

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING  
CASE NO. 25-10

+ + + + +

THURSDAY  
DECEMBER 4, 2025

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m. EST, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
ROBERT E. MILLER, Vice Chair  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist  
ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

ALSO PRESENT:

ERIC DEBEAR, ESQUIRE, Cozen O'Connor  
JEFFREY SCHONBERGER, Alturas, LLC  
MICHAEL JURKOVIC, DC Office of Planning

The transcript constitutes the minutes from the Regular Public Hearing held on December 4, 2025.

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Miller, Commissioner Wright and Commissioner Imamura. We possibly may be joined by Commissioner Stidham; we may not. I may have my dates wrong. So we'll just leave it at that. Also, we're joined by the Office of Zoning staff, Ms. Ella Ackerman, as well as Mr. Paul Young, who will be handling all of our virtual operations, as well as Ms. Hillary Lovick, our counsel for the Office of Zoning Legal Division. Others will introduce themselves at the appropriate time.

Copies of today's virtual public hearing notice are available on the Office of Zoning's website. Please be advised this proceeding is being recorded by a court reporter and is also webcast live via Webex or YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to participate or testify will be unmuted at the appropriate time. Please state your name before providing oral testimony on your presentation. Oral presentations should be limited to a summary of your most important points. When you are finished speaking, please mute your audio so that your microphone is no longer

1 | picking up sound or background noise. If you experience  
2 | difficulty accessing Webex or with your telephone call-in, then  
3 | please call our OZ Hotline number at 202-727-0789 to receive  
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5 | to sign up to testify.

6 | All persons planning to testify either in favor,  
7 | opposition, or undeclared must sign up in advance and will be  
8 | called by name. If you wish to file written testimony or  
9 | additional supporting documents during the hearing, then please  
10 | request that the submission be entered into the record and be  
11 | prepared to describe it at the time of your testimony.

12 | The subject of this evening's hearing is Zoning  
13 | Commission Case Number 25-10, Alturas, LLC text amendment,  
14 | Subtitle U, Section 514.3; amend prohibited uses in the Reed  
15 | Cooke Overlay. Again, today's date is December the 4th, 2025.

16 | The hearing will be conducted in accordance with the  
17 | provisions of 11-Z DCMR, Chapter Five, as follows: preliminary  
18 | matters; presentation by the Petitioner, which has up to -- they  
19 | have up to 60 minutes, but that might not be needed; we will  
20 | leave it up to them -- report of other government agencies; and  
21 | report of the ANC. We have testimony of organizations and  
22 | individuals -- organizations, five minutes; individuals, three  
23 | minutes, respectively -- and we'll hear in the order from those  
24 | who are in support, opposition, or undeclared. While the  
25 | Commission reserves the right to change (sic) the time limits as

1 strictly as possible, it notes that no time shall be ceded. At  
2 this time, the Commission will consider any preliminary matters.  
3 Does the staff have any preliminary matters?

4 MS. ACKERMAN: Just a few tonight. ANC 1C submitted a  
5 report in support at Exhibit 2E. And OP's recommending approval  
6 is at Exhibit 18. The petitioner will take 15 minutes for their  
7 presentation tonight. That is all. Thank you.

8 CHAIRMAN HOOD: Thank you, Ms. Ackerman. If everybody  
9 can come up. If the applicant's team can come on up. And, again,  
10 thank you, Ms. Ackerman. This is ANC 1C. Mr. DeBear, once your  
11 team gets up, you may begin.

12 MR. DEBEAR: Good afternoon, Chairman Hood and members  
13 of the Commission. My client, Jeffrey Schonberger, is also on.  
14 He'd like to come off -- or start his video as well. And if Mr.  
15 Young could pull up the presentation that's filed in the record  
16 at Exhibit 19, that would be great.

17 (PowerPoint presentation shared on screen.)

18 CHAIRMAN HOOD: So I think Mr. Schonberger can take his  
19 video off himself, Mr. DeBear. We don't usually control that.

20 MR. DEBEAR: Okay.

21 CHAIRMAN HOOD: And he probably can come off of mute.  
22 Yeah, there you go.

23 MR. DEBEAR: Okay. Wonderful.

24 CHAIRMAN HOOD: You're on mute, Mr. Schonberger.

25 MR. DEBEAR: I know that the Commission likes to see

1 everyone's faces. So, again, as Chairman Hood mentioned, we are  
2 here today via a proposal to amend the prohibited uses in the  
3 Reed-Cooke Overlay, as applies to my client's property at 1781  
4 Florida Avenue Northwest.

5 Next slide please. Just a summary of the proposal.  
6 Again, the applicant owns the property at 1781 Florida Avenue.  
7 That property is in the MU-4 zone and subject to a Reed-Cooke  
8 Overlay, which includes, among other things, 41 prohibited uses  
9 under Subtitle U-514.3. This proposed text amendment is fairly  
10 modest. It would -- it proposes to exclude the property from  
11 four of those prohibited uses. Those would be off-premises beer  
12 and wine sales, a parcel delivery service, a restaurant -- we're  
13 actually not proposing a fast-food establishment, just a  
14 restaurant -- and a veterinary hospital.

15 Next slide please. This is the zoning map with the  
16 actual overlay of -- for Reed-Cooke. You can see 1781 Florida  
17 Avenue at the very bottom. It's the southernmost parcel that's  
18 in Reed-Cooke and subject to the overlay. I would note that the  
19 Reed-Cooke neighborhood is larger than just the overlay. The  
20 overlay applies primarily to commercial properties. With that  
21 being said, you see the dark green is the other properties that  
22 are within that overlay. And, again, the property is at the  
23 juncture of U Street, Florida Avenue, and 18th Street, so very  
24 much in the heart of that (indiscernible) -- sorry. I might have  
25 had a network connection -- yes.

1           Next slide please. Thank you. And now I'll turn it  
2 over to Mr. Schonberger to talk a little bit about the background  
3 of the property.

4           MR. SCHONBERGER: Can you hear me and see me?

5           MR. DEBEAR: Yes.

6           CHAIRMAN HOOD: Yes, we can hear you and see you.

7           MR. SCHONBERGER: Okay. Great. So I'm Jeffrey  
8 Schonberger. Thank you for having me. I've been involved in  
9 this property for 25 years. It was originally built as an  
10 automobile dealership for Turner Automotive back in the 20's. I  
11 think Ford may have actually built it. It's a poured-in-place  
12 concrete structure and we acquired the property through a  
13 foreclosure event back in 2020 -- I'm sorry 2000, and there was --  
14 there was some legal morass and it took us a while to clear title  
15 on the property.

16           And then, in 2005, we were able to acquire Downtown  
17 Fitness, doing business as MINT Health Club, to take the top  
18 floor as a -- as a gym, sort of as -- and I don't know if you've  
19 ever been there -- if anyone's been there. It's, you know, a  
20 very nice higher-end gym, great community support, and they sort  
21 of kicked off the development. And once (indiscernible due to  
22 network connection) -- I'm the exclusive leasing person for this  
23 since the inception of when we acquired the property, so I have  
24 extensive experience that, fortunately and unfortunately. And  
25 as MINT came in, we started to tenant the building in a way --

1 we were very patient about the type of tenants we wanted.

2           Adams Morgan is kind of a difficult retail environment  
3 for specialty retailers, but we were able to acquire a couple  
4 higher-end retailers, a furniture store, sort of an expensive  
5 hip-hop clothing store, and then others sort of followed in. But  
6 no one's really done well there at all, and especially retail is  
7 very tough in that location, because it doesn't have the foot  
8 traffic to make a statement for itself. And the food uses that  
9 we had -- we had them at the corner -- were just too small and  
10 too restricted to attract really a quality -- a quality operator  
11 and a quality operator that could do the business to make it  
12 viable.

13           So, for example at the corner, at Florida and U, we had  
14 in the time it's been operational, which is probably 2006, we've  
15 had three different -- before CVS -- oh, by the way, the space  
16 is leased to CVS beginning in -- the whole downstairs, with the  
17 exception of a coffee place, is leased to CVS, beginning in 2020,  
18 and their term runs through 2032. They've vacated the store.  
19 They've closed the store. They're still paying us rent, but we  
20 don't want the place vacant. We want -- that's not good for us.  
21 It's not good for the neighborhood. Nothing good happens in a  
22 vacant property.

23           So the operator that was at the corner from '20 was  
24 operating kind of a coffee shop, kind of prepared foods. We had  
25 three different operators and there were pretty good operations



1 in probably five different concepts, and none of them worked.  
2 Then we had an art gallery; she went out. We had clothing store  
3 that went out. We had a couple of furniture stores; they went  
4 out. So it's been a really difficult time. And what we sort of  
5 learned over the (indiscernible due to network connection) --  
6 neighborhood-centric businesses -- you know, like, the gym is a  
7 perfect example of that -- so we'd like to get, you know, a  
8 restaurant, but with a quality operator that can sustain, is  
9 going to put the investment in, and can operate in an effective  
10 manner.

11 We'd like to get -- maybe get a veterinary clinic.  
12 Probably the highest preference is like -- is, basically, a  
13 grocer use that would take maybe all of it or a portion of it,  
14 and they would require, certainly, the sale of beer and wine.  
15 And we're not asking for a liquor store; we're not asking for  
16 any of that, but just what you would normally expect to go into  
17 your neighborhood grocery store and be able to buy, which is a  
18 very important part of their business.

19 And the package -- the request for the package delivery  
20 would be sort of a FedEx office, UPS thing. It's not -- it's  
21 not -- we're not looking to run, like, a high-delivery, you know,  
22 operation there. And all of this -- at the end of the day, all  
23 of this has to be carefully curated, because what we can't have --  
24 and I've had -- and what is allowed there probably is pizza- by-  
25 the-slice guys or a vape store. We're just not interested in

1 that type of tenant. We want a quality tenant that people in  
2 the neighborhood are happy is there. No one -- no one in that  
3 neighborhood, I think, is happy to see all the vape stores in  
4 that neighborhood. So that's in a nutshell as to, you know, why  
5 we're making the ask, and I'm happy to answer any questions you  
6 might have.

7 CHAIRMAN HOOD: Mr. DeBear, you're on mute.

8 MR. DEBEAR: Thank you. Next slide please. Thank you,  
9 Jeffrey. So one thing that the Commission had asked for, and we  
10 did put it in the record in our prehearing statement, was a little  
11 background on the genesis of the Reed-Cooke zoning and the  
12 overlay.

13 So many moons ago, decades ago, Reed-Cooke was kind of  
14 this industrial -- light industrial commercial neighborhood with  
15 interspersed residential uses, and it was defined by that kind  
16 of wide mix of use. And in the, I believe, early 1980s, the  
17 Comprehensive Plan, at the time, designed Reed-Cooke as a special  
18 treatment area to try to guide some of the challenges that  
19 neighbors, in particular, were experiencing, and balance those  
20 with the many business owners, both in Reed-Cooke and in  
21 neighboring Adams Morgan. And the special treatment area  
22 identified three primary goals for Reed-Cooke. That included  
23 protecting current housing and providing for development of new  
24 housing; maintaining heights and densities at appropriate levels;  
25 and encouraging small-scale business development that will not

1 adversely affect the residential community.

2           Next slide please. So to incorporate those policy  
3 guidelines, the Zoning Commission set about a broadscale rezoning  
4 of portions of Reed-Cooke in two phases, both in the mid-to-late  
5 1980's. The first phase was a rezoning of existing residential  
6 properties that were in the PDR-2 zone, or at least the prior  
7 version of that under ZR-58, to either RA-2 or MU-5A.

8           And then, as is more relevant for this case, the second  
9 phase, under 88-19, was a rezoning of existing commercial  
10 properties from, again, PDR-2 to MU-5A/MU-4/RA-2. And, as part  
11 of that and sort of to appease some of the residential property  
12 owners, the overlay was created with prohibited uses. So they  
13 wanted to bring the commercial properties into overall zoning  
14 compliance, but limit the type of commercial uses that could be  
15 provided at those properties.

16           The goals of phase two, as requested in that case  
17 record, were, again, primarily to allow appropriate density in  
18 these lower-density MU zones, while providing for community-  
19 serving commercial uses, but insuring that those uses would not  
20 adversely impact residential areas.

21           Next slide please. This is the proposed text amendment  
22 that you have before you now, and this is the Section 514.3,  
23 which is under Subtitle U, and it is the provided prohibited uses  
24 in the Reed-Cooke Overlay. And you can see there a number of  
25 them going all the way down to Subsection Y. There's also a

1 cross-reference in Subsection B to other prohibited uses in the  
2 MU-10 zone, which are primarily industrial PDR-type uses. And  
3 so what's being proposed here, as I said in the summary, is to  
4 exclude 1781 Florida Avenue, which is Lot 800 in Square 2557,  
5 from the prohibited uses of off-premises alcohol beverage sales,  
6 a parcel delivery service establishment, a restaurant, and a  
7 veterinarian hospital.

8           Next slide please. The goals and objectives of this  
9 text amendment, as Mr. Schonberger testified to, are really to  
10 allow and to bring in some neighbor -- more neighborhood-oriented  
11 commercial uses. As he noted, there has been extensive challenges  
12 in finding and keeping a tenant. And the goal really is to not  
13 only attract quality tenants, but also avoid prolonged vacancies,  
14 which, I think, both from the property owner's perspective and  
15 the neighborhood's perspective, are to be avoided. And the --  
16 kind of the vision here is to, again, open up those types of uses  
17 to allow for potentially something like a high-end grocer, which  
18 relies on alcohol sales, in part, to meet its business needs; a  
19 restaurant; a veterinarian hospital; or something like a UPS  
20 Store.

21           We do believe that this proposal is modest, in that it  
22 only would exclude this property from four of the many prohibited  
23 uses. With that being said, we do think this property is  
24 positioned in a unique fashion to limit any adverse impacts of  
25 these otherwise, you know, non-impactful uses, generally. As I

1 | showed you all, it was -- it's the southernmost parcel in the  
2 | overlay that's really separated from the residential parts of  
3 | Reed-Cooke, which are much further to the north, beyond Marie  
4 | Reed. It is an island property. It does not abut any other  
5 | private properties. It has three streets and an alley. It's a  
6 | relatively small property, so it's not going to attract a major  
7 | grocer. It would be more of a niche smaller grocery. And, again,  
8 | we are not proposing to exempt the property from any other  
9 | prohibited uses that might be more impactful; that includes bars,  
10 | cocktail lounges, or assembly halls, among the many others that  
11 | are listed.

12 |           Next slide please. The standard of review is that the  
13 | proposal is not inconsistent with the Comprehensive Plan.

14 |           Next slide please. Going through the Commission's  
15 | racial equity tool, in summary -- next slide please -- this --  
16 | we believe this proposal is not inconsistent with the  
17 | Comprehensive Plan. The Future Land Use Map identifies this  
18 | property, along with much of the 18th Street Corridor, for  
19 | moderate-density residential/low-density commercial. The low-  
20 | density commercial is particularly relevant here, because it does  
21 | seek to attract and promote businesses. It is in the Main Street  
22 | Mixed-Use Corridor, as part of the Generalized Policy Map, and  
23 | that certainly promotes pedestrian-oriented environments with  
24 | storefronts.

25 |           We've outlined in the record the several other Citywide

1 Elements that this is consistent with, and I would note that the  
2 prior special treatment area for Reed-Cooke has been incorporated  
3 largely in the Mid-City Area Element. And then, finally, there's  
4 an Adams Morgan Small Area Plan -- a Vision Framework, as they  
5 call it -- and it does take lengths to establish the importance  
6 of redefining retail in the neighborhood and allowing for retail  
7 to flourish. It, actually, states quite a bit about the high  
8 turnover rate and challenges with vacancies that the Adams Morgan  
9 neighborhood has experienced. And I think that goes directly  
10 toward what's trying to be achieved here, which is to really  
11 avoid that and to have something that's going to draw people to  
12 the property and really be a benefit to the neighborhood.

13           Next slide please. In terms of community outreach, we  
14 have the support of both ANC 1C, as well as the Reed-Cooke  
15 Neighborhood Association. They both submitted letters in the  
16 record.

17           Next slide please. Part three we would leave to the  
18 OP report and stand on the record there.

19           And part four -- next slide please -- the Commission's  
20 criteria. Again, we believe this overall results in positive  
21 racial equity impacts. There would be no direct or indirect  
22 displacement as part of this proposal. We believe it improves  
23 access to opportunity, with new job opportunities. Again, that  
24 can't be -- can't be said the same for a vacant property, so this  
25 would certainly improve that. And then encouraging neighborhood-

1 | serving retail is one of the criteria.

2 |           And, with that, I will end our presentation-in-chief  
3 | and open it up to any questions from the Commission.

4 |           CHAIRMAN HOOD: Thank you, Mr. DeBear, and, also, thank  
5 | you, Mr. Schonberger. Hopefully, I pronounced your name  
6 | correctly, Mr. Schonberger.

7 |           MR. SCHONBERGER: Yes, you did. Good job. Thank you.

8 |           CHAIRMAN HOOD: All right. Thank you. All right. Let  
9 | the record reflect that I didn't mess up anybody's name so far.  
10 | All right. So thank you for your presentation. Let's see if we  
11 | have any questions or comments. I'm going to go to Commissioner  
12 | Wright first; then I'm going to Commissioner Imamura; and then  
13 | you, Vice Chair; and then myself. Thank you.

14 |           COMMISSIONER WRIGHT: Thank you. I definitely have  
15 | good memories of this block. I used to live just a couple of  
16 | blocks away and used to visit the Kilimanjaro Club. That was  
17 | many, many years ago. I think that the building, itself, is an  
18 | asset to the community and the uses that you are proposing to  
19 | allow would also, I think, be assets to the community. I think  
20 | that your argument that it meets a variety of provisions of the  
21 | Comp Plan is accurate, and I fully support your proposal. So I  
22 | have no questions, but I think what you're doing is a good idea.

23 |           MR. DEBEAR: Thank you.

24 |           CHAIRMAN HOOD: Great. I didn't know you had that  
25 | background when I had you to go first. That's great. For

1 architecture, I get Commissioner Imamura for design, and I got  
2 you for planning, but that worked well, so thank you.  
3 Commissioner Imamura.

4 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
5 agree with Commissioner Wright. I think that what you're  
6 proposing here, those four uses, is reasonable and would just  
7 like to, again, emphasize the unanimous support from the ANC,  
8 seven to zero, as well as recommendation for approval by OP,  
9 again, as you mentioned Mr. DeBear; no direct or indirect  
10 displacement here; potential for job opportunities. I think this  
11 is pretty straightforward for me, and I'm prepared to vote in  
12 support, Mr. Chairman. I have no further comments or questions  
13 for the applicant.

14 CHAIRMAN HOOD: Thank you. Vice Chair Miller.

15 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
16 you, Mr. Schonberger and Mr. DeBear, for your presentation and  
17 bringing forward this -- it is officially a petition, I guess,  
18 not an application -- a petition to amend the zoning regulations.  
19 Yeah, I echo the comments -- all of the comments of my colleagues  
20 who have spoken in support of this very modest proposal, as you  
21 said.

22 I remember when the Reed-Cooke special treatment area  
23 was created in the Comprehensive Plan, and I wasn't on the Zoning  
24 Commission at the time when the -- and I don't even think you  
25 were, Mr. Chairman, back -- that may have even predated your



1 | experience, but not by much. So I -- it made -- those 41 -- I  
2 | didn't realize there were 41 prohibited uses. That's a lot of  
3 | prohibited use. And I think we restricted a lot of uses in the  
4 | 80's, when we were trying to encourage -- not just in Reed-Cooke,  
5 | but in other areas, restrict adversely impacting residential  
6 | uses, and I think there's been more of an acceptance since then  
7 | of a mix of uses, particularly in an urban revitalized area, by  
8 | both residents and by the commercial, and they feed off of each  
9 | other. So I can -- I think that the uses that you're proposing  
10 | all make sense, and I appreciate the community engagement. You've  
11 | got, as Commissioner Imamura said, the unanimous support of ANC  
12 | 1C, and you also got Reed-Cooke Neighborhood Association, so  
13 | that's great.

14 |           And I certainly don't want to upset the unanimous  
15 | support by my next question, but I just was curious as to -- did  
16 | you -- did you consider adding additional -- some additional  
17 | uses, like a bar. I mean, there are a lot of bars -- you are  
18 | isolated -- that this property is isolated from the rest of the  
19 | Reed-Cooke Overlay, and, yet, it intersects both the 18th Street  
20 | Adams Morgan restaurant and bar district and the U Street  
21 | restaurant and bar district. So I'm just wondering, so you --  
22 | so did you consider -- I mean, restaurant is a Class C license,  
23 | I think, under ABC and I'm -- or what I'm remembering -- and  
24 | there's the Class D for a tavern, which I think -- did you  
25 | consider that or even the video parlor or the bowling alley? I

1 mean, they all seem like they would be active uses. I don't know  
2 what the billiard parlor or video -- the billiard parlor/pool  
3 hall, but I know there are a lot of arcade uses that have been  
4 created recently in downtown and other places. Did you consider  
5 other uses, or this is what the -- this is what the residents  
6 were willing to go for?

7 MR. SCHONBERGER: Well, candidly, we were very  
8 conscientious not to overreach, because we sort of have a -- we  
9 have a vision for the project. But, ironically, when I met with  
10 the Reed-Cooke Association, they wanted a video parlor and they  
11 wanted these things, actually. But, I mean, we sort of -- we  
12 need to be careful how we -- how we mix the tenants, and we want  
13 tenants that are kind of open kind of at the same time sort of.  
14 And so a bar usually, they want hours until two a.m. and sometimes  
15 three a.m., and nothing good happens at three a.m. in the morning,  
16 as we all know. So we really just wanted to, you know, execute  
17 our vision and not ask for something that might seem like an  
18 overreach or something that may not be reasonable, so we just --  
19 that was our sort of approach.

20 VICE CHAIR MILLER: I appreciate that, and we all  
21 appreciate that sensitivity, and I'm sure the neighborhood does  
22 as well, but we all want you to be successful and not have vacant  
23 space. How much space is vacant right now?

24 MR. SCHONBERGER: Let me see. I think my video went  
25 off. Oh, here I am. Okay. I'm sorry. I didn't realize it was

1 off. So right now we have about 97, 98 hundred square feet that  
2 CVS had occupied. It can be divided.

3 VICE CHAIR MILLER: And that's the first floor?

4 MR. SCHONBERGER: That's the first floor. We do have  
5 a -- we have a -- we have a coffee tenant there, where you can't  
6 actually buy a cup of coffee, but they'll give you a cup free,  
7 if you want. And I just met with them the other day. They're  
8 planning on staying there. They want to stay. And what they --  
9 what they operate as is a training center. So they're sort of a  
10 national footprint. They're a coffee wholesaler, and they even  
11 have their coffee in Whole Foods now. And this center -- this  
12 space they have is -- serves like the Mid-Atlantic region, so  
13 he -- the Regional Director has told me that this serves from,  
14 like, Philadelphia down to almost North Carolina. And what they  
15 do is they have baristas that come in and people that make --  
16 that sell coffee, and they show them how to use the machine  
17 properly so the coffee's good, and so they give them some sort  
18 of support. Very nice people. Very nice tenants.

19 VICE CHAIR MILLER: Thank you. What's the name of that  
20 company?

21 MR. SCHONBERGER: It's called Counter Culture Coffee.

22 VICE CHAIR MILLER: Right, right, right. Okay. So I  
23 definitely support this application going forward -- this  
24 petition going forward. The UPS/FedEx delivery service,  
25 where -- the trucks would use the alley behind it, I guess,

1 or --

2 MR. SCHONBERGER: I think they would probably use the  
3 alley. I'm not -- I'm not -- I don't think they're there that  
4 frequently, because it's not like they're making deliveries,  
5 so -- and there's also a loading area that's on Florida Avenue  
6 that was established by CVS, so I would presume we would try to  
7 figure something out, and they would figure it out well before I  
8 would figure it out.

9 VICE CHAIR MILLER: Yeah. Yeah. Yeah, the UPS and  
10 FedEx stores I've gone to, I have -- I mean, the trucks only come  
11 a couple of times to pick up the stuff it seems. Anyway, thank  
12 you very much for bringing it forward. I had no other -- I have  
13 no questions or problems with this application.

14 CHAIRMAN HOOD: I, too, want to join the chorus of  
15 thank yous and the commendations of good work done here, so I  
16 don't have any questions. I've listened to my colleagues. I  
17 agree with everything all of them have said, and I won't belabor  
18 tonight, so we're going to continue to move on. But I will ask,  
19 Vice Chair, while we're moving, if you can pull up the 1C report.  
20 I'm going to ask you -- I don't think we have anyone from 1C  
21 here. If we do -- if they're not here, if you could do it, I  
22 would appreciate it. All right. Let's go -- Ms. Ackerman, do  
23 we have anyone from the Office of Attorney General here?

24 MS. ACKERMAN: I don't see anyone, but I do see from  
25 OP.

1 CHAIRMAN HOOD: Yeah. I'm just going through my  
2 regular -- my regular -- I pretty much know the answer, but I'm  
3 just asking for the record.

4 MS. ACKERMAN: Okay.

5 CHAIRMAN HOOD: Okay. So do we have anyone from DDOT  
6 here?

7 MS. ACKERMAN: No.

8 CHAIRMAN HOOD: I think Mr. Jurkovic is here, so yes  
9 let's -- this is Mr. Jurkovic.

10 MS. ACKERMAN: Oh, I thought he was OP. I'm sorry.

11 CHAIRMAN HOOD: Is he OP? Don't mix me up. I'm already  
12 mixed up. He's with OP, you're right, so we don't. Mr. Jurkovic,  
13 I'm sorry. You are with OP, so you can go right ahead.

14 MR. JURKOVIC: Thank you, Chair Hood, and good  
15 afternoon, members of the Commission. On balance, OP finds that  
16 the proposed text amendment is not inconsistent with the  
17 Comprehensive Plan, when viewed through a racial equity lens, and  
18 we recommend approval of the applicant's proposed text amendment,  
19 including the additional language proposed post-setdown. We,  
20 otherwise, stand on the record of our report, and that concludes  
21 our testimony. Thank you.

22 CHAIRMAN HOOD: Thank you, Mr. Jurkovic. I don't know  
23 why I had you at DDOT, but thank you. Let's see if we have any  
24 questions. I'm looking at my colleagues. Any questions or  
25 comments?

1 VICE CHAIR MILLER: (Shakes head negatively.)

2 COMMISSIONER IMAMURA: (Shakes head negatively.)

3 COMMISSIONER WRIGHT: (Shakes head negatively.)

4 CHAIRMAN HOOD: Okay. None. Mr. DeBear, you have any  
5 questions or comments of the Office of Planning?

6 MR. DEBEAR: I do not.

7 CHAIRMAN HOOD: Okay. Mr. Jurkovic, thank you very  
8 much. We appreciate your report. Have a good evening. Okay.  
9 Let's go to the reports of other government -- to the ANC report.  
10 Vice Chair Miller. Ms. -- hold on. Ms. Ackerman, we don't have  
11 anyone here from the ANC, do we?

12 MS. ACKERMAN: No, we do not.

13 CHAIRMAN HOOD: Okay. Vice Chair Miller, if you could  
14 just give us their report.

15 VICE CHAIR MILLER: Okay. We have a letter in the  
16 record, Mr. Chairman, from Peter Wood, the Chairperson of ANC 1C.  
17 This is I think the right one -- the right exhibit, Exhibit Number  
18 2E, dated April 18 of 2025, actually addressed to former Deputy  
19 Director Steingasser of Office of Planning, stating that, with a  
20 quorum present, the ANC 1C voted seven to zero in support of the  
21 proposed amendments to the Reed-Cooke Overlay for this project.

22 CHAIRMAN HOOD: Thank you, Vice Chair. That's no  
23 problem. They used to get me and Carol Mitten mixed up, so I  
24 guess this time they got me and Ms. Steingasser mixed up. That's  
25 fine. All right. So we do have an ANC report. We appreciate

1 the ANC report weighing in as well. Ms. Ackerman, do we have  
2 anyone who is here to testify in support, opposition, or  
3 undeclared?

4 MS. ACKERMAN: No.

5 CHAIRMAN HOOD: We don't. Okay. Thank you, Ms.  
6 Ackerman. All right. Mr. DeBear, do you have any closing?

7 MR. DEBEAR: I don't, Chair. I mean, I appreciate the  
8 Commission's time tonight. I think we can rest on the record of  
9 our presentation, and, again, we appreciate it.

10 CHAIRMAN HOOD: Okay. Thank you. Thanks again,  
11 everyone. Colleagues, I think this is very straightforward. I  
12 believe we've had longer nights, so I think we can call this a  
13 quick night, and, unless I hear any objections, let's just go  
14 ahead and dispose of this. I think this is a one-vote case? How  
15 many -- how many votes we have?

16 COMMISSIONER IMAMURA: (Indicates two fingers.)

17 CHAIRMAN HOOD: Two votes? Oh, okay. Thank you,  
18 Commissioner Imamura. Two-vote case. All right. So, with that,  
19 would somebody like to make a motion? Commissioner Wright?

20 COMMISSIONER WRIGHT: Sure. I'll move that the Zoning  
21 Commission approve Zoning Commission Case Number 25-10, Alturas,  
22 LLC text amendment to Subtitle U, Section 514.3, at Square 2557,  
23 Lot 800.

24 COMMISSIONER IMAMURA: Second.

25 CHAIRMAN HOOD: Okay. It's been moved and properly

1 seconded. Any further discussion?

2 (No response.)

3 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could  
4 you do a roll call vote please?

5 MS. ACKERMAN: Commissioner Wright.

6 COMMISSIONER IMAMURA: Yes.

7 MS. ACKERMAN: Commissioner Imamura.

8 COMMISSIONER IMAMURA: Yes.

9 MS. ACKERMAN: Commissioner Hood.

10 CHAIRMAN HOOD: Yes.

11 MS. ACKERMAN: Commissioner Miller.

12 VICE CHAIR MILLER: Yes.

13 MS. ACKERMAN: ZC 25-10 is approved for proposed  
14 action, four to zero to one, the minus one being Commissioner  
15 Stidham.

16 CHAIRMAN HOOD: Okay. Ms. Ackerman, do we have anything  
17 else before us tonight?

18 MS. ACKERMAN: No, we do not.

19 CHAIRMAN HOOD: Again I want to thank Mr. DeBear and  
20 Mr. Schonberger for all the work that you all have done and the  
21 ANC 1C and my colleagues for the work. So it looks like we're  
22 going to get an early night tonight. So the Zoning Commission  
23 will meet again -- and I'm going to ask my colleagues to remind  
24 me that we have to do a possible closed meeting on December the  
25 15th. We have a hearing that night, so we'll do -- we'll do that



1 then, if we need to. All right. So the Zoning Commission will  
2 meet again on -- oh, yeah, we'll meet again December the 8th, and  
3 the subject of that is Zoning Commission Case 25-17, Living  
4 Classrooms Foundation. With that, I want to thank everyone for  
5 their participation tonight. Have great weekend. And, with  
6 that, we are adjourned.

7 (Whereupon, the above-entitled public hearing was  
8 adjourned at 4:38 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 25-10

Before: DC Zoning Commission

Date: 12-04-25

Place: Webex Videoconference

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



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Deborah B. Gauthier