

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

Case No. 25-10 - Alturas, LLC

Introduction - Chairman Hood 3

Preliminary Matters 5

Applicant's Presentation

 Mr. DeBear 5

 Mr. Schonberger 7

 Mr. DeBear 10

Questions/Comments from Commissioners

 Commissioner Wright 15

 Commissioner Imamura 16

 Vice Chair Miller 16

 Chairman Hood 20

Office of Planning Presentation - Mr. Jurkovic 21

ANC 1C Report - Vice Chair Miller 22

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

2 (4:00 p.m.)

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

14 Copies of today's virtual public hearing notice are
15 available on the Office of Zoning's website. Please be advised
16 this proceeding is being recorded by a court reporter and is also
17 webcast live via Webex or YouTube Live. The video will be
18 available on the Office of Zoning's website after the hearing.
19 Accordingly, all those listening on Webex or by phone will be
20 muted during the hearing, and only those who have signed up to
21 participate or testify will be unmuted at the appropriate time.
22 Please state your name before providing oral testimony on your
23 presentation. Oral presentations should be limited to a summary
24 of your most important points. When you are finished speaking,
25 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
4 Webex log-in or call-in instructions or if you need assistance
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

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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.

Deborah B. Gauthier

Deborah B. Gauthier