

**MINUTES**  
**ANC 6A Economic Development & Zoning Committee Meeting**  
**Virtual Meeting via Zoom**  
**Wednesday, October 18, 2023 at 7:00 pm**

**Present:**

Members: Brad Greenfield (Chair), Joal Mendonsa, Ayisha Lockett, Michael Cushman  
Commissioners: Amber Gove

**Introductions of Committee Members and Commissioners**

**Previously Heard Cases**

There was no discussion of previously heard cases.

**Old Business**

1. Annual Report of Activities: Discuss requirement to submit a summary of the economic development and zoning activities for the year. Designate a writer to draft the Committee contributions.

The Committee members discussed the generation of the annual report. A draft document was created and reviewed by the Committee. Mr. Cushman recommended the highlights of the major accomplishments be accompanied by dates for ease of reference. Mr. Cushman recommended we highlight our success in negotiating with the developer of 1000-1016 H Street NE. The Committee decided to add paragraphs to the report highlighting EDZ's review of the Slutty Vegan restaurant on H Street, and support for Sasha Bruce Youthworks.

**Mr. Greenfield moved that the EDZ revise the draft and submit it to the full ANC. Mr. Cushman seconded the motion. The motion passed unanimously, with five votes in favor and none opposed.**

**New Business**

2. 650 H Street NE (BZA #20990): Request for Special Exception relief pursuant to Subtitle H § 1202 and Subtitle X § 901.2 from the matter-of-right uses of Subtitle H § 1103 to permit a financial services use on the ground floor of an existing, six-story, mixed use building in the NMU-5A/H-H (formerly NC-10) zone.

Jon Lastuvka from Rock Creep Properties presented the project. Mr. Lastuvka noted that the project is actually in ANC 6C, but it is adjacent to ANC 6A, and they are seeking our support as well. The development was approved in 2015/2016, and construction completed in February 2020. Mr. Lastuvka noted that financial services is a matter of right use, but the plan is that the financial services company would exceed 20% of the ground floor, which requires a special exception. Mr. Lastuvka described other commercial businesses that they have discussed becoming tenants for the property. Since there are residences above, Rock Creek is not interested in a tenant that is a restaurant. Mr. Lastuvka said that the financial services business would be a bank and would not be a check cashing company.

Questions from the Committee included what type of financial services company was being targeted.

**Mr. Greenfield moved that the EDZ recommend that ANC 6A support the request for relief. Mr. Cushman seconded the motion. The motion passed unanimously, with five votes in favor and none opposed.**

3. 106 13<sup>th</sup> Street SE (BZA #20996): Request for Use Variance Relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to expand an existing restaurant use to the second floor, of a semi-detached, two-story with basement, commercial building in the RF-1 zone.

Mr. Martin Sullivan presented the project. He noted that the property is located in ANC 6B. It had previously gone before the BZA, and they had granted relief to allow use as a restaurant on the ground floor and cellar but refused to allow restaurant use on the second floor. Mr. Sullivan noted that restaurant (Pacci) is very popular, and the existing size is not large enough to make it profitable.

Speaking in favor of the request for relief was Ziad Demian, an architect and local resident. Mr. Demian described how, as a resident, he enjoyed the restaurant, but the lack of space makes it difficult to enjoy. As an architect, Mr. Demian noted that it is very difficult to use the second floor space for anything but a restaurant.

Commissioner Chander Jayaraman from ANC 6B attended the meeting and spoke in favor of the request for relief. He noted that Pacci is an amenity that residents of the neighborhood enjoy, and Pacci has a very positive relationship with the community. He noted that it would help the request if ANC 6A and 6B had a united front in favor of the establishment.

Commissioner Gove noted her support for the request, and how much community support for Pacci's she saw as she discussed this with community members. Mr. Cushman noted that when this project originally came up, he was opposed but has since that time he has enjoyed the restaurant and considers it an amenity of the neighborhood. The previous restaurant owner was poorly run, and the current owner has resolved any problem.

Questions from the Committee included the status of the vestibule that was put out for a while, if there would be outdoor seating, why the owner did not seek to rezone the property, if there would be any construction, whether there was any use of the second floor currently, letters of support from the community and the size of the restaurant (in seats).

**Mr. Greenfield moved that the EDZ recommend that ANC 6A support the request for relief. Mr. Mendonsa seconded the motion. The motion passed unanimously, with five votes in favor and none opposed.**

Mr. Greenfield announced after the meeting that he will be stepping down from the EDZ after this year.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, November 15, 2023  
7:00-9:00 pm  
Zoom information to be posted on ANC 6A website**