

**APPROVED MINUTES**  
for the  
**REGULAR MEETING OF THE COMMISSION**  
on  
**December 5, 2024, via Zoom**

There will be no guest speaker this month.

Call meeting to order at 7:06 p.m.

**I. ROLL CALL**

Commissioner		Present	Absent
1B01	Handerhan	X	
1B02	Chauvin	X	
1B03	Sycamore	X	
1B04	Lakatos	X	
1B05	Kensek	X	
1B06	Trindade Deramo	X	
1B07	Fields	X	
1B08	Harris	X	
1B09	Jones	X	

**II. APPROVAL OF THE AGENDA**

**MOTION:** Commissioner Jones moved to amend the agenda by adding an item related to the Zoning Preservation Development Committee revisiting case 2661 at the Board of Zoning adjustments. The applicant has new information that they would like us to consider. Motion was seconded.

**DISCUSSION:** This is the case in the LeDroit Park area involving a back deck to a home that was already built, and they were seeking to legalize and regularize it. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

**MOTION:** Commissioner Lakatos moved to approve tonight’s agenda. It was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

**III. CONSENT AGENDA**

**A. Approval of the prior meeting minutes**

**MOTION:** Motion made to approve tonight’s consent agenda. Motion was seconded. **DISCUSSION:** Commissioner Chauvin recommended that there is an increase of the time limitation for review of

the SOPs from 2 minutes to three minutes. Motion made to second the amendment. The motion to increase time to 3 minutes during the SOPs discussion **PASSED (9 in favor, 0 opposed, 0 abstention)**.

- B. Speaking time: Two comments of two minutes each for Commissioners and community members, with an additional 20-second comment at the discretion of the chair, per topic**

#### **IV. EXECUTIVE OFFICERS' REPORTS**

- A. Financial report (Cmsr. Lakatos)**

**SUMMARY:** No financial report to approve for December

- B. Secretary's report (Cmsr. Trindade Deramo)**

**SUMMARY:** Commissioner Miguel Trindade Deramo expressed appreciation for Karen Lee, their administrative consultant. Karen's efforts included updating the website by posting recent meeting minutes and committee membership details, as well as organizing the commission's previously disorganized filing system, responsiveness in addressing questions, sharing information in the chat, and ensuring smooth meeting operations.

#### **V. COMMITTEE REPORTS**

- A. Committee on Public Safety and Community Engagement**

- i. General updates
- ii. Next regular meeting: Tuesday, December 10 at 7:00 p.m. Check [www.anc1b.org](http://www.anc1b.org) for updates.

**SUMMARY:** Commissioner Fields provided updates on two funding proposals. The Rita Bright Garden project was postponed due to funding and logistical issues. She also reviewed a submission from Common Good City Farm requesting \$600 for a past project, which could not be approved. However, a new proposal was submitted for a holiday fest, requesting \$150 to support an event with a total budget of \$500. Commissioner Fields opened the floor for questions or concerns before proceeding with a motion or vote. Commissioner Handerhan acknowledged Commissioner Fields for including the Common Good City Farm proposal on the agenda. He stated that the nonprofit has been supported by the commission in the past and noted their administrative compliance and partnership with the community. He recommended support for their funding request. **MOTION:** Commissioner Fields moved that ANC1B supports Common Good City Farm with \$150 for their holiday fest project. Motion was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

## B. Committee on Transportation

- i. Resolution: 1800 Block of 8th Street NW One-Way Study
  1. Committee motion: **that ANC 1B adopt the resolution (5 years, 0 nays, 0 abstentions).**
- ii. If interested in joining the Transportation Committee as a community member, please contact Commissioner Santiago Lakatos at [1B04@anc.dc.gov](mailto:1B04@anc.dc.gov). The next meeting of the Transportation Committee will take place on Wednesday, December 11 at 7:00 p.m. (registration via [www.anc1b.org](http://www.anc1b.org)).

**SUMMARY:** Commissioner Lakatos reported on a resolution discussed at the November meeting. The resolution requests DDOT to study converting the 1800 block of 8th Street NW to a one-way street to address safety and traffic concerns raised by Cleveland Elementary School. It also includes requests to designate the street as a no-through-truck route and to add street lighting for public safety. The resolution aligns with a similar request from the previous meeting for the 1900 block of 8th Street NW. Commissioner Sycamore inquired about parental support from Cleveland Elementary for the one-way proposal on the 1800 block of 8th Street NW. Commissioner Lakatos confirmed PTA representatives supported the proposal and participated in the Transportation Committee meeting. Commissioner Sycamore raised concerns about the impact of a no-through-truck designation on businesses in the 1900 block. Commissioner Lakatos stated the DDOT study would address such issues and determine directionality and feasibility for both blocks. Commissioner Handerhan noted the complexities of Cleveland Elementary's pickup and drop-off process and stated that the community takes a strategic approach to addressing safety issues, including crossing guards and traffic management. **MOTION:** Commissioner Lakatos moved that the full ANC1B adopts the 1800 Block of 8<sup>th</sup> Street, NW One-Way Study Resolution as presented. The motion was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

## C. Committee on Zoning, Preservation, and Development

- i. *The committee did not meet in November due to lack of business.*
- ii. The Zoning, Preservation, and Development Committee of ANC 1B will meet next on Monday, December 16 at 6:30 p.m. via Zoom. To attend, check ANC1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ZPD Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

**SUMMARY:** Commissioner Jones provided an update on BZA case 21167, concerning a property at 527 Florida Avenue NW in SMD 1B01. The case involves legalizing an existing back deck that does not comply with DC regulations. In September, the Zoning, Preservation, and Development (ZPD) Committee voted 2-0 with one abstention to support the case, and the full commission also approved it by majority. Subsequently, the applicant identified two issues: (1) An error in the description of the deck's dimensions (actual size: 10 feet deep by 18 feet wide). (2) A change in the

required zoning relief, from an area variance to a special exception, as advised by the Office of Planning. Commissioner Jones stated that ZPD Committee members confirmed these changes were not consequential and would not have altered their votes. **MOTION:** Commissioner Jones moved that ANC1B reaffirm its support of the applicant in BZA Case 21167 regarding a property at 527 Florida Avenue, NW. Motion was seconded. **DISCUSSION:** Commissioner Kensek inquired about the ZPD Committee's stance on the zoning case. Commissioner Jones confirmed that multiple committee members had expressed support for the case via email, and Commissioner Chauvin, a committee member, was also present to provide input if needed. Commissioner Handerhan addressed concerns about the intentions of the property owners, clarifying that the issue was viewed by the committee as a clerical error rather than intentional or substantive misleading. Commissioner Jones confirmed that at least four committee members had no concerns and supported the case. The motion **PASSED (8 in favor, 0 opposed, 1 abstentions)**.

#### D. Committee on Alcoholic Beverage Regulations

- i. Good Smoke (1843 14th St. NW) medical cannabis license
- ii. Next regular meeting: Wednesday, December 18 at 7:00 p.m. Check [www.anc1b.org](http://www.anc1b.org) for updates.

**SUMMARY:** Commissioner Fields reported on recent licensing issues and the current license under review. Two licenses were issued in error by ABCA: **Sandlot (Georgia Avenue):** Attempted to transfer a license from a previous location into a moratorium zone. The error was flagged by Commissioner Chauvin, and the license was issued in error. **Lounge U (911 U Street NW):** Also issued in error and later revoked after Commissioner Fields flagged the issue. Commissioner Fields emphasized the need for the next ABR Committee chair and others to monitor license approvals more closely.

The only license under review was for **Good Smoke (1843 14th Street NW)**, requesting a medical cannabis license. While the ABR committee previously voted to protest, Commissioner Fields recommended against protesting as the business is compliant with regulations, is not within 400 feet of a school, and has no prior issues. The ABR Committee had recommended protesting the license with a vote of 2 in favor, 1 against, and 0 abstentions. Commissioner Chauvin stated that ANCs are the only entities withstanding to protest medical cannabis licenses and stressed the importance of using this process to ensure the applicant commits to being a responsible operator through a settlement agreement. He reiterated that the protest is not to prevent the operation but to secure accountability and alignment with community standards. Chairperson Harris, in whose SMD the establishment is located, acknowledged the ABR Committee's recommendation and noted that the establishment is located on 14th Street, not adjacent to residential properties. Harris expressed willingness to facilitate discussions with the applicant and pursue a settlement agreement if the protest moves forward, citing the novelty of this type of license within the ANC and the broader District. Commissioner Sycamore raised general concerns about cannabis-related odors, while Commissioner Fields noted the absence of specific complaints or resident concerns

related to the business. Commissioner Jones requested clarification on issues specific to Good Smoke before supporting a protest. The discussion centered on balancing regulatory oversight with fairness to the applicant and using protests strategically.

**MOTION:** Chairperson Harris moved that ANC1B protests Good Smoke at 1843 14<sup>th</sup> Street, NW on the grounds of peace, order and quiet, specifically within regard to the smells and the trash and we will withdrawal the protest once the settlement agreement is reached. The motion was seconded.

**DISCUSSION:** The commission discussed Good Smoke's license application. Commissioner Fields inquired about trash issues, which Chairperson Harris confirmed as a general block-wide problem. Commissioner Fields raised concerns about linking protests to settlement agreements, while Chairperson Harris clarified that the process ensures protests are withdrawn upon agreement. Both emphasized the importance of fair and consistent treatment of businesses. Commissioner Trindade Deramo questioned why outreach to the applicant was not conducted earlier, and Chairperson Harris outlined typical ABR processes, noting deviations in this instance due to procedural delays. It was revealed that the protest deadline for Good Smoke's license had already passed, rendering further action moot. Chairperson Harris acknowledged the lapse and emphasized the need for improved oversight by the ABR Committee. Chairperson Harris affirmed that attempts had been made to procure resources, including hiring an attorney and additional staff support, but acknowledged challenges in implementation and emphasized the need for continued efforts in the next term. **MOTION WITHDRAWN:** Chairperson Harris withdraws the motion.

**MOTION:** Commissioner Handerhan moved that ANC1B request that our ANC1B consultant, Karen Lee, lead a conversation with interested commissioners to improve communications with businesses and socialize roles and expectations for SMD commissioners and the ABR Committee and report out on process recommendations at the February 2025 ANC1B meeting. The motion was seconded. **DISCUSSION:** During the meeting, Chairperson Harris proposed amending Commissioner Handerhan's motion to include all ANC 1B committees, not just ABR, but withdrew the amendment after Commissioner Trindade Deramo clarified that processes for committee organization and knowledge transfer were already underway. Commissioner Chauvin emphasized the need to prioritize resources and focus on ABR due to its workload and complex timelines, noting that other committees do not face the same challenges. The motion **PASSED (9 in favor, 0 opposed, 0 abstention).**

**E. Committee on Economic Development**

- i. Resolution in Support of the Vacant to Vibrant Amendment Act
  1. Committee motion: **that ANC 1B adopt the resolution regarding the Vacant to Vibrant bill (5 yeas, 0 nays, 0 abstentions).**
- ii. North Shaw Dog Park proposal
  1. Committee motion: **that ANC 1B support the North Shaw Dog Park proposal (5 yeas, 0 nays, 0 abstentions).**
- iii. The committee agreed to set the following topics (in no particular order) as priorities for the 2025 sitting of the Economic Development Committee, and asks that the Chair of the ED committee in 2025 consider these topics:
  1. Looking at U Street as a whole — economic vibrancy, public safety, and related issues
    - a. Inventorying and coordinating existing efforts
    - b. Look into Office of Planning and apparent lack of attention to the Duke Plan
    - c. Look into improving coordination with the Arts Overlay
  2. Proactive attention to the Comprehensive Plan rewrite for 2025
    - a. Including Duke Plan
    - b. Arts Overlay
  3. Continue following and engaging on the following anticipated and known major developments:
    - a. Housing Finance Agency
    - b. 1617 U St NW
    - c. Rita Bright
    - d. Reeves Center
    - e. Grimke
  4. Vacant property
    - a. Monitor and weigh in on proposed legislation regarding vacant property issues
    - b. Designate a committee member to participate in the ANC-wide Vacant Property Caucus
  5. Place management entity (Neighborhood Management Authority, BID, and more)
  6. Inventorying housing and especially affordable housing
  7. Increasing and diversifying membership of Economic Development committee, including diversifying stages of life (e.g. parenthood)
  8. Explore other ways to improve inclusion and diversity other than committee membership (surveys? Other platforms? How to coordinate with PSCE committee about outreach?)
  9. Explore how the ANC should engage with topics related to education (possibly best suited for a new ANC 1B committee)

- iv. The next meeting of ANC 1B's ED Committee will take place on Thursday, December 19 at 6:30 p.m. via Zoom. To attend, check ANC 1B's website, [www.anc1b.org](http://www.anc1b.org). If you are interested in joining the ED Committee, please email Commissioner Tucker Jones at [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov).

**SUMMARY:** Commissioner Jones discussed a resolution supporting the "Vacant to Vibrant Amendment Act of 2024," which addresses issues caused by vacant and blighted properties in the District. Howard Kurtzman, the Economic Development Committee's liaison, presented the resolution, highlighting measures in the act, including improved enforcement, rehabilitation incentives, property maintenance plans, and inter-agency coordination. The resolution aligns with past ANC 1B efforts and encourages continued research, public education on the act, and adequate resources for implementation. The importance of ANC involvement in monitoring and addressing vacant properties was emphasized. The commission clarified that the "Vacant to Vibrant Amendment Act of 2024" addresses both vacant and blighted properties, despite the title only referencing "vacant." **MOTION:** Commissioner Jones moved that ANC1B adopt the resolution in support of the Vacant to Vibrant Amendment Act of 2024. The motion was seconded. **DISCUSSION:** Commissioners praised Howard Kurtzman's efforts and acknowledged Commissioner Sherman's role in organizing related initiatives. Unanimous support highlighted the commitment to ongoing reforms and community-driven solutions. The motion **PASSED (8 in favor, 0 opposed, 1 abstention)**.

**SUMMARY:** The ANC discussed a proposal for a dog park at 625 T Street NW, a DC-owned parcel managed by the Deputy Mayor's Office for Planning and Economic Development (DMPED). Commissioner Jones noted that previous considerations for the site, such as an EV charging station, were no longer active. The Economic Development Committee unanimously supported the dog park proposal after its organizers demonstrated over 200 signatures of community support. Commissioner Chauvin emphasized the site's alignment with goals from the Arts Overlay Zoning Amendments to increase pedestrian activity and safety. The proposal was framed as an interim use to enhance community engagement and public safety while leaving room for future redevelopment. **MOTION:** Commissioner Chauvin moved to take the advice of the Economic Development Committee and approve the use case for 625 T Street at this time to utilize as a dog park and draft a three paragraph letter supporting this use so that is received in a timely fashion by the DPR Review Committee. Motion was seconded. **DISCUSSION:** Commissioner Fields suggested considering the use of the 625 T Street NW parcel for urban agriculture expansion alongside the proposed dog park, citing community interest. Commissioner Jones clarified that the Economic Development Committee recommended a straightforward motion to support the dog park, without additional context, to ensure continuity and focus. Commissioner Chauvin **WITHDREW** his motion. **MOTION:** Commissioner Jones motioned that ANC1B support the North Shaw Dog Park Proposal and that ANC1B authorizes the Commissioner from Single Member District 1B02 represent the ANC on this matter. The motion was seconded. **DISCUSSION:** Chairperson Harris supported the idea but questioned its potential to generate consistent pedestrian traffic. Commissioner Handerhan highlighted historical community support for green space and farmer's market at the site. Questions



about other potential uses, such as "the throne," were addressed without confirmation of overlap. The motion **PASSED (8 in favor, 0 opposed, 1 abstentions)**.

**SUMMARY:** Commissioner Jones summarized the Economic Development Committee's upcoming priorities and activities for the benefit of incoming members and the next chair. Key highlights included: (1) Monitoring the DC Comprehensive Plan rewrite for 2025, a critical land-use document. (2) Tracking progress on five significant developments, including the Housing Finance Agency headquarters, Rita Bright Center, Reeves Center, and Grimke School projects. (3) Continuing discussions about creating a neighborhood management entity, such as a business improvement district, for the U Street area. Commissioner Jones previewed a discussion on Councilmember Nadeau's proposed bill to establish a neighborhood management authority, which will be addressed in the December Economic Development Committee meeting. The current meeting date (December 19) is subject to change to accommodate a guest speaker. Further updates will be posted on the ANC 1B website.

## VI. ADMINISTRATIVE

**A. Amendments to the Standard Operating Procedures** (Cmsrs. Trindade Deramo and Jones) — *see:* [SOPs with proposed amendments inline](#)

### **B. Date and time of regular meeting in January**

**MOTION:** Commissioner Trindade Deramo moved that we hold the January meeting of the commission on Thursday the 9<sup>th</sup> at 7pm with a possible guest speaker at 6:30pm. The motion was seconded. The motion **PASSED (7 in favor, 0 in opposition, 2 abstentions)**.

**MOTION:** Commissioner Trindade Deramo moved that the Commission elect Chair Harris as the pro tem chair for the January meeting as just specified in the previous motion. The motion was seconded. The motion **PASSED (7 in favor, 1 opposed, 1 abstention)**.

**SUMMARY:** The ANC discussed updates to its Standard Operating Procedures (SOPs), such as:

- **Speaking Time Limits:** A two-minute limit per comment was proposed to improve meeting efficiency.
- **Public Notices:** Social media and website postings were clarified as acceptable methods for meeting notifications.
- **Payment Methods:** Debit card and ACH payments were authorized for ANC business.
- **Committee Operations:** Flexibility was proposed to allow chairs to appoint vice chairs unless committees opt to vote, a requirement to advertise committee positions was



supported, membership criteria were clarified to include residents, business owners, and vested stakeholders.

- **Meeting Efficiency:** Proposals included introducing a "committee of the whole" for pre-meeting discussions and handling detailed matters at the committee level.
- **Membership Transparency:** Chairs will be required to publish committee member rosters on the ANC website.
- **Settlement Agreements:** Default lead negotiator is the SMD Commissioner, with the option for the Commission to designate another representative if needed.
- **Committee Responsibilities:** Private PUDs assigned to ZPD; public land-related PUDs assigned to Economic Development, Transportation Committee scope expanded to include parks and public spaces, Alcoholic Beverage Regulation Committee's scope was expanded to include cannabis regulation. Lead negotiator roles for settlement
- **Terminology:** Standardized "representing the affected single-member district" language throughout SOPs.
- **Clerical Edits:** Minor adjustments and refinements deferred for later review.

**MOTION:** Commissioner Chauvin moved to adopt the SOPs as discussed and amended this evening with Secretary Trindade Deramo the authority to make any clerical changes that we have discussed. The motion was seconded. **DISCUSSION:** Commissioner Kensek and Commissioner Sycamore suggests the SOPs are discussed in a special meeting. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

## VII. EXECUTIVE, COUNCILMEMBER, COMMISSIONER & COMMUNITY ANNOUNCEMENTS

### A. Office of the Councilmember, Ward 1: Niccole Rivero

**SUMMARY:** Councilmember Nadeau's Office highlighted upcoming legislation on traffic safety, food delivery regulations, and soundproofing standards, alongside OUC oversight to address 911 and 311 system issues. A court ordered Empower ride-hailing app to halt operations until compliant. The U Street Performance Parking Zone starts December 17, with a community engagement event on December 12 at Utopia Eatery. Commissioner Sycamore highlighted issues with residents in performance parking areas being ineligible for RPPs due to commercial zone restrictions. Niccole Rivero agreed to discuss solutions offline.

### B. Office of the Mayor: Anthony J. Robertson, MOCRS

**SUMMARY:** Anthony J. Robertson from the Mayor's Office thanked ANC 1B for their passionate service and announced the Mayor's annual holiday reception on December 12th at the Wilson Building, with an RSVP required. He plans to email ANC members to gather their top three issues in their SMDs for monthly review and updates starting next month.

### C. Commissioner announcements

**SUMMARY:** Commissioner Sycamore expressed gratitude for departing commissioners and welcomed the incoming group. Commissioner Handerhan reflected on his two terms, highlighting the importance of ANCs in addressing critical local issues and defending Home Rule. Commissioners expressed optimism for the future and pledged continued community involvement.

**D. Community announcements**

**VIII. NEW BUSINESS**

**A. Resolution Calling for Full and Timely Implementation of Initiative 83 (Cmsrs. Trindade Deramo, Handerhan, Jones, and Lakatos)**

**SUMMARY:** Commissioner Trindade Deramo introduced a resolution urging the DC Council to fully and promptly fund the implementation of Initiative 83, which passed with 73% voter approval. The resolution emphasizes the importance of respecting the will of DC voters and safeguarding the District's democratic rights, particularly given the ongoing challenges to Home Rule. The implementation primarily requires funding for the DC Board of Elections to notify residents about changes to election laws. The resolution underscores the need for elected officials to uphold voter directives to maintain trust and democratic integrity. **MOTION:** Commissioner Trindade Deramo moved that ANC1B adopts the resolution calling for a full and timely implantation of Initiative 83. The motion was seconded. **DISCUSSION:** Commissioner Chauvin expressed strong support and inquired about Councilmembers' stances, with limited updates available. Commissioner Sycamore voiced agreement on the importance of respecting voter mandates, emphasizing the broader implications for Home Rule, despite personal disagreements with the initiative's specifics. Nicole Rivero from Councilmember Nadeau's office noted that the Councilmember had not yet provided a position. Commissioners underscored the resolution's significance in affirming voter rights and democratic processes. The motion **PASSED (8 in favor, 0 in opposition, 1 abstention).**

**B. Resolution Concerning Commemoration of the Service of James A. Turner to Advisory Neighborhood Commissions 1A and 1B and the District of Columbia (Cmsr. Harris)**

**SUMMARY:** Chairperson Harris introduced a resolution to commemorate former ANC Commissioner and Chairperson James Turner for his significant contributions to ANC 1B and ANC 1A. The proposal, initiated by ANC 1A Commissioner Thomas Davis, sought to honor Turner's long-standing service and leadership. Harris expressed strong personal support, inviting the ANC 1B to co-sponsor the resolution. **MOTION:** Commissioner Chauvin moved to approve the join resolution. Motion was seconded. **DISCUSSION:** The resolution designates him as "Chairman Emeritus" in recognition of his 14 years of leadership. The resolution was met with widespread support, acknowledging Turner's contributions and legacy. The motion **PASSED (7 in favor, 0 opposed, 1 abstention).**

**SUMMARY:** Commissioner Chauvin reiterated the urgency of addressing noise disturbances caused by clubs, particularly Thirst, in the U Street area, citing persistent complaints from residents. He

emphasized the need for timely action and continued reforms. Chairperson Harris clarified that the issue is already being addressed, with a letter signed and steps underway led by Commissioner Kensek and Commissioner Trindade Deramo. Commissioner Kensek confirmed that the letter would be delivered shortly, and further engagement with the club is planned. Commissioner Sycamore noted the need for improved communication among commissioners in future terms to ensure alignment and timely updates on such matters.

**IX. ADJOURNMENT**

Meeting was adjourned at 11:09pm.

*The date of the next regular meeting of the Commission, in January, will be set during the December meeting (see above).*