

Please note: In addition to the text and vote counts of the official actions taken by the Commission, these minutes may contain summaries of comments that were made and discussions that took place at the meeting. Such summaries are not intended to be a verbatim account of the meeting.

**Advisory Neighborhood Commission 1C
Adams Morgan
Minutes of January 6, 2016**

I. Call to Order and Introduction of Commissioners

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on January 6, 2016 at Mary's Center. Chair Simpson called the meeting to order at 7:00 pm. Approximately 25 members of the public attended. In attendance were Commissioners Julie Seiwel (1C01), Hector Huezo (1C02), Ted Guthrie (1C03), Alan Gambrell (1C05), Billy Simpson (1C06), Wilson Reynolds (1C07), and JonMarc Buffa (1C08).

Chair Simpson recognized Gottlieb Simon, Executive Director of the DC Office of Advisory Neighborhood Commissions, who was in attendance.

II. Election of 2016 Officers and Committees

Chair Simpson outlined the procedures specified in ANC 1C's by-laws for officer elections and explained that commissioners could either nominate themselves as a candidate for an office or be nominated by another commissioner. He also announced that he was not running for Chair for 2016.

Chair

Commissioner Gambrell nominated Commissioner Guthrie for the office of Chair. He highlighted Commissioner Guthrie's experience with the Commission, his knowledge of the issues, and the way he presents himself succinctly but with passion. Commissioner Seiwel seconded the nomination adding that she has appreciated working with Commissioner Guthrie and has benefited from his knowledge of the issues and his dedication.

Commissioner Reynolds nominated Commissioner Huezo for the office of Chair stating that he has sufficient experience but is not burdened by some of the past history of the Commission. He added that it would be beneficial to have someone with fresh point of view. Commissioner Buffa seconded the nomination.

The two candidates then spoke on their own behalf. Commissioner Guthrie said his purpose in running for Commissioner was to give voice to the residents of the community who wish to make Adams Morgan a better place to live, and that his focus now in running for Chair is for the Commission to remain a credible voice of the neighborhood and to be transparent, open, and inclusive. He said he thinks it's important to get as many Adams Morgan voices into the room and into the discussions. He noted that Chair Simpson and the Commission did a good job at this in the past, but he wants to do even better and wants the meetings to remain a safe place to express views. He added that he wants to facilitate his colleagues moving forward on issues that come before the Commission so that all can walk out of a meeting feeling good about their involvement in the process.

Commissioner Huezo thanked everyone for being at the meeting. He said his past two years of following and participating in the Commission has been a wonderful experience. He said he has enjoyed keeping in touch with neighbors and agreed with Commissioner Guthrie on the importance of maintaining inclusiveness, openness, and transparency on the Commission. He added that Chair Simpson has done

a fantastic job in terms of letting the community know what's going on and what's coming up. He said he has gotten to know his Single Member District through neighborhood walks with the police department and with the Mayor's office and through bringing the community together on safety issues and development issues. Commissioner Huevo said he would continue the work he has been doing at the level of his SMD and expand that to the entire Commission. He stressed that he is an open book and open to challenges.

Commissioners then elected Commissioner Guthrie as Chair of the Commission: 4 Commissioners voted in favor of Commissioner Guthrie and 3 Commissioners voting in favor of Commissioner Huevo (Commissioner Mossi was absent).

Vice Chair

Chair Guthrie then asked for nominations for the office of Vice Chair.

Commissioner Simpson nominated Commissioner Huevo for Vice Chair. He explained he had hoped to abstain from voting for Chair because he respects both candidates and they each bring distinct qualities to the office, but he ultimately voted for Commissioner Guthrie for many of the same reasons articulated by Commissioner Gambrell. He said he was now nominating Commissioner Huevo for Vice Chair for many of the same reasons articulated by Commissioner Reynolds. He said Commissioner Huevo brings to the Commission a fresh perspectives and fresh connections in the community and he has been impressed with how Commissioner Huevo engages in his SMD through constituent contacts and service. Commissioner Simpson added that he hopes both Chair and Vice Chair work as a team sharing the work and duties, and he heartily endorsed Commissioner Huevo as Vice Chair. Chair Guthrie seconded the nomination. There were no additional nominations for Vice Chair.

Commissioner Huevo said that he feels each of the Commissioners is capable of achieving great things. He said he thinks he and Chair Guthrie can work well together to achieve the vision for Adams Morgan. Commissioners then voted 7 to 0 to elect Commissioner Huevo as Vice Chair of the Commission.

Secretary

Chair Guthrie then nominated Commissioner Simpson for Secretary saying he was relieved that Commissioner Simpson was willing to fill this position. Commissioner Huevo seconded the nomination. There were no additional nominations for Secretary.

Commissioner Simpson said he was willing to take on this responsibility since Commissioner Seiwel, who had been acting as Secretary, had indicated a willingness to instead assume the role of Chair of the ABC and Public Safety Committee. Commissioners then voted 7 to 0 to elect Commissioner Simpson as Secretary of the Commission.

Treasurer

Commissioner Simpson nominated Commissioner Gambrell for Treasurer noting that he had done an outstanding job in this position over the past year. Commissioner Huevo seconded the nomination. There were no additional nominations for Treasurer.

Commissioner Gambrell said he does not mind doing this sort of paperwork and he was happy to take on the responsibility. Commissioners then voted 7 to 0 to re-elect Commissioner Gambrell as Treasurer.

Adams Morgan BID Representative

Commissioner Simpson nominated Commissioner Mossi as ANC 1C's representative to the Adams Morgan Business Improvement District. Commissioner Seiwel seconded the nomination. There were no additional nominations for Adams Morgan BID Representative. Commissioners then voted 7 to 0 to elect Commissioner Mossi as the Adams Morgan BID Representative.

Committee Structure

Chair Guthrie reported that Commissioners Buffa and Huezo were willing to resume their roles as Chairs of the Planning, Zoning, and Transportation Committee and the Public Services and the Environment Committee, respectively; and that Commissioner Seiwel was willing to assume the role of Chair of the ABC and Public Safety Committee.

Chair Guthrie reported that the other Commissioners were willing to resume their memberships in the committees for 2016 as follows:

- Planning, Zoning, and Transportation: Commissioners Buffa, Reynolds, and Gambrell
- Public Services and the Environment: Commissioners Huezo, Mossi, and Gambrell
- ABC and Public Safety: Commissioners Seiwel, Simpson, and Guthrie

Commissioners discussed whether each committee was required to have three members and concluded that it would work better, even though the revised by-laws allow other commissioners to vote when a committee does not have a quorum.

Commissioner Huezo moved to adopt the committee chairs and members as outlined by Chair Guthrie. Commissioner Buffa seconded the motion. Commissioners then voted 7 to 0 to adopt the committee structure as outlined.

III. Officers' Reports

a. Chair's Report

Outgoing Chair Simpson noted that he considers this to be spectacular team of Commissioners and thanked everyone for their support over the past few years.

Calendar for 2016

Chair Guthrie reported that the ANC 1C meeting schedule for 2016 would remain the same with the full Commission meeting on the first Wednesday of every month, except in August when there is no meeting. Commissioner Buffa moved that the Commission adopt this schedule. Commissioner Simpson seconded the motion that then passed by a vote of 7 to 0.

b. Secretary's Report

i. Minutes for December 2, 2015 meeting

Secretary Simpson moved to approve the minutes for the December 2, 2015 monthly ANC 1C meeting. Chair Guthrie seconded the motion.

Chair Guthrie moved a friendly amendment to correct the vote on Rioja Market's application to show that 5 Commissioners voted in favor; 0 opposed; and 1 abstaining. He noted that Commissioner Reynolds had abstained on that vote. There was no objection, so the amendment was adopted.

Commissioner Buffa offered a friendly amendment to remove the second “that” on page 3, the 5th paragraph of the draft minutes. There was no objection, so the amendment was adopted.

Commissioners then adopted the minutes as amended by a vote of 6 to 0 with 1 abstaining. (Commissioner Seiwell abstained because she was not present at the December meeting.)

c. Treasurer’s Report

i. Designation of Authorized Agents for Checking Account for 2016

Treasurer Gambrell moved a resolution designating authorized agents for ANC 1C’s checking account. Commissioner Buffa seconded the motion that then passed by a vote of 7 to 0.

Resolved that the following Commissioners will be listed on ANC1C’s BB&T checking account as authorized check signers:

- Chair Ted Guthrie
- Vice Chair Hector Huezo
- Secretary William Simpson
- Treasurer Alan Gambrell

ii. Participation in ANC Security Fund for 2016

Treasurer Gambrell moved that ANC1C approve participation in the ANC Security Fund and payment of the \$25.00 fee for the period January 1, 2016 to December 31, 2016. Commissioner Reynolds seconded the motion that then passed by a vote of 7 to 0.

Resolved that ANC1C approves participation in the ANC Security Fund, authorizes the Treasurer to pay the \$25.00 fee for the period January 1, 2016 to December 31, 2016, and authorizes the Chair, Secretary, and Treasurer to execute the applicable ANC Security Fund agreement.

iii. Rental of meeting space at Mary’s Center for 2016

Treasurer Gambrell moved that ANC 1C be authorized to rent meeting space from Mary’s Center for each meeting on its 2016 calendar. Commissioner Simpson seconded the motion that then passed by a vote of 7 to 0.

Commissioner Buffa noted that the Planning, Zoning, and Transportation Committee has recently been meeting at the Marie Reed Center but it has bad acoustics and not enough chairs. He suggested that committee meetings be moved to Mary’s Center until the Kalorama Recreation Center is again available.

Commissioner Huezo suggested having just the PZT Committee meet at Mary’s Center and the other two Committees continue meeting at Marie Reed.

Commissioner Reynolds volunteered to approach Mary’s Center about the cost of adding more meetings there and suggested approving holding committee meetings there contingent on the cost being no more than a set amount.

Commissioner Simpson said there are sufficient funds budgeted to hold at least the January PZT meeting at Mary’s Center, and then they could work with the information that Commissioner

Reynolds gets from Mary's Center to determine the venue for future meetings. He added that the Police Station on V Street is also a possible venue.

Commissioner Buffa said the change in venue would make sense for all committees. Commissioner Reynolds said that having the meetings at Mary's Center has the advantage of simplicity, and noted that the Police Station is not always available.

Treasurer Gambrell noted that \$2500 has been set aside in the budget for meeting space and that if rent is \$150 a month, that leaves \$700 for use by committees. Commissioner Reynolds noted that Mary's Center may be interested since it would yield more income for them.

Commissioner Huezo agreed with the simplicity of holding all committee meetings in the same space, but he said the Public Services and the Environment Committee does not need that large of a room and he also wants to be fiscally conservative.

Chair Guthrie suggested going forward with the PZT Committee meeting at Mary's Center until the Kalorama Rec Center re-opens, but taking another month to figure out what the other committees want to do. He noted that the ABC and Public Safety Committee is considering rotating locations around the Adams Morgan for their meetings.

Commissioner Simpson said the money is available, but that it will be necessary to check if Mary's Center is available on the desired dates. Commissioner Seiwel clarified that the Commission could authorize funds for renting space, even if it doesn't work out with at Mary's Center.

Commissioner Buffa moved that ANC 1C authorize the Planning, Zoning, and Transportation Committee to meet at a venue that may cost funds over the next 3 months and that the space be determined and publicized as soon as possible. Commissioner Reynolds offered a friendly amendment to state that up to \$600 could be spent for this purpose. There was no objection to the amendment, so it was included. Commissioner Reynolds then seconded the motion.

Commissioners and members of the public discussed other possibilities for meeting space and some of the problems with meeting at public schools.

Commissioner Simpson noted that PZT meetings had met at Mary's Center on past occasions, but he agreed with Commissioner Huezo that they should be conservative in spending. He said he hopes the ANC will not be spending extra funds for committee meetings in the long run. He added that the reason the budget is in good shape is because the Commission has been conservative in spending.

Commissioner Seiwel offered a friendly amendment to note in the resolution that the reason for the venue change is noise. Commissioner Buffa added a sentence saying the reason for seeking another venue was the lack of an appropriate venue where participants can converse and debate topics of relevance. There was no objection to the amendment.

Kristen Barden said that the Festival Center has meeting space that can be rented for about the same rate. Commissioner Reynolds said there can be competing noise from other meetings

going on at the Festival Center on Wednesday nights, and there would be no gain to switch venues to have the same noise issues as the Marie Reed venue.

A member of the public commented that the Potter's House has a new meeting room.

Commissioners then voted 7 to 0 to authorize ANC 1C to spend up to \$600 for meeting space for the Planning, Zoning, and Transportation Committee for the next 3 months, in order to find an appropriate venue where participants can converse and debate topics of relevance.

Chair Guthrie confirmed that Commissioner Reynolds said he would check with Mary's Center on availability of meeting space.

IV. Commissioner Announcements/Comments

a. Commissioner Announcements

- Commissioner Gambrell reported that a group of neighbors are proposing making Lanier Place a one way road going east between Quarry Road and Ontario Road. He said they are collecting signatures to request DDOT to do a study on this proposal. He said the neighbors are concerned about traffic volume since Lanier Place is being used as a shortcut.
- Commissioner Buffa noted that the developer of the property at 1707 V Street has agreed to do a walking tour for the public on Saturday, January 23 at 1 pm.
- Commissioner Huezco reported on the One Sweater One Life event held on December 12 and thanked all who participated, including Councilmember Nadeau and a representative from the Mayor's office. He also announced that there would be a walkthrough of his Single Member District on Saturday, January 9 at 11 am. Finally, he announced there would be a community meeting on Thursday, January 14 at 6 pm at Marie Reed to discuss space for students while the facilities are under construction.
- Commissioner Simpson urged parents of Marie Reed students to attend the January 14th meeting. He said the construction is expected to start as soon as possible and continue until August 2017.

b. January Committee Meetings

Chair Guthrie referred those present to see the back of the meeting agenda to see preliminary committee agendas for January meetings.

Commissioner Seiwel noted that in addition to the regular police report, the ABC and Public Safety Committee would be discussing holding its monthly meeting at different residential buildings throughout Adams Morgan in 2016 in order to reach out to the community.

Commissioner Buffa announced that the PZT Committee would have a full agenda at its January meeting and that related documents are on the website. He noted that there was a large turnout for the discussion of 1706 V Street at the last meeting, and he expects it will be a large turnout again. Later in the meeting Commissioner Buffa added that the PZT Committee would be discussing whether ANC 1C should participate in the Office of Zoning's proposal to submit notices by email only. He expressed his opposition to that method of notice.

Commissioner Huezo said the Public Services and the Environment Committee would be continuing discussion of the Adams Morgan Vision Framework draft prepared by the Office of Planning. He said the Committee would also discuss the proposed new hours for the National Zoo.

Commissioner Gambrell noted that discussion of the Board of Zoning Adjustment appeal for 1828 Ontario Place would be deferred until the PZT January meeting.

Commissioner Simpson reported that ANC 1C had asked for and received an extension of the deadline for comments on the Adams Morgan Vision Framework document. He urged everyone to read it and make comments now because it is unlikely that the deadline would be extended again. He also recommended making specific comments that could easily be incorporated into the document.

V. Public Announcements / Comments

- José Sueiro said he came to the meeting with his friend Manuel Solloso to inquire about the status of Mr. Solloso's application to open a small bodega on his property to be called Rioja Market. He said he called three commissioners but has not learned the status of ANC 1C's protest of the application. Chair Guthrie said he had explained to Mr. Solloso that as part of the protest procedure he must attend a meeting at the ABRA offices the following week and then they can work together on a voluntary settlement agreement. He added that if they cannot reach an agreement, the Board will make a decision at a protest hearing. Commissioner Seiwel explained that she referred the call to Chair Guthrie because she knew he was going to contact Mr. Solloso. Commissioner Simpson clarified that the ABRA board itself won't be at the first meeting.
- Chris Otten announced that a peace walk and parade would be held on Martin Luther King Day in south east section of the city and invited people to join in the walk and to volunteer to help. He left postcards with more information in the back.

V. Scheduled Business

a. ABC and Public Safety

i. Adams Morgan Coffee Shop - C license application

A representative from Adams Morgan Coffee Shop said that they are applying for a beer and wine license, and that they have the appropriate placard posted on their door.

Chair Guthrie said they had a preliminary meeting with the owner/operator and he thought they would be able to resolve any issues through a settlement agreement. He then moved a resolution protesting the issuance of a restaurant alcohol license for the Adams Morgan Coffee Shop on the grounds of its adverse impact on the peace, order, and quiet of the community, and that any Commissioner be authorized to act on behalf of the Commission on this matter. Commissioner Buffa seconded the motion.

Chair Guthrie explained that the protest would allow ANC 1C to get an agreement that they could hopefully vote on in February. Commissioners discussed the location of the coffee shop and the type of food they offer. Commissioners then voted 7 to 0 to pass the protest resolution.

Resolution to Protest Application for “CR” license by Adams Morgan Coffee Shop Inc.

Be it resolved that ANC 1C protests the application by Adams Morgan Coffee Shop Inc. for a CR license on the grounds that granting the license would have an adverse effect on peace, order and quiet in the community.

Be it further resolved that any Commissioner of ANC 1C is authorized to act on behalf of the Commission on all matters concerning this protest before ABRA and/or the ABC Board.

ii. Villa Toscana - C license application

Commissioner Simpson moved a resolution protesting the application of Villa Toscana, a proposed new establishment at 1723 Columbia Road NW, for a restaurant alcohol license on the grounds that it would have an adverse impact on the peace, order, and quiet of the community; and authorizing any ANC 1C Commissioner to represent the Commission on this matter. Commissioner Seiwel seconded the motion.

Commissioner Simpson noted that he talked with the owner who said reassuring things about the restaurant, but that some provisions on the application, such as the entertainment and hours, were worrisome. He stressed that it is important to enter a protest to be able to sit down with the owners and neighbors to work out an agreement.

Chair Guthrie invited interested neighbors to speak and to give their contact information to Commissioner Simpson for future discussions on this matter.

Steve McKeivitt asked whether the new establishment would have cover charges and live entertainment. He said cover charges automatically change a place into a night club and urged Commissioners to pay close attention to the entertainment endorsement.

Former ANC 1C Commissioner Nancy Shia said she thought the establishment was asking for an entertainment endorsement and hours until 3 am and she hoped a voluntary agreement could roll that back to an earlier hour. She expressed an interest in meeting with others on this matter.

Commissioner Simpson said he would meet with those interested after the vote.

Commissioner Gambrell noted that the stretch of Columbia Road from Harvard Street to Ontario Road has the potential to become much noisier, and that it is more residential than 18th Street.

Nancy Shia said there is confusion about zoning in that area given the mix of residential and commercial zones. Chair Guthrie noted that the ABC Board has been supportive on noise issues regardless of zoning.

Commissioners then voted 7 to 0 to pass the resolution protesting Villa Toscana's application.

Resolution to Protest Application for “CR” license by Villa Tuscana

Be it resolved that ANC 1C protests the application by Villa Tuscana for a CR license on the grounds that granting the license would have an adverse effect on peace, order and quiet in the community.

Be it further resolved that any Commissioner of ANC IC is authorized to act on behalf of the Commission on all matters concerning this protest before ABRA and/or the ABC Board.

b. Planning, Zoning, and Transportation

i. Wheelchair ramp and garden at Joseph’s House

Commissioner Reynolds reported that the Planning, Zoning, and Transportation Committee voted to recommend that the Commission support Joseph’s House proposal to install a wheel chair ramp and a garden on their property. Since it was voted on in Committee, the motion did not require a second.

Patricia Wudel and Scott Sanders, directors at Joseph’s House, spoke about plans for their garden to make the existing garden more accessible, improve drainage, and add a small bench in front as well as a small lending library and a water feature for dogs. They said they have a good relationship with people who live nearby and wanted to make the garden accessible to them.

Chair Guthrie noted that the garden is wheel chair accessible and asked how they get wheel chairs into the house. They answered that there is a lift on the side of the house.

Commissioner Huezo asked about the oak tree on the property and they answered that an arborist is being consulted on how to preserve the tree. They added that the sidewalk is a mess in part because of tree roots and it is difficult for folks in wheel chairs to get over it in spots. Commissioner Huezo asked if they were working with DDOT on the sidewalk issue and they said they were. Commissioner Reynolds noted that this is a prime opportunity to address the sidewalk.

Commissioner Reynolds asked if there were more features of the garden that should be noted in the resolution. The directors noted that the proposed garden is intended as a community space and that the curb wall would be low enough to sit on. They would also add plants along the sidewalk on the Ontario side to help with drainage.

Commissioner Buffa offered a friendly amendment to the resolution to state that ANC 1C supports DDOT Public Space application #117520 and the specifically listed changes. There was no objection to the amendment, so it was accepted.

Commissioner Buffa also offered a friendly amendment to add the words “other exterior features” to the last bullet point. There was no objection to the amendment, so it was accepted.

The Commission then passed the resolution in support of Joseph’s House Public Space application to DDOT to install a wheel chair ramp and a garden on their property by a vote of 6 to 0 to. (Commissioner Simpson was out of the room at the time of the vote.)

ANC 1C Support for DDoT Public Space Application #117520 for Joseph's House

By majority vote on December 16 the PZT Committee of ANC 1C recommends to the full Commission to support the application by JOSEPH'S HOUSE at 1730 Lanier Place, NW. By a vote of 7-0-0 on January 6, 2016, the full Commission supports DDoT application #117520. ANC 1C specifically supports:

- Install a wheelchair/walker ramp.*
- Replace an outdated and deteriorating retaining wall.*
- Create two new garden entrances.*
- Plant new trees and landscaping features.*
- Enhance the 'face' presented to the community.*
- Provide a beautified and aesthetically pleasing space for use by residents and staff of Joseph's House and residents of the community.*
- Provide a water feature for dogs, and other exterior features.*

And further authorizes the Chair of ANC 1C or Chair of the PZT Committee to communicate this support to the DDoT Public Space Committee.

ii. Il Palazzo application to extend construction start deadline

Commissioner Buffa provided background on the Il Palazzo application for an extension of their construction start deadline. He said that the new owners of the Il Palazzo property are being responsive to requests from neighbors regarding the state of the property, whereas the prior owners were derelict. He added that in the past criminals were hanging out on the property, the grass was not being cut, and the snow was not being shoveled. Commissioner Buffa reported that the new developers have agreed to enter into a memo of understanding with ANC 1C to address specific steps the developers will take until construction starts to address matters such as public safety, landscaping, trash, and the rat problem.

Joe Muffler representing the developers, Mill Creek Residential, said that when the property was purchased it had deteriorated to the point of being a blight on the neighborhood. He said they hope to make improvements in the next six months and that the memo of understanding memorializes this agreement. He reported that they have offered to secure the premises, to maintain trash and debris pick-up, to provide mowing and landscaping from April to October, and to shovel the sidewalks in the winter within a few hours of snowfall. He said there will also be an onsite security officer four nights a week from 9 pm to 3 am.

Commissioner Buffa then moved that he be authorized to sign on behalf of ANC 1C the draft memo of understanding regarding Il Palazzo by which they pledge to provide maintenance and security for the property through construction. Commissioner Gambrell seconded the motion that then passed by a vote of 7 to 0.

iii. Proposal to change PUD square footage requirements

Commissioner Buffa reported that the PZT Committee voted to recommend that ANC 1C oppose a proposal to reduce the square footage requirements for Planned Unit Developments (PUDs) that is currently under consideration by the Zoning Commission. Currently, PUDs can only be

pursued if the project site is at least 15,000 square feet. Under the proposed change, PUDs would be permitted for project sites as small as 10,000 square feet.

Commissioner Reynolds thanked Commissioner Buffa for noticing this issue. Commissioner Gambrell asked if Commissioner Buffa knew the motivation behind the proposal or whether it was tied to a property in Georgetown. Commissioner Buffa said he did not know.

Commissioner Simpson commented that PUD regulations are already problematic enough. He strongly opposed allowing the reduction in square footage as it would make PUDs even more common than they already are.

Denis James said this would be a dangerous trend for row house communities which are under enough stress right now with expansions.

Commissioner Buffa moved that he be authorized to send a letter to the DC Zoning Commission opposing the proposal to reduce the square footage requirements necessary to qualify for a Planned Unit Development. The motion did not require a second since it was recommended by the PZT Committee. Commissioners then passed the motion by a vote of 7 to 0.

iv. Coalition for Smart Growth proposal for Inclusionary Zoning

Commissioner Buffa reported that the PZT Committee voted to recommend that ANC 1C oppose a proposal from the Coalition for Smart Growth to revise the Inclusionary Zoning Regulations. Commissioner Buffa commented that it proposes complicated changes and seems like a back-door attempt by a private group to change the zoning regulations outside of the recent zoning regulation rewrite.

Commissioner Simpson explained that the Coalition for Smart Growth promotes denser urban living and less suburban expansion. Commissioner Simpson noted that while he respects these objectives, and while he strongly feels that the Inclusionary Zoning system is inadequate, he nevertheless thinks that it is inappropriate for the City to act as though they have to offer rewards to developers in order to strengthen the Inclusionary Zoning system.

Commissioner Buffa moved that the Commission authorize him to send a letter opposing the Coalition for Smart Growth's proposal to revise the Inclusionary Zoning Regulations. Commissioner Reynolds seconded the motion that then passed by a vote of 7 to 0.

v. 1815 Columbia Road, NW

Chair Guthrie reported that the owners of the property at 1815 Columbia Road are in the process of seeking approval to demolish the building. Commissioner Simpson moved that this matter be added to the agenda without the usual ten days' advance notice on the basis that not doing so would be adverse to the community. Commissioner Buffa added that it is absolutely necessary to look into this and thanked Chair Guthrie for raising the issue. Commissioner Huezo seconded the procedural motion that then passed by a vote of 7 to 0.

Chair Guthrie moved that ANC 1C authorize him to send a letter to the Department of Consumer and Regulatory Affairs and to the Historic Preservation Office asking for an opportunity to consider and advise them on this matter before issuing any permit for demolition of the building. Commissioner Simpson seconded the motion.

Commissioner Buffa offered a friendly amendment that any Commissioner be authorized to represent ANC 1C on this matter. It was adopted without objection.

Kristen Barden, of the Adams Morgan BID, asked whether anyone had spoken to the owner of the building about her plans. Chair Guthrie answered that the owner is proposing a six-story building. He added that it is on the PZT agenda for January and they will reach out to the owner before that meeting.

Commissioner Gambrell observed there might be a problem with communication with Historic Preservation Office and so as part of this process they might work to improve communications with HPO. Commissioner Buffa noted that this is a sore spot for many ANCs that are not receiving responses from the DC government on various matters. Ben Case, of Mayor Bowser's office, said he is always willing to help out when there are communication problems and he can try to smooth things out. Elizabeth Horen of Councilmember Nadeau's office said she was also happy to help.

Commissioners then voted 7 to 0 to ask DCRA and the Historic Preservation Office not to allow demolition of the property at 1815 Columbia Road until the community has received proper notification of and had an opportunity to assess the proposed plans.

VI. Adjournment

Commissioner Simpson moved to adjourn at 8:56 pm. Commissioner Huezo seconded the motion which passed unanimously.