

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

In the Matter of:	)	
Las Placitas Cafe, LLC	)	
t/a Las Placitas Restaurant	)	
Application for Substantial Change	)	
(Sidewalk Cafe)	)	Case No.: 18-PRO-00025
to Retailer's Class CR License	)	License No.: ABRA-094559
at premises	)	Order No.: 2018-406
4724 14th Street, NW	)	
Washington, D.C. 20011	)	
	)	

Las Placitas Cafe, LLC, t/a Las Placitas Restaurant (Applicant)

Maria Barry, Commissioner, Advisory Neighborhood Commission (ANC) 4C

Elisa Irwin, on behalf of A Group of Five or More Individuals

**BEFORE:** Donovan Anderson, Chairperson  
Nick Alberti, Member  
Mike Silverstein, Member  
James Short, Member  
Donald Isaac, Sr., Member  
Bobby Cato, Member  
Rema Wahabzadah, Member

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**ORDER ON SETTLEMENT AGREEMENT AND DISMISSAL OF A GROUP OF  
FIVE OR MORE INDIVIDUALS' PROTEST**

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The Application filed by Las Placitas Cafe, LLC, t/a Las Placitas Restaurant, for a Substantial Change to add a new Sidewalk Cafe to its Retailer's Class CR License, having been protested, came before the Alcoholic Beverage Control Board (Board) for a Roll Call Hearing on May 14, 2018, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 4C entered into a Settlement Agreement (Agreement), dated June 13, 2018, 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 Commissioner Maria Barry, on behalf of ANC 4C, are signatories to the Agreement.

In addition, the Board dismissed the Protest of the Group of Five or More Individuals pursuant to D.C. Official Code § 25-609(b), which states that "...In the event that an affected ANC submits a settlement agreement to the Board on a protested license application, the Board, upon its approval of the settlement agreement, shall dismiss any protest of a group of no fewer than 5 residents or property owners meeting the requirements of § 25-601(2)..."

Accordingly, it is this 20th day of June, 2018, **ORDERED** that:

1. The Application filed by Las Placitas Cafe, LLC, t/a Las Placitas Restaurant, for Substantial Change to add a new Sidewalk Cafe to its Retailer's Class CR License, located at 4724 14th Street, NW, Washington, D.C., is **GRANTED**;
2. 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;
3. The Protest of the Group of Five or More Individuals is **DISMISSED**; and
4. Copies of this Order shall be sent to the Applicant, ANC 4C, and Elisa Irwin, on behalf of the Group of Five or More Individuals.

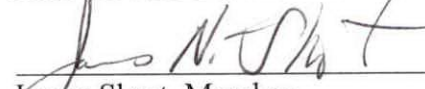
District of Columbia  
Alcoholic Beverage Control Board

\_\_\_\_\_  
Donovan Anderson, Chairperson



\_\_\_\_\_  
Nick Alberti, Member

\_\_\_\_\_  
Mike Silverstein, Member



\_\_\_\_\_  
James Short, Member



\_\_\_\_\_  
Donald Isaac, Sr., Member



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Bobby Cato, Member

\_\_\_\_\_  
Rema Wahabzadah, 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 14<sup>th</sup> 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).



**ADVISORY NEIGHBORHOOD COMMISSION 4C**

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ALCOHOLIC BEVERAGE  
REGULATION

**SETTLEMENT AGREEMENT** 2018 JUN 14 P 12:02

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At a duly noticed public meeting of Advisory Neighborhood Commission (ANC) 4C held on June 13, 2018 with a quorum of 5 commissioners of 9 commissioners present, by a vote of 9 yeas, 0 nays and 0 abstentions, ANC 4C voted to support a settlement agreement.

The PA 10455130 permit application for a sidewalk cafe was approved at the April 2018 ANC 4C meeting, and the attached settlement agreement between the ANC 4C ("The Parties) and Las Placitas, located at 4724 14th Street NW Washington, DC 20011 and is owned by Isidoro Amaya is submitted.

**WHEREAS**, the premises is within the boundaries of the ANC, and,

**NATURE OF OPERATION**

A new sidewalk cafe at Las Placitas with seating for 16 people, 4 tables and 4 umbrellas.

**HOURS OF OPERATION FOR SIDEWALK CAFÉ**

Sunday through Thursday 7:00 am to 11 pm, Friday and Saturday 7:00 am to 12:00 am

**HOURS OF OPERATION/ ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION FOR SIDEWALK CAFE**

Sunday –Thursday 9:00 a.m. to 11:00 p.m., Friday and Saturday 9:00 a.m. to 12:00 a.m.

Provided, however, (1) on days designated by the DC ABC Board as "Extended Hours for ABC Establishments" Applicant may operate and serve alcohol for such hour(s); (2) in the event the Council of the District of Columbia or the DC ABC Board grant licensees in general extended operating hours (such as Inauguration or World Cup) Applicant may avail itself of such extended hours; and (3) on January 1 of each year Applicant may serve alcoholic beverages until 4:00 a.m.

**4. Outdoor Seating.** Applicant will ensure patrons do not block sidewalk passage. Applicant will direct that its employees inspect the sidewalk and front yard area on a regular basis to ensure its cleanliness. Applicant will follow DCRA's regulations on the operation of sidewalk cafes, as provided for in Chapter 24 of Title 3 of District of Columbia Municipal Regulations.

**5. Noise and Privacy.** Applicant agrees to keep its doors closed when music is being played inside the establishment but may open its window panels during such times, provided that the music is not audible beyond the street. Applicant will actively work to maintain peace and quiet of patrons after leaving the business and not serving patrons who have a pattern of having produced noise, waste, or unruly behavior.

**6. Public Space and Trash.** Applicant shall keep the sidewalk (up to and including the curb) and alley clean and free of litter, bottles, and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently to ensure that refuse and other materials are promptly removed. Applicant will make ongoing efforts to make sure the sidewalk areas are attractive and enhance the neighborhood.

Applicant shall ensure that the area around the dumpster is kept clean at all times and the dumpster is placed such that it does not encroach on the abutting property owners and that no garbage is placed on the abutting property. Applicant will ensure timely disposal no less than three (3) times per week that is the least disruptive to the neighbors. Commercial trash pickup in residential areas takes place between 7 a.m.-11 p.m.

**7. Rats and Vermin Control.** The Applicant shall provide rat and vermin control for its property. Applicant shall have the Establishment and the area around the Premises properly cleaned at the end of each night to ensure that there are not garbage and odors present the following morning.

**8. Access to Public Alley, Garage and Parking.** The Applicant shall not obstruct or prevent access to the public alley at any time. The Applicant will ensure that any food delivery drivers or services employed or contracted by the Applicant also do not obstruct or prevent access to the public alley at any time.

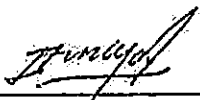
**9. Security Cooperation in Stemming Illegal Drugs and Public Drinking.** Applicant agrees that it shall take all necessary steps to minimize such problems, including, without limitation, designating a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or in the immediate outside area; monitoring for and prohibiting sales or use of illegal drugs within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises.

**10. Compliance with ABRA Regulations.** Applicant promises that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees.


In witness whereof, the parties have executed this Settlement Agreement as of the day and date first written above.

Applicant:

Advisory Neighborhood Commission 4C:



Isidoro Amaya, Las Placitas

  
Maria Barry, SMD 4C02, ANC 4C