

**APPROVED MINUTES
for the
REGULAR MEETING OF THE COMMISSION
on
February 5, 2026, Virtual Meeting (via Zoom webinar)**

Guest speaker at 6:30 p.m.

- Fred Moosally, Director, DC Alcoholic Beverage and Cannabis Administration

SUMMARY: Chairperson Trindade Deramo opened the meeting and introduced Fred Moosally, Director of the Alcoholic Beverage and Cannabis Administration (ABCA), for a discussion intended to inform ANC 1B/ABCR testimony ahead of the Council’s performance oversight hearing. Director Moosally provided Ward 1/ANC 1B updates, including enforcement against illegal cannabis businesses (102 unlicensed closures citywide; 33 in Ward 1) and notice of upcoming public comment/protest periods. He stated a 45-day period would begin February 6 and run through March 23 for two streetery continuation applications in ANC 1B (The Royal, 501 Florida Ave; and Maiden, 1346 Florida Ave NW). He also referenced an upcoming protest period for Icon DC/11DC at 2001 11th St NW, beginning February 13 through March 30, and noted a comment period for Chi Cha Lounge running through March 23. He flagged key renewal dates: Class B beer/wine licenses on September 26, 2026, and medical cannabis retailer renewals in December 2026. He also noted final rules for the North Shaw Moratorium Zone were expected to publish in the register within one to two weeks.

Chairperson Trindade Deramo asked how the “comment period” functions; Moosally said it effectively operates as a protest period, but the statute uses “comment” to allow for supportive or non-protest submissions, including ANC letters, which receive great weight. Commissioner Hanrahan asked what testimony is most impactful at oversight. Moosally pointed to pending noise-related legislation and increasing noise complaints and explained the bill would allow enforcement without requiring investigators to enter residents’ homes, improving responsiveness and reducing staffing demands. He also raised the issue of aligning/clarifying the grounds on which ANCs can protest medical cannabis retailers, noting that “peace, order, and quiet” is not a cannabis protest criterion. Commissioners asked about enforcement coordination and the former noise task force. Moosally said the prior interagency noise task force diminished after DCRA was split and that DOB has not consistently resumed that function. He explained ABCA’s approach does not rely on decibel meters because, in dense nightlife corridors, meters may not identify the responsible establishment. ABCA’s “audible/identifiable source” approach is easier to attribute and enforce. He cited prior settlement agreement language (noise not audible outside premises) as an enforcement model informing current standards.

On board engagement, Moosally said the commission could invite one or two ABCA board members (including the chair) to committee meetings to avoid creating a quorum. On technology, Moosally said the Salesforce-based system upgrade is planned for FY26, with testing and a go-live before fiscal year end and is intended to expand ANC access to licensing/enforcement information and reduce FOIA needs. He said a priority feature is providing applicant contact information for

renewals. Commissioner Barrilleaux asked about broader trends. Moosally said cannabis enforcement closures reduced the number of unlicensed operators and stabilized the medical cannabis market; he cited monthly retail sales increasing from about \$2.627M to over \$5.7M for the past four months, increasing tax revenue. On alcohol, he said fewer applications are coming in generally, but ANC 1B continues to see activity. He identified noise complaints as the primary recurring issue, increasing year over year and concentrated in ANC 1B. Chairperson Trindade Deramo asked about staffing, fines, and proactive engagement. Moosally stated ABCA planned to post three investigator positions and emphasized the need for investigators due to overnight coverage through 4 a.m. seven nights per week. He said the noise bill proposes higher and escalating fines and additional board authority for repeat offenders, because current \$250 citations can be treated as a cost of doing business. He described an education-first approach during visits, requesting volume reduction and closing doors/windows, while noting some establishments revert after investigators leave.

Community member, Frank Chauvin, asked about ABCA protocols for responding to ANC resolutions outside formal licensing notice contexts and referenced a resolution opposing 6 a.m. operating hours. Moosally said he had not seen that resolution and requested it be resent; he agreed ABCA should respond when ANCs submit recommendations and invited follow-up if responses are missing. Chauvin also raised concerns that inspection reports in moratorium-zone cases do not consistently educate the board on the moratorium's relevance. Moosally agreed and said he would address the issue with enforcement leadership and ensure moratorium status is noted and explained in such reports.

Call meeting to order at 7:07 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	

SUMMARY: Chairperson Trindade Deramo confirmed a quorum, noted a large agenda, and proposed modifying the commission’s speaking rules to expedite the meeting: two minutes for a first comment and one minute for a follow-up, applying to commissioners and community members. Commissioner Fay asked whether the change would apply equally to commissioners and the public and Tridade Deramo confirmed it would. Commissioner Kensek objected to the change, indicating a preference to keep the standard “2x2” rule, two minutes per comment, two comments per person per topic. Commissioner Holden supported keeping 2x2 and noted it is sometimes applied less strictly when agendas are lighter. Chairperson Trindade Deramo agreed to keep a strict 2x2 and stated microphones would be cut off at two minutes to enforce it. Commissioner Fay noted he would run the timer and encouraged speakers to follow it.

II. CONSENT AGENDA

A. Commission February 5, 2026 Meeting Agenda

B. Commission January 8, 2026 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)**.

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

A. Committee on Transportation, Parks, and Public Space

- i. Update on January Committee Actions
- ii. Preview of TPPS Resolutions and Letters

SUMMARY: Commissioner Matthew Holden announced upcoming Transportation, Parks, and Public Space items. He noted DDOT will host two public forums (virtual and in-person at Shaw Library on February 17–18) about the 11th Street bike lane project, for which updated design plans (approximately 90% complete for some segments and 65% for others) were recently released on the project website. He encouraged community members to review materials and attend, adding the committee expects to discuss updates at its March TPPS meeting. He also reported a new Notice of Intent regarding conversion of a temporary roundabout near 10th Street/Florida Avenue (near Howard Theatre/9:30 Club area) into a permanent installation, to be discussed at the committee’s meeting the following week. Commissioner Sycamore asked how to submit community feedback about the roundabout in his SMD. Holden requested written comments so they can be easily shared with the committee and noted residents may also attend the meeting to speak.

B. Committee on Zoning, Preservation, and Development

- i. Committee Review of Comp Plan 2050 Tools

ii. Preview of January, 2026 Agenda Items

SUMMARY: ZPD Chair, Christian Brandt, reported that the committee's most recent meeting had a light agenda. Members reviewed the DC2050 interactive planning tool (now closed) and held a brief orientation session due to several new committee members. Some additional agenda items were deferred or primarily assigned to other committees, including one led by the Community Engagement Committee. He stated that for the next meeting, the committee is monitoring several relevant Council bills but currently has no development cases pending, though that could change. He also announced the February meeting was rescheduled to the fourth Monday (February 23) due to a holiday. Commissioner Sycamore asked about updates on the Reeves Center redevelopment. Brandt said he was not aware of any new developments and understood there is no public RFP yet, though the District is working on it. He noted Commissioner Fay might have more recent information through the Economic Development Committee, and Fay indicated he would address it during that portion of the agenda. ZPD Chair Christian Brandt noted an additional item related to a proposal from a shared committee member concerning the 1111 V Street building collapse and potential actions the commission could take. He indicated he believed the matter was being handled by the Community Engagement Committee. Community Engagement Chair, Mike Huling, confirmed the item was on that committee's agenda.

C. Committee on Alcoholic Beverage and Cannabis Regulations

- i. Committee Recap
- ii. Update on Current Protest Actions

SUMMARY: Commissioner Hanrahan reported that the committee met in January to prepare for upcoming performance oversight hearings and to shift focus toward broader policy priorities for 2026, following a busy 2025 dominated by numerous license renewals. He said discussion included draft testimony related to the Noise Balance Amendment Act, ABCA website upgrades, and other areas where Council support for the agency could be beneficial. He also described a planned site walk in the alley between 9th Street and 9½ Street with local business owners and the 9th Street Business Association chair to assess trash and rodent issues and determine possible roles for businesses and the ANC in addressing sanitation concerns.

D. Committee on Community Engagement

- i. Block Party and Neighborhood Event Playbook
- ii. Commission Engagement and Marketing
- iii. Volunteer Recruitment for Commission Events

SUMMARY: Community Engagement Chair Mike Huling summarized recent committee work. The committee is exploring options and partners to establish a more centrally located farmers market

in ANC 1B, with members continuing outreach to assess feasibility for this year. They also plan to support a future reopening event for the African American Civil War Museum once construction delays are resolved, including outreach to leadership about timing and coordination. Huling reported progress on a draft “Block Party and Neighborhood Get-Togethers Playbook,” intended to provide guidance and clearer website instructions for residents organizing events. He also described efforts to develop a concise “elevator pitch” for commissioners to explain the ANC’s role to new residents, and plans to build a volunteer database to assist with community and ANC events. The committee is additionally compiling ideas for expanded engagement strategies such as office hours or other ways commissioners can connect with residents. He noted a committee-supported proposal from Karen Gaal encouraging the commission to explore ways to commemorate victims of major local tragedies. The chair stated that upcoming bylaws/SOP amendments are being drafted to formalize the Community Engagement Committee’s role in outreach after disasters or emergencies, including offering condolences and helping affected residents access city services and benefits. During discussion, Commissioner Sycamore offered to connect block party organizers to provide feedback on the playbook and suggested exploring a farmers market location on T Street near the Howard Theatre. Huling said past efforts to site a market near 625 T Street faced safety and feasibility concerns but welcomed suggestions and mentioned another possible site (the former CBS/Sandlot Uptown lot), noting the committee is particularly interested in locations closer to the 14th and U Street area.

E. Committee on Economic Development

- i. Placement of Throne Toilet near 7th and T Streets NW
- ii. Gentle Density Resolution

SUMMARY: Commissioner Fay reported on Economic Development Committee updates from its January meeting. First, he said funding has been secured in the current budget for installation of a public toilet near the S and T Street area. The Councilmember’s office is coordinating with DPW to identify viable locations within the required 500-foot radius, considering space constraints. The committee discussed preferred sites and expected further updates after follow-up with staff. Second, he summarized work on a “gentle density” housing resolution. After several months of discussion with Commissioner Barilleaux and review across multiple meetings, the committee drafted and unanimously approved an alternative resolution addressing members’ concerns. Both versions were scheduled for commission consideration that evening. Third, he provided an update on the Reeves Center redevelopment. The property was declared surplus and a development partner was previously selected through an RFP process. That partner has since requested renegotiation of base terms due to changing economic conditions, including a rezoning request. The committee plans to follow up with the Deputy Mayor for Planning and Economic Development and expects to bring a resolution to the ANC in March recommending next steps. Commissioner Fay said the Office of Planning was expected to join a future meeting as part of a joint task force reviewing vending laws affecting ANC 1B and neighboring areas, and encouraged attendance when that meeting occurs.

F. Committee on Public Safety

- i. Oversight Hearing Testimony Planning
- ii. Activation of DPR Sites with Youth Programming
- iii. 9½ Street Mural Project

SUMMARY: Commissioner Barrilleaux reported on Public Safety Committee updates. The committee discussed ongoing D.C. Council performance oversight hearings, focusing particularly on the Department of Parks and Recreation and youth engagement. Members want DPR to expand evening access, increase walk-in programming, and provide more safe spaces for youth at recreation centers. He said committee members plan to testify individually at the DPR oversight hearing scheduled for February 12 to advocate for funding and policy support for those goals. He also provided a crime update for ANC 1B: reported incidents decreased slightly from 76 the previous month to 74 in the most recent month. He noted there were no reported homicides and no assaults with a dangerous weapon during that period.

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

A. Office of the Councilmember, Ward 1: Nicole Rivera (3 minutes)

SUMMARY: Niccole Rivero from the Councilmember's office provided updates. She encouraged residents to testify during D.C. Council performance oversight hearings and highlighted that the Councilmember recently questioned the Department of Health Care Finance about why \$21 million allocated to the DC Healthcare Alliance has not yet been used as intended. The Councilmember also raised questions in a Health Committee hearing about progress on a stabilization center planned for Columbia Heights and about making the Community Navigators pilot program permanent. Rivero discussed ongoing snow response concerns, noting the storm's severity and communication challenges from the executive branch. Because of conditions, DPW deployed bobcats to clear alley paths so sanitation workers could collect trash manually. She said residents should wait two days after their normal pickup before filing a missed-collection request and should call 311 (rather than use the app) to report snow-related issues. She added residents can contact the Councilmember's office if snow piles are improperly pushed onto sidewalks or other areas. She announced the next "Brianne on Your Block" event would be Wednesday from 6–8 p.m. at Sankofa Cafe.

In questions, she confirmed alley clearing is typically residents' responsibility but said the city intervened due to exceptional conditions. She did not have immediate information about assistance contacts for residents affected by a water main break but said her office would follow up. She encouraged testimony regarding snow response concerns. She also said she would check with the Councilmember about participating in a future ANC forum on vending issues. Regarding a question about why 80% AMI housing is labeled "affordable," Rivero said she did not have the clarification

on hand but would follow up with the relevant staff member. Commissioner Fay noted that while 80% AMI is officially classified as affordable, policy discussions should also focus on deeper affordability levels such as 30% and 50% AMI.

B. Office of the Mayor: Stephanie Advincula, MOCRS (3 minutes)

SUMMARY: Stephanie Advincula reported that her office has been working in the field during recent winter storms, documenting and escalating reports from residents about unplowed streets, uncleared alleys, and snow piles. She thanked commissioners for submitting real-time reports and said staff have been verifying conditions directly, noting that some streets marked as cleared in systems were not actually cleared. In response to questions, she confirmed that delays in plowing were partly caused by equipment limitations: smaller plows were damaged or unable to handle the heavy, ice-laden snow, requiring deployment of larger machinery and rerouting operations. On sanitation, she said regular front-facing trash collection is proceeding on schedule, but alley collections are about two days behind due to access challenges. Residents should leave trash out for pickup and submit a 311 request if collection is missed. She clarified that alley clearing is normally the responsibility of residents, but due to the severity of conditions the city is clearing some alleys along DPW collection routes, though not all. When asked about a DPR summer camp reduced-rate application window that reportedly opened and closed the same day, she said she would follow up with the agency for clarification. She also acknowledged mention of an upcoming mayoral announcement about a “DC Green Book” resource for business contracting opportunities.

Community member, Karen Gaal raised concerns about Department of Parks and Recreation capacity, stating that DPR programs and summer offerings do not provide enough slots relative to the number of youths served by DCPS and charter schools, particularly in ANC 1B where multiple recreation centers exist. She asked what is being done to address the mismatch between demand and available slots and requested that MOCRS elevate this issue to the executive level. Advincula acknowledged the concern and asked that the question be sent to her by email so she can follow up with DPR and provide an accurate response, potentially including a direct response from DPR leadership. She agreed the proportionality issue is valid.

Andrew Shapiro (MOCRS Business Community Liaison, Wards 1–4) introduced himself and provided additional details on the DC “Green Book” launch event. He said the event is Monday at 11:00 a.m. at the Capital One Center (arrive by 10:30 a.m.), and he shared a sign-up link in the chat. He noted last year’s contracting opportunities were disrupted by a budget freeze and said this year is expected to include more opportunities, including early contracting related to RFK and preparations connected to the 2027 NFL Draft. He also indicated he would share information for businesses that are not CBE-certified.

C. District Agencies: (3 minutes)

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

A. Commissioner announcements *(2 minute per Commissioner)*

SUMMARY: Commissioner Kensek reported that he contacted the owners of Thurst approximately one to two weeks earlier to request a joint site visit with himself, Commissioner Hanrahan, and the affected families. He said he has not yet received a response but wanted to inform the commission that ANC 1B is actively attempting to engage and address the matter. Commissioner Sycamore then expressed appreciation to residents, city staff, and DPW personnel, specifically noting Randy Thorpe, for assistance with snow and ice removal in SMD 1B03. He thanked constituents for their patience and communication during the storm response and stated that efforts are ongoing, including work to restore regular trash collection.

B. Community announcements *(2 minute per community member)*

SUMMARY: Jonathan Rube introduced himself to the commission as the owner of Revolt DC, explaining that his business is relocating to the 11th and U Street area under the name IconDC/11DC, which is expected to come before the ANC soon as part of the licensing process. He expressed interest in working collaboratively with the ANC, noted he has already spoken with some commissioners, and invited members to tour the space to learn more about the operation. He also shared that he has been watching meetings to better understand how the ANC process works. Chairperson Trindade Deramo thanked him for attending and introducing himself, and Commissioner Hanrahan said he would follow up to arrange a walkthrough. Commissioner Sycamore added that the venue is worth seeing and encouraged commissioners to visit before it becomes busy. **announcement was shared during the new business section of the agenda*

VI. ADMINISTRATIVE

A. Appointment of ANC Committee Chairs for 2026: ANC 1B Executive Committee

SUMMARY: Chairperson Trindade Deramo opened the annual appointment process for 2026 committee chairs, explaining that applications open in January and appointments are made in February. Six committees had exactly six applicants, allowing the commission to proceed quickly by voting on each nomination individually, with no objections to that process.

- **Alcoholic Beverage & Cannabis Regulation (ABCR)**

MOTION: The Executive Committee nominated Commissioner Hanrahan as chair for ABCR Committee. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

- **Community Engagement**

MOTION: The Executive Committee nominated Community member, Al Wilkins, as chair for Community Engagement Committee. The motion was seconded. **DISCUSSION:** no

discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

- **Economic Development**

MOTION: The Executive Committee nominated Commissioner Fay as chair for Economic Development Committee. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

- **Public Safety**

MOTION: The Executive Committee nominated Commissioner Barrilleaux as chair for Public Safety Committee. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

- **Transportation, Parks & Public Space (TPPS):** Commissioner Matthew Holden

MOTION: The Executive Committee nominated Commissioner Holden as chair for Transportation, Parks and Public Spaces Committee. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

- **Zoning, Preservation & Development (ZPD):** Christian Brandt

MOTION: The Executive Committee nominated community member, Christian Brandt as chair for Zoning, Preservation & Development Committee. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

B. Job Description for ANC 1B Public Relations Staff Member: ANC 1B Chair

SUMMARY: Chairperson Trindade Deramo announced an upcoming job posting for an ANC 1B Outreach Consultant position to replace the previous consultant. The role has been slightly revised and will be published soon on the ANC website and in the newsletter. He described it as a part-time position suited for someone local who is comfortable engaging with people in the community. Responsibilities will include supporting communications (newsletter, social media, website) and conducting on-the-ground outreach, building relationships with local businesses, schools, and community organizations, and increasing awareness of the ANC among stakeholders who may not currently be connected. He encouraged attendees to share the posting widely once it is released.

C. Executive Officers' Reports (2 minutes per officer)

VII. NEW BUSINESS

A. TPPS: Letter of Support for the Annual Rock n' Roll Marathon – Cmsr Holden

SUMMARY: Commissioner Holden reported that the TPPS Committee received a presentation from Diane Romo Thomas about the upcoming marathon. He said there will be no street closures or parking restrictions inside ANC 1B, though nearby areas, such as Columbia Road and neighborhoods north of the ANC, may experience indirect impacts from closures and detours. He noted the commission has supported the race in past years and typically sends a letter of support to D.C.'s Homeland Security and Emergency Management Agency, which coordinates major events.

Diane Romo Thomas confirmed his summary and reminded residents that road closures will be reflected in navigation apps like Waze and Google Maps on race day to help drivers plan routes. She said the event will take place Saturday morning, March 21, with about 13,000 runners in the half marathon and roughly 3,500 participants in the 5K (the 5K route remains downtown and outside ANC 1B). She added that volunteer participation is strong, but organizers always welcome more volunteers through the event website. **MOTION:** Commissioner Holden moved to approve a letter of support for Rock n' Roll Marathon. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

B. ABRA-115293: Motion to Approve a Settlement Agreement, Bunker, 2001 14th Street NW, Class "C" Nightclub, 1B08

SUMMARY: Commissioner Fay reported on a settlement agreement negotiated with Bunker, a licensed nightclub at the northeast corner of 14th and U Streets, as part of its license renewal process. He said commissioners had conducted site visits, met with the owners, and worked through several issues, ultimately reaching terms the committee feels very positive about. The agreement is largely based on the ANC's standard template, with adjustments to reflect the venue's specific circumstances. It has already been signed by the establishment and now requires the commission's approval and countersignature before submission to ABCA, after which the ANC's protest would be withdrawn pending agency review. Chairperson Trindade Deramo praised Commissioner Fay's sustained work on the matter, noting the process involved multiple rounds of discussion and benefited from in-person engagement with the owners and inspection of improvements made to minimize neighborhood impacts. He characterized the outcome as a success and invited any final comments before proceeding to a vote. **MOTION:** Commissioner Fay moved to approve the settlement agreement with Bunker. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

C. ABRA-112748: Review of an application for a Substantial Change, Asefu's Palace, 1920 9th Street NW, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan presented a draft transmittal concerning an application for a substantial change by Asefu's Palace, a Class C tavern in SMD 1B02, which is seeking to increase its occupancy from 38 to 69. He explained that the committee's review raised several concerns, including the establishment's location within the North Shaw Moratorium Zone, its proximity to residential homes along the 9½ Street alley where neighbors have documented ongoing issues related to trash, rodents, and noise, a reported 2022 cease-and-desist order from ABCA for transferring the license for third-party use without approval, and the absence of any settlement agreement with nearby residents or community organizations. Based on these factors, the committee recommended that ANC 1B file a protest of the application on peace, order, and quiet grounds, and he moved that the commission adopt that recommendation. **MOTION:** Commissioner Hanrahan moved to protest Asefu's Palace on the motion of peace, order and quiet. The motion was

seconded. **DISCUSSION:** Committee member, Frank Chauvin, thanked the commission for considering the ABCR Committee's recommendation to protest the application and added that the establishment's situation is complicated by the fact that residential homes sit on both sides of it, creating quality-of-life concerns for neighbors that zoning rules do not fully address. He urged commissioners to carefully evaluate whether an occupancy increase is appropriate in this case, noting that the ANC has not historically pushed back strongly on such increases and that residents may be significantly affected by crowd spillover. Commissioner Fay asked why the draft protest letter differed from the standard template and whether that could affect how ABCA receives it. Commissioner Hanrahan explained that the letter still includes all required elements but expands on the reasoning and context. Fay agreed that if the necessary information is present, it should be acceptable. Chauvin added that the template used does not explicitly list over-concentration as a protest ground, which he argued is especially important in a moratorium zone. Hanrahan acknowledged the point and said the issue could be discussed further at a future committee meeting, noting that over-concentration is sometimes treated differently for substantial-change applications versus new licenses. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

D. SMD 1B02: Resolution Urging Gentle Density Throughout the District of Columbia –
Cmsr Barrilleaux

SUMMARY: Chairperson Trindade Deramo introduced the upcoming discussion on zoning and Comprehensive Plan related resolutions, noting that one proposal by Commissioner Barrilleaux had been circulating for several months and that earlier ethical concerns about his employment had already been reviewed by the relevant oversight body, which determined there was no conflict preventing his participation. He emphasized that debate should focus on the substance of the resolution rather than revisiting ethics questions, since the authority responsible for those determinations had already issued a decision. He also previewed a forthcoming resolution to create a special committee combining transportation, zoning, and economic development committees to work collaboratively and publicly on Comprehensive Plan recommendations, stressing that the resolutions being considered were only the beginning of a longer planning process and encouraging community participation. Commissioner Sycamore raised a point of inquiry about reports of a new ethics complaint related to a FOIA request and asked whether that should affect proceedings or whether Commissioner Barrilleaux might consider recusal. Chairperson Trindade Deramo responded that, to his knowledge, no new information had been presented beyond what had already been reviewed, and Commissioner Harris added that the mere filing of a complaint does not constitute an investigation or change existing determinations. Commissioner Kensek clarified that he was not asserting recusal was required but suggested it might make some community members more comfortable. Commissioner Fay urged the commission to move forward so members of the public could provide input, and the body could discuss the issue substantively. After acknowledging the clarification about recusal being optional, Trindade Deramo indicated he was ready to proceed to debate. **MOTION:** Commissioner Barrilleaux moved to that ANC 1B adopt a resolution urging gentle density throughout the District of Columbia. The motion was seconded.

DISCUSSION: Chairperson Trindade Deramo clarified that there were two similarly titled zoning/Comprehensive Plan resolutions in the agenda packet and directed viewers to the correct one (page 22), then gave Commissioner Barrilleaux two minutes to introduce it. Barrilleaux said the resolution aims to use the Comprehensive Plan to unlock “gentle density” and family-sized housing, arguing DC’s housing shortage drives affordability problems and displacement. He emphasized his motivation was affordability, not developers, and used a “musical chairs” analogy to describe scarcity pushing out residents with fewer resources. He noted the resolution had changed substantially over six months based on feedback, now including support for historic districts and calling on the Office of Planning to explore financial incentives like property tax abatements for income-restricted units. He argued the proposal matters to ANC 1B because some RF zones in 1B currently prohibit new accessory dwelling units, and because ANCs should also consider the District wide interest. He cited Portland’s residential infill project as evidence that similar reforms did not concentrate development in high-displacement-risk neighborhoods and that new “middle housing” sold for about \$300,000 less than new detached homes. He closed by urging creation of a Comprehensive Plan task force to address other angles of affordability, positioning gentle density as a starting point.

Commissioner Holden said the resolution had been substantially revised after feedback and now focused at a general level on allowing more housing types in a dense city. He stated that increasing the number of similar homes could help reduce costs and said additional housing can support schools, businesses, and reduce outward regional growth. Commissioner Fay said many public comments favored affordability, family-sized housing, and equitable distribution of development, but argued those outcomes were not specified in the resolution’s operative clauses and warned that unclear language could be interpreted by outside actors. Commissioner Sycamore opposed the measure, stating that suggested changes had not been incorporated, that affordability and displacement protections were not included in the action clauses, that recent construction had not reduced costs, that by-right development could lessen ANC influence, and that the proposal extended beyond the commission’s appropriate jurisdiction. Commissioner Lemon-Strauss said there was general agreement housing costs are high and that increasing supply is a realistic method to address them, and stated he would support the resolution because it presented a possible approach. Commissioner Kensek opposed it, stating it was not limited in scale, that increased housing does not necessarily lower costs, that infrastructure expenses could rise, and that key goals mentioned in background sections were absent from the operative provisions. He also raised concerns about advocacy group involvement. Commissioner Harris supported the measure, stating developers are involved in both market-rate and affordable housing and noting that a resolution is advisory. She cited another city’s policy allowing multiple units on former single-family lots and said it coincided with increased housing supply and slower rent growth. Chairperson Trindade Deramo stated the resolution was advisory to planners, said it had been intentionally revised to be less detailed, described increased housing production as necessary but not sufficient for affordability, and said a future committee would address additional affordability strategies.

Christian Brandt stated he supported the resolution and noted it had changed substantially from its original version after feedback from the Zoning, Preservation, and Development Committee. He said

Commissioner Barrilleaux incorporated critiques and removed elements that had raised concern, and that the current version represented a compromise among different viewpoints while still expressing support for increased housing. He added that housing production and affordable housing are related but not identical policy goals and said additional resolutions could address affordability. Commissioner Fay said the Economic Development Committee had submitted detailed redline comments after the January meeting and he had not received responses to them. He noted most suggested edits were not adopted and said that if commissioners' positions were already decided, the commission could consider moving directly to a vote to save time. Commissioner Holden responded that several people were waiting to speak and should be heard. Chairperson Trindade Deramo stated that commission rules require public input before a decision. Commissioner Sycamore then reiterated his opposition, stating he believed the resolution exceeded ANC 1B's scope because it addressed policy for the entire District. He argued it could influence Comprehensive Plan changes affecting other wards and said he opposed adoption.

Pat Howard-Chittams said they were a former ANC commissioner and argued ANC 1B should focus on advocating for its own area rather than taking positions intended to apply citywide. They said the resolution speaks for other neighborhoods and ANCs without their collaboration and raised concerns that the perspective of a ward with more political attention could be imposed on other parts of the city. They stated that many ANCs are focused on basic service and quality-of-life needs and argued this resolution does not address those material issues. They said Wards 5, 7, and 8 would be disproportionately affected and, speaking from experience in ANC 7B, opposed ANC 1B attempting to set policy direction for other wards.

Tyrell Holcomb, speaking on behalf of ANC 7F and as a Ward 7 resident, said by-right development processes can reduce community voice, weaken ANC input, and reduce protections for long-standing residents in areas that have experienced displacement pressures. They said much of the city's deeply affordable housing has already been built in Wards 7 and 8 and argued comparisons to other cities should account for that context. They said shared responsibility should include whether neighborhoods advocating these changes would accept other housing needs such as reentry and supportive housing. They said housing policy should include resident protections, anti-displacement measures, homeownership pathways, and community-driven accountability, and stated this proposal did not meet those standards.

Arlene Feskanich said the resolution's repeated references to by-right development would reduce community involvement and leave decisions primarily to developers. They pointed to language calling for changes to zoning rules such as floor area ratios, setbacks, and height, and argued the resolution lacks guarantees of affordability. They said increasing housing supply does not necessarily lower prices without government affordability policies and argued adopting by-right approaches would limit the ANC's and residents' role in development decisions. Nianyi Hong, a 1B03 resident, urged approval and said economic evidence supports building more housing as the primary solution. They said exclusionary zoning and opposition in other areas contribute to unmet housing goals and that housing outcomes citywide affect 1B residents because the market is interconnected. They described their experience trying to buy a starter home and said more

housing types would have expanded options. They supported making small developments by-right to reduce delays and costs, citing an empty lot that has remained undeveloped for years and arguing that smaller condo units can be more attainable than full rowhouses. Mike Huling said they did not understand the resolution, argued it did not address affordability, and said the by-right approach would negatively affect long-term residents. Kai Hall, a 1B09 resident, urged support and said expanding housing options can help long-standing families remain able to live in the area. They said the resolution is not binding law but would signal to the Office of Planning that there is demand for more housing types and more inclusive housing options. Frank Chauvin said they appreciated the broader engagement but argued the resolution did not include affordability protections despite affordability being a primary concern raised in committee discussions. They cited shortcomings in existing affordability programs and said that if by-right approaches are being considered, the resolution should include stronger affordability measures. Alex Barker, a 1B02 resident and condo owner, supported the resolution and said increasing supply is an important lever for affordability. They cited an example of a 100% affordable housing project with limited progress and said community review processes can delay or block new housing production. Laura Richards said they opposed the resolution, argued it would not produce affordability, and raised concerns about impacts on homeownership and taxes, particularly for Black residents. Chris Otten, a former ANC commissioner, said existing conversions of rowhouses into condos have not produced lower-cost units and argued the city has seen displacement during periods of significant housing development. They raised concerns that by-right development could reduce opportunities for community negotiation over affordability provisions and questioned how reduced ANC input would advance affordability goals. Christine Ostrowski, a 1B03 resident, supported the resolution and said adding housing in high-demand areas can reduce displacement by giving newcomers alternatives to moving into existing single-family homes. They said demand cannot be easily reduced and argued that earlier adoption of similar policies could have reduced displacement pressures in neighborhoods like Petworth, Shaw, and U Street. Peter Wood, an ANC 1C commissioner, said commissions do not make law and that any single ANC's resolution is one input among many in the Comprehensive Plan process. They described their commission's support for converting vacant or underused properties into multi-tenant housing and said, based on their observations, some areas with increased density have also seen increased diversity. They emphasized a practical approach given that ANC recommendations are often not decisive. Elizabeth Nagy, a commissioner from another ANC, said they opposed ANC 1B taking a citywide position and expressed concern that the policy would disproportionately affect wards outside Ward 3. They recommended reading *Broken City* by Patrick Condon and argued that densification does not necessarily resolve affordability and can increase prices. Howard Kurtzman, a member of the Economic Development Committee, focused on the by-right element and said passing the resolution would likely be seen as endorsing by-right development. They said by-right would limit neighborhood groups and ANC input on impacts such as traffic, parking, noise, and environmental concerns and questioned why the ANC would support a process that could reduce its role in development discussions. Arlene Feskanich then asked how this resolution would affect the subsequent Economic Development Committee resolution.

Chairperson Trindade Deramo said the two resolutions are not mutually exclusive and described this one as focused on increasing housing production and incentives for family-sized and affordable units, while the other would pursue targeted upzoning strategies in specific areas. Matt Fay added that the second resolution does not support by-right and characterized it as a more targeted approach tied to corridors and transportation hubs. Commissioner Alan Kensek thanked speakers and referenced Commissioner Peter Wood's comments about ANC 1C passing measures he characterized as supporting affordability and family-sized housing. Kensek argued ANC 1B should focus on its own area and raised concern that the commission, which he noted was composed of white members, was weighing in on an issue with citywide implications. He also said he was dissatisfied with what he viewed as faster or greater responsiveness to Greater Greater Washington than to some constituents. Chairperson Trindade Deramo responded that the commission was not deciding for the entire city but sending a recommendation to the Office of Planning for consideration in the Comprehensive Plan, with the Office of Planning ultimately responsible for citywide decisions. Commissioner Harris explained their support by arguing that community and ANC review can delay projects, which can add costs and slow delivery of housing, including affordable housing. Harris said they did not think communities should weigh in on individual home decisions and argued such determinations should be left to relevant experts rather than the commission. Commissioner Lemon-Strauss said he supported the resolution because he viewed increased housing production as necessary to improve affordability and said he had not heard a clear alternative mechanism from opponents. He also said he was not an expert and preferred to defer to expert agencies on specific housing and ADU decisions. Commissioner Hanrahan moved to call the question and proceed to a vote, stating the issue had been discussed extensively through emails and testimony and that he had provided redline feedback previously. He said he was prepared to support the resolution and wanted to move on to remaining agenda items. **MOTION:** Commissioner Hanrahan moved to call the question to vote. The motion was seconded. **DISCUSSION:** Commissioner Jamie Sycamore stated that two people were still waiting to speak. Chairperson Miguel Trindade Deramo responded that the speaking list had already been closed and said the body would decide whether to end debate. He then called for a vote on whether to close debate and asked members in favor to indicate by raising their hands. The motion **PASSED (6 in favor)**. **MOTION:** Commissioner Barrilleaux moved to that ANC 1B adopt a resolution urging gentle density throughout the District of Columbia.

Roll Call Vote:

Commissioner	In Favor	Opposed	Abstentions
<i>1B01</i> Fay		X	
<i>1B02</i> Barrilleaux	X		
<i>1B03</i> Sycamore		X	
<i>1B04</i> Lemon-Strauss	X		
<i>1B05</i> Kensek		X	

1B06	Trindade Deramo	X		
1B07	Holden	X		
1B08	Harris	X		
1B09	Hanrahan	X		

The motion **PASSED (6 in favor, 3 opposed, 0 abstentions)**.

E. Economic Development: Resolution Recommending Gentle Density Zoning in the District of Columbia – Cmsr Fay

SUMMARY: Chairperson Trindade Deramo asked Commissioner Fay to move his resolution and give a brief overview. Fay asked for more than the standard two minutes but was told speeches were limited to two minutes. He explained that the Economic Development Committee had reviewed the earlier resolution over several months and raised concerns, especially about “by-right” provisions removing ANC input. Fay described his proposal as pro-development rather than pro-developer, focused on adding density in a coordinated way that minimizes displacement and does not impose views on other commissions. He expressed frustration that the commission had spent significant time discussing development outside its boundaries instead of focusing on opportunities within its own ANC. Chairperson Trindade Deramo responded that a structure was being created to address local development issues and suggested commissioners ask questions to clarify how Commissioner Fay’s proposal differed from the previously adopted resolution. He then asked which commissioners had read the new resolution, several indicated they had.

Commissioner Lemon-Strauss said Fay’s resolution is well-intentioned but adds process and cost (continued ANC involvement, targeted upzoning, an upzoning fee). He said he prefers by-right approval for small-scale projects and prioritizes speed of housing production. Commissioner Fay said he supports more density but prefers a stronger Office of Planning role to target growth near transit and services. He said broad everywhere approaches can place housing far from transit and shift too much control to developers. He described his approach as planned growth followed by streamlining where growth is designated. Commissioner Holden said the upzoning fee could increase costs and administrative burden and that targeted upzoning conflicts with broad, citywide gentle density. He also said limiting density to commercial corridors is undesirable. Commissioner Harris said Commissioner Fay’s resolution has useful elements but could add regulation that discourages development given current market conditions and opposition even in transit-oriented areas. She said she preferred the simpler approach in the earlier resolution. Commissioner Sycamore supported Fay’s resolution, said developer cost concerns were overstated, and said removing community input is a problem. He argued the resolution reflected community concerns more directly. Commissioner Barrilleaux thanked Commissioner Fay, said some concepts were strong, and questioned whether Commissioner Fay’s approach would deter small projects. He asked for examples where similar policies increased family-sized housing. Commissioner Fay said he did

not have direct examples, cited planned areas like Union Market, and said the goal is to encourage “step-down” housing types between mid-rise corridors and low-density zones. He said the fee is a way to fund affordability without imposing mandates on very small projects. Commissioner Kensek praised Commissioner Fay’s resolution for aligning operative language with its stated concerns and said it reflected committee input.

Commissioner Fay said he was open to withdrawing and referring the resolution to ZPD for further review. Chairperson Trindade Deramo defended the committee process and recommended referring Commissioner Fay’s resolution to ZPD for expert review, especially on parcel-by-parcel upzoning, and asked for a motion to refer. **MOTION:** Commissioner Fay moved to refer this to the ZPD Committee for their review and feedback. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (8 in favor, 1 opposed, 0 abstentions).**

- F. **Chair:** Resolution Instructing the Committee on Alcoholic Beverage and Cannabis Regulations to Review its Procedures Relative to License Applications – Cmsr Trindade Deramo

**moved to end of agenda*

- G. **Chair:** Resolution Establishing a Special Committee on the Comprehensive Plan – Cmsr Trindade Deramo

SUMMARY: Chairperson Trindade Deramo reordered the agenda to consider a resolution creating a Special Committee on the Comprehensive Plan. He said the purpose is to provide a dedicated forum to discuss Comprehensive Plan issues that currently span multiple committees. The proposed committee would function like a standing committee, with up to 15 members, a defined three-month term subject to renewal, and responsibility for producing a report advising the commission on recommendations to the Office of Planning. Chairs of the Economic Development, TPPS, and ZPD committees would serve as facilitators, convene the first meeting, and help the group set its work plan, schedule, and procedures. Facilitation would rotate depending on topic and availability. The committee’s report would include both consensus recommendations and additional ideas discussed but not agreed upon. Each facilitator would appoint three members from their committees, and the commission chair could appoint up to three additional members to broaden participation. Meetings would be public. The committee would focus primarily on Comprehensive Plan matters, especially those affecting ANC 1B, and would be encouraged to engage with the Office of Planning to understand upcoming changes. Chairperson Trindade Deramo said the structure is intended to allow more frequent, detailed discussion than regular monthly meetings permit. **MOTION:** Commissioner Trindade Deramo moved adopt the resolution. The motion was seconded. **DISCUSSION:** Commissioner Holden said the proposed Special Committee on the Comprehensive Plan could help organize community and commission input on a complex document and noted that past ANC 1B submissions to plan updates included many detailed comments, making a structured forum useful, especially to clarify formatting requirements from the Office of Planning. Commissioner Barrilleaux agreed, stating the plan is important and that

recent discussions produced additional topics, such as ADUs in certain zones and identifying underused parcels, that the committee could study in more detail. ZPD Chair Christian Brandt said a joint committee would be an efficient way to coordinate overlapping committee interests and avoid duplicative outreach to planning staff. Public commenters emphasized the need for decisions based on reliable, current data, including information on vacancies, infrastructure capacity, displacement, and housing types, and suggested focusing on vacant or underused sites within ANC 1B as potential opportunities. Chairperson Trindade Deramo responded that housing and development policy questions are complex, that no single strategy would solve them, and that a dedicated committee would allow deeper review while prioritizing local impacts. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

H. TPPS: Resolution on DDOT's "Strategic Bikeways Plan" – Cmsr Holden

SUMMARY: Chairperson Trindade Deramo reordered the agenda to take up TPPS items. Commissioner Holden explained that DDOT is updating its bike master plan and that ANC 1B is submitting consolidated feedback developed at a January meeting. The recommendations include converting parts of 14th Street to protected bike lanes and adding pickup/drop-off zones; reiterating support for previously endorsed improvements on 11th Street and Vermont Avenue; improving northern connections and White House detours along the 15th Street corridor; addressing safety issues where the T Street bike lane meets Florida Avenue; upgrading New Hampshire Avenue's bike lane to protected status; expanding east-west protected routes; and improving several Florida Avenue intersections, including transitions near Sherman Avenue and traffic flow near 9th and V. The resolution also suggests extending the protected lane on Florida Avenue NE into Northwest toward U Street. **MOTION:** Commissioner Holden moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** Commissioner Fay stated that the TPPS resolution was detailed and well prepared and commended Commissioner Holden and the committee for their work. Commissioner Kensek also expressed support and indicated he would vote in favor. Commissioner Sycamore asked how proposed bikeway changes might affect parking on Sherman Avenue. Holden responded that the resolution requests DDOT to study and address such issues rather than prescribing specific designs, noting that detailed plans and public input would occur if projects advanced. He explained that existing gaps in bike infrastructure can result from factors such as complex intersections, project funding limits, or segments built by developers rather than as city capital projects. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

I. TPPS: Resolution Requesting the Removal of Late-Night Weekend Parking on U Street – Cmsr Holden

SUMMARY: Commissioner Holden introduced a TPPS resolution proposing to eliminate late-night parking on U Street on Friday and Saturday nights (10:30 p.m. to 6:00 a.m.) from 6th & Florida to 14th & U, converting curb space to short-term (5-minute) pickup/drop-off only to reduce congestion, double-parking, and conflicts with buses, ride-hail, and deliveries. The resolution also requests clear signage from DDOT and enforcement support from DPW and MPD. Chairperson Trindade Deramo and Commissioner Fay noted this approach had been implemented previously on

U Street as a pilot but was discontinued due to lack of tracking/oversight, and they framed the proposal as reinstating a prior practice with better coordination. Holden added a similar model has been used in ANC 2B on Connecticut Avenue near Dupont and was reported to help. Commissioner Hanrahan raised concerns that success depends on coordinated enforcement (potentially alongside MPD road closures) and questioned how performance parking and lost meter revenue might affect feasibility. Commissioners Holden and Fay said DDOT would provide an update on performance parking in March and emphasized the resolution requests enforcement and a more active follow-through with agencies. Commissioner Sycamore opposed the proposal, citing concerns about enforcement burden, spillover parking into nearby neighborhoods, and uncertainty about net benefits; he suggested limiting changes to specific events. Commissioner Holden clarified the proposal is already limited to weekend late-night hours. Chairperson Trindade Deramo said businesses generating U Street activity view the measure as helpful. Community member, Jean Homza stated the initiative originated from the business community to reduce street partying during warm weather, requires multi-agency coordination, and was not effective previously because it was not enforced; she requested ANC support. Commissioner Kensek asked whether DPW supports the proposal. Commissioner Holden said he had not spoken directly with DPW, and Commissioner Fay said meetings had occurred with DDOT, the councilmember's office, and the business community and that the ANC position would help advance coordination. **MOTION:** Commissioner Holden moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 0 opposed, 2 abstentions).**

J. **TPPS:** Letter Conveying Commission Comments on NOI 25-314 – Cmsr Holden

SUMMARY: Commissioner Holden presented a Notice of Intent from DDOT proposing removal of 35 feet of residential parking at the northwest corner of 14th Street and Chapin to comply with a regulation prohibiting parking within 40 feet of an intersection. The committee's response did not take a position for or against but submitted questions and recommendations, including adding physical measures such as bollards or flex posts to prevent illegal parking, considering a curb extension to improve visibility and pedestrian safety, and requesting data on how many other intersections may be out of compliance and how enforcement could affect overall parking supply. Chair Trindade Deramo stated support, noting residents had reported visibility concerns at that corner and that it has been identified as an awkward intersection. **MOTION:** Commissioner Holden moved to send the letter conveying the commission comments. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (7 in favor, 0 opposed, 2 abstentions).**

K. **Chair:** Resolution Instructing the Committee on Alcoholic Beverage and Cannabis Regulations to Review its Procedures Relative to License Applications – Cmsr Trindade Deramo

SUMMARY: Chairperson Trindade Deramo introduced a resolution requesting the ABCR committee to document and formalize its procedures and institutional knowledge following a recent renewal cycle. The proposal asks the committee to compile guidance such as definitions, updated settlement agreement templates, license review procedures, notice requirements, and best practices, and to

publish them in standard operating procedures or on the website. It also encourages collaboration with other committees to maintain a database of operator contact information to improve notification processes. The committee is asked to return with draft language by the June commission meeting. Commissioner Hanrahan stated the document clearly outlines planned work for the year. **MOTION:** Commissioner Trindade Deramo moved to approve the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

VIII. ADJOURNMENT

The meeting was adjourned at 11:00pm

The next regular meeting of the Commission will be on Thursday, March 5, 2025.

The March Commission meeting will be hybrid with an in-person location at the Josephine Butler Parks Center (2437 15th St NW)

Prepared by: Karen Lee, ANC 1B Admin Consultant

Approved on: March 5, 2026


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Attested by: Matthew Fay, ANC1B Secretary