

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR



December 7, 2015

Ms. Christy Ortins
Design Manager
Tesla Motors
4550 Fremont Boulevard
Fremont, CA 94538

Re: City Center DC – 909 H Street, NW (“Property”)

Dear Ms. Ortins:

The purpose of this letter is to summarize the issues that I reviewed in my meeting with your lawyer John Epting of Goulston & Storrs on November 6, 2015 regarding the location of a Tesla Motor gallery/showroom and service use at 909 H Street, NW in City Center. As we discussed, the Property is zoned DD/C-3-C which is the Downtown District Overlay in the Major Business and Employment Centers Commercial District.

By letter dated August 30, 2010, I determined that a gallery/showroom and service use for Tesla Motors was permitted at 1050 K Street, NW (see attached). That property is also zoned DD/C-3-C. Automobile sales are first permitted in the C-2 zone district in Section 721.3. In making that determination, I also reviewed the DD Overlay and concluded that the gallery/showroom and service use proposed was consistent with the applicable regulation set forth in 11 DCMR Section 1710.1 which allows “other similar professional/consumer service establishment or retail uses, including assemblage and repair clearly incidental to the principal use.” I further determined that the use of the 1050 K Street space for Tesla Motors met the intent of Section 1700.3 as well as Section 1702.1 of the DD Overlay.

Based upon my determination letter, a Certificate of Occupancy (No. CO1100826) was issued on December 29, 2010 to Tesla Motors for Motor Vehicles Sales and Service-Part of 1st Floor at 1050 K Street, NW, Suite 101.

Given the above, upon submission, my office will approve a building permit and

certificate of occupancy application for Tesla Motors at City Center, 909 H Street, NW,
assuming all other zoning and building code regulations are satisfied.

Please feel free to contact me if there are any questions.

Sincerely, 
Matthew Le Grant

cc: Howard Riker, Hines, howard.riker@hines.com

Attachment: Letter of 8-30-10 for 1050 K St NW