

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

In the Matter of:)

Sula, LLC)
t/a Masa 14)

Holder of a)
Retailer's Class CR License)

at premises)
1825 14th Street, N.W.)
Washington, D.C. 20009)

Case No.: 16-PRO-00052
License No.: ABRA-081469
Order No.: 2016-581

Sula, LLC, t/a Masa 14 (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 FIRST AMENDMENT TO SETTLEMENT AGREEMENT
AND WITHDRAWAL OF ANC 1B'S PROTEST**

The Application filed by Sula, LLC, t/a Masa 14 (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 Alcoholic Beverage Control Board (Board) reflect that The Applicant and ANC 1B have entered into a Settlement Agreement (Agreement), dated June 16, 2009, that governs the operation of the Applicant's establishment.

This matter comes now before the Board to consider the Parties' a First Amendment to Settlement Agreement (Amendment), dated September 5, 2016, in accordance with D.C. Official Code § 25-446 (2001).

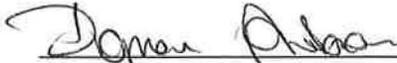
The Amendment has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Chairperson James A. Turner, on behalf of ANC 1B, are signatories to the Amendment.

This Amendment 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 Sula, LLC, t/a Masa 14, for renewal of its Retailer's Class CR License, located at 1825 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 The Protest of ANC 1B in this matter is hereby **WITHDRAWN**;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 First Amendment to 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. All terms and conditions of the original Agreement shall remain in full force and effect; and
5. Copies of this Order shall be sent to the Applicant and ANC 1B.

District of Columbia
Alcoholic Beverage Control Board

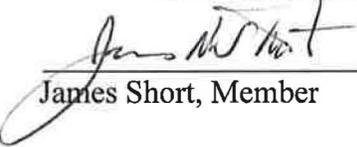


Donoyan Anderson, Chairperson



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).

SETTLEMENT AGREEMENT

This Agreement is made this 5th day of September, 2016, by and between 1819 14th Ventures, LLC, t/a El Centro D.F. (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 1819 14th Street, N.W., Washington D.C.; and,

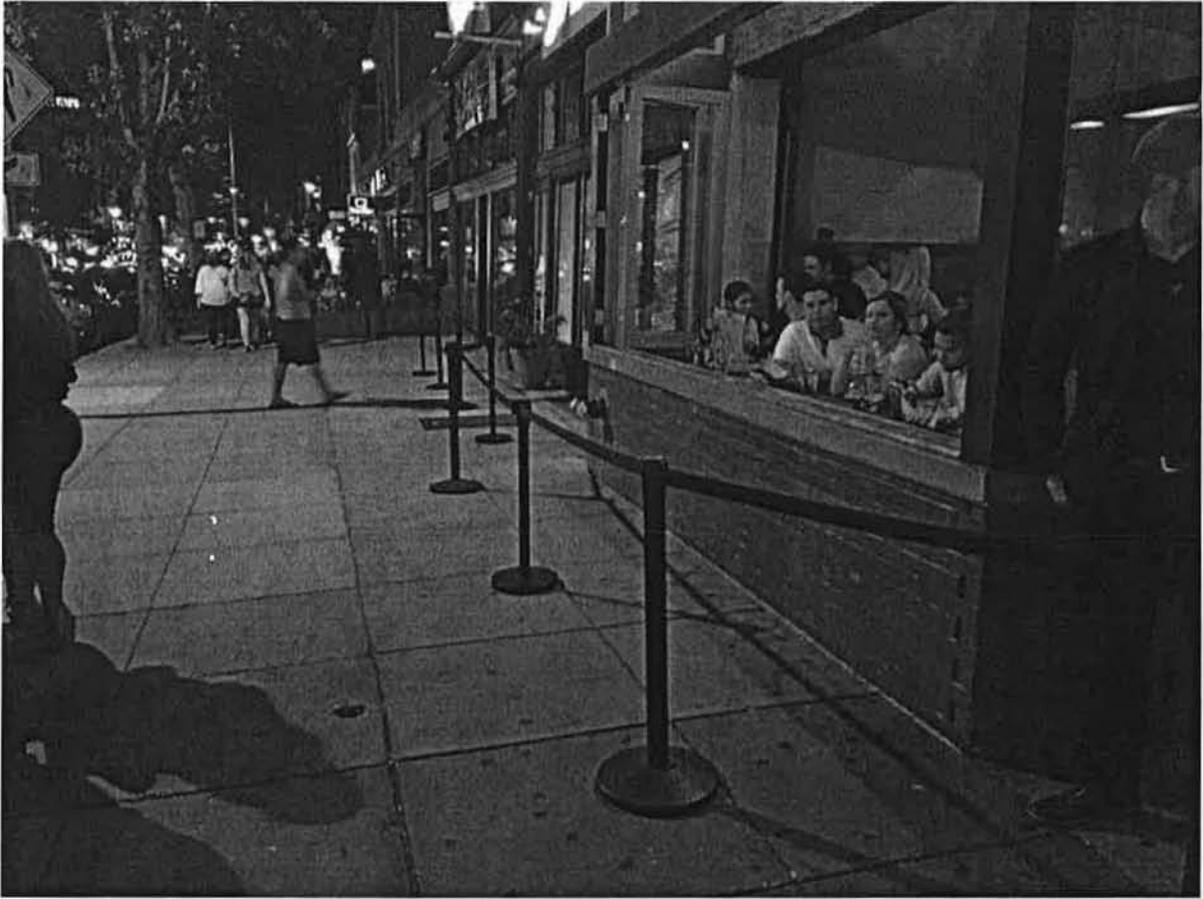
WHEREAS, the ANC has protested renewal of said license on the grounds of disruption of peace, order and quiet; and,

WHEREAS, the parties desire to by means of this Agreement 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. 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 by utilizing movable stanchions "hugging" the frontage of premises, as depicted on the photograph attached here to as Exhibit A.

Exhibit A



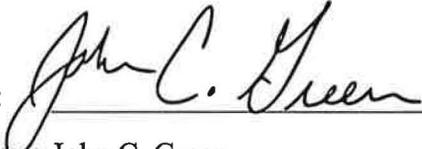
APPLICANT:

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