

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

**In the Matter of:** )  
 )  
Colada Shop Wharf, LLC )  
t/a Colada Shop )  
 )  
Applicant for a New )  
Retailer's Class CR License )  
 )  
at premises )  
10 Pearl Street, SW )  
Washington, D.C. 20024 )

License No.: ABRA-115922  
Order No.: 2020-224

Colada Shop Wharf, LLC, t/a Colada Shop, Applicant

Gail Fast, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 6D

**BEFORE:** Donovan Anderson, Chairperson  
James Short, Member  
Bobby Cato, Member  
Rema Wahabzadah, Member  
Rafi Crockett, Member  
Jeni Hansen, Member  
Edward S. Grandis, Member

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**ORDER ON COOPERATIVE AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that Colada Shop Wharf, LLC, t/a Colada Shop (Applicant), Applicant for a new Retailer's Class CR License, and ANC 6D have entered into a Cooperative Agreement (Agreement), dated April 14, 2020, that governs the operations 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 Gail Fast, on behalf of ANC 6D, are signatories to the Agreement.

Accordingly, it is this 3rd day of June, 2020, **ORDERED** that:

1. The above-referenced Cooperative Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
2. Copies of this Order shall be sent to the Applicant and ANC 6D.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: a130149160450094b7905091dcd8

Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*  
Key: 343a27982084e4e4433382049e

James Short, Member

eSigned via SeamlessDocs.com  
*Bobby Cato*  
Key: 256456cd4d148476b75b37017d2d

Bobby Cato, Member

eSigned via SeamlessDocs.com  
*Rema Wahabzadah, Member*  
Key: 1f2ca42b580b74005b10b05b730d1cc1

Rema Wahabzadah, Member

eSigned via SeamlessDocs.com  
*Rafi Aliza Crockett, Member*  
Key: 1509e61045e17e4f1d15e5e1301cc

Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*  
Key: 9217209862448f12566c14396

Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*  
Key: 5027bda7d9f0d04ec14adeb52541ce5

Edward S. Grandis, 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).

ANC6D Cooperative Agreement  
Colada Shop Wharf, LLC, ABRA-115922, 10 Pearl Street, SW  
April 14, 2020

★ ★ ★ Advisory Neighborhood  
Commission 6D

1101 4<sup>th</sup> Street S.W., Suite W130,  
Washington, DC 20024  
ANC Office: (202) 554-1795  
[6D@anc.dc.org](mailto:6D@anc.dc.org)

**COOPERATIVE AGREEMENT**

THIS COOPERATIVE AGREEMENT (“Agreement”) is made on this 14<sup>th</sup> day of April, 2020, by and between joint ABC license applicants, Colada Shop Wharf, LLC (together, “Applicant”), 10 Pearl Street, SW, Washington, DC 20024, License #115922 and Advisory Neighborhood Commission 6D (“ANC”), collectively, the “Parties”.

PREAMBLE

Through this agreement, both parties aim to create an environment in which the Applicant may operate as a viable contributing establishment in the ANC6D community.

WITNESSETH

WHEREAS, Applicant has applied for a new Retailer’s Class C Restaurant license for a business establishment (“Establishment”) with indoor space on the ground floor and one summer garden on the ground floor located at 10 Pearl Street, SW, Washington, D.C. 20024 (“Premises”). There are no endorsements for sidewalk cafés, entertainment, dancing, cover charges, or sports gaming; and

WHEREAS, the Applicant is encouraged to work regularly with ANC6D and its representatives, other neighborhood organizations, and residents to ensure that the business operations facilitate the enjoyment of the surrounding neighborhood; and

WHEREAS, in lieu of the ANC filing a protest against Applicant’s pending ABC License application, the Parties are desirous of entering into a Settlement Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize, within ANC, (1) the effect of the establishment on peace, order, and quiet, including the noise and litter provisions set forth in §§ 25-725 and 25-726; and (2) the effect of the establishment upon residential parking needs and vehicular and pedestrian safety, and to eliminate the need for a Protest Hearing regarding the license application; and

WHEREAS, all parties believe that the statements and provisions contained in this agreement are reasonable and shall become wholly integrated into the day-to-day operation of

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the Establishment. Any change from this model may be of concern to the residents and may be considered within the direction of the Alcoholic Beverage Control Board ("ABC Board") to be a substantial change requiring the ABC Board's approval.

WHEREAS, the Parties have agreed to enter into this Agreement and request that the ABC Board approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement; and

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. ***Recitals Incorporated.*** The recitals set forth above are incorporated herein by reference.
2. ***Hours of Operation and Sales.*** The Applicant's hours of operation inside the premises shall not exceed:

Sunday through Saturday: 5:00 a.m. – 2:00 a.m.

The Applicant's hours of alcoholic beverage sales, service, and consumption inside the premises shall not exceed:

Sunday through Saturday: 8:00 a.m. – 2:00 a.m.

The Applicant's hours of operation for the outdoor Summer Garden shall not exceed:

Sunday: 6:00 a.m. – 1:00 a.m.;;  
Monday and Tuesday: 6:00 a.m. – 12:00 a.m.;;  
Wednesday and Thursday: 6:00 a.m. – 1:00 a.m.;; and  
Friday and Saturday: 6:00 a.m. – 2:00 a.m.

The Applicant's hours of alcoholic beverage sales, service, and consumption for the outdoor Summer Garden shall not exceed:

Sunday: 8:00 a.m. – 1:00 a.m.;;  
Monday and Tuesday: 8:00 a.m. – 12:00 a.m.;;  
Wednesday and Thursday: 8:00 a.m. – 1:00 a.m.;; and  
Friday and Saturday: 8:00 a.m. – 2:00 a.m.

Provided that: (a) on days designated by the ABC Board as "Holiday Extension of Hours," Applicant may avail itself of, and the ANC will not object to Applicant's applying for, the extended hours so provided; (b) in the event the Council of the District

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of Columbia or the ABC Board grants licensees in general extended operating hours (such as for Inauguration), Applicant may avail itself of such extended hours; (c) on January 1 of each year Applicant may operate until 4:00 a.m. The ANC will not object to the Applicant applying for a One Day Substantial Change, in accordance with District law, so that it may offer entertainment until 4:00 a.m. on January 1 of each year or applying for up to 8 One Day Substantial Changes annually in order to play live music in the Summer Garden.

3. ***Floors Utilized and Occupancy.*** The Applicant will operate its establishment on the ground floor(s) of the building. The Establishment will have no more than 50 seats inside and 30 seats on the Summer Garden, and the maximum occupancy of the Establishment shall not exceed 125 patrons.
4. ***Summer Garden.*** Prerecorded music may not be played in the Summer Garden. No containers, cups, bottles/cans, etc., shall be permitted outside of or to leave the area regardless of content, except food and beverages packaged "to go." This provision does not pertain to food or non-alcoholic beverages purchased on the interior to be consumed off-premises. The Summer Garden shall be bordered with appropriate barriers to delineate it from the surrounding adjacent areas. Options for such borders may include planters, fencing, shrubbery, or similar techniques.
5. ***Noise and Privacy.*** Applicant will strictly comply with D.C. Official Code § 25-725 and, to that end, shall use various means, including architectural improvements to the property, and take reasonable actions to ensure that music, noise, and vibration from the Establishment are not audible within the adjacent residential premises. Applicant agrees to keep its doors and windows closed when live music is being played at the establishment. If necessary, Applicant will take reasonable steps to reduce noise emanating from the Establishment by keeping the entry or exit doors closed, except for ingress and egress. Applicant shall inform its patrons by signage or other means that residences are in proximity to the Establishment and urge quiet and decorum by patrons upon exiting the Establishment.
6. ***Parking/Public Transportation Arrangements.*** It is a concern of the ANC that the Applicant's operation of the Establishment does not create or exacerbate parking problems within the ANC boundaries. Applicant shall notify its patrons (through a website or other means) that there is limited parking in the vicinity and shall provide information about public transportation options.
7. ***Public Space and Trash.*** The Applicant shall, to the best of their ability, keep the area around the Premises clean and free of litter and shall police these areas sufficiently to assure that refuse and other materials are promptly removed. The Applicant shall either participate in the building's trash removal program or maintain a dumpster and the area adjacent to the dumpster in accordance with the remainder of this paragraph. The

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dumpster shall be enclosed with the lids tightly closed and incapable of being entered by rodents, in order to limit odors and help control pest and rodent population. The area around the dumpster shall always be kept clean and the dumpster shall be placed such that it does not encroach on abutting property and so that no garbage is placed on abutting property. Proper (recyclable) removal of grease and oils shall be used and grease and oils shall not be deposited for removal in dumpsters or trash cans. Regular rodent and pest (insect) abatement services shall be utilized. The area around the dumpsters shall be properly cleaned at the end of each night to ensure that no uncontained garbage or malodorous odors are present.

8. ***Security Cooperation in Stemming Illegal Drugs and Public Drinking.*** Applicant agrees that it shall take reasonable, necessary steps to minimize such problems, including, at all times, having a trained employee on site; 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; and, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall take reasonable steps to discourage loitering in the vicinity of the Premises.

Applicant shall have security cameras in several locations which record and store information for at least 30 days, which recordings shall be made available to representatives of ABRA or MPD upon request. ANC acknowledges that Applicant's landlord has sole responsibility for security cameras on the exterior premises.

9. ***License Ownership and Compliance with ABRA Regulations.*** Applicant shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that ANC shall have standing to ask the ABC Board to enforce any violations of the agreement. Any reference made to specific laws and regulations in this Agreement is meant for informational purposes only. ANC does not intend for a violation of a DC law or regulation to also be considered a violation of this Settlement Agreement.
10. ***Participation in the Community.*** Applicant is encouraged to maintain open communication with ANC, and the community for which ANC acts.
11. ***Notice and Opportunity to Cure.*** In the event that any of the parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall permit a cure within 30 days of the date of such notice. If Applicant or the licensee fails to cure within the 30 day period (or, with respect to a breach which reasonably requires more than 30-days to cure, fails to commence cure of such breach or diligently

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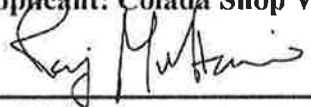
pursue such a cure), failure shall constitute a cause for filing a complaint with the ABC Board pursuant to D.C. Official Code § 25-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, return receipt requested, postage prepaid, or hand delivered, to the other parties to this Agreement at the following addresses. Notice shall be deemed given as of the time of receipt or refusal of receipt:

If to Applicant:           Colada Shop Wharf, LLC  
                                  10 Pearl Street, SW  
                                  Washington, DC 20024  
                                  Attn: Raj Multani  
                                  Phone: 703-244-6761  
                                  e-mail: info@coladashop.com / raj@coladashop.com

If to ANC:                   Advisory Neighborhood Commission 6D  
                                  1101 4<sup>th</sup> Street SW, W130  
                                  Washington, DC 20024-9998  
                                  Attn: Chair, ANC  
                                  (202) 554-1795  
                                  e-mail: 6D@anc.dc.gov

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

12. **No Protest.** Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, and in reliance thereupon, the ANC shall refrain from filing a protest of the Applicant's pending ABC license application.

<b>ANC6D</b> 	<b>Applicant: Colada Shop Wharf, LLC</b> 
Commissioner Gail Fast Chair, ANC6D	Raj Multani, Managing Partner
April 14, 2020	4/20/2020
Date	Date