

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC HEARING

VIA WEBEX

MONDAY, JUNE 3, 2024

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLING
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS NEU

The transcript constitutes the minutes from the Public Hearing held on June 3, 2024.

Diversified Reporting Services, Inc.

1426 Duke Street
Alexandria, Virginia 22314
(202) 467-9200

C O N T E N T S

Case No. 23-23

Map amendment to rezone 261 17th Street
Southeast, Square 1088, Lot 802 from RF1
to RA2, with an inclusionary zoning plus
designation associated with the map.

3

P R O C E E D I N G S

(4:00 p.m.)

1
2
3 CHAIR HOOD: Good afternoon, ladies and gentlemen.
4 Today's date is June the 3rd, 2024. We are convening
5 broadcasting this public hearing by videoconferencing. My
6 name is Anthony Hood, and I'm joined by Vice Chair Miller
7 and Commissioner Stidham. We're also joined by the Office
8 of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, who
9 will be handling all of our virtual operations, as well as
10 Mr. Dennis Neu (phonetic), who's with our Office of Zoning
11 Legal Division.

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

17 The video will be available on the Office of
18 Zoning's website after the hearing. All persons planning to
19 testify should have signed up in advance and will be called
20 by name at the appropriate time during the hearing, and only
21 those who have signed up to participate or testify will be
22 unmuted at the appropriate time. At the time of sign up,
23 all participants will complete the oath or affirmation
24 required by Subtitle Z48.7. Accordingly, all those listed
25 on Webex or by phone will be muted during the hearing and

1 only those who have signed up to participate or testify will
2 be unmuted at the appropriate time.

3 When called, please state your name before
4 providing your testimony and when you are finished speaking,
5 please mute your audio. If you experience difficulty
6 accessing Webex or with your telephone call in or have not
7 signed up, then please call our OZ hotline number at 202-
8 727-0789. If you wish to file written testimony or
9 additional supporting documents during the hearing, then
10 please be prepared to describe and discuss it at the time of
11 your testimony. The subject of this evening's case is
12 Zoning Commission Case No. 23-23, Morningstar Community
13 Development Map Amendment at Square 1088, Lot 802, 261 17th
14 Street Southeast and again, today's date is June the 3rd,
15 2024.

16 The hearing will be conducted in accordance with
17 provisions of 11Z DCMR Chapter 4, as follows: preliminary
18 matters, Applicant's case, report of other government
19 agencies, report of the Department of Transportation and the
20 Office of Planning, report of the ANC, in this case, it's
21 ANC 7D. Testimony of organizations is five minutes and
22 individuals is three minutes. And we will hear in the
23 following order from those who are in support, opposition or
24 undeclared. Then we'll have rebuttal and closing by the
25 Applicant.

1 Again, the OZ hotline number is 202-727-0789 for
2 any concern during these proceedings. At this time, the
3 Commission will consider any preliminary matters. I will
4 also ask Ms. Schellin to include in preliminary matters, is
5 there any opposition in this case? Does the staff have any
6 preliminary matters?

7 MS. SCHELLIN: So as of right now, I'm not aware
8 of any opposition. The applicant is being represented by
9 Eric DeBear and the Office of Planning is being represented
10 by Crystal Myers. As you stated, ANC7D is in support.
11 They've recommended support. The Office of Planning has
12 recommended support. DDOT has not filed a report. And so
13 everything in the record as of today has recommended
14 support. So I think the Applicant is ready to present how
15 the request is not inconsistent with the comp plan and ready
16 to move forward.

17 CHAIR HOOD: Thank you, Ms. Schellin. Let's bring
18 everybody up. And I would agree, unless my colleagues have
19 -- I don't think we need a 30 or 20 minute presentation. I
20 think we have enough cases that take longer. I think this
21 is -- unless something shows up that I don't see.

22 So with that, Mr. DeBear, we'll turn it over to
23 you and you may begin.

24 MR. DEBEAR: Thank you. Good afternoon,
25 Commissioners. I believe my client -- there he is, my

1 client is here as well. He'll have a moment to introduce
2 himself. If Mr. Young could pull up our presentation, we
3 are certainly going to try to move expeditiously, given the
4 relatively clean record.

5 So Mr. Voudrie, if you want to introduce yourself
6 for the Commission and then we'll move along.

7 MR. VOUDRIE: Good afternoon, Commissioners.
8 Thanks, Eric. My name is Stan Voudrie, V as in Victor, O-U-
9 D-R-I-E. I am a principle of Morningstar Community
10 Development and the Applicant in this case.

11 MR. DEBEAR: Thank you. And we'll stick with Mr.
12 Voudrie for the next slide, please.

13 MR. VOUDRIE: So I think most of you are familiar
14 with this site, but just for orientation, it is in Square
15 1088, as was mentioned, on the -- sort of the corner, if you
16 will, of C Street and 17th and Mass. So it's got sort of
17 three frontages, Massachusetts, 17th and C Southeast. Land
18 area, 11,125 square feet and RA2 zoned currently.

19 Next slide, please, Paul. So there is a picture
20 of the building. This is the former Eastern Branch Boys and
21 Girls Club. It was built in 1938, as said there, and it was
22 acquired by the district government after the Boys and Girls
23 Club ceased to operate the site in 2010. It's very close to
24 the Stadium Armory Metro Station, as you can sort of see
25 from the map there and the new Hill East redevelopment. If

1 we can go to the next slide.

2 This property has been part of a DMPED RFP
3 solicitation for redevelopment for quite some time. They
4 purchased it, as I said, in 2010, put out their first
5 solicitation in 2014 and then you can read through the
6 highlights there, but eventually, it was resolicited to
7 Morningstar in 2019. Going all the way back to 2014, there
8 have been significant community engagement process, a number
9 of community meetings with broader community, with the ANCs
10 adjacent and wider ANC. It's always been considered and
11 sort of presented as though the redevelopment of this site
12 would require some level of zoning similar to what we're
13 proposing here, so it's consistent throughout this process.
14 In 2022, the Council approved the disposition and then in
15 2023, we entered into our land disposition agreement with
16 the city to redevelop the site. Next slide, Paul.

17 MR. DEBEAR: Thank you, Stan. As the Commission
18 is aware, the legal standard for approval of a zoning map
19 amendment is that the amendment is not inconsistent with the
20 comprehensive plan and other active programs. Next slide,
21 please.

22 The future land use map recommends moderate
23 density residential uses for this site. That is described
24 as directly consistent with the proposed RA2 zone district.
25 Next slide, please.

1 The generalized policy map does identify this as a
2 neighborhood conservation area. We know that this is
3 generally a lower density residential type designation, but
4 it does specifically provide for development, particularly
5 to address citywide housing needs, as identified in the
6 comprehensive plan. Next slide, please.

7 Here's a comparison of the existing RF1 zone and
8 the proposed RA2 zoning and then to provide the Commission
9 with a little more context, the existing building, its
10 approximate measurements on the right side, so what this
11 allows -- what this would allow Morningstar to do would
12 obviously be to potentially go to a multi-dwelling where the
13 current RF1 zone would only allow for two dwellings. It
14 does provide for modest increases to density onsite.
15 There's no FAR in the RF1 zone, but it does go up to upwards
16 of 2.16 and actually, the building would be nonconforming,
17 even with the map amendment, but again, we would have the
18 use allowances. There are other increases to height and are
19 relatively similar elsewhere in zoning. Next slide, please.

20 To walk through the racial equity tool, Part 1 is
21 guidance to the comprehensive plan, so if Mr. Young could go
22 to the next slide. We've identified in the record, in our
23 statement, all of the comprehensive plan policies that we
24 believe this proposal is consistent with. These include
25 three policies highlighted in red here that are specifically

1 mentioned in the Office of Planning's equity crosswalk. And
2 I think what the Commission will see is that really, the
3 crux of this is allowing for this long vacant site to be
4 potentially redeveloped with a not insubstantial amount of
5 affordable housing and housing overall. Next slide, please.

6 Going through some of the history on Capitol Hill,
7 you see that the Hill has actually been quite a diverse
8 population for quite some time. During the mid-20th Century,
9 though, while closer to the Capitol was being revitalized,
10 Hill East, where the property is located, continued to face
11 challenges. So while there's been an influx of your
12 professionals in more recent time, we see that Hill East
13 sort of lags behind Capitol Hill in terms of the
14 neighborhood changing and since 2000, as will be discussed
15 in connection with data, disaggregated data, the black
16 population has declined in the planning area, although we
17 have seen accordant increases in Asian, Hispanic and two or
18 more races population. Next slide, please.

19 Mr. Voudrie, if you'd want to walk through just
20 some of the community outreach for the Commission.

21 MR. VOUDRIE: Sure. As I mentioned, the DMPED RFP
22 process goes back a number of years now and you can see
23 meetings starting as early as January of 2017 and I won't go
24 through all of these but highlight that, you know, once we
25 were selected in 2021 through today, we have endeavored to

1 go and meet with not just the ANC commission, but any other
2 neighbors and, you know, community and civic organizations
3 that are interested in meeting. Most notably, we also have
4 a condominium building across the ally from this site and
5 the condo association has reached out on numerous occasions.
6 We've exchanged email and ideas with them on how to mitigate
7 their concerns and make sure that the development is
8 sensitive to our neighbors and the neighborhood.

9 And then as was mentioned in the record, we have a
10 letter of support from our ANC 7D and then also on the call
11 but I don't think slated to speak is one of our other
12 members of the development team, Nikosi Bradley, who is a
13 neighbor. He lives -- he lives a few hundred yards away
14 from the site and so it's been super advantageous for us to
15 be able to have him already on our team and in the
16 neighborhood. So he sees people walking their dogs and
17 whatever else. So constant outreach to the community and
18 constant communication is our goal.

19 MR. DEBEAR: Thank you. Next slide, please. Some
20 of the community priorities, just to summarize this slide,
21 as Stan mentioned, we've heard from the community dating
22 back to the RFP process and really, the genesis of
23 Morningstar's proposal was responsive to the community's
24 concerns and issues raised and really the primary issue was
25 that they wanted to see more housing and affordable housing

1 on this site. There were certainly some other wants and
2 asks, but I think that was the headline of what we heard,
3 dating back to the RFP process. And, you know, this map
4 amendment would certainly allow us to achieve that goal.
5 While I know it's a question of policy and not a project, it
6 obviously -- the RA2 zone does provide for multifamily,
7 where the RF1 does not. So it certainly furthers some of
8 the priorities that the community has raised.

9 Those are -- you know, go to this day and are
10 reflected in ANC7D's resolution that specifically mentions
11 increased housing in this primary residential neighborhood.
12 Next slide, please.

13 I touched on the disaggregated data. It's in the
14 Office of Planning's report, primarily, although it is noted
15 in our initial application statement as well. Some of the
16 data that does pop out, what I mentioned before, that there
17 has been a decrease in the black population in this planning
18 area since 2000, however, there has been a corresponding
19 increase in other racial groups, so it does remain a fairly
20 diverse neighborhood. The percentage of homeowners exceeds
21 the district average, although, nonwhite homeownership did
22 decline in the past ten years. Median household income is
23 generally higher than district-wide average but remains
24 lower for black residents. And the unemployment rate for
25 the black population does exceed the district-wide average.

1 Again, the potential for affordable housing will
2 offer opportunity for those with lower income to participate
3 and be a member of this community, potentially living at the
4 property if and when it is redeveloped. Next slide, please.

5 The Mayor's affordable housing goals certainly in
6 Capitol Hill lag far behind. So this project could
7 potentially be a wonderful opportunity to kind of chip away
8 at some of that lag there in Capitol Hill. Next slide,
9 please.

10 And finally, to tie it all together, evaluating
11 this proposed action through a racial equity lens, we do
12 believe the outcomes that are or the indicators that are
13 identified in the Zoning Commission's tool all end up with
14 positive outcomes. Again, there would be no physical
15 displacement because the property has been vacant for a
16 decade-and-a-half now, at least. We do think this map
17 amendment allows for potential increase in housing and
18 affordable housing. Nonetheless, it should be noted, again,
19 that the prior community club, which was certainly an
20 important aspect in the community, has not been operating
21 here for quite some time, so there would be no at least
22 indirect cultural displacement in that regard.

23 And finally, a redevelopment would improve the
24 surrounding infrastructure in public space, in close
25 proximity to, again, the metro rail, which is approximately

1 two to three blocks away. Next slide, please.

2 And in closing, I believe we -- to summarize,
3 again, expeditiously for the Commission all the reasons why
4 we believe the application is consistent with the
5 comprehensive plan and therefore can be approved and that
6 starts, certainly, with the future land use map designation
7 but goes all the way through. And, again, Mr. Voudrie
8 detailed the significant community outreach extending all
9 the way back to 2017. And with that, we will close the
10 presentation and make ourselves available for any questions.

11 CHAIR HOOD: Thank you very much, Mr. DeBear, as
12 well as Mr. Voudrie. Appreciate your presentation and I
13 appreciate -- I shouldn't jinx myself because I just may do
14 that, but I appreciate the full support that I see here in
15 the record. And I think a lot of that -- I was sitting here
16 thinking well, there seems to be not any concerns or any
17 issues, but I think a lot of that may go to Mr. Bradley. I
18 think you said his name is Bradley.

19 One of the things I always ask is who from the
20 development team or whatever team is going on is from the
21 neighborhood. And Mr. DeBear, you conquered that question
22 and you took that right off the table immediately, so I
23 think that has a lot to do with it, walking the dog. And
24 that's the kind of interaction I think that the community
25 appreciates, so as far as I'm concerned, well done. I don't

1 have any questions. I just hope I didn't jinx everything
2 that's going on here. So we're going to see if my colleagues
3 have any questions or comments.

4 Commissioner Stidham?

5 COMMISSIONER STIDHAM: No, I also -- very well
6 done. I think you've covered everything and I don't have
7 any questions or comments, either.

8 CHAIR HOOD: And Vice Chair Miller?

9 VICE CHAIR MILLER: Thank you, Mr. Chairman and
10 thank you, Mr. DeBear and Mr. Voudrie for your presentation.
11 I don't think I have any questions. I appreciate the
12 community outreach and the garnering of support from ANC 7D
13 and the Office of Planning. The 35 dwelling units -- I mean
14 the project that is related to the map consistency zoning
15 case that's gone through the DMPED disposition and the
16 Council, the Mayor Council disposition process. That
17 project that this zoning will facilitate has 35 dwelling
18 units and 11 of which are going to be affordable at the
19 deeper levels that -- a higher set aside and the deeper
20 affordable levels that DC Law 10-801 requires as opposed to
21 our IZ+, which will -- if we approve this, we'll approve it
22 with IZ+. But the disposition -- the LDA actually requires
23 more, is that correct, and deeper levels?

24 MR. DEBEAR: That is correct. And Stan can jump
25 in, but we didn't touch on IZ+, but Commissioner Miller,

1 yes, you know, that's 33 percent, roughly speaking, 11 out
2 of 35, I guess 30 percent. So yes, it would well exceed
3 both what's required under the law and what's required under
4 IZ+.

5 VICE CHAIR MILLER: And the redevelopment of this
6 Boys Club site has had a lot of fits and starts, as you've
7 alluded to over the last decade and a half. Is it ready to
8 go? Is this the last thing or you still need financing or
9 other approvals in order to begin construction should we get
10 to a final order approving this?

11 MR. DEBEAR: This is the next logical step. It's
12 not, you know, permit-ready ready to go, but this is
13 required for us to be able to move to the next step, which
14 is to complete design, you know, to get the financing and be
15 ready to build the project. So we have -- yeah, we're not
16 shovel ready, per se, but we are moving expeditiously in
17 that direction.

18 VICE CHAIR MILLER: Yeah. Well, I'm sure you are
19 anxious as the community for a long time to see this long
20 vacant property redeveloped, so thank you very much for your
21 work on this and for your presentation today. Thank you,
22 Mr. Chairman.

23 CHAIR HOOD: Okay. Thank you. And no other
24 follow up questions. Let's move on to -- Ms. Schellin, do
25 we have anyone from the ANC here to represent I think they

1 had mentioned two people?

2 MS. SCHELLIN: I did not see the chairman that was
3 named --

4 CHAIR HOOD: Mr. Felder.

5 MS. SCHELLIN: Mr. DeBear, who was it that you
6 guys worked with at the ANC? Maybe that person is on.

7 MR. DEBEAR: Brianne Eby Stockert and then the
8 chair is Wendel Felder, but we (crosstalk) --

9 MS. SCHELLIN: Yeah, none of those -- none of them
10 are.

11 MR. DEBEAR: Brianne is the S&D commissioner.

12 MS. SCHELLIN: Who is that?

13 MR. DEBEAR: Brianne is the S&D commissioner.

14 MS. SCHELLIN: Yeah. None of them are on,
15 Chairman Hood.

16 CHAIR HOOD: Okay. I know Mr. Felder is very busy
17 right now, so --

18 MR. DEBEAR: He is a busy man.

19 CHAIR HOOD: Yeah, he's very busy right now. All
20 right. And I don't see the other person, so we will just
21 that letter when we get to that point. Okay.

22 Ms. Schellin, do we have any other government
23 agencies, other than DDOT and Office of Planning, any other
24 government agencies?

25 MS. SCHELLIN: No, sir.

1 CHAIR HOOD: I don't believe we have DDOT as well,
2 right?

3 MS. SCHELLIN: I'm sorry. What was that?

4 CHAIR HOOD: I said I don't think we have DDOT as
5 well, right? We don't have DDOT.

6 MS. SCHELLIN: That's correct.

7 CHAIR HOOD: Okay. All right. Let's go to the
8 Office of Planning.

9 MS. MYERS: Good afternoon, Commissioners.

10 CHAIR HOOD: Good afternoon, Ms. Myers.

11 MS. MYERS: Crystal Myers for the Office of
12 Planning. The Office of Planning recommends approval of
13 this request for a map amendment at 261 17th Street
14 Southeast. This map amendment would rezone the property
15 from RF1 to RA2. The future land use map designates the
16 property for moderate density residential uses and the
17 generalized policy map designates the property as a
18 neighborhood conservation area. RA2 is a moderate density
19 residential zone, so the proposed map amendment would not be
20 inconsistent with these designations.

21 OP recommends that IZ+ be applied in this case.
22 IZ+ would be the base affordable housing requirement, but
23 the Applicant's DMPED approved plans include more affordable
24 housing than required by IZ+.

25 OP conducted a racial equity analysis of the

1 rezoning and has updated it since the set down report. The
2 analysis for the hearing report used the recently released
3 2018 to 2022 data, which is more up-to-date than the data
4 that was available during when we reviewed the or did the
5 set down report.

6 I won't go through all of the racial equity
7 analysis again because the Applicant did a thorough job
8 doing that, so I'll just cut to the conclusion of that,
9 which is that the proposed map amendment would bring more
10 housing, including affordable housing, to the area. These
11 affordable units would likely attract or help to attract new
12 black and other minority households to the area and help to
13 increase Capitol Hill's race and ethnicity diversity. And
14 with that, I will conclude the OP testimony. But of course,
15 as always, I am here for questions. Thank you.

16 CHAIR HOOD: Thank you, Ms. Myers. We appreciate
17 your report. Let's see if we have any questions or
18 comments. I don't.

19 Commissioner Stidham?

20 COMMISSIONER STIDHAM: No, I don't have any,
21 either. Thank you for your report, though.

22 CHAIR HOOD: Vice Chair Miller?

23 VICE CHAIR MILLER: Thank you, Mr. Chairman and
24 thank you, Ms. Myers, for the Office of Planning's report
25 and presentation and all of your work and analysis on this

1 case, with which I agree. And I primarily agree with the
2 conclusion that the proposed map amendment supports the
3 policies in the comprehensive plan, that the future land use
4 map moderate density residential designation calls out RA2
5 as appropriate and the neighborhood conservation area allows
6 for in-fill or reuse and redevelopment of property,
7 particularly to meet citywide housing needs, which this,
8 with its affordability set aside in deeper levels will help
9 -- will facilitate.

10 I just -- I note on your Page 11 of your report,
11 when discussing the future land use map, it states at the
12 top, it indicates, "This site is appropriate for moderate
13 density residential." Then it has a phrase, which I don't
14 think is -- I don't think it applies here, but just correct
15 me if I'm wrong, "Including a smaller portion at the rear of
16 the site designated as mixed use medium density residential
17 and commercial, low density." Do you see that on Page 11 of
18 the Exhibit 24 to your report? It mentions this small
19 portion. I was looking -- it looks like it's all moderate
20 residential, I don't see the mixed use at the rear, but
21 maybe I'm missing something and you can help me out.

22 MS. MYERS: I'm looking at it now. Yeah, I think
23 that's an error. I think we just missed that piece. It's
24 just moderate density residential, so apologize for that.

25 VICE CHAIR MILLER: Okay, thank you. Mr. Voudrie,

1 did you want to speak on that? I saw your raise your hand.

2 MR. VOUDRIE: I was just saying that that -- that
3 there's a small area in the building that is available
4 access for community members, but it's not -- but it's not
5 commercial. So I don't know if there was some confusion
6 with that, but it's -- there's no commercial.

7 VICE CHAIR MILLER: And so just to clarify, and
8 confirm, Ms. Myers, it's on the future land use map,
9 moderate density residential is what the entire site is
10 shown as; is that correct as far as --

11 MS. MYERS: Just moderate density residential.

12 VICE CHAIR MILLER: Yeah, okay. Thank you. I
13 appreciate that clarification and all of your work on this.
14 Thank you very much. Thank you, Mr. Chairman.

15 CHAIR HOOD: Thank you. Mr. DeBear, do you have
16 any questions of the Office of Planning?

17 MR. DEBEAR: I do not.

18 CHAIR HOOD: Okay. Ms. Myers, I don't see anyone
19 from the ANC, so we are still good to do. Thank you, Ms.
20 Myers, as always, for your report. All right.

21 Ms. Schellin, do we have -- okay, let me just go
22 over the ANC report. I know that in the letter, Chair
23 Felder had mentioned that I believe Brianne Eby Stockert,
24 and forgive me if -- if you ever watch this, Ms. Stockert
25 and I messed your name up, forgive me. And the Economic

1 Development Housing Justice and Zoning Alcoholic Cannabis
2 Committee Chair, Zack Abramovitz (phonetic), I know I messed
3 that up, too, had the authority, if need be, to testify, but
4 I think this letter speaks for itself. They voted 9-0-0
5 with five commissioners required for a quorum. And that's
6 our Exhibit No. 11. My screen is blocking it. So it's
7 Exhibit No. 11 and they are in support of this application.

8 All right. Ms. Schellin, do we have anyone here
9 in support or opposition or undeclared?

10 MS. SCHELLIN: Let me check real quick. I don't
11 think we do, but I want to check one more time. Refresh
12 that. I'm not sure if Nikosi Bradley was part of the
13 Applicant's team or not.

14 MR. DEBEAR: Yes, he is.

15 MS. SCHELLIN: Okay. So then, in that case, we
16 have no one else.

17 CHAIR HOOD: Mr. DeBear, is it safe to say that
18 Nikosi Bradley is in support or opposition?

19 MR. DEBEAR: I think it's safe to say he's in
20 support.

21 CHAIR HOOD: I'm just -- I'm just having -- I
22 don't have a lot of fun. We don't have fun most of the
23 time, so we're having fun here today.

24 MR. DEBEAR: I love it. I love it.

25 CHAIR HOOD: All right. Okay. Do you have any --

1 thank you, we've already done our checks and no one's here.
2 The ANC letter stands as written. Mr. DeBear, do you have
3 any closing?

4 MR. DEBEAR: I do not. I just want to thank the
5 Commission for their time.

6 CHAIR HOOD: Okay. Thank you all. I don't know
7 if my colleagues need anything else or have any questions,
8 but I'm ready to move forward. Certainly, we don't want to
9 delay projects that -- I mean applications that we could
10 move forward when we have enough that we have to work quite
11 a bit on, so with that, let me, first of all, see how we
12 want to proceed. I think we're ready to move forward.
13 Would somebody like to make a motion?

14 VICE CHAIR MILLER: I'll make a motion, Mr.
15 Chairman, if that's okay. I would move that the Zoning
16 Commission take proposed action, it's a two-vote case, I
17 believe, proposed action on Zoning Commission Case 23-23,
18 that's a map amendment to rezone 261 17th Street Southeast,
19 that's Square 1088, Lot 802 from RF1 to RA2, with an
20 inclusionary zoning plus designation associated with the map
21 amendment and ask for a second.

22 COMMISSIONER STIDHAM: Second.

23 CHAIR HOOD: It's been moved and properly second.
24 Any further discussion? Not seeing any signs. Ms.
25 Schellin, would you do a roll call vote, please?

1 MS. SCHELLIN: Yes.

2 Commissioner Miller?

3 VICE CHAIR MILLER: Yes.

4 MS. SCHELLIN: Commissioner Stidham?

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: Commissioner Hood?

7 CHAIR HOOD: Yes.

8 MS. SCHELLIN: The vote is 3-0-2 to approve the
9 proposed action in Zoning Commission Case No. 23-23, the
10 minus two being the Commissioner Imamura who is not present
11 and not voting and the third mayoral appointee seat which is
12 vacant.

13 CHAIR HOOD: Okay. Thank you, Ms. Schellin.
14 Before I thank everybody for this case, I'm looking here for
15 our next -- we don't meet again until June the 27th?

16 MS. SCHELLIN: No, I think it's before then. We
17 have a meeting, I've got to send out the Webex invite for
18 that. We have a meeting on the 13th, I believe, no, the 9th,
19 so -- oops, wrong month, sorry. We have a meeting on the
20 13th, so next Thursday.

21 CHAIR HOOD: Okay. All right. So again, the
22 Zoning Commission will meet again next Thursday, June 13th,
23 which is our regular meeting. So with that, and we'll be on
24 these same platforms at 4:00 p.m. So with that, let me
25 thank this applicant, Mr. DeBear and your team. Great job,

1 quick night. You all keep doing the great work you're
2 doing, especially with -- let me get the person's name who
3 walks the dogs in the neighborhood, keep communicating with
4 the people, I don't recall his name and I'm sure -- Bradley,
5 make sure you continue to walk the dogs and keep the
6 constant communications with the community.

7 So with that, unless I hear from others, this
8 meeting is adjourned -- this hearing is adjourned. Thanks,
9 everybody.

10 (Whereupon the hearing was concluded.)

11 * * * * *

12

13

14

15

16

17

18

19

20

21

22

23

24

25

REPORTER CERTIFICATE

This is to certify that the foregoing transcript

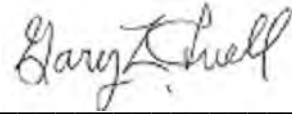
In the matter of: Public Meeting

Before: DCZC

Date: 06-03-2024

Place: Virtual Public Meeting

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



Reporter Name