

APPROVED MINUTES
for the
REGULAR MEETING OF THE COMMISSION
on
December 4, 2025, Virtual Meeting (via Zoom webinar)

Guest speaker at 6:30 p.m.

- Brianne Nadeau, Councilmember, Ward 1

SUMMARY: Councilmember Brianne Nadeau provided an update on recent Council and committee activity, noting ongoing hearings related to federal actions in the District, including testimony regarding immigration enforcement practices and vehicular safety measures that replace police vehicles with physical barriers for road closures. She reported that testimony and questioning of District officials raised concerns about MPD cooperation with federal immigration agencies and stated that these issues may require updates to the Sanctuary Values Act. She also referenced recent court rulings related to federal immigration arrests and the federal military presence in the District, as well as a shooting involving National Guard members. Councilmember Nadeau discussed congressional actions affecting District laws, including efforts to repeal local policing reforms and the introduction of federal legislation targeting the District's SHIELD Act.

The Councilmember also summarized local legislative activity, including emergency legislation addressing DDOT streatory regulations to clarify enforcement timelines, reduce fees, allow winterized and enclosed streateries, and support planning for pedestrianization of the 18th Street corridor in Adams Morgan. She reported on the status of ranked choice voting implementation, stating that a proposed emergency measure requiring a needs assessment was withdrawn and that the Board of Elections has indicated readiness to implement ranked choice voting with extensive voter education efforts. Additional updates included challenges with the recent reopening of the Emergency Rental Assistance Program, ongoing constituent support for those unable to access the system, plans for a trash services roundtable to address collection and infrastructure issues, and brief status updates on the Reeves Center redevelopment and remediation work at the 625 T Street Park site.

Chairperson Trindade Deramo asked Councilmember Nadeau about the streatory timeline and whether businesses would rebuild after removals. She said some streateries may return in the spring, while others will not due to closures or pilot removals, and described DDOT actions in Adams Morgan to preserve curb space for future uses. Chair Trindade Deramo asked about MPD coordination with federal immigration agencies given the lack of an MOU or clear written guidance. Councilmember Nadeau said coordination occurs through a task force that still includes DHS components, and that oversight hearings did not produce clear answers on how decisions are made. She indicated changes to District law may be needed to clarify limits and requirements.

Commissioners raised neighborhood service issues and policy questions. Commissioner Holden highlighted repeated missed recycling and trash pickup in 1B07; Councilmember Nadeau described DPW operational changes, including using smaller trucks for alleys and adding supervisors and a

Ward 1 pilot to improve route completion. Commissioner Kensek asked about affordability for smaller businesses under streatory rules. Councilmember Nadeau said emergency legislation set streatory fees to match sidewalk café rates. Commissioner Fay shared updates on 625 T Street Park and noted ongoing park lighting issues. Councilmember Nadeau said she would continue engagement and flagged a possible underground cause.

Nadeau addressed chat comments about WMATA's Better Bus survey and bus stop changes, noting prior engagement and plans to continue sharing feedback, and advised residents to use 311 to request DDOT traffic studies and share the request with her office and their commissioner. Resident Gloria Hightower raised concerns about communication around the bus survey and bus stop removal. Councilmember Nadeau noted the issue had been discussed previously. A question was raised about follow-up after a building collapse. Councilmember Nadeau said she would follow up, and ZPD Chair Christian Brandt reported DOB process changes and that OSHA-related matters were part of the ongoing context.

Call meeting to order at 7:12 p.m.

I. ROLL CALL

Commissioner	Present	Absent
1B01 Fay	X	
1B02 Barrilleaux	X	
1B03 Sycamore	X	
1B04 Lemon-Strauss	X	
1B05 Kensek	X	
1B06 Trindade Deramo	X	
1B07 Holden	X	
1B08 Harris	X	
1B09 Hanrahan	X	

II. CONSENT AGENDA

- A. Commission December 4, 2025 Meeting Agenda**
- B. Commission November 6, 2025 Meeting Minutes**

MOTION: Commissioner Holden moved to approve the consent agenda and meeting minutes. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

SUMMARY: Chairperson Trindade Deramo stated that settlement agreements for Buffalo Billiards and Spark Social House were circulated after the 8:00 AM deadline on the day of the meeting. He noted that the agreements were non-controversial and that timely action was needed to meet ABCA deadlines. He requested a motion to suspend the 8:00 AM circulation rule to consider both settlement agreements at the meeting. **MOTION:** Commissioner Hanrahan moved to suspend the 8am circulation rule and amend the agenda. The motion was seconded. **DISCUSSION:** Commissioner Matt Fay asked whether the settlement agreements had been previously reviewed and discussed by the committee and were not newly introduced. Commissioner Hanrahan confirmed that the agreements had been under discussion for several committee meetings and were not new items. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

SUMMARY: Commissioner Hanrahan introduced the settlement agreement for Spark Social Club. It modifies approved hours for live entertainment in the Summer Garden, reducing them from later hours to an earlier end time of 1:30 a.m., including weekdays. The agreement also includes specific noise provisions, setting decibel limits of 60 during the day and 55 at night, and requirements related to speaker placement. The settlement further limits alcohol service in the Summer Garden to ending at midnight on weekdays and 2:00 a.m. on weekends, which is earlier than indoor alcohol service hours. Commissioner Hanrahan stated that the applicant agreed to these conditions and that the terms align with broader ANC 1B expectations for outdoor spaces and noise management. **MOTION:** Commissioner Hanrahan moved adopt the settlement agreement Spark Social Club. The motion was seconded. **DISCUSSION:** The motion **PASSED (8 in favor, 0 opposed, 1 abstentions).**

SUMMARY: Commissioner Hanrahan summarized the settlement agreement for Buffalo Billiards, noting that it had been discussed over multiple committee meetings with several revisions. The agreement includes limits on alcohol service in the sidewalk café, ending no later than midnight on weekdays and 1:00 a.m. on weekends, along with standard ANC conditions. Additional provisions address delivery logistics, encouraging use of rear access or designated loading zones to minimize conflicts with the adjacent bike lane. The settlement also addresses occupancy and accessibility concerns. Buffalo Billiards agreed that final occupancy limits would be governed by the certificate of occupancy issued by the Fire Marshal, with per-floor limits to be shared and incorporated into the agreement once issued. The applicant committed to maintaining existing ADA features, including accessibility ramps and accessible interior layouts. Provisions were also included to manage sidewalk café queuing by adjusting or removing tables and chairs as needed. Commissioner Hanrahan stated that the applicant was responsive to committee concerns and that the settlement agreement reflected those discussions. **MOTION:** Commissioner Hanrahan moved adopt the settlement agreement Buffalo Billiards. The motion was seconded. **DISCUSSION:** Commissioner Fay asked whether any issues related to the arts overlay remained unresolved in connection with the Buffalo Billiards settlement agreement. Commissioner Hanrahan confirmed that the arts overlay issues had been addressed and that no outstanding concerns remained. The motion **PASSED (8 in favor, 0 opposed, 0 abstentions).**

III. COMMITTEE REPORTS *(3 minutes per committee)*

A. Committee on Economic Development

- i. Reeves Center Redevelopment Update
- ii. Update on Comp Plan 2050 Phase 1 Findings

SUMMARY: Commissioner Fay reported on two primary Economic Development Committee topics: the Reeves Center redevelopment and the District’s Comprehensive Plan update. He stated that while planning work on the Reeves Center is ongoing, progress has been slow due to changing economic conditions affecting both the developer and DMPED. He reported that proposed development terms are expected to be released publicly in early 2026, at which point the ANC, community, and Council will have opportunities to review and provide input, including through a committee hearing. Commissioner Fay also provided an update on the Comprehensive Plan, noting that it has entered Phase 2, which will continue through March 2026, followed by drafting in Phase 3 from April 2026 through June 2027, and legislative approval from July 2027 through February 2028. He stated that the current phase focuses on feedback and exploration, with multiple opportunities for public input. He shared that housing development priorities identified through recent feedback include adding housing near transit, converting office buildings to housing, increasing family-sized units, adding small apartment buildings near commercial corridors, and increasing housing in lower-density areas. In response to a question from Commissioner Sycamore about whether prior Commission priorities were being discarded, Commissioner Fay stated that the Office of Planning is taking a more holistic approach and reevaluating how the plan is organized, rather than strictly adhering to prior geographic chapters. He encouraged commissioners to share priorities from previous planning efforts and stated that the committee will collect and review past Comprehensive Plan priorities to determine which should be reaffirmed or adjusted for inclusion in the updated plan.

B. Committee on Public Safety

- i. Introduction to Howard University Public Safety Chief David Taylor
- ii. Reauthorization of the extended juvenile curfew on U Street

SUMMARY: Commissioner Barrilleaux reported that the Public Safety Committee met and heard from Howard University Chief of Public Safety David Taylor, who expressed interest in ongoing collaboration with the ANC and surrounding community. He noted that Howard University public safety officers operate throughout the neighborhood, including areas beyond campus. Commissioner Barrilleaux suggested Chief Taylor could be a future guest speaker at an ANC meeting. He also reported that an arrest was made in connection with the fatal stabbing on 14th Street that occurred on September 13, 2025. Crime statistics showed a decrease in total reported crime from 131 incidents in the previous month to 77 in the most recent month, with no reported homicides. Assaults with a deadly weapon increased from one to four incidents, which the committee plans to continue monitoring. Commissioner Barrilleaux stated that the committee continues to follow issues related to MPD involvement in immigration enforcement. He noted ongoing uncertainty regarding the policies governing MPD coordination with federal law

enforcement agencies and observed that federal agencies now have broader immigration enforcement authority, contributing to public confusion about roles and responsibilities.

C. Committee on Transportation, Parks, and Public Space

- i. U Street Bus Priority Project Update
- ii. Introduction to DDOT Strategic Bikeways Plan

SUMMARY: Commissioner Holden provided an update on Transportation, Parks, and Public Space matters. He noted that three resolutions from the prior meeting were before the Commission and clarified that the final version of the multifamily disabled parking resolution had been circulated at the start of the meeting due to an earlier version being included in the packet. He stated that the substance of the resolution remained unchanged, with additional resolved clauses included in the final version. Commissioner Holden reported that DDOT is developing a citywide Strategic Bikeways Plan, also referred to as the Master Bike Plan. A Ward 1 outreach meeting was held on December 2, and additional virtual open houses will take place citywide from January through March, with more in-person meetings planned later. He noted that the committee may submit ANC-wide comments in the future. He also summarized a presentation on the U Street Bus Priority Project, which has resumed after a pause. The project is expected to reach final design in 2026, with construction anticipated in 2027. Planned improvements include dedicated left-turn lanes at Vermont Avenue and 16th Street, updated traffic signals, bus bump-outs, and a reconstruction of the 16th and U Street intersection to improve operations. Commissioner Holden stated he would share the presentation link with commissioners. Finally, Commissioner Holden announced the cancellation of the following week's Transportation Committee meeting due to scheduling conflicts and stated that the committee and community would be notified.

D. Committee on Zoning, Preservation, and Development

- i. 2008 17th Street Letter of Support
- ii. Update on DC Council COOLS Act

SUMMARY: Christian Brandt, ZPD Chair, reported that the committee's last meeting focused primarily on items scheduled for later in the Commission agenda, including the COOLS Act resolution and the historic preservation case at 2008 17th Street. He stated that additional details would be addressed when those items came before the Commission. He also noted that the committee reviewed and compiled comments on the gentle density resolution and shared them with the relevant commissioner. The committee briefly discussed next steps related to the Comprehensive Plan, with particular attention to coordinating land use-related input with the Office of Planning and the Economic Development Committee. Brandt stated that there are currently no development projects requiring ZPD review for the upcoming month. As a result, the committee may postpone its next meeting until January unless new items arise.

Chairperson Trindade Deramo noted that consideration of the Comprehensive Plan and gentle density resolution would be postponed until the next meeting. He thanked the ZPD Committee for

compiling comments and stated that those comments would be reviewed in advance of future consideration. ZPD Chair Christian Brandt added that some committee members were still submitting feedback, and the Chair asked that they be notified of the extended timeline. The Chair also noted that the Economic Development Committee had reviewed the matter previously and welcomed additional input before the next meeting.

E. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Update on Protested Placards
- ii. Noise Balance Amendment Act

SUMMARY: Commissioner Hanrahan reported that the ABCR Committee has been managing multiple active protests stemming from fall tavern license renewals, as well as negotiating settlement agreements for both new and existing establishments. He stated that the committee has completed a significant amount of work this year and may seek to quantify the number of settlement agreements finalized. He noted that the Mayor introduced the Noise Balance Amendment Act and that the committee is monitoring its progress. The committee anticipates discussing the legislation further and may draft a statement for ANC consideration in support of the bill once it advances through the Council process. Commissioner Hanrahan also highlighted ongoing issues related to trash and alley conditions near 9th Street and adjacent residential areas, which have been raised in connection with several protests. He stated that the committee is working through these concerns as part of settlement negotiations and anticipates continuing that work during a relatively lighter month ahead.

F. Committee on Community Engagement

- i. Update on Farmer’s Market recruitment efforts
- ii. Formalizing Block Party and Community Events Support

SUMMARY: Mike Huling, Community Engagement Chair, reported that the committee discussed options for reestablishing a farmers’ market at 14th and U Street. After Fresh Farm indicated it could not support the location, the committee learned that the RFK Farmers Market is seeking a new site and has begun outreach to explore a potential relocation to 14th and U. This effort is in its early stages, and updates will be shared as discussions continue. Huling stated that the committee is preparing to support the African American Civil War Museum’s grand reopening by developing proposed guidelines and ideas in coordination with ANC 1B commissioners, with plans to bring recommendations to the Commission in early 2026. The committee is also drafting a block party how-to guide and guidelines for the use of community grant funds, including suggested funding caps, frequency limits for organizations, and strategies to ensure community events occur across all SMDs. The goal is to finalize and publish the guide on the ANC website by early spring 2026. He also reported receipt of a grant application from Common Good City Farm to support its annual Holiday Fest. The event includes food, activities, and outreach to families in need. While the organization requested \$750, the committee is recommending \$500 to remain consistent with prior event grants. The application is scheduled for consideration under new business. Commissioner Sycamore added that the Mayor’s Office of Deaf and Hard of Hearing has expressed interest in

partnering with the ANC on community engagement and education related to deaf culture and sign language, and indicated she would follow up with the committee on potential collaboration.

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

A. Office of the Councilmember, Ward 1: Niccole Rivero (3 minutes)

SUMMARY: Niccole Rivero from Councilmember Nadeau’s office stated that there were no additional updates beyond those already presented, unless commissioners had further questions. Commissioner Barrilleaux asked why Councilmember Nadeau did not support extending the youth curfew. Rivero explained that the Councilmember determined the curfew was unnecessary given existing tools available to the Mayor and could cause harm. She cited concerns about implementation and trust in enforcement, noted that some recent incidents would not have been prevented by a curfew, and stated that addressing underlying causes of youth activity through alternative strategies was preferable. Based on these factors, the Councilmember did not support the extension. Chairperson Trindade Deramo asked about alternative approaches under consideration. Rivero responded that discussions have focused on non-legislative measures such as expanded youth engagement, programming, and safe spaces, as well as working with youth-serving organizations and families. She noted that testimony from young people emphasized the need for constructive options rather than increased police interactions.

B. Office of the Mayor: Anthony Robinson, MOCR (3 minutes)

SUMMARY: Anthony J. Robertson from the Mayor’s Office of Community Relations and Services provided updates and stated that, despite the Mayor’s announcement that she will not seek reelection, the administration continues to address outstanding issues and ensure continued representation. He identified priorities in Ward 1, including resolving outstanding matters related to the Reeves Center and the 9th Street and 9½ Street easement, and requested that commissioners share any long-term issues they would like addressed before 2027. He emphasized the importance of residents using 311 to document service issues and noted that the Mayor’s annual 5K event is upcoming. Commissioners raised several follow-up items. Commissioner Sycamore requested assistance with enforcement issues related to the pocket park near Whole Foods; Mr. Robertson acknowledged the request and stated he would follow up. Commissioner Fay asked for an update on the Ward 1 Violence Interrupter Program and the timeline for the ongoing evaluation; Mr. Robertson stated he would look into the matter and report back. Commissioner Barrilleaux asked for guidance on engaging DDOT regarding traffic control issues on U Street; Mr. Robertson advised coordinating with specific DDOT contacts and including his office to facilitate communication.

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

A. Commissioner announcements (1 minute per Commissioner)

B. Community announcements (1 minute per community member)

SUMMARY: Commissioner Alan Kensek stated that he had prepared factual materials related to Greater Greater Washington but would defer presenting them until January or February.

Karen Gaal, Chairwoman of the 3D MPD Community Advisory Council, announced that the districtwide 3DCAC monthly meeting will be held on December 18 via Zoom and noted that it will coincide with the group's annual holiday gift-giving drive. She stated that donations can be made online or dropped off at the police station with a 3DCAC designation. She also announced that recruitment is open for PSA Block Captain positions for the upcoming term and directed interested residents to submit an interest form through the 3DCAC website.

LaToya Davenport from the U.S. Attorney's Office stated that she had no major updates. She noted that individuals who are not receiving the court report may email her to be added to the distribution list. She also reported that efforts are ongoing to schedule Judge Pirro for additional meetings within Police Service Area 3D.

VI. ADMINISTRATIVE

- A. **Executive Officers' Reports** (*2 minutes per officer*)
- B. **December COW Meeting Cancelled:** Miguel Trindade Deramo
- C. **Notification of Publication of the Commission's 2025 Annual Report** ([link](#)): Miguel Trindade Deramo
- D. **January 2026 Meeting Date, ANC Executive Officer Elections:** Miguel Trindade Deramo
- E. **Notification of Contract Renewal for Administrative Consultant:** Miguel Trindade Deramo

SUMMARY: Chairperson Trindade Deramo announced that the December meeting of the Committee of the Whole has been canceled, and that the Commission will proceed directly to the January Commission meeting. He also reported that the Commission has met its statutory requirement to publish an annual report, noting that the report is available online and included in the agenda packet. He summarized the report's contents, including passage of more than 30 resolutions and 18 letters of support, distribution of approximately \$12,000 in community grants, resumption of regular in-person meetings, engagement with guest speakers, and high levels of committee participation and recruitment. The Chair then addressed scheduling for the January Commission meeting. He stated that, consistent with the usual meeting schedule and due to the New Year's Day holiday, the January meeting is proposed for Thursday, January 8, at 6:30 p.m. for the guest speaker and 7:00 p.m. for the Commission meeting. He noted that this meeting will be the first of the new term and will include elections for Commission officers, including chairperson, vice chairperson, treasurer, and secretary. **MOTION:** Commissioner Holden moved to have the first

meeting of 2026 on January 8th at 6:30pm. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

Chairperson Miguel Trindade Deramo provided formal notice that the Commission has renewed the contract of its administrative consultant, Karen Lee. He stated that the renewal ensures continuity of administrative support for the Commission going into the new term.

VII. NEW BUSINESS

A. ZPD: Letter of Support for a Project at 2008 17th Street

SUMMARY: Christian Brandt, ZPD Chair, summarized a proposed letter of support for the project at 2008 17th Street. He explained that the project involves a by-right rear addition to an existing row house located within the Greater U Street Historic District, requiring review by the Historic Preservation Review Board. He stated that the applicant is complying with applicable historic preservation requirements, including those related to the façade, and has conducted outreach to adjacent neighbors, with no concerns reported. Brandt noted that questions raised by committee members related to rear parking and trash storage. He stated that the applicant confirmed that rear parking would be retained and that adequate space for trash storage would be provided at the rear of the property. He characterized the proposal as a straightforward development case. **MOTION:** Commissioner Holden moved to approve the letter of support for project at 2008 17th Street NW. The motion was seconded. **DISCUSSION:** Christian Brandt explained that the proposal involves a by-right rear addition to an existing row house within the Greater U Street Historic District, requiring review by the Historic Preservation Review Board. He stated that the applicant is complying with historic preservation requirements, has conducted outreach to adjacent neighbors with no concerns raised, and will retain rear parking and provide rear trash storage. In response to a question, Brandt clarified that the project converts the property from a single-family dwelling to two residential units, which is permitted by right under current zoning. Commissioner Holden noted that the addition aligns with the depth of adjacent properties and described it as a modest rear addition that will add housing units to the neighborhood. The motion **PASSED (8 in favor, 0 opposed, 1 abstentions).**

B. CE: Funding Request from Common Good City Farm to Support Annual Holiday-Fest Event

SUMMARY: The Commission discussed a grant application from Common Good City Farm for its annual Holiday Fest. Community Engagement Chair Mike Huling summarized the application and noted that the organization has previously received ANC support. The Holiday Fest provides gifts, games, food, and activities for low-income families during the winter holiday season. Huling stated that he recused himself from voting at the committee level, but the Community Engagement Committee supported the application. Common Good City Farm requested \$750 in grant funding. The committee recommended awarding \$500 to remain consistent with funding levels provided to other community events. Eligible uses of the funds include event supplies, marketing, and light

refreshments served during the event, as permitted under ANC grant guidelines. The committee reviewed the application and reported unanimous support. **MOTION:** Commissioner Holden moved to support the Common Good City Farm grant application for \$500. The motion was seconded. **DISCUSSION:** Commissioner Lemon-Strauss suggested that, when grant awards are approved, grantees should receive a clear list of allowable and reimbursable expenses to streamline reimbursement and avoid confusion. He recommended providing this information at the time of notification, potentially in a short one-page document or summary. Chairperson Trindade Deramo noted that the Community Engagement Committee is already working on guidance materials related to block party applications and grant use. Community Engagement Chair Huling confirmed that the committee is developing a reference guide outlining permissible and non-permissible expenses, acknowledging that clearer guidance would benefit both commissioners and grantees. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

- C. **ABRA-134059:** Motion to Approve a Settlement Agreement, Spark Social House, 2009 14th Street NW, Class "C" Restaurant, 1B08

Summary: Settlement Agreement was discussed and voted on earlier in the agenda

- D. **ABRA-133752:** Motion to Approve a Settlement Agreement, Buffalo Billiards, 1835 14th Street NW, Class "C" Tavern, 1B08

Summary: Settlement Agreement was discussed and voted on earlier in the agenda

- E. **ABRA-092012:** Motion to Protest a License Renewal, Uproar, 639 Florida Avenue NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan reported that the ABCR Committee reviewed seven tavern license renewals during the month and recommended protests for two establishments. The first protest recommendation was for the bar Uproar, located near Club Flash along Florida Avenue. He stated that residents near LeDroit Park have ongoing concerns about rooftop noise affecting nearby homes and that it is difficult to distinguish whether the noise originates from Uproar or Flash. He noted that Uproar currently has a settlement agreement in place, but a protest was recommended to align with actions taken regarding Flash and to facilitate a coordinated discussion. The intent of the protest is to pursue potential solutions, such as adjusted rooftop hours or noise mitigation measures, to address recurring noise impacts. **MOTION:** Commissioner Hanrahan moved protest Uproar on the ground of peace, order, quiet and all applicable grounds, especially noise concerns. The motion was seconded. **DISCUSSION:** Commissioner Sycamore expressed concern about the recommendation to protest Uproar's tavern license, noting that he and Commissioner Fay have worked with the establishment since the summer and that Uproar has implemented multiple noise mitigation measures, including sound barriers. He stated that he was unsure what additional remediation could reasonably be required and initially did not support issuing a protest. Commissioner Fay responded that both Uproar and neighboring club Flash continue to generate noise complaints, and that each establishment tends to attribute the problem to the other. He explained that both have rooftop or open-air spaces, similar hours, and existing settlement

agreements, and that the purpose of protesting Uproar’s license would be to allow parallel discussions aimed at refining settlement terms. He noted that Flash is already under protest and that upcoming discussions there may result in modest changes that could also be explored with Uproar. Commissioner Fay outlined potential areas for further discussion, including clearer decibel limits, additional sound attenuation measures, and possibly hours of operation, with an emphasis on addressing volume before considering hours. He confirmed that a protest is already underway for Flash and that mediation has begun. Commissioner Sycamore asked whether joint discussions with both establishments had been considered. Commissioner Fay said the idea was conceptually appealing but would require confirmation of the appropriate process before proceeding. The motion **PASSED (5 in favor, 2 opposed, 2 abstentions)**.

SUMMARY: The Chair paused discussion to confirm scheduling for Committee of the Whole meetings. Commissioners agreed to continue holding them on Mondays, nine days before Commission meetings, and to move the start time to 6:00 p.m. No objections were raised. Using a tentative February 5 Commission meeting date, the next Committee of the Whole meeting would be January 26.

F. ABRA-088787: Motion to Protest a License Renewal, MK Lounge & Restaurant, 1930 9th Street NW, Class “C” Tavern, 1B02

SUMMARY: The ABCR Committee recommended protesting the renewal of MK Lounge and Restaurant’s license at 1939 9th Street NW. The rationale was consistency with other establishments abutting the same alley near 9½ Street, where trash and cleanliness issues persist. Although MK Lounge is considered a lesser contributor than some nearby venues, it currently has no settlement agreement. The goal of the protest is to establish a settlement agreement with consistent terms focused on trash management and impacts on nearby residences, under peace, order, and quiet grounds. **MOTION:** Commissioner Hanrahan moved to protest MK Lounge & Restaurant on the grounds of peace, order, quiet and all applicable grounds. The motion was seconded. **DISCUSSION:** Commissioners discussed the closure of the alley between 9th Street and 9½ Street, which contributes to trash, rodent, and access issues affecting nearby residences and businesses. The alley closure appears to stem from historical property subdivisions and a privately owned through-lot where access was allowed informally but never legally required. After disputes with neighboring tenants, the property owner fenced off the area, which is legally within their rights. City agencies (DOB and Fire Marshal) have reviewed the situation and acknowledge it is problematic, but reopening the alley would likely require legal action rather than administrative enforcement. While businesses are not responsible for the original closure, they are still expected to manage trash and cleanliness in areas they access or control. The discussion clarified that these broader property and access issues are separate from, but relevant context for, the motion to protest MK Lounge’s license renewal, which is focused on ongoing trash and quality-of-life impacts in the affected area. The motion **PASSED (6 in favor, 1 opposed, 2 abstentions)**.

SUMMARY: Asefu Alemayehu stated that the property owner had promised to provide rear access for trash removal before construction began but later closed off the space, resulting in trash being

placed along the front of 9th Street. Asefu described ongoing sanitation issues, including odors, and raised concerns that the blocked access also creates fire and life-safety risks by limiting emergency egress. Anthony J. Robertson (MOCRS) explained that the construction was permitted at the time and that the closure is effectively grandfathered, meaning reopening the alley would likely require legal action. He noted that MOCRS, DOB, and the Fire Marshal have reviewed the situation and that he can share related reports with commissioners. Patrick Nelson provided background on the property history, explaining that the lots were originally one parcel and later subdivided. He stated that the area in question is technically private property owned by one individual, who had verbally allowed access in the past but later fenced it off after disputes. He noted that DOB does not have authority to force reopening and that the situation stems from private property rights rather than permitting errors. Rayshawn Jacobs, speaking on behalf of affected businesses, stated that he personally spoke with the property owner, who refused cooperation. Rayshawn said there is a recording documenting the owner's prior agreement to allow access and asserted that part of the blocked area may be public property. He indicated that property line documentation may exist and should be reviewed. Chairperson Trindade Deramo acknowledged the testimony, emphasized the seriousness of fire-safety concerns, and asked Commissioner Barrilleaux to take note and follow up. Commissioner Barrilleaux confirmed that fire safety is a real concern and agreed to continue investigating, including reviewing documents related to easements, deeds, and agency findings.

G. ZPD: Resolution in Support of the DC COOLS Act

SUMMARY: Christian Brandt, ZPD Chair, explained that the resolution concerns the DC COOLS Act, which modifies the seasonal changeover rules for building-wide heating and cooling systems. The Act applies primarily to older buildings with centralized systems, not newer buildings where individual units control heating and cooling. Brandt stated that the COOLS Act does not impose new requirements on landlords. Instead, it expands the allowable time window in the spring and fall during which landlords may switch between heating and cooling. The purpose is to provide flexibility when temperatures change earlier or later than expected. Under current law, landlords are limited to a narrow transition period, which has led to situations where buildings could not legally turn on heat during early cold weather or cooling during early warm weather. The COOLS Act extends the start and end of these transition periods so landlords can respond more effectively to actual weather conditions. **MOTION:** Commissioner Holden moved to adopt the resolution. The motion was seconded. **DISCUSSION:** Commissioner Sycamore asked for clarification on whether the COOLS Act simply adjusts the timeline in existing law. Brandt confirmed that it does, explaining that the legislation only expands the seasonal transition window for switching between heating and cooling. Brandt added that, according to Councilmember Henderson's office, the COOLS Act does not impose new costs on landlords and does not require system upgrades. It only provides additional flexibility in timing. Chairperson Trindade Deramo clarified that the legislation was introduced by Councilmember Henderson. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

H. TPPS: Resolution Regarding the Guidelines for the Permanent Streatery Program

SUMMARY: Chairperson Trindade Deramo introduced a resolution regarding guidelines for the permanent streatery program. Commissioner Holden explained that the resolution originated from the Transportation, Parks, and Public Space Committee and responds to recent discussions about DDOT's proposed streatery regulations. Commissioner Holden noted that the ANC had previously passed a resolution addressing nuisance or abandoned streateries, and this resolution addresses the other side of the issue: concern that the new regulations are overly restrictive and could significantly reduce or effectively eliminate the streatery program. The resolution affirms the ANC's support for streateries as a neighborhood benefit while still acknowledging the need to address problem installations. The resolution calls for easing placement and design requirements, allowing winterization and use during inclement weather, and aligning streatery fees with sidewalk café fees rather than higher proposed rates. Commissioner Holden added that many of these changes align with emergency legislation introduced by Councilmember Charles Allen, and the resolution serves to demonstrate ANC support for that legislation. **MOTION:** Commissioner Holden moved to adopt the resolution as introduced. The motion was seconded. **DISCUSSION:** Chairperson Trindade Deramo thanked the Transportation, Parks, and Public Space Committee for taking up the streatery resolution and asked Commissioner Holden to clarify whether any changes had been made. Holden explained that TPPS made minor language tweaks, including replacing a specific dollar amount fee with language tying streatery fees to the sidewalk café fee, and softening language calling for the elimination of setbacks to instead recommend reducing required setbacks from publicly owned infrastructure. Commissioner Sycamore and Commissioner Fay noted that an earlier draft with the dollar amount appeared to be on screen, prompting clarification that the wrong version had been displayed. Commissioner Holden proposed the revisions as friendly amendments. The changes were accepted without objection, with Chair Trindade Deramo noting that the revised language made sense and asking Commissioner Holden to submit the final version to the Secretary after the meeting. Chair Trindade Deramo added broader context, stating that many ANCs and commissioners had testified in support of streateries and criticized the current regulatory changes as insufficiently vetted with stakeholders. He expressed hope that the resolution would help repair the situation and align with emergency legislation introduced by Councilmember Charles Allen. The motion **PASSED (7 in favor, 0 opposed, 2 abstentions).**

**I. TPPS: Resolution Requesting DDOT Engagement on S Street Redesign Project
Traffic Issues**

SUMMARY: Commissioner Holden explained that the resolution was developed by the Transportation, Parks, and Public Space Committee and addresses outstanding concerns following DDOT's redesign of the complex intersection near Florida Avenue, Rhode Island Avenue, New Jersey Avenue, and S Street, including the closure of S Street. Commissioner Holden stated that while the redesign has produced pedestrian and traffic-safety benefits, residents have identified unresolved issues. He noted that DDOT had committed to post-implementation monitoring and follow-up but, to the committee's knowledge, had not yet returned to assess conditions. The resolution therefore requests that DDOT conduct a traffic and signal-timing study of the affected intersections, share the

results publicly, and present the findings at either a full ANC meeting or a Transportation, Parks, and Public Space Committee meeting. He added that the committee amended the draft to ensure engagement occurs in a broader public forum rather than solely through the LeDroit Park Civic Association. Commissioner Fay emphasized that a key safety concern involves signal timing that causes traffic on New Jersey Avenue to back up across Rhode Island Avenue, leading to congestion and unsafe driving behavior, including vehicles swerving into oncoming traffic. He clarified that while LeDroit Park residents have raised concerns, the impacts extend beyond that neighborhood. Commissioner Fay also expressed frustration with DDOT's limited responsiveness despite direct outreach, including to DDOT Director Sharon Kershbaum, and explained that the resolution is intended to prompt follow-up and accountability. **MOTION:** Commissioner Holden moved to support the resolution. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 0 opposed, 2 abstentions).**

J. TPPS: Resolution to Ensure Equitable Access to Reserved Disability Parking for Multi-Family Housing Residents

SUMMARY: Commissioner Holden presented a resolution developed by the Transportation, Parks, and Public Space Committee addressing discrimination in the District's reserved disability parking program. Commissioner Holden noted that the issue had been raised previously by ANC 1B and that a similar resolution had passed several years earlier without resulting action, prompting the committee to revisit the matter. He credited Committee Member Karen Gall as the primary driver of the work, which was refined over multiple committee meetings. Commissioner Holden explained that under current District regulations, residents with documented disabilities may apply for a reserved disability parking space on public streets only if they live in single-family housing. Residents with equivalent disabilities who live in multifamily buildings are categorically excluded from applying, even when they lack accessible off-street parking. He emphasized that this distinction is based solely on housing type rather than medical need or accessibility requirements. The resolution requests that DDOT and the District amend Chapter 18-27 of the municipal regulations to remove the single-family dwelling requirement and allow all qualified residents with documented disabilities to apply for reserved parking spaces regardless of housing type. Commissioner Holden clarified that existing safeguards would remain in place, including verification of disability, confirmation that no accessible off-street parking is available, assessment of mobility limitations, and proof of District residency and vehicle registration. In addition, the resolution calls for reimbursement of fees paid by residents who are currently denied access to the program despite meeting all other eligibility criteria. It also requests that the District establish timelines for reviewing and implementing changes and provide regular updates to a designated advisory group or committee to ensure transparency and accountability. Commissioner Holden stated that the intent of the resolution is to align the program with principles of equity and accessibility by ensuring that housing type does not determine access to disability accommodations. **MOTION:** Commissioner Holden moved to the resolution as presented. The motion was seconded. **DISCUSSION:** Commissioner Sycamore said he supported the disability parking equity concept but raised implementation concerns for large senior and multifamily buildings in his SMD, including Garfield Terrace. He worried that if many residents qualified,

reserved spaces could take up most of a block, creating conflicts, uneven approvals, and ongoing management problems, especially given DDOT's inconsistent signage turnover. Commissioner Sycamore suggested the resolution needed more detail before adoption. Commissioner Holden responded that the resolution's main purpose was to remove the categorical ban on multifamily residents applying, not to guarantee approval. He said DDOT would still evaluate applications against roadway constraints and other conditions, including whether accessible off-street parking exists. He argued that implementation details should be handled by DDOT as the technical agency, with ongoing management such as annual recertification and turnover audits, citing a comparable program in Arlington County. Commissioner Holden also noted the committee had worked on the issue for three months and invited commissioners to participate in future TPPS discussions. Chairperson Trindade Deramo emphasized that the resolution asks DDOT to address the inequity rather than prescribing detailed rules. Chairperson Trindade Deramo also shared a constituent example illustrating how limited accessible parking options are, noting that designated blue spaces are scarce. Commissioner Hanrahan asked about creating general-purpose accessible spaces instead of reserved spaces for multifamily residents. Commissioner Holden said that broader ADA space concepts had been discussed in earlier drafts but were being separated into a different resolution planned for January. Commissioner Fay supported the principle that housing type should not limit access to disability accommodations, while noting a concern that larger property owners should not be relieved of responsibility to provide on-site accessible spaces where parking exists. Commissioner Holden replied that the resolution already addresses this by making lack of accessible off-street parking a key eligibility condition. Courtney Stockland urged the Commission to consider how reduced off-street and on-street parking from development decisions can compound impacts on vulnerable residents, including people with disabilities, and advised caution about supporting projects that reduce parking supply. Karen Gaal supported the resolution as a disability advocate and said accessible parking is scarce. She stated that DMV has information related to disability permits and records of people who applied for reserved spaces and were denied, suggesting that data could be obtained, including through FOIA. Commissioner Sycamore replied that existing denial lists would not capture multifamily residents who could not apply in the first place. Karen Gaal responded that permit and rejection data can still provide useful baseline numbers and reinforced that the resolution would help demonstrate commitment to residents with disabilities. The motion **PASSED (6 in favor, 1 opposed, 2 abstentions)**.

K. SMD 1B02: Resolution in Support of "Gentle Density" in the Comprehensive Plan

SUMMARY: Agenda item was not discussed at this meeting

VIII. ADJOURNMENT

Meeting was adjourned at 9:31pm.

The next regular meeting of the Commission will be on Thursday, January 8, 2025.

Prepared by: Karen Lee, ANC 1B Admin Consultant

Approved on: January 8, 2025


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Attested by: Matthew Fay, ANC1B Secretary