

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

In the Matter of:)	
)	
1819 14th Ventures, LLC)	
t/a El Centro D.F.)	
)	Case No.: 16-PRO-00051
Holder of a)	License No.: ABRA-084847
Retailer's Class CR License)	Order No.: 2016-580
)	
at premises)	
1819 14th Street, N.W.)	
Washington, D.C. 20009)	

1819 14th Ventures, LLC, t/a El Centro D.F. (Applicant)

James A. Turner, Chairperson, Advisory Neighborhood Commission (ANC) 1B

BEFORE: Donovan Anderson, Chairperson
Nick Alberti, Member
Mike Silverstein, Member
James Short, Member

**ORDER ON SETTLEMENT AGREEMENT AND
WITHDRAWAL OF ANC 1B'S PROTEST**

The Application filed by 1819 14th Ventures, LLC, t/a El Centro D.F. (Applicant), for renewal of its Retailer's Class CR License, having been protested, came before the Alcoholic Beverage Control Board (Board) for a Protest Status Hearing on September 14, 2016, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 1B entered into a Settlement Agreement (Agreement), dated September 5, 2016, that governs the operation of the Applicant's establishment.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Chairperson James A. Turner, on behalf of ANC 1B, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 1B of this Application.

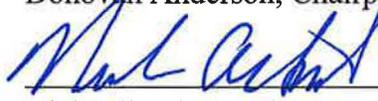
Accordingly, it is this 19th day of October, 2016, **ORDERED** that:

1. The Application filed by 1819 14th Ventures, LLC, t/a El Centro D.F., for renewal of its Retailer's Class CR License, located at 1819 14th Street, N.W., Washington, D.C., is **GRANTED**;
2. The Protest of ANC 1B in this matter is hereby **WITHDRAWN**;
3. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
4. Copies of this Order shall be sent to the Applicant and ANC 1B.

District of Columbia
Alcoholic Beverage Control Board

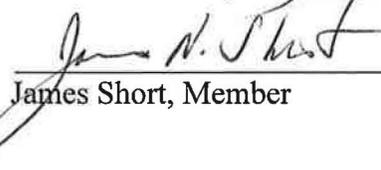


Donovan Anderson, Chairperson



Nick Alberti, Member

Mike Silverstein, Member



James Short, Member

Pursuant to D.C. Official Code § 25-433(d)(1), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 2000 14th Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section 11 of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code §2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001; (202/879-1010). However, the timely filing of a Motion for Reconsideration pursuant to 23 DCMR §1719.1 (2008) stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. See D.C. App. Rule 15(b) (2004).

FIRST AMENDMENT TO VOLUNTARY AGREEMENT
CONCERNING ISSUANCE OF LICENSE MASA 14, SULA. LLC

This First Amendment is made this 5th day of September, 2016, by and between Sula, LLC, t/a Masa 14 (Applicant) and Advisory Neighborhood Commission 1B (the ANC).

WHEREAS, Applicant is the holder of a Retailer's License Class CR issued by the District of Columbia Alcoholic Beverage Control Board for use at premises 1825 14th Street, N.W., Washington D.C.; and,

WHEREAS, the parties entered into a June 16, 2009 "Voluntary Agreement Concerning Issuance of License Masa 14, Sula, LLC" ("the Voluntary Agreement"); and,

WHEREAS, the ANC has protested renewal of said license on the grounds of disruption of peace, order and quiet; and,

WHEREAS, the parties desire to by means of this First Amendment to resolve the ANC's concerns and provide for withdrawal of the ANC's protest of license renewal;

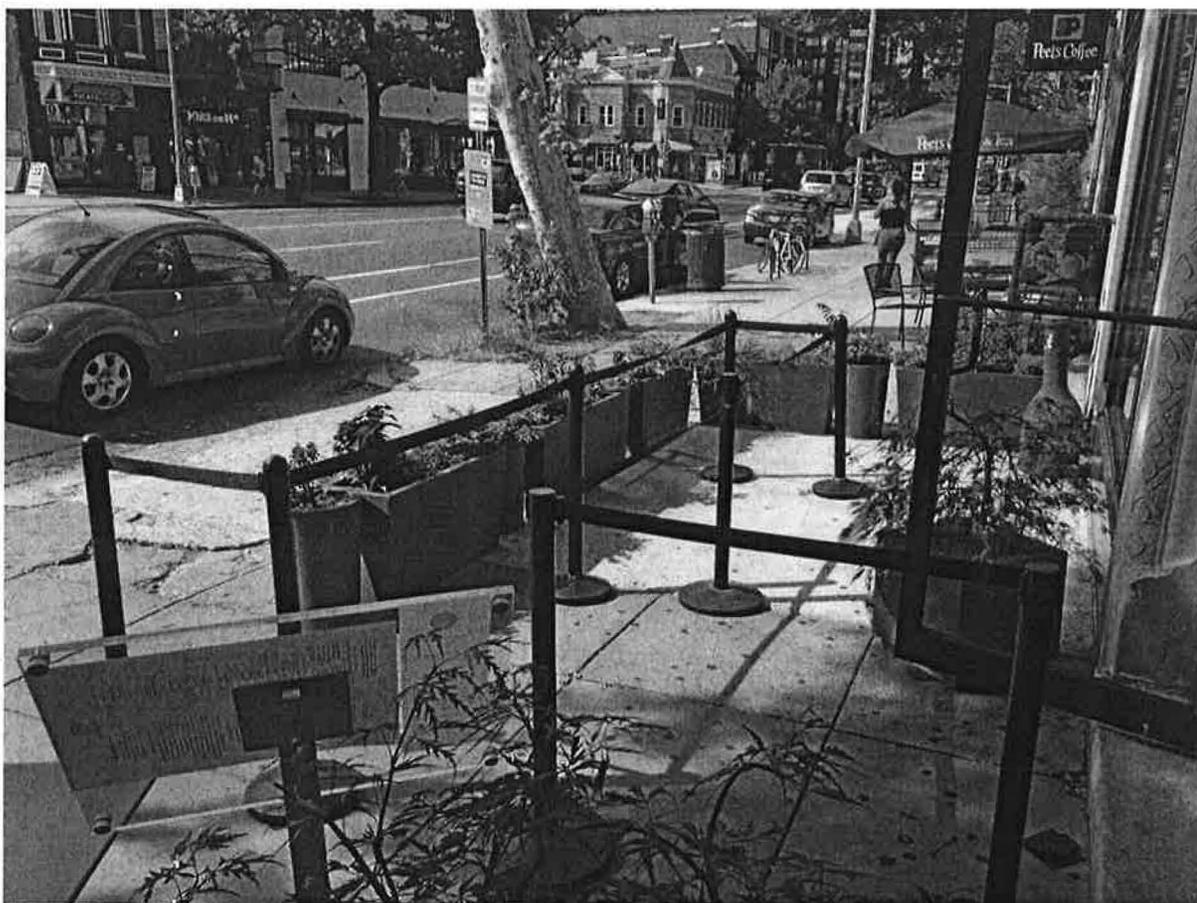
NOW, THEREFORE, in consideration of the premises above recited and the terms and conditions provided below, the parties agree as follows:

1. The Voluntary Agreement is amended hereby by addition of a new Section L, reading as follows:

L. On such occasions as customer lines shall form, Applicant shall seek to lessen congestion on the public sidewalk in front of the premises by starting customer queuing at its front door (as opposed to at the entrance to its sidewalk café) and by utilizing its sidewalk café space for such queuing. In order to maximize queuing space within its sidewalk café, Applicant shall utilize movable stanchions in "zig zag" fashion, as depicted on the photograph attached hereto as Exhibit A.

2. Except as explicitly modified herein, the Voluntary Agreement remains unmodified and in full force and effect.

Exhibit A



APPLICANT:

SULA, LLC

By: 
Name: Alex Curley
Title: Regional VP Of Operations

PROTESTANT:

ADVISORY NEIGHBORHOOD COMMISSION 1B

By:  October 10, 2016
Name: John C. Green
Title: Commissioner and Vice Chair, ANC 1B12

By:  October 10, 2016
Name: James A. Turner
Title: Commissioner and Chair, ANC 1B09