconsistency with the
22 FLUM and the GPM lead me to believe that we should not, even
23 though we have set this down, that we should postpone this hearing
24 until we have more clear direction from the council.

1 And you know, I don't want to just put them on the spot,
2 but this is not -- we don't have that authority. What we have to
3 do is work with the current Comprehensive Plan, work with the
4 current Future Land Use Map. So that's where I am on this. I
5 would prefer that we have this kind of discussion amongst us and
6 make a decision about whether we're going to postpone this or not,
7 or continue the hearing. Whatever the appropriate language that
8 we would say until we have clear direction. Because right now
9 the direction is the current Future Land Use Map, the current GPM.
10 That's what we have to work with not what might happen down the
11 road. So I'll stop there. I may have more to say as my
12 colleagues talk too, but that's all I have for now, Mr. Chair.

13 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
14 Shapiro.

15 Commissioner Turnbull?

16 COMMISSIONER TURNBULL: Well, I really don't know if I
17 can add much more to Commissioner Shapiro. I think he hit all the
18 high points that I am concerned about and that's the FLUM and the
19 GPM. I think we're at a standstill. I mean, we could go forward
20 and hear this, but I get to the point where we hear -- we're
21 obligated to review this by the current standards and the current
22 standards and the current standards tells us now that this is a
23 medium density project not a moderate density project, and so in
24 the long run it's going to be a benefit to the whole neighborhood.

1 I mean, there are issues that we can talk about once we
2 get into the merits of the case. There are issues that I have
3 with it even beyond what we're talking about right now, but I
4 think, Commissioner Shapiro, which I don't want to be -- go on and
5 keep talking about this, but I think Commissioner Shapiro said it
6 succinctly for me that these two issues are paramount to me, so I
7 think we should postpone it also.

8 CHAIRPERSON HOOD: Sorry about that. Okay. Thank you,
9 Commissioner Turnbull.

10 Vice Chair Miller?

11 VICE CHAIR MILLER: (Indiscernible), Mr. Chairman.
12 (Indiscernible) connection does okay. Send me a (indiscernible)

13 --

14 COMMISSIONER SHAPIRO: Mr. Chair, can I --

15 VICE CHAIR MILLER: -- copy.

16 COMMISSIONER SHAPIRO: -- make a recommendation for Mr.
17 Miller? Can --

18 VICE CHAIR MILLER: Yes.

19 CHAIRPERSON HOOD: Yes.

20 COMMISSIONER SHAPIRO: Vice Chair Miller, can you try
21 dropping your video and just see if that'll help the connection
22 because we're hearing about maybe a third of what you're saying.

23 VICE CHAIR MILLER: Okay. Let me do that and you let me
24 know how it is.

1 COMMISSIONER SHAPIRO: Because your voice --

2 VICE CHAIR MILLER: Okay.

3 COMMISSIONER SHAPIRO: -- is going to be important on
4 this one.

5 VICE CHAIR MILLER: Okay. Sure thing.

6 CHAIRPERSON HOOD: Try it now.

7 VICE CHAIR MILLER: Thank you, Commissioner Shapiro.
8 Can you hear me better now? Okay.

9 CHAIRPERSON HOOD: Yes, we can hear you --

10 VICE CHAIR MILLER: Yes?

11 CHAIRPERSON HOOD: -- very well now.

12 VICE CHAIR MILLER: Okay. Well, glad to know and --
13 okay. So I agree with the Chairman and with fellow Commissioners
14 Shapiro and Turnbull on everything that they've said. We set down
15 this case, as I recall, I don't have in my notes in front of me,
16 but I think it was July last year. And at that time -- I
17 rewatched as I'm sure many people did, many of our -- my
18 colleagues did, the set down hearing and we were concerned at that
19 time about the moderate density land use map designation and we
20 were concerned at that time about the neighborhood conservation
21 area policy map designation.

22 And we got information, I think, from the executive at
23 that time that their best information was that the Mayor's Comp
24 Plan Land Use Map amendments including one for this site that

1 would change it to moderate (indiscernible) and I think got rid of
2 the conservation area designation what's going to be considered, I
3 think at that time in the fall of 2020.

4 We're now in the spring of 2021 and the Comp Plan Land
5 Use Maps and Mayor's Land Use Maps that would address this
6 inconsistency map, this mapping, this double map inconsistency
7 issue would have been taken care of if the council had taken it
8 up. We hear that the council may take it up as early as next
9 week, but this is the case that led our Chairman to write a letter
10 to the council asking that they take up Comp Plan Land Use Map
11 amendments that we, that the city wants, that the executive at
12 least at that point and this point, wanted to see occur and has
13 not yet occurred.

14 It's very frustrating because it's -- for all of the
15 reasons that the Chairman and others have said, this is a -- this
16 has -- this project has a lot of merit. Westminster does so much
17 good in that -- in the southwest community and it's not their
18 fault that the city hasn't acted on the Comp Plan Land Use amended
19 policy map changes, although I think the Small Area Plan -- I
20 think the southwest Small Area Plan that's part of the Comp Plan
21 does envision greater density than the Land Use Map.

22 The Land Use Map takes precedence. I'm very familiar
23 with that language, and the Land Use Map is inconsistent
24 (indiscernible) Moderate-Density Residential which is

1 (indiscernible) case and so many other projects where we try to
2 find other policies in the Comprehensive Plan that outweighed a
3 Land Use Map's potential inconsistency. Here, there -- it's not
4 even (indiscernible) inconsistency. It's an inconsistency. I
5 know that's a -- that's just an opinion, but it's a Moderate-
6 Density Residential. It's not being -- what's being proposed
7 here. It's not what the community wants, not what the Mayor
8 wants, not what we want, but here it is.

9 There are other issues of the Inclusionary Zoning, the -
10 - it's great that there's going to be a replacement one-for-one of
11 the Greenleaf project, but -- and this project apparently is going
12 to satisfy that and we may hear that in the case, but, you know,
13 there are other issues that the ANC raised that maybe could get
14 resolved if we postponed this. But on the Inclusionary Zoning
15 question, there's a long (indiscernible) wing and an Inclusionary
16 Zoning wing.

17 We've done that before in another case that I remember
18 on U Street, at 14th and U. But in that case, you have the
19 residents who really wanted the public housing residence, existing
20 public housing residence who were on the site wanted a separate
21 building with a separate entrance, but that (indiscernible) a
22 problem in terms of our Zoning Regs. We had to waive the rule
23 there and say why we were waiving the rule because the residents
24 and the public housing residents were okay with that and actually

1 not okay with it, they wanted it. They preferred it.

2 Anyway, I'm in favor of postponing this hearing or
3 continuing the hearing, whatever the terminology is to-date that
4 follows the first council action or committee -- the whole action
5 which could be as early as next week, but I've heard "next week"
6 so much or "next month," or "next year," that I don't believe it
7 anymore. So I am supportive of continuing this hearing until the
8 Comp Plan Map inconsistency issues are addressed, at least
9 preliminarily. Even at least (indiscernible) council, so that
10 there's pressure maybe from some other source than us from others
11 who I'm sure want to see these changes. The community,
12 Westminster, Bozzuto, and affordable housing advocates because
13 there's a lot of affordable housing here.

14 There needs to be probably more. When we get to the
15 merits I think that market rate building needs to have IZ units in
16 it and those IZ units that are being satisfied by the all
17 affordable building, all affordable wing, need to be in perpetuity
18 like our IZ not just (indiscernible) with the financing, that's
19 tied to the financing (indiscernible) happened in other cases.
20 There are issues that need to be resolved.

21 That (indiscernible) issue is enough for me to concur
22 with my colleagues that -- if my colleagues (indiscernible) we
23 should continue this hearing until there's some (indiscernible)
24 movement. It could happen as early as next week, so I mean, I

1 would like to see this move quickly there, but not until that
2 happens. But thank you, Mr. Chairman. That was a little bit
3 rambling, but I hope you could hear me clearly.

4 CHAIRPERSON HOOD: Yeah. We heard you loud and clear
5 and thank you. Thank all my colleagues for their comments. I
6 would just reiterate what I said earlier. I think this is a
7 textbook case of where it looks like the community would be
8 supportive. I heard affordable housing and I'm getting ready to
9 come out with something that was subsidized. I hear that loud and
10 clear in this project and I know the contributions that that
11 church has made to southwest, and not just southwest, but to the
12 DMV because I'm sure when they have blues night on Monday or
13 Friday nights, or whatever it is, I'm sure you've got more people
14 over there than just from southwest, but southwest is fortunate
15 enough that they can walk there.

16 So I understand the contribution, so now the church
17 needs the community and I think the community should rise up to
18 the occasion. While I know there's some disagreement, and those
19 are some of the things also I'd like to see hashed out, but let me
20 back up. I would suggest this Commissioners and Mr. Freeman,
21 eventually I'm going to come to you. I know where you're going to
22 be, but I think you've heard us.

23 I would like to put this in the 90-day -- within 90
24 days. If it's sooner, that'll be great, but I don't necessarily

1 want to try to dictate what the other bodies are going to do. So
2 I think within 90 days, hopefully, we should be able to hear this
3 and deal with it because I think it was a well-merited case for
4 our hearing, but we just need to get the inconsistency dealt with
5 one way or the other.

6 And I'm not advocating. I got accused of advocating for
7 it. I'm not. I'm not doing either one. Just give us the
8 direction. That's what I'm asking for. And I'm not asking this
9 body or the applicant. I'm not asking the applicant. The council
10 know I'm asking them. I already sent them a letter. Got in
11 trouble for it, but I already sent them a letter and as the Vice
12 Chair mentioned, I stand by that letter because this is not going
13 to be the only case that we need direction whether you want us to
14 do -- go this, to the left or you want us to go to the right and
15 we need that direction. I think it's important.

16 So I would say within 90 days. I heard the Vice Chair
17 say -- and that encompasses, even if it comes up next week, I just
18 think that we do a sunset provision for 90 days. Hopefully we can
19 hear it soon, but 90 days, I think at least 65 or 70 days we need
20 to do a check and see where we are with the Comp Plan. So that's
21 kind of where I am. I think it's important because I think this -
22 - the benefits to this church and this application, what I've --
23 what the church has done and also this application is very
24 supportive of D.C. and what I think D.C. is trying to do, so

1 that's why I am -- I'm very favorable of what I have in front of
2 me. I know there are still some things that need to be worked
3 out.

4 I will say this and I will open it back up for other
5 discussion. I've had a chance to peruse Commissioner Lipsky's
6 letter. I really appreciate all the work he's done. I know he's
7 done a lot down there in southwest and I thought about him and Ms.
8 Hamilton and former Commissioner Mr. McBee and others who have
9 basically put a lot of work into southwest. I don't forget, but
10 some of this about Greenleaf, I'm unclear.

11 If an applicant or somebody works on another project,
12 that's not necessarily germane to this. I hope that issue,
13 whatever that is, is cleared up because Commissioner Lipsky, and I
14 know you can hear me if you're listening or hopefully you'll see
15 this, I don't think that's necessarily germane to our process,
16 what's going on with Greenleaf.

17 Greenleaf has not been presented to the Board as far as
18 I know or to the Commissioner, or either to the Board. It may
19 have been to the Board, but not to the Commission as far as I
20 know, but who does (indiscernible). Maybe I'm misunderstanding so
21 I'll just tell you that hopefully that'll get resolved, but I do
22 know that who develops Greenleaf is not necessarily germane to
23 this and I don't necessarily want to get into that. I want to
24 leave that alone. Hopefully you all can get that resolved.

1 And also I noticed in your submission which is very
2 unusual, you mentioned about which project are they submitting to
3 the Commission. I understood the project and I -- but you were
4 there from the beginning obviously, so I would ask the applicant
5 as we go through this temporary stall while we're waiting for some
6 other things to line up or not line up, I'm not advocating for
7 which one it is because I don't know which direction the
8 instruction this Commission is going to be given, that you also
9 make sure that everybody understands what's being presented. You
10 probably already have done it, but I'm just putting it out there
11 for the record.

12 Commissioner Shapiro, you have anything else you want to
13 add?

14 COMMISSIONER SHAPIRO: No, Mr. Chair. Seems like we're
15 aligned and in terms of your timeline, that makes sense to me. I
16 mean, I would -- you know, I'd say, you know, you even brought
17 yourself back to maybe 60 days because we can always continue it
18 again and I want to keep the momentum going.

19 CHAIRPERSON HOOD: Okay.

20 COMMISSIONER SHAPIRO: So the only thing I would add is
21 keep that window a little shorter.

22 CHAIRPERSON HOOD: Okay. So I would accept that. I
23 think 60 days. I see Vice Chair Miller has his hand up.
24 Commissioner Turnbull, you have 60 days. So let's see. Hopefully

1 | things will move along in 60 days. This is April, May, June, but
2 | I do have a question and I'm going to actually ask Commissioner
3 | Vice Chair Miller this question if he doesn't mind. If the first
4 | reading is done, do we act then or do we act the second reading?
5 | I'm just -- I don't know how that works and I know you were very
6 | instrumental in that over the years and hopefully I'm not putting
7 | you on the spot. I'm just trying to get clarity.

8 | COMMISSIONER SHAPIRO: You're talking about council
9 | action, right?

10 | CHAIRPERSON HOOD: Yeah, council action. I heard
11 | somebody mention the first. I didn't know who to ask that
12 | question to and Vice Chair Miller has a lot of experience. Maybe
13 | he can -- don't hold him to it. I'm just asking that.

14 | VICE CHAIR MILLER: I mean; I was -- I would be
15 | comfortable if I saw a first vote. It takes three -- it's going
16 | to take three votes; convening as a whole and two votes of the
17 | council two weeks apart. It could happen Tuesday. It's Tuesday
18 | the 20th? I mean, it could happen after Tuesday convening as a
19 | whole and legislative, additional legislative meeting, if they're
20 | having that, if it's on the agenda. I've heard a rumor that it
21 | might be. I would be personally comfortable.

22 | They would still need to take a final, a second vote,
23 | two weeks later. They could do the committee, the whole, and
24 | first reading vote the same day if they so choose. Anyway, I

1 | would be comfortable seeing that direction and taking -- because
2 | we're -- so comfortable with their having acted preliminary on a
3 | first vote with our going forward with a hearing at least. We
4 | have our proposed and final action as well, so that causes delays.

5 | I mean, that's a time period. So if there was a first vote next
6 | week, I'd be comfortable with having a hearing anytime thereafter.

7 | CHAIRPERSON HOOD: Okay.

8 | VICE CHAIR MILLER: I don't know about the final action,
9 | but at least a hearing.

10 | CHAIRPERSON HOOD: Thank you. Thank you, Vice Chair.
11 | And I appreciate that because I wasn't even thinking three votes.

12 | I was just thinking about two. I forgot about the committee
13 | vote. I had already went to two votes. I had skipped right over
14 | the committee, so thank you for that insight.

15 | Commissioner Turnbull, you have anything else you want
16 | to add, Commissioner Turnbull?

17 | COMMISSIONER TURNBULL: No. I'm fine with the schedule
18 | because it's these preliminary -- until we even get to the merits
19 | of the case, there are issues with the case itself that -- I know
20 | that I've got some, and I know Commissioner May's got some, and
21 | Commissioner Shapiro, and the Vice Chair. There's going to be
22 | issues that we're going to bring up, and the Chair. So getting to
23 | that first vote for us might be a while too. I mean, there are
24 | things that I see architecturally that need to be corrected that

1 | they haven't really addressed.

2 | So I mean, but we need to get through this base set-up
3 | first. And like the Vice Chair said, if we can do it -- if the
4 | council can do this in a week or two, that's fine. And if it's a
5 | preliminary action by the council, I think I'd be ready to go
6 | ahead too.

7 | CHAIRPERSON HOOD: Okay.

8 | Vice Chair, you have anything you want to add?

9 | (No response.)

10 | CHAIRPERSON HOOD: Okay. And I do know, and through
11 | this COVID-19 and I will say this, I know the council has been
12 | very busy. I've watched them. They've worked very hard, but this
13 | is not easy. I know the Mayor has worked very hard. This is not
14 | easy. It's always others, and I'm not talking about necessarily
15 | us or anybody, but, you know, I told somebody the other day, "I
16 | can always be a Monday morning quarterback about another issue,
17 | but sometimes when the rubber meets the road and you're involved
18 | with it, it's a different aspect of trying to get it done," so I
19 | want that to be said too.

20 | We appreciate the work that the council and the Mayor
21 | have done because this has been an unprecedented time. You know,
22 | if you don't know what to expect, you don't know how -- you know,
23 | a lot of people are being sick and dying and I think in D.C.
24 | though hats off to them. They really have stepped up, and that's

1 Anthony Hood's opinion, so. Hopefully I don't read about that
2 tomorrow somewhere being negative.

3 So anyway, Mr. -- I was about to say Commissioner
4 Freeman. You know I must be getting tired. Mr. Freeman, you've
5 heard the conversation. I guess I should bring up the ANC as
6 well. Well, let me just do this. You've heard -- and let me see
7 if Mr. Lipsky's on board. I think he's representing the ANC. I
8 don't think it's Commissioner -- Chairman Edwards.

9 Mr. Young, could you bring Mr. Lipsky up if you see him?
10 Okay. Good. There he is.

11 All right. So Mr. Freeman and Mr. Lipsky, you've heard
12 our conversation and where we are with the 60-day timeframe. We
13 would like to move on this case as well and as Mr. Turnbull,
14 there's some other issues that we want to get into the merits, but
15 like I started off my conversation, this is inconsistent with the
16 Comp Plan. Even though we can fight through and plow through
17 think -- policies that we think outweigh this, but I think it's
18 just cleaner.

19 And there are some other things as Mr. Turnbull and in
20 your letter that needs to be worked out with the exception of
21 Greenleaf, but if you want to explain that to us at another time
22 when we get to this hearing, that'll be fine. I think that'll be
23 resolved as well. But let me go to Mr. Freeman first. Mr.
24 Freeman, you've heard the -- not -- don't try to change our minds,

1 but I'm just giving you the opportunity to say something.

2 MR. FREEMAN: So thank you. For the record, Kyrus
3 Freeman with the law firm of Holland & Knight on behalf of the
4 applicant. Thank you for your time and discussion tonight.
5 Obviously, the applicant disagrees. We believe that our
6 application is actually consistent with the Comprehensive Plan. I
7 know there was discussion and it seems as though all four of the
8 commissioners believe it's inconsistent, but the Comprehensive
9 Plan includes a number of things not just the Future Land Use Map.

10 We acknowledge there's an inconsistency with the Future
11 Land Use Map, but read as a whole we believe that we can meet our
12 burden to demonstrate that the project is consistent with the
13 Comprehensive Plan. The Zoning Regulation sets the burden on the
14 applicant. So if after we do our presentation you still disagree,
15 then I think you could say, "All right. Well, we'll set it for
16 30, 60, 90 days for the council to do whatever they want to do."

17 But again, our position sitting here today is it's fully
18 consistent with -- other than the Future Land Use Map, it's fully
19 consistent with the Comprehensive Plan. And I think I also heard
20 a discussion that is inconsistent with the Policy Map. I just
21 want to make sure that the Commissioners are looking at the
22 current version of the Generalized Policy Map because the language
23 with respect to the Generalized Policy Map has been changed. So I
24 just want to make sure you're looking at the current language as

1 | it relates to the Generalized Policy Map not the old language.

2 | But again, we are happy to present our case tonight.
3 | We're fully ready to present our case tonight. We think we meet
4 | our burden. I understand the Commission may make a different
5 | decision, but we do ask that if the Commission does decide to not
6 | continue with the hearing, which again we -- that would not be our
7 | preference, but obviously it's your authority to make a decision.
8 | I think I heard Commissioner Miller say that he'd be comfortable
9 | with moving forward at least with the hearing because I also heard
10 | Commissioner Turnbull say there may be a whole bunch of other
11 | issues so I don't want to wait 60 days for the council then come
12 | back then and we have another 60, 90 days of hearings because I
13 | think, again, today, we can meet our burden.

14 | So I would ask to the extent that the Commission does
15 | decide to continue it, that we set a hearing date within 60 days -
16 | - within 30 days because I -- you know, I've heard the same thing
17 | that Commissioner Miller and others have heard. I would
18 | respectfully request that we get a hearing set within 30 days and
19 | I would also respectfully request that the record be close because
20 | I have not seen what Commissioner Lipsky wrote. I do know how
21 | these things happen; things continue to pour in, trickle in at the
22 | last minute, but it would be good to kind of close the record
23 | unless there's some specific additional information that the
24 | Commission would like from us and set a date certain for the

1 hearing.

2 CHAIRPERSON HOOD: Okay. Hold on one second a minute.

3 MR. FREEMAN: Thank you.

4 CHAIRPERSON HOOD: Okay. Sorry, my phone over here
5 ringing. Thank you, Mr. Freeman. I'm glad you paid attention to
6 exactly the direction we were going in. We most appreciate it,
7 but I will say this. I believe the Generalized Policy Map, our
8 staff keeps us very much up-to-date and I'm sure that -- I don't
9 think I said that. If I did -- I'm sure whoever said it, I'm sure
10 they have the newer one in front of us because our staff
11 definitely keeps us top notch, so -- and I want to give kudos to
12 our staff. We have a lot of cases, but I'm sure that the general
13 counsel and staff, they keep us top notch so kudos to --

14 MR. FREEMAN: And in no way --

15 CHAIRPERSON HOOD: -- (indiscernible).

16 MR. FREEMAN: -- am I suggesting that Ms. Schellin does
17 not keep you up-to-date on anything.

18 CHAIRPERSON HOOD: Well, I wasn't talking about
19 necessarily Ms. Schellin.

20 MR. FREEMAN: I (indiscernible) -- should they stay; I
21 don't want that smoke. I don't want that.

22 CHAIRPERSON HOOD: Well, I put that out there. Whether
23 you want the smoke or not, I just want you to know that -- one
24 thing I feel good about when we come to these hearings and I'm

1 | sure my colleagues do as well, we're prepared. You might not like
2 | our decisions, but we have the latest and greatest information to
3 | move forward with, so I wanted to put that kudos. I mean, you're
4 | right, you may get some smoke, but I won't get that.

5 | Mr. Lipsky, you've heard the conversations and we will
6 | come back, Mr. Freeman, at your request and see if the
7 | Commissioners -- let me go to Mr. Lipsky first and then I'll come
8 | back. Mr. Lipsky, you heard the conversation, correct?

9 | COMMISSIONER LIPSKY: I did.

10 | CHAIRPERSON HOOD: We're all being transparent. Do you
11 | have anything you'd like to add?

12 | COMMISSIONER LIPSKY: Yeah. Again, Andy Lipsky for ANC
13 | 6D, the ANC in which Westminster is located representing the ANC
14 | tonight. I won't presume to tell you what you've just said. I do
15 | appreciate the deliberations that you have taken in thinking that
16 | perhaps it may be wiser to wait to get guidance from the council
17 | and were that to be the case and this would be postponed, we would
18 | be prepared to present our case (indiscernible). So if you need
19 | additional guidance from us beyond that, I don't know that I can
20 | provide it. I would hope however since there are still some major
21 | issues outside, that the case not be case and that the case be
22 | left open until the hearing because there is some very significant
23 | and troubling issues that the ANC has with this project that we
24 | need to be addressed prior to. If you close the record, you know,

1 I'm not sure we're going to be able to get to those so I would
2 hope that you would leave it open.

3 CHAIRPERSON HOOD: So let me just say this, Mr. Lipsky.
4 I had no plans on closing the record. I don't think legally I can
5 even do that. I have no plans on opening the record. This case
6 is still an open case, so we will take it. But what I will ask
7 everyone is that we make sure we stay germane to this case. I
8 don't want to go down the lines of asking you about Greenleaf
9 because I tried to make some -- tried to understand what was going
10 on. I don't really want to. I'll wait until the hearing if you
11 think it's appropriate, but I'm hoping those are some of the
12 things that we can have resolved.

13 I did see in your letter that you -- there was some -- I
14 saw it looks like that the applicant had been reaching out to the
15 ANC and working with the community very well from what I saw, but
16 when I saw the letter from you and some of the things that the
17 Chair of ANC has mentioned, you know, some of those things could
18 be -- I think could be talked through. So I would like for us to
19 use some of this time as we've already stated to kind of narrow
20 the gap and I think it's going to be 60 days not 30, but it if
21 happens sooner that'll be better. I'm just saying 60. I said 90
22 at first, but now I think 60. I think my colleagues all agree
23 with 60 because I can't -- we cannot predict anything.

24 So let me just ask Mr. Turnbull, are you ready to -- or

1 do you want -- let me ask you this. Do you want to wait until the
2 case is presented or do you have some things that you want to put
3 out there now so Mr. Freeman won't show up in 30 days or 60 days
4 and say, "Well, I didn't know that," or do you want to wait and
5 let him present it first? Because it might answer some of your
6 questions once it's presented or do you want to present some stuff
7 now?

8 COMMISSIONER TURNBULL: Well, I guess we don't have our
9 full Commission here tonight; Commissioner May. When we set this
10 down originally, Commissioner May had a lot of issues and they're
11 in the record and I think -- I don't think all of those have been
12 addressed and I think we all had issues with the architecture of
13 the building and everything else. So I think some of those are
14 still outstanding, but I think we'd have to get into the hearing
15 to go through all of them. I don't know, you know -- we -- I
16 think I'd rather get by the baseline and get the thing in sync
17 with the Comp Plan before we go down the road and do all -- do
18 everything else, but I'm -- whatever you wish. I'm always ready.

19 CHAIRPERSON HOOD: Yeah, I thought. That's why I
20 phrased, Mr. Turnbull, the way I did because I think sometimes
21 some of those things we might say now may be answered when the
22 presentation comes to us once we get over this hurdle. So I think
23 that it'll be advantageous for us to ask those questions at the
24 hearing when we can have a dialogue. That's just my opinion on

1 it.

2 And again, within -- if it happens next week, Mr.
3 Freeman, we would be looking to do it next week, but that's why I
4 said the 60 days. Let me ask, does anybody have any follow-up
5 questions, comments?

6 Commissioner Shapiro?

7 COMMISSIONER SHAPIRO: Yeah, just one thing that Mr.
8 Freeman said that did get me thinking which is that if we have
9 more to work with as Vice Chair Miller laid out, if we have more
10 to work with then I think we're all aligned that the sooner the
11 better to hear this case. So I'm happy to follow your lead, Mr.
12 Chair, but there's a part of me that thinks might we be better off
13 pulling it back to 30 days and then in 30 days we can always make
14 a decision to continue the hearing, but at least that way it keeps
15 the momentum going and I'm -- I will follow your lead, but I --
16 when I heard that, I thought, "Oh, that might work out okay for
17 us."

18 CHAIRPERSON HOOD: Okay. Commissioners, I have no
19 problem with the timeframe. I would like for us not to be
20 inconsistent with the Comp Plan, so we can go ahead and hear this
21 case. I think this is very -- this church has been very
22 beneficial over the years, so that's kind of where I am and that's
23 why I'm willing to work through this case with the Commission,
24 with the applicant, and with my colleagues because I think this

1 church is reaching out to us now.

2 For years, they've reached over and helped. Now they
3 need our help, I think the city's help. And when I say the city,
4 I'm talking about even Mr. Lipsky. Not Anthony Hood, but even the
5 neighbors. You all have been down there. I want to say you and
6 others, and Mr. McBee and others, you all have practically
7 probably voted on every case that's probably come in the past,
8 what, 25, 30 years.

9 Well, I shouldn't date you, but I'm just saying. So I
10 think that's important, so let's get there. If you want to say 30
11 days and we come back, I don't know how we do this. If we want to
12 go with what Mr. Freeman suggested, 30 days, that's fine and keep
13 the momentum going. But we also have a council action, that's why
14 I said 60, so.

15 COMMISSIONER SHAPIRO: I think we can -- you know, and I
16 don't want to presume anything about the direction that we go with
17 this because there's clearly more work to do. By our own rules,
18 it's a two-vote case. Our own rules allow some flexibility around
19 the timing, but there is something around keeping the momentum
20 going on what I consider a pretty important case. That's why I
21 was taken by what Mr. Freeman said. I'm thinking that might work
22 for us as well.

23 CHAIRPERSON HOOD: Okay. Anybody else have an issue?
24 Well, I still say 60, but anybody else have a -- Mr. Turnbull, 30,

1 60? Which one? We don't want to get too bogged down with that.

2 COMMISSIONER TURNBULL: I'm flexible either way.

3 CHAIRPERSON HOOD: Yeah. Okay. Well, why don't we do
4 this, we'll let staff and our counsel work on it, Mr. Shapiro --
5 and I didn't ask the Vice Chair. Vice Chair Miller, I'm sorry.
6 Do you have any -- you want to opine on that 30, 60 days?

7 VICE CHAIR MILLER: Oh, I'll go with 45.

8 CHAIRPERSON HOOD: That's what I didn't want to do --

9 VICE CHAIR MILLER: When it's a different numbers game
10 --

11 CHAIRPERSON HOOD: -- spend a day on this.

12 VICE CHAIR MILLER: When it's a numbers game, it's
13 easy.

14 CHAIRPERSON HOOD: All right. So we'll -- why don't we
15 do this, we'll let staff work on Mr. Shapiro and our counsel --

16 MR. FREEMAN: Mr. Chair?

17 CHAIRPERSON HOOD: Yes?

18 MR. FREEMAN: I'm sorry. I would like to be able to set
19 a date because it would also be helpful for me to know. We have a
20 draft of documents that respond to the OP, DDOT, and ANC report so
21 it would be helpful to have a date certain so I can know the date
22 by which we need to file things and the date by which the ANC has
23 to file things. I'm not trying to be difficult, but it does help
24 to have dates so we can know what day we have to file things by.

1 COMMISSIONER SHAPIRO: Mr. Chair, go with your 60 --

2 MR. FREEMAN: (Indiscernible) --

3 COMMISSIONER SHAPIRO: Go with your 60 days.

4 MR. FREEMAN: The 45 days works for us.

5 COMMISSIONER SHAPIRO: All right. That's fine.

6 CHAIRPERSON HOOD: No, we're going to go with the 60.

7 COMMISSIONER SHAPIRO: Okay.

8 CHAIRPERSON HOOD: Mr. Shapiro, we're going to with the
9 60.

10 COMMISSIONER SHAPIRO: All right.

11 CHAIRPERSON HOOD: And if it happens sooner, we can
12 always back back. You know, we can always back back. We're going
13 to leave it open for 60 days. If something happens like the Vice
14 Chair said, we'll schedule it. Mr. Freeman, unfortunately I --
15 you can work with staff and you all can work out a date. We can
16 do -- we don't have to do that now.

17 MS. SCHELLIN: Chairman Hood?

18 CHAIRPERSON HOOD: Yes?

19 MS. SCHELLIN: Chairman Hood, if I may?

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: If we publicly announce the date now, it
22 would help in that, you know, there doesn't have to be a
23 reposting. Staff doesn't have to send out another notice. I know
24 that it's up to the Commission, but I could go ahead and put June

1 14th on the agenda. I will still send out another notice just for
2 a postponement just because I think it is important to let them,
3 the 200 footers, know of the new date, but it would be up to Mr.
4 Freeman whether he decides to repost the property or not. But I
5 think that, you know, if we have that date, if we go ahead and
6 announce it, then I can go ahead and lock that in on my calendar
7 and not give that out rather than --

8 CHAIRPERSON HOOD: Okay.

9 MS. SCHELLIN: I mean, that is pretty much 60 days if
10 that's what you want to go with if you're okay with that.

11 CHAIRPERSON HOOD: Yeah. Yeah, I think that's good.
12 Well, yeah. Okay. I see Commissioner Shapiro is good. So let's
13 do that and I want to thank you, staff. Because again, Mr.
14 Freeman, that goes to my point the staff keeps us straight. I was
15 getting ready to probably mess up, so yeah that's good. Let's do
16 June the 14th, Mr. Freeman and Commissioner Lipsky. And to the
17 public, our plan is to reconvene this case June the 14th. The
18 record is still open and it'll be 4:00 p.m. on the same virtual
19 platforms that we have here.

20 Is there anything else from anyone?

21 MS. SCHELLIN: I would like to ask if the Commission
22 would still entertain any party status requests or was 14 days
23 prior to today's date the deadline since it was the original
24 hearing date?

1 CHAIRPERSON HOOD: Yeah. Unless I missed it, did we
2 have any other requests for party status? I didn't -- I usually
3 see that. I don't --

4 MS. SCHELLIN: We did not, but --

5 CHAIRPERSON HOOD: Okay.

6 MS. SCHELLIN: -- I want to make sure if other people,
7 since we are just continuing the hearing, technically we would not
8 take any party status from this point on --

9 CHAIRPERSON HOOD: Yeah. I see Mr. --

10 MS. SCHELLIN: -- since we're continuing.

11 CHAIRPERSON HOOD: -- Ritting has -- Mr. Ritting has
12 popped up, so I'm going to let him opine on that.

13 MS. SCHELLIN: Okay.

14 MR. RITTING: I was just popping up to agree with Ms.
15 Schellin that if -- since you're continuing the case, the
16 opportunity for party status requests has ended and so there will
17 be no party status request entertained at the continued hearing.

18 MS. SCHELLIN: Except if --

19 CHAIRPERSON HOOD: Okay.

20 MS. SCHELLIN: Great. Thank you.

21 CHAIRPERSON HOOD: So this --

22 MS. SCHELLIN: I just wanted to know if we receive any.

23 CHAIRPERSON HOOD: So anything -- so we'll go along with
24 what our staff, Ms. Schellin, has mentioned and also with OAG.

1 But let me ask you OAG. I should -- as I made the decision, we
2 made the decision to leave the record open. That's the correct
3 format, I believe, correct?

4 MR. RITTING: Well, you can't --

5 CHAIRPERSON HOOD: I believe it left it open.

6 MR. RITTING: -- close the record entirely --

7 CHAIRPERSON HOOD: Right.

8 MR. RITTING: -- before the hearing.

9 CHAIRPERSON HOOD: Right. Right.

10 MR. RITTING: I think --

11 CHAIRPERSON HOOD: Right.

12 MR. RITTING: -- to be fair to Mr. Freeman, what he
13 probably meant to say was to close the record to additional
14 written submissions before the hearing, but that would be a highly
15 unusual step --

16 CHAIRPERSON HOOD: Yeah.

17 MR. RITTING: -- given that you haven't had the hearing
18 yet.

19 CHAIRPERSON HOOD: Yeah, yeah. No, we're going to keep
20 it like it is. I just wanted to make sure. All right. So I want
21 to thank you both. I don't have anything else to add.

22 Does anybody have anything?

23 (No response.)

24 CHAIRPERSON HOOD: So we will reconvene this hearing on

1 June the 14th at 4:00 p.m. and I'm hoping everything is in order
2 and again, Mr. Freeman and Mr. Lipsky, I would still use this time
3 to continue to have conversations. Conversations can always be
4 had. I would not wait 'til June 14th to come back and have it
5 with us. I think you all can have it between yourselves. Okay?

6 All right. So with that, I want to thank everyone and
7 I'm not closing this hearing. What I'm doing is pushing the
8 hearing to June the 14th at 4:00 p.m. With that, I want to thank
9 everyone and the Zoning Commission will be meeting again -- I
10 don't have my schedule in front of me. Hold on one second. I
11 like to announce this all the time for the public. The Zoning
12 Commission will be meeting again April the 19th and I believe it's
13 a -- we will be hearing -- it will be Catholic University of
14 America Campus Plan and Further Processing at Square 3821 at 4:00
15 p.m. on April 19th.

16 So with that --

17 COMMISSIONER SHAPIRO: Mr. Chair?

18 CHAIRPERSON HOOD: Yes?

19 COMMISSIONER SHAPIRO: I think we -- I may be wrong, but
20 I think we have a special public meeting at 3:30 on that day.

21 CHAIRPERSON HOOD: April the 19th?

22 MS. SCHELLIN: Yes, but that's not for the public. Yes.

23 COMMISSIONER SHAPIRO: Oh. Okay. Sorry about that.

24 MS. SCHELLIN: But he's just announcing with the public

1 for the public's interest.

2 COMMISSIONER SHAPIRO: My apologies.

3 CHAIRPERSON HOOD: No problem. No problem. I make
4 mistakes too. No, I'm just playing.

5 Vice Chair Miller, are you adding something? You've got
6 your hand up.

7 VICE CHAIR MILLER: Yes, Mr. Chairman. Thank you. I
8 just wanted to apologize for everybody who tuned in that we are
9 continuing the hearing, but we are doing it for the reasons we
10 have stated. I also wanted to ask you, Mr. Chairman, did you want
11 to make an announcement about a certain staff retirement today or
12 was that going to be another day?

13 CHAIRPERSON HOOD: I actually was going to do that at
14 the meeting --

15 VICE CHAIR MILLER: That's fine.

16 CHAIRPERSON HOOD: -- and --

17 VICE CHAIR MILLER: That's fine. I just didn't --

18 CHAIRPERSON HOOD: Yeah, because I think -- don't we
19 have more people at the meetings than we do -- but you know what,
20 we have quite a few people here. You know what, let me do it
21 twice. Let me do it again. Thank you, Vice Chair. Let me do it
22 now. I was going to do it at the meeting, but let me do it now.

23 We have one of the people who have worked behind the
24 scenes very diligently for over 15 years. She's quiet. You might

1 see her every now and then when Ms. Schellin was out and that Ms.
2 Donna Hanousek. She has made major contributions to what we do
3 here in the Office of Zoning and to the city. She's a resident.
4 She works hard. She doesn't complain. She works very well with
5 the Commission and I'm sure others in the office. She will -- she
6 is retiring. We're sad to see her go, but all of us work hard to
7 get to retirement so we're happy for her and her next endeavor.
8 We wish her well.

9 She will be missed and she's the one who, again, as I
10 mentioned earlier, a part of that staff that we don't necessarily
11 interact with all the time because there are a lot of them that we
12 don't interact with and they keep us prepared. They write our
13 minutes, they give us our notes, they keep us in line so we won't
14 get off key, keep us with the updated materials, make sure that
15 the submissions that may come in a little later than others are
16 given to us at the appropriate time.

17 I could say so much about Ms. Hanousek and others, but
18 Ms. Hanousek is one of those who is a Class A employee, a Class A
19 person, always has a positive attitude, and always striving for
20 excellence. So I really appreciate working with her over the
21 years and I'm sure my colleagues will -- what's the word I want to
22 use -- cosign, cosign with my comments, but I'm going to also let
23 them make their own comments if they choose to.

24 Vice Chair Miller?

1 VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.
2 Yes, I too want to join you in thanking Donna Hanousek for her 15
3 years of service to the District as part of the staff of the D.C.
4 Office of Zoning. We appreciate all of her professionalism, and
5 responsiveness, and kindness really throughout the time she has
6 served the District and we wish her the best in all of her future
7 endeavors. Thank you, Mr. Chairman and thank you, Donna.

8 CHAIRPERSON HOOD: Okay. Anybody else? You all will
9 just go with my comments?

10 Commissioner Shapiro?

11 COMMISSIONER SHAPIRO: Yeah, I just want to throw in my
12 -- you know, have my voice heard on this too. I think you've been
13 a pleasure to work with. Wish you well in whatever the next
14 adventure is. Thanks for all the support, all the
15 professionalism, all the collegiality and we will certainly miss
16 you. That's all I wanted to say, Mr. Chair.

17 CHAIRPERSON HOOD: Okay.

18 Commissioner Turnbull, you want to add something?

19 COMMISSIONER TURNBULL: Yeah, well it's just one small
20 comment. Donna was here when I came on 15 years ago, I believe,
21 or she came on right around that time I think. So she's been here
22 as long as -- maybe she was here when you were here, Mr. Chair, I
23 don't remember, but I was always amazed. She'd call me up and
24 she's day, "Where do I send your stuff? Where do I send all these

1 big packages?"

2 Remember we used to have these big packages of drawings,
3 these ledger size drawings of all of the applications in the
4 projects and Donna always made sure. She said, "Can I get the --
5 if I send it today, will it get over there?" She was always
6 concerned that I'd get it too late to be able to read it. So she
7 went out of her way to make sure that I got those packages on time
8 to be able to review them, so thank you a lot, Donna, and good
9 luck in the future.

10 CHAIRPERSON HOOD: Okay. So true to form, I have not
11 forgotten, but thank you Vice Chair since you brought it up and we
12 had -- it looked like we had quite a few people tonight, but I do
13 want to do the same thing. So remember what you said unless you
14 want to add to it. We're going to do it at our next hearing as
15 well.

16 UNIDENTIFIED SPEAKER: Hi. Where do I go? Where do I
17 go?

18 CHAIRPERSON HOOD: Okay. Well, all right. So with
19 that, I want to thank everybody. With that, this -- we will
20 continue this hearing on June the 14th at 4:00 p.m. Goodnight.

21 (Whereupon, the above-entitled matter went off the record at
22 4:58 p.m.)

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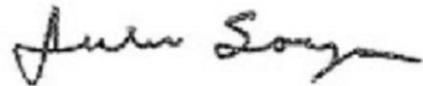
In the matter of: Public Meeting

Before: DCZC

Date: 04/12/21

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