

DISTRICT OF COLUMBIA
+ + + + +
ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
MEETING

p-----»
IN THE MATTER OF: :
: :
New York Avenue Beach Bar, LLC :
t/a New York Avenue Beach Bar : Fact-
645 New York Ave., NW : Finding
Retailer CT - ANC-2C : Hearing
License No. 89365 :
: :
(New Application) :
p-----¼

May 16, 2012

The Alcoholic Beverage Control Board met in the Alcoholic Beverage Control Hearing Room, 2000 14th Street, N.W., Suite 400S Washington, D.C. 20009, Chairperson Ruthanne Miller, presiding.

PRESENT:

RUTHANNE MILLER, Chairperson
NICK ALBERTI, Member
DONALD BROOKS, Member

CALVIN NOPHLIN, Member
MIKE SILVERSTEIN, Member
JEANNETTE MOBLEY, Member

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

P-R-O-C-E-E-D-I-N-G-S

(9:46 a.m.)

CHAIRPERSON MILLER: The next case on our calendar is a Fact-Finding Hearing involving New York Avenue Beach Bar located at 645 New York Avenue, N.W., License No. 89365 located in ANC-2C.

Good morning.

MR. BROWN: Good morning.

MR. GRAHAM: Good morning.

MR. BROWN: My name is Robert Thomas Brown. I represent New York Avenue Beach Bar.

CHAIRPERSON MILLER: Okay.

MR. GRAHAM: My name is Karl Gregory Graham. I represent New York Avenue Beach Bar also.

CHAIRPERSON MILLER: Mr. Brown, you are the president and Mr. Graham, you're the treasurer?

MR. BROWN: That's correct.

MR. GRAHAM: Yes, ma'am.

1 CHAIRPERSON MILLER: So this is a
2 Fact-Finding Hearing, so it's not an
3 evidentiary hearing. There isn't any formal
4 testimony or cross-examination or anything
5 like that.

6 We want to find out more
7 information about your establishment. I think
8 it's a little bit different than what we have
9 seen, so before the Board considers the
10 application, we wanted to give you an
11 opportunity to explain more about it and to
12 respond to any questions the Board might have.

13 MR. BROWN: Okay.

14 CHAIRPERSON MILLER: So I think it
15 would be useful if you want to give us an
16 overall concept of how this is going to
17 operate.

18 MR. BROWN: The overall concept of
19 the bar is actually to provide a beach
20 experience within the city. So it's a
21 completely outdoor venue. We have applied for
22 a license to provide entertainment and alcohol

1 in this venue.

2 The concept includes working with
3 outside vendors. We have contracted a food
4 truck to provide food services for the
5 duration of this. It's a pop-up operation, so
6 it's going to last for six months. It is
7 expected to operate only in good weather.

8 CHAIRPERSON MILLER: Okay. What
9 happens when it rains?

10 MR. BROWN: We are closed.

11 CHAIRPERSON MILLER: Closed.

12 Okay. And what kind of entertainment are you
13 going to have?

14 MR. BROWN: We would provide
15 mostly what you would find on the beach, so
16 steel drum bands and maybe DJs and maybe
17 bands, but things that are going to be in
18 keeping with the beach theme.

19 CHAIRPERSON MILLER: Have you done
20 this in another city or anything?

21 MR. BROWN: I have never done this
22 before, no.

1 CHAIRPERSON MILLER: Okay. Is
2 this near any residences?

3 MR. BROWN: There is actually no
4 residents within 1,000 feet of this venue.

5 CHAIRPERSON MILLER: And --

6 MR. BROWN: The District all
7 around it is zoned commercial.

8 CHAIRPERSON MILLER: Okay.

9 MR. BROWN: Our two neighbors are
10 going to -- there is the Lux Lounge and D.C.
11 Eagle, which also operate in the neighborhood.

12 CHAIRPERSON MILLER: How about how
13 is the alcohol going to be controlled?

14 MR. BROWN: We are going to
15 control access to the venue in much the way
16 that you would at any establishment through a
17 doorway. We are also going to provide a
18 person at the door who is checking IDs and
19 making sure that anybody on the venue is of
20 age, as well as we are going to be serving in
21 plastic cups and cans, because there is no
22 glass on the beach.

1 CHAIRPERSON MILLER: What do you
2 mean there is a doorway? Is this an open air
3 kind of --

4 MR. BROWN: It is open air, but it
5 is controlled access through a gate.

6 CHAIRPERSON MILLER: Oh, okay. So
7 the whole area will be --

8 MR. BROWN: Controlled access.

9 CHAIRPERSON MILLER: -- gated or
10 something?

11 MR. BROWN: Yes.

12 CHAIRPERSON MILLER: Okay.

13 MR. BROWN: We have existing fence
14 up.

15 CHAIRPERSON MILLER: Yes.

16 MR. BROWN: And we are going to
17 control access through the gate, so it would
18 be impossible for somebody to walk in without
19 being confronted by the doorman.

20 CHAIRPERSON MILLER: So is that
21 doorman going to check IDs?

22 MR. BROWN: Yes.

1 CHAIRPERSON MILLER: Okay. Are
2 you going to have any check for IDs at the bar
3 or is this going to be the one check?

4 MR. BROWN: It's going to be a
5 multiple checkpoint if there is a question
6 about somebody's ability to be there. The --
7 obviously, if somebody looks under age to the
8 bartender, then they would also check their ID
9 as well.

10 CHAIRPERSON MILLER: Okay. And
11 are you just going to be serving one kind of
12 food from a food truck or are you going to
13 have different food trucks?

14 MR. BROWN: We are going to have
15 one food truck. We have worked with Street
16 Foods, LLC, which is doing business as
17 SUNdeVICH. They purchased a truck exclusively
18 for this venue and for this project. I
19 imagine they will use it after that as well,
20 but they are -- have gone through the
21 licensing process to make sure that they are
22 current with their -- with the health

1 department and the DCRA and they follow all
2 the regulations. And I have an affidavit from
3 them as well.

4 CHAIRPERSON MILLER: Okay. Good.
5 And are you having any security?

6 MR. BROWN: Yes, we are.

7 CHAIRPERSON MILLER: What would
8 that be?

9 MR. BROWN: We will provide with--
10 it's kind of funny. We have got a lifeguard
11 chair, so we have a higher point of reference
12 for someone to keep an eye on the entire
13 establishment. And then we will also have
14 people on the floor that can intervene in case
15 of a disturbance.

16 MR. GRAHAM: And we also have
17 security cameras.

18 CHAIRPERSON MILLER: Okay. Good.
19 Do you know how many?

20 MR. GRAHAM: Three.

21 CHAIRPERSON MILLER: Okay. And
22 how many security?

1 MR. BROWN: I'm going to say with
2 the MOD included that -- and the doorman,
3 there would be three total people. And we
4 have a Certificate of Occupancy for 100. So
5 I imagine that that would be sufficient.

6 CHAIRPERSON MILLER: So this is
7 going to be a pop-up?

8 MR. BROWN: This is going to be a
9 temporary thing. When we have -- we have a C
10 of O that is -- lasts until October 18th.

11 CHAIRPERSON MILLER: Yes.

12 MR. BROWN: And at that time, we
13 plan to remove the sand and remove any trace
14 of it and return the status of the lot to a
15 parking lot.

16 CHAIRPERSON MILLER: Okay. All
17 right. Well, let me let other Board Members
18 ask questions, if they have. Are there other
19 questions? Mr. Silverstein?

20 MEMBER SILVERSTEIN: Yes. Does
21 this license application itself terminate on
22 the 18th of October or is it something that

1 automatically renews?

2 MR. BROWN: I imagine that if the
3 weather becomes nice, that we may apply for an
4 extension of our C of O, but we have not
5 determined that yet.

6 MEMBER SILVERSTEIN: So then what,
7 we would be approving would be only to the
8 18th of October. So is that what you are --
9 is that your request?

10 MR. BROWN: Correct, yes.

11 MEMBER SILVERSTEIN: So that,
12 basically, this is almost like a trial period
13 there. Nobody lives nearby. This is an area
14 that is developing where somewhere down the
15 road you may have residences, but we would not
16 be approving this in perpetuity.

17 MR. BROWN: Correct.

18 MEMBER SILVERSTEIN: So if this
19 works, we could do it again. If it doesn't,
20 nobody lives nearby and there is nothing lost.

21 MR. BROWN: Yes, right, correct.

22 MEMBER SILVERSTEIN: Sounds fair

1 to me.

2 MR. BROWN: Yes.

3 MEMBER SILVERSTEIN: No further
4 questions.

5 CHAIRPERSON MILLER: Yes, Mr.
6 Alberti?

7 MEMBER ALBERTI: Hi. Thanks for
8 coming. Interesting concept. I remember many
9 years ago there was an establishment that had
10 a volleyball court inside. It had a
11 volleyball court inside the establishment,
12 that didn't go around quickly.

13 So you are only applying for a
14 license until October 18th?

15 MR. BROWN: That's correct.

16 MEMBER ALBERTI: Okay. I'm just
17 curious, what kind of infrastructure is needed
18 here? I mean, how much sand are you trucking
19 in? How are you getting electricity? All of
20 those kinds of things, just out of curiosity.

21 MR. GRAHAM: We're bringing in
22 roughly 40 tons of sand.

1 MEMBER ALBERTI: Okay.

2 MR. GRAHAM: By way of dump
3 trucks. Electricity is being provided from
4 the landlord who owns the adjacent building
5 that the parking lot sets on.

6 MEMBER ALBERTI: Is that the one
7 where Lux Lounge is?

8 MR. GRAHAM: No, it's --

9 MEMBER ALBERTI: The one to the
10 right of that?

11 MR. BROWN: The one to the back.

12 MEMBER ALBERTI: The one behind
13 it, okay.

14 MR. GRAHAM: Yes.

15 MR. BROWN: Yes. The one to the
16 back of that.

17 MEMBER ALBERTI: Okay.

18 MR. GRAHAM: So he is providing us
19 with the electricity. It just so happens that
20 I'm also a licensed general contractor, so we
21 kind of did the build-out and it's not real
22 elaborate, but we have an outdoor toilet

1 facility which is called a VIP Restroom,
2 granite countertops, all the kind of stuff,
3 flushing toilets, heat, air conditioning, all
4 of that in the restroom. It's very nice.

5 And it is operated off of a 500
6 gallon tank that sits in it that allows us to
7 flush 1,500 times before it has to be -- they
8 come out and service it. And that's pretty
9 much the -- it's -- we want the thing to be a
10 beach, so it's sand and restrooms and two bar
11 -- three bars and surfboards and picnic tables
12 and umbrellas.

13 MEMBER ALBERTI: Okay.

14 MR. GRAHAM: And then lounge chairs.

15 MEMBER ALBERTI: Okay. How is it
16 contained? I mean, I see it's in a parking
17 lot and there are buildings on both sides.
18 Describe to me how -- what surrounds this?

19 MR. GRAHAM: The front of this
20 parking lot is completely gated in.

21 MEMBER ALBERTI: Okay.

22 MR. GRAHAM: So as Mr. Brown said,

1 we have controlled access to who comes into
2 the establishment.

3 MEMBER ALBERTI: Is there any
4 access -- oh. Is there any access on either
5 side?

6 MR. GRAHAM: No.

7 MEMBER ALBERTI: And then the
8 back, just sort of describe to me the access.

9 MR. GRAHAM: Well, we made an
10 egress to the back that kind of -- if
11 something was to, God forbid happen, you could
12 egress the bar through the back. And we have
13 created an egress to the side of the bar that
14 would automatically put you back out into the
15 street.

16 MR. BROWN: And that's contained
17 with a 12 foot stockade fence.

18 MEMBER ALBERTI: Okay. So all
19 egresses are from the front?

20 MR. BROWN: Yes.

21 MEMBER ALBERTI: And there are no
22 emergency egresses from the back? Is it

1 possible --

2 MR. BROWN: The --

3 MEMBER ALBERTI: -- to get -- go
4 to and from, egress from the back?

5 MR. BROWN: There is a gate that
6 leads to the egress that we have created on
7 the side.

8 MEMBER ALBERTI: Okay.

9 MR. BROWN: So the parking lot is
10 contained on three sides by buildings.

11 MEMBER ALBERTI: Okay.

12 MR. BROWN: But we have created a
13 10 foot alley or a 10 foot egress on the left
14 side of it to contain the dumpsters, but there
15 is also the dumpsters take up maybe 3 feet.
16 Let's take out maybe 3 feet and they are on
17 wheels, so they would not prevent people from
18 leaving and entering the street.

19 MEMBER ALBERTI: Okay. Okay. I
20 was just trying to get that. There is no
21 other doors in the back where people could be
22 coming and going if you had to?

1 MR. BROWN: No.

2 MEMBER ALBERTI: Okay. Great.

3 And part of that is, I'm thinking about,
4 security.

5 MR. BROWN: Correct.

6 MEMBER ALBERTI: I'm wondering
7 about three security. I know you only have --
8 you're only looking at 100 people here max,
9 but I don't know how well you know that block.
10 Lux gets hundreds of people. There are lots
11 of people congregating there. How do I say
12 this?

13 Drunk people do stupid things and
14 then there is lots of people who have been
15 drinking on that block late at night.

16 MR. BROWN: Correct. I am the
17 operations manager of The Passenger, which is
18 located on that block just two doors down from
19 Bar Seven. We have operated there for over
20 two and a half years now.

21 MEMBER ALBERTI: Okay.

22 MR. BROWN: And it has been free

1 and I'm well-aware of the nature of the block.

2 And I have taken those things into account.

3 MEMBER ALBERTI: Okay. I'm just
4 curious and I'm going to press you a little
5 bit on this.

6 MR. BROWN: Okay.

7 MR. GRAHAM: Go ahead.

8 MEMBER ALBERTI: Because you're
9 going to have one security at the door, I
10 assume, right?

11 MR. GRAHAM: Um-hum.

12 MEMBER ALBERTI: Which is typical.
13 You kind of have to have someone controlling
14 the crowd coming and going. You have someone
15 in the chair. And you have one -- someone
16 roaming.

17 MR. BROWN: And then also the MOD
18 would be --

19 MEMBER ALBERTI: Whose the MOD?

20 MR. BROWN: The manager on duty.

21 MEMBER ALBERTI: On duty?

22 MR. BROWN: Yes.

1 MEMBER ALBERTI: Will he be
2 security staff?

3 MR. BROWN: Mr. Graham or myself.

4 MEMBER ALBERTI: Will be active as
5 security?

6 MR. BROWN: Absolutely, yes.

7 MEMBER ALBERTI: Okay.

8 MR. BROWN: Yes.

9 MEMBER ALBERTI: Because I'm
10 wondering, you know, it takes more than one
11 person to handle a situation.

12 MR. BROWN: Yes.

13 MR. GRAHAM: Correct.

14 MEMBER ALBERTI: All right. And
15 you don't want to leave the door unattended.

16 MR. BROWN: Right.

17 MR. GRAHAM: Absolutely not.

18 MEMBER ALBERTI: So I mean, I feel
19 more comfortable when you are telling me
20 you've got four people who are going to be --

21 MR. BROWN: Right.

22 MEMBER ALBERTI: -- sort of acting

1 as security. Where is the closest residence?

2 MR. BROWN: The closest residence
3 that I'm aware of is on 6th Street just south
4 of L. I mean, I'm sorry, just south of K.

5 MEMBER ALBERTI: Oh, okay. And
6 there is a lot of development there, so I
7 always lose track.

8 MR. BROWN: As a matter of fact,
9 when the development is done, there will be a
10 building between us and that residence, but
11 right now, it's a pile of rubble.

12 MEMBER ALBERTI: Right, right.
13 Hours, what hours will you operate? I know
14 you are asking to operate until max -- oh, I
15 see. 12:00 p.m. until 2:00 a.m. and 12:00
16 p.m. until 3:00 a.m.

17 MR. BROWN: That's correct.

18 MEMBER ALBERTI: Do you plan on
19 opening in the afternoons?

20 MR. GRAHAM: Only on Friday and
21 Saturday and Sunday. So we would like to take
22 advantage of the nice weather in the afternoon

1 on those three days and we would probably open
2 at noon on those three days. The rest of the
3 week, Tuesday through Thursday, we would most
4 likely open between 4:00 and 5:00.

5 MEMBER ALBERTI: Okay. With the
6 food truck, not that it really is much of our
7 concern, but I am always curious. Where are
8 the food trucks going to be parked?

9 MR. BROWN: The food truck will be
10 situated actually rather close to the front,
11 because what we would like to do is the aromas
12 of those food to waft out over all the people
13 lined up.

14 MEMBER ALBERTI: This will not be
15 parked on the street?

16 MR. BROWN: No. They are going to
17 be on our lot.

18 MEMBER ALBERTI: On your property?
19 Okay.

20 MR. BROWN: They will be on our
21 property.

22 MEMBER ALBERTI: Okay. Okay. I

1 have no other questions. But thank you very
2 much.

3 MEMBER MOBLEY: Madam Chair?

4 CHAIRPERSON MILLER: Yes, Ms.
5 Mobley?

6 MEMBER MOBLEY: Good morning.

7 MR. BROWN: Good morning.

8 MR. GRAHAM: Good morning.

9 MEMBER MOBLEY: A few questions
10 around the security cameras. I would like to
11 know how many, the placement and the viewing
12 range, storage and the playback period of
13 these.

14 MR. GRAHAM: The security cameras
15 will operate off a DVR.

16 MEMBER MOBLEY: Okay.

17 MR. GRAHAM: Which automatically
18 loads 24 hours a day constant taping of all
19 activity. One camera will be faced at the
20 gate. One camera will be faced center of the
21 whole place. And one camera will be placed
22 directly at the back facing the front. So we

1 cover all aspects of the beach area.

2 MEMBER MOBLEY: Okay. Good.

3 Thank you. And I think you are having valet
4 parking?

5 MR. GRAHAM: Yes.

6 MR. BROWN: That's correct.

7 MR. GRAHAM: Yes.

8 MEMBER MOBLEY: Okay. Okay.

9 Thank you. That's all my questions.

10 CHAIRPERSON MILLER: Yes, Mr.

11 Alberti?

12 MEMBER ALBERTI: I'm sorry. I
13 just thought of this. Securing alcohol, this
14 is an outdoor area. We have some skilled
15 thefts --

16 MR. GRAHAM: We have --

17 MEMBER ALBERTI: -- in the city.

18 MR. GRAHAM: -- deemed to place a
19 10 x 10 storage refrigeration unit that will
20 be securing our alcohol with a humongous lock
21 on the front of it, which is the door kind of
22 faces the back, so you really can't see the

1 front door of it, unless you are behind the
2 bar.

3 MEMBER ALBERTI: All right. So
4 everything will be cleared off the bar?

5 MR. GRAHAM: Every night, yes,
6 every night.

7 MEMBER ALBERTI: Okay.

8 MR. BROWN: Every single night.

9 MEMBER ALBERTI: And put in
10 storage?

11 MR. GRAHAM: Put in storage, yes.

12 MEMBER ALBERTI: Okay. Do you
13 have anybody monitoring this place?

14 MR. GRAHAM: Well, the DVR, the
15 security system, the way it is set up is that
16 we will be able to monitor the system from
17 anywhere in the United States of America.

18 MEMBER ALBERTI: 24 hours?

19 MR. GRAHAM: 24 hours.

20 MEMBER ALBERTI: Okay.

21 MR. GRAHAM: And wherever I can
22 get a signal on my phone, I can pull it up and

1 see what's going on on that parking lot.

2 MEMBER ALBERTI: Yes, yes, great,
3 great with the backup.

4 MR. GRAHAM: Yes.

5 MEMBER ALBERTI: Go ahead.

6 CHAIRPERSON MILLER: Mr. Brooks?

7 MEMBER BROOKS: Yes. Thank you,
8 Madam Chair. Would you guys have a cover
9 charge at any time?

10 MR. BROWN: I don't anticipate
11 doing a cover charge at any time. I would say
12 that if there is a special event with a band
13 or something that we would have -- we might
14 have a minimal cover charge, but I would not
15 see that -- that's not going to be part of our
16 regular business plan.

17 MEMBER BROOKS: Okay. Fine.
18 Thank you, Madam Chair.

19 CHAIRPERSON MILLER: Okay. Any
20 other questions?

21 MEMBER MOBLEY: No, Madam Chair.

22 CHAIRPERSON MILLER: Okay.

1 Anything else you want to add?

2 MR. BROWN: I just wanted to add
3 that I also have a Letter of Commodation from
4 you all for successfully completing a sting
5 this last year, a sting operation. And that
6 I have been in the restaurant and bar business
7 since 1990 without violation. I would just
8 like to state that for the record.

9 CHAIRPERSON MILLER: That's great.
10 Okay. Thank you.

11 Okay. I don't think we have any
12 problems with your application. It is
13 different. It was very helpful to get all the
14 information from you. And my understanding
15 is, at this point then, your application is
16 just going to continue through the process.

17 Okay. So if you have any other
18 questions, then you can ask our staff.

19 MR. GRAHAM: Does that give us any
20 idea of when we may be able to -- because
21 we're in a six month time --

22 CHAIRPERSON MILLER: Oh, you are

1 in the warm months now.

2 MR. GRAHAM: Yes. Yes, we are one
3 month in already. We thought we asked for,
4 when we filed our application, we filed for --

5 MR. BROWN: A stipulated license.

6 MR. GRAHAM: -- a stipulated
7 license. And we were --

8 MR. BROWN: A recommendation from
9 Alex Cadro as well.

10 CHAIRPERSON MILLER: Okay. Okay.
11 You know, it looks good to us, but you have to
12 go through the general process. And we are
13 just discussing with legal counsel. There is
14 a 45 day placard period. Are you aware of
15 that?

16 MR. BROWN: That we had applied
17 for a stipulated license.

18 CHAIRPERSON MILLER: Yes.

19 MR. BROWN: And we were told that
20 during that -- so we would be --

21 CHAIRPERSON MILLER: Okay.

22 MR. BROWN: -- able to open that

1 when we -- while we were placarding.

2 CHAIRPERSON MILLER: Oh, okay. I
3 see.

4 MR. GRAHAM: Yes, we are able to
5 operate while we are in the placard process.

6 CHAIRPERSON MILLER: Okay. So you
7 are waiting for the Board to rule on that. Is
8 that correct?

9 MR. GRAHAM: Yes.

10 MR. BROWN: Yes.

11 CHAIRPERSON MILLER: Okay.

12 MEMBER ALBERTI: May I ask a
13 question?

14 CHAIRPERSON MILLER: Yes.

15 MEMBER ALBERTI: So with respect
16 to the stipulated license, have you spoken to
17 the ANC?

18 MR. GRAHAM: Yes.

19 MR. BROWN: Yes, we have a letter
20 of approval.

21 MEMBER ALBERTI: You have a letter
22 from the ANC?

1 MR. GRAHAM: We have a letter.

2 MR. BROWN: You have the letter in
3 our application.

4 MEMBER ALBERTI: Okay. Okay. All
5 right, all right. We have lots of stuff.

6 MR. BROWN: Yes, yes, yes.

7 MEMBER ALBERTI: And we may not
8 have gotten to it yes.

9 MR. BROWN: Yes, yes.

10 MEMBER ALBERTI: So --

11 CHAIRPERSON MILLER: Right,
12 exactly. Okay. Okay. We should be able to
13 make a decision by next Wednesday.

14 MR. BROWN: Okay.

15 CHAIRPERSON MILLER: That's what i
16 have been told by next Wednesday. So now that
17 we've got this information from you and we
18 will look at the whole file and, like I said,
19 next Wednesday. Okay.

20 MR. GRAHAM: Do we have to come
21 back?

22 CHAIRPERSON MILLER: No.

1 MEMBER ALBERTI: No.

2 CHAIRPERSON MILLER: No.

3 MR. GRAHAM: Okay.

4 MR. BROWN: Okay.

5 MEMBER ALBERTI: You'll hear from
6 us.

7 CHAIRPERSON MILLER: Yes.

8 MR. GRAHAM: Okay.

9 CHAIRPERSON MILLER: Thank you
10 very much.

11 MR. BROWN: Thank you for the
12 license.

13 MR. GRAHAM: Yes.

14 CHAIRPERSON MILLER: Thank you.

15 MEMBER MOBLEY: Thank you. Good
16 luck with that.

17 MEMBER ALBERTI: Thank you.

18 MR. GRAHAM: Thank you very much.

19 CHAIRPERSON MILLER: Okay.

20 (Whereupon, the Fact-Finding
21 Hearing in the above-entitled matter was
22 concluded at 10:08 a.m.)

A	<p>anticipate 24:10 anybody 5:19 23:13 application 1:9 3:10 9:21 25:12 25:15 26:4 28:3 applied 3:21 26:16 apply 10:3 applying 11:13 approval 27:20 approving 10:7,16 area 6:7 10:13 22:1 22:14 aromas 20:11 asked 26:3 asking 19:14 aspects 22:1 assume 17:10 automatically 10:1 14:14 21:17 Ave 1:7 Avenue 1:6,6 2:5,6 2:12,16 aware 19:3 26:14 a.m 2:2 19:15,16 29:22</p>	<p>block 16:9,15,18 17:1 Board 1:2,14 3:9 3:12 9:17 27:7 bringing 11:21 Brooks 1:19 24:6,7 24:17 Brown 2:9,11,12,18 2:21 3:13,18 4:10 4:14,21 5:3,6,9,14 6:4,8,11,13,16,22 7:4,14 8:6,9 9:1,8 9:12 10:2,10,17 10:21 11:2,15 12:11,15 13:22 14:16,20 15:2,5,9 15:12 16:1,5,16 16:22 17:6,17,20 17:22 18:3,6,8,12 18:16,21 19:2,8 19:17 20:9,16,20 21:7 22:6 23:8 24:10 25:2 26:5,8 26:16,19,22 27:10 27:19 28:2,6,9,14 29:4,11 building 12:4 19:10 buildings 13:17 15:10 build-out 12:21 business 7:16 24:16 25:6</p>	<p>chair 8:11 17:15 21:3 24:8,18,21 Chairperson 1:15 1:18 2:3,14,18 3:1 3:14 4:8,11,19 5:1 5:5,8,12 6:1,6,9 6:12,15,20 7:1,10 8:4,7,18,21 9:6,11 9:16 11:5 21:4 22:10 24:6,19,22 25:9,22 26:10,18 26:21 27:2,6,11 27:14 28:11,15,22 29:2,7,9,14,19 chairs 13:14 charge 24:9,11,14 check 6:21 7:2,3,8 checking 5:18 checkpoint 7:5 city 3:20 4:20 22:17 cleared 23:4 close 20:10 closed 4:10,11 closest 19:1,2 COLUMBIA 1:1 come 13:8 28:20 comes 14:1 comfortable 18:19 coming 11:8 15:22 17:14 commercial 5:7 Commodation 25:3 completely 3:21 13:20 completing 25:4 concept 3:16,18 4:2 11:8 concern 20:7 concluded 29:22 conditioning 13:3 confronted 6:19 congregating 16:11 considers 3:9 constant 21:18 contain 15:14 contained 13:16 14:16 15:10</p>	<p>continue 25:16 contracted 4:3 contractor 12:20 control 1:2,13,14 5:15 6:17 controlled 5:13 6:5 6:8 14:1 controlling 17:13 correct 2:21 10:10 10:17,21 11:15 16:5,16 18:13 19:17 22:6 27:8 counsel 26:13 countertops 13:2 court 11:10,11 cover 22:1 24:8,11 24:14 created 14:13 15:6 15:12 cross-examination 3:4 crowd 17:14 CT 1:8 cups 5:21 curiosity 11:20 curious 11:17 17:4 20:7 current 7:22</p>
B	<p>back 12:11,16 14:8 14:10,12,14,22 15:4,21 21:22 22:22 28:21 backup 24:3 band 24:12 bands 4:16,17 bar 1:6,6 2:5,13,17 3:19 7:2 13:10 14:12,13 16:19 23:2,4 25:6 bars 13:11 bartender 7:8 basically 10:12 beach 1:6,6 2:5,13 2:17 3:19 4:15,18 5:22 13:10 22:1 Beverage 1:2,13,14 bit 3:8 17:5</p>	<p style="text-align: center;">C</p> <p>C 9:9 10:4 Cadro 26:9 calendar 2:4 called 13:1 CALVIN 1:20 camera 21:19,20 21:21 cameras 8:17 21:10 21:14 cans 5:21 case 2:3 8:14 center 21:20 Certificate 9:4</p>	<p style="text-align: center;">D</p> <p>day 21:18 26:14 days 20:1,2 DCRA 8:1 decision 28:13 deemed 22:18 department 8:1 describe 13:18 14:8 determined 10:5 developing 10:14 development 19:6 19:9 different 3:8 7:13 25:13 directly 21:22 discussing 26:13 District 1:1 5:6 disturbance 8:15</p>	
A	<p>ability 7:6 able 23:16 25:20 26:22 27:4 28:12 above-entitled 29:21 Absolutely 18:6,17 access 5:15 6:5,8 6:17 14:1,4,4,8 account 17:2 acting 18:22 active 18:4 activity 21:19 add 25:1,2 adjacent 12:4 advantage 19:22 affidavit 8:2 afternoon 19:22 afternoons 19:19 age 5:20 7:7 ago 11:9 ahead 17:7 24:5 air 6:2,4 13:3 Alberti 1:19 11:6,7 11:16 12:1,6,9,12 12:17 13:13,15,21 14:3,7,18,21 15:3 15:8,11,19 16:2,6 16:21 17:3,8,12 17:19,21 18:1,4,7 18:9,14,18,22 19:5,12,18 20:5 20:14,18,22 22:11 22:12,17 23:3,7,9 23:12,18,20 24:2 24:5 27:12,15,21 28:4,7,10 29:1,5 29:17 alcohol 3:22 5:13 22:13,20 Alcoholic 1:2,13,14 Alex 26:9 alley 15:13 allows 13:6 America 23:17 ANC 27:17,22 ANC-2C 1:8 2:7</p>	<p>block 16:9,15,18 17:1 Board 1:2,14 3:9 3:12 9:17 27:7 bringing 11:21 Brooks 1:19 24:6,7 24:17 Brown 2:9,11,12,18 2:21 3:13,18 4:10 4:14,21 5:3,6,9,14 6:4,8,11,13,16,22 7:4,14 8:6,9 9:1,8 9:12 10:2,10,17 10:21 11:2,15 12:11,15 13:22 14:16,20 15:2,5,9 15:12 16:1,5,16 16:22 17:6,17,20 17:22 18:3,6,8,12 18:16,21 19:2,8 19:17 20:9,16,20 21:7 22:6 23:8 24:10 25:2 26:5,8 26:16,19,22 27:10 27:19 28:2,6,9,14 29:4,11 building 12:4 19:10 buildings 13:17 15:10 build-out 12:21 business 7:16 24:16 25:6</p>	<p>chair 8:11 17:15 21:3 24:8,18,21 Chairperson 1:15 1:18 2:3,14,18 3:1 3:14 4:8,11,19 5:1 5:5,8,12 6:1,6,9 6:12,15,20 7:1,10 8:4,7,18,21 9:6,11 9:16 11:5 21:4 22:10 24:6,19,22 25:9,22 26:10,18 26:21 27:2,6,11 27:14 28:11,15,22 29:2,7,9,14,19 chairs 13:14 charge 24:9,11,14 check 6:21 7:2,3,8 checking 5:18 checkpoint 7:5 city 3:20 4:20 22:17 cleared 23:4 close 20:10 closed 4:10,11 closest 19:1,2 COLUMBIA 1:1 come 13:8 28:20 comes 14:1 comfortable 18:19 coming 11:8 15:22 17:14 commercial 5:7 Commodation 25:3 completely 3:21 13:20 completing 25:4 concept 3:16,18 4:2 11:8 concern 20:7 concluded 29:22 conditioning 13:3 confronted 6:19 congregating 16:11 considers 3:9 constant 21:18 contain 15:14 contained 13:16 14:16 15:10</p>	<p>continue 25:16 contracted 4:3 contractor 12:20 control 1:2,13,14 5:15 6:17 controlled 5:13 6:5 6:8 14:1 controlling 17:13 correct 2:21 10:10 10:17,21 11:15 16:5,16 18:13 19:17 22:6 27:8 counsel 26:13 countertops 13:2 court 11:10,11 cover 22:1 24:8,11 24:14 created 14:13 15:6 15:12 cross-examination 3:4 crowd 17:14 CT 1:8 cups 5:21 curiosity 11:20 curious 11:17 17:4 20:7 current 7:22</p>

DJs 4:16		go 11:12 15:3 17:7 24:5 26:12	higher 8:11	leaving 15:18
doing 7:16 24:11		God 14:11	hours 19:13,13 21:18 23:18,19	left 15:13
DONALD 1:19	F	going 3:16 4:6,13 4:17 5:10,13,14 5:17,20 6:16,21 7:2,3,4,11,12,14 9:1,7,8 15:22 17:4 17:9,14 18:20 20:8,16 24:1,15 25:16	humongous 22:20	legal 26:13
door 5:18 17:9 18:15 22:21 23:1	faced 21:19,20	good 2:8,9,10 4:7 8:4,18 21:6,7,8 22:2 26:11 29:15	hundreds 16:10	letter 25:3 27:19,21 28:1,2
doorman 6:19,21 9:2	faces 22:22	gotten 28:8	I	Let's 15:16
doors 15:21 16:18	facility 13:1	Graham 2:10,15,16 2:19,22 8:16,20 11:21 12:2,8,14 12:18 13:19,22 14:6,9 17:7,11 18:3,13,17 19:20 21:8,14,17 22:5,7 22:16,18 23:5,11 23:14,19,21 24:4 25:19 26:2,6 27:4 27:9,18 28:1,20 29:3,8,13,18	ID 7:8	license 1:8 2:6 3:22 9:21 11:14 26:5,7 26:17 27:16 29:12
doorway 5:17 6:2	facing 21:22	GRAHAM:And 13:14	idea 25:20	licensed 12:20
drinking 16:15	fact 1:6 19:8	granite 13:2	IDs 5:18 6:21 7:2	licensing 7:21
drum 4:16	Fact-Finding 2:4 3:2 29:20	great 16:2 24:2,3 25:9	imagine 7:19 9:5 10:2	lifeguard 8:10
Drunk 16:13	fair 10:22	Gregory 2:16	impossible 6:18	lined 20:13
dump 12:2	feel 18:18	guys 24:8	included 9:2	little 3:8 17:4
dumpsters 15:14 15:15	feet 5:4 15:15,16	H	includes 4:2	lives 10:13,20
duration 4:5	fence 6:13 14:17	half 16:20	information 3:7 25:14 28:17	LLC 1:6 7:16
duty 17:20,21	file 28:18	handle 18:11	infrastructure 11:17	loads 21:18
DVR 21:15 23:14	filed 26:4,4	happen 14:11	inside 11:10,11	located 2:5,7 16:18
D.C 1:15 5:10	find 3:6 4:15	happens 4:9 12:19	Interest 11:8	lock 22:20
	Finding 1:7	health 7:22	intervene 8:14	look 28:18
	Fine 24:17	hear 29:5	involving 2:5	looking 16:8
	floor 8:14	hearing 1:8,14 2:4 3:2,3 29:21	J	looks 7:7 26:11
	flush 13:7	heat 13:3	JEANNETTE 1:22	lose 19:7
	flushing 13:3	helpful 25:13	K	lost 10:20
	follow 8:1	Hi 11:7	K 19:4	lot 9:14,15 12:5 13:17,20 15:9 19:6 20:17 24:1
	food 4:3,4 7:12,12 7:13,15 20:6,8,9 20:12		Karl 2:15	lots 16:10,14 28:5
	Foods 7:16		keep 8:12	lounge 5:10 12:7 13:14
	foot 14:17 15:13,13		keeping 4:18	luck 29:16
	forbid 14:11		kind 4:12 6:3 7:11 8:10 11:17 12:21 13:2 14:10 17:13 22:21	Lux 5:10 12:7 16:10
	formal 3:3		kinds 11:20	M
	four 18:20		know 8:19 16:7,9,9 18:10 19:13 21:11 26:11	Madam 21:3 24:8 24:18,21
	free 16:22		L	making 5:19
	Friday 19:20		landlord 12:4	manager 16:17 17:20
	front 13:19 14:19 20:10 21:22 22:21 23:1		lasts 9:10	matter 1:5 19:8 29:21
	funny 8:10		late 16:15	max 16:8 19:14
	further 11:3		leads 15:6	ma'am 2:22
			leave 18:15	mean 6:2 11:18 13:16 18:18 19:4
	G			MEETING 1:3
	gallon 13:6			
	gate 6:5,17 15:5 21:20			
	gated 6:9 13:20			
	general 12:20 26:12			
	getting 11:19			
	give 3:10,15 25:19			
	glass 5:22			

<p>Member 1:19,19 1:20,21,22 9:20 10:6,11,18,22 11:3,7,16 12:1,6,9 12:12,17 13:13,15 13:21 14:3,7,18 14:21 15:3,8,11 15:19 16:2,6,21 17:3,8,12,19,21 18:1,4,7,9,14,18 18:22 19:5,12,18 20:5,14,18,22 21:3,6,9,16 22:2,8 22:12,17 23:3,7,9 23:12,18,20 24:2 24:5,7,17,21 27:12,15,21 28:4 28:7,10 29:1,5,15 29:17</p> <p>Members 9:17</p> <p>met 1:14</p> <p>MIKE 1:21</p> <p>Miller 1:15,18 2:3 2:14,18 3:1,14 4:8 4:11,19 5:1,5,8,12 6:1,6,9,12,15,20 7:1,10 8:4,7,18,21 9:6,11,16 11:5 21:4 22:10 24:6 24:19,22 25:9,22 26:10,18,21 27:2 27:6,11,14 28:11 28:15,22 29:2,7,9 29:14,19</p> <p>minimal 24:14</p> <p>Mobley 1:22 21:3,5 21:6,9,16 22:2,8 24:21 29:15</p> <p>MOD 9:2 17:17,19</p> <p>monitor 23:16</p> <p>monitoring 23:13</p> <p>month 25:21 26:3</p> <p>months 4:6 26:1</p> <p>morning 2:8,9,10 21:6,7,8</p> <p>multiple 7:5</p>	<p style="text-align: center;">N</p> <hr/> <p>name 2:11,15 nature 17:1 near 5:2 nearby 10:13,20 needed 11:17 neighborhood 5:11 neighbors 5:9 never 4:21 New 1:6,6,7,9 2:5,6 2:12,16 nice 10:3 13:4 19:22 NICK 1:19 night 16:15 23:5,6 23:8 noon 20:2 NOPHLIN 1:20 NW 1:7 N.W 1:14 2:6</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 9:10 10:4 obviously 7:7 Occupancy 9:4 October 9:10,22 10:8 11:14 oh 6:6 14:4 19:5,14 25:22 27:2 okay 2:14 3:13 4:8 4:12 5:1,8 6:6,12 7:1,10 8:4,18,21 9:16 11:16 12:1 12:13,17 13:13,15 13:21 14:18 15:8 15:11,19,19 16:2 16:21 17:3,6 18:7 19:5 20:5,19,22 20:22 21:16 22:2 22:8,8 23:7,12,20 24:17,19,22 25:10 25:11,17 26:10,10 26:21 27:2,6,11 28:4,4,12,12,14 28:19 29:3,4,8,19</p> <p>open 6:2,4 20:1,4 26:22</p>	<p>opening 19:19 operate 3:17 4:7 5:11 19:13,14 21:15 27:5 operated 13:5 16:19 operation 4:5 25:5 operations 16:17 opportunity 3:11 outdoor 3:21 12:22 22:14 outside 4:3 overall 3:16,18 owns 12:4</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>parked 20:8,15 parking 9:15 12:5 13:16,20 15:9 22:4 24:1 part 16:3 24:15 Passenger 16:17 people 8:14 9:3 15:17,21 16:8,10 16:11,13,14 18:20 20:12 period 10:12 21:12 26:14 perpetuity 10:16 person 5:18 18:11 phone 23:22 picnic 13:11 pile 19:11 placard 26:14 27:5 placarding 27:1 place 21:21 22:18 23:13 placed 21:21 placement 21:11 plan 9:13 19:18 24:16 plastic 5:21 playback 21:12 point 8:11 25:15 pop-up 4:5 9:7 possible 15:1 PRESENT 1:17</p>	<p>president 2:19 presiding 1:15 press 17:4 pretty 13:8 prevent 15:17 probably 20:1 problems 25:12 process 7:21 25:16 26:12 27:5 project 7:18 property 20:18,21 provide 3:19,22 4:4 4:14 5:17 8:9 provided 12:3 providing 12:18 pull 23:22 purchased 7:17 put 14:14 23:9,11 P-R-O-C-E-E-D... 2:1 p.m 19:15,16</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>question 7:5 27:13 questions 3:12 9:18 9:19 11:4 21:1,9 22:9 24:20 25:18 quickly 11:12</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>rains 4:9 range 21:12 real 12:21 really 20:6 22:22 recommendation 26:8 record 25:8 reference 8:11 refrigeration 22:19 regular 24:16 regulations 8:2 remember 11:8 remove 9:13,13 renews 10:1 represent 2:12,16 request 10:9 residence 19:1,2,10 residences 5:2</p>	<p>10:15 residents 5:4 respect 27:15 respond 3:12 rest 20:2 restaurant 25:6 restroom 13:1,4 restrooms 13:10 Retailer 1:8 return 9:14 right 9:17 10:21 12:10 17:10 18:14 18:16,21 19:11,12 19:12 23:3 28:5,5 28:11 road 10:15 roaming 17:16 Robert 2:11 Room 1:14 roughly 11:22 rubble 19:11 rule 27:7 Ruthanne 1:15,18</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>sand 9:13 11:18,22 13:10 Saturday 19:21 securing 22:13,20 security 8:5,17,22 16:4,7 17:9 18:2,5 19:1 21:10,14 23:15 see 13:16 19:15 22:22 24:1,15 27:3 seen 3:9 service 13:8 services 4:4 serving 5:20 7:11 set 23:15 sets 12:5 Seven 16:19 side 14:5,13 15:7 15:14 sides 13:17 15:10 signal 23:22</p>
---	--	---	---	---

<p>Silverstein 1:21 9:19,20 10:6,11 10:18,22 11:3 single 23:8 sits 13:6 situated 20:10 situation 18:11 six 4:6 25:21 skilled 22:14 somebody 6:18 7:7 somebody's 7:6 sorry 19:4 22:12 sort 14:8 18:22 Sounds 10:22 south 19:3,4 special 24:12 spoken 27:16 staff 18:2 25:18 state 25:8 States 23:17 status 9:14 steel 4:16 sting 25:4,5 stipulated 26:5,6 26:17 27:16 stockade 14:17 storage 21:12 22:19 23:10,11 street 1:14 7:15 14:15 15:18 19:3 20:15 stuff 13:2 28:5 stupid 16:13 successfully 25:4 sufficient 9:5 Suite 1:14 Sunday 19:21 SUNdeVICH 7:17 sure 5:19 7:21 surfboards 13:11 surrounds 13:18 system 23:15,16</p>	<p>takes 18:10 tank 13:6 taping 21:18 telling 18:19 temporary 9:9 terminate 9:21 testimony 3:4 thank 21:1 22:3,9 24:7,18 25:10 29:9,11,14,15,17 29:18 Thanks 11:7 thefts 22:15 theme 4:18 thing 9:9 13:9 things 4:17 11:20 16:13 17:2 think 3:7,14 22:3 25:11 thinking 16:3 Thomas 2:12 thought 22:13 26:3 three 8:20 9:3 13:11 15:10 16:7 20:1,2 Thursday 20:3 time 9:12 24:9,11 25:21 times 13:7 toilet 12:22 toilets 13:3 told 26:19 28:16 tons 11:22 total 9:3 trace 9:13 track 19:7 treasurer 2:20 trial 10:12 truck 4:4 7:12,15 7:17 20:6,9 trucking 11:18 trucks 7:13 12:3 20:8 trying 15:20 Tuesday 20:3 two 5:9 13:10 16:18 16:20</p>	<p>typical 17:12 t/a 1:6</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>umbrellas 13:12 Um-hum 17:11 unattended 18:15 understanding 25:14 unit 22:19 United 23:17 use 7:19 useful 3:15</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>valet 22:3 vendors 4:3 venue 3:21 4:1 5:4 5:15,19 7:18 viewing 21:11 violation 25:7 VIP 13:1 volleyball 11:10,11</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>waft 20:12 waiting 27:7 walk 6:18 want 3:6,15 13:9 18:15 25:1 wanted 3:10 25:2 warm 26:1 Washington 1:15 way 5:15 12:2 23:15 weather 4:7 10:3 19:22 Wednesday 28:13 28:16,19 week 20:3 well-aware 17:1 we're 11:21 25:21 we've 28:17 wheels 15:17 wondering 16:6 18:10 worked 7:15 working 4:2</p>	<p>works 10:19</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p>x 22:19</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>year 25:5 years 11:9 16:20 York 1:6,6,7 2:5,6 2:12,16</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoned 5:7</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p 1:4,10</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1,000 5:4 1,500 13:7 10 15:13,13 22:19 22:19 10:08 29:22 100 9:4 16:8 12 14:17 12:00 19:15,15 14th 1:14 16 1:12 18th 9:10,22 10:8 11:14 1990 25:7</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2:00 19:15 2000 1:14 20009 1:15 2012 1:12 24 21:18 23:18,19</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 15:15,16 3:00 19:16</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4:00 20:4 40 11:22 400S 1:15 45 26:14</p>	<hr/> <p style="text-align: center;">5</p> <hr/> <p>5:00 20:4 500 13:5</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6th 19:3 645 1:7 2:6</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>89365 1:8 2:6</p> <hr/> <p style="text-align: center;">9</p> <hr/> <p>9:46 2:2</p>
---	--	---	--	--