

DISTRICT OF COLUMBIA
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ALCOHOLIC BEVERAGE CONTROL BOARD
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MEETING

IN THE MATTER OF: :
 :
3636 Woodner Limited :
Partnership, :
t/a Sangria Café :
3636 16th Street NW :
Retailer CR - ANC 1D : Fact Finding Hearing
License No. 90781 :
 :
(Request to Extend :
Safekeeping) :

Wednesday
December 11, 2019

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

PRESENT:

DONOVAN W. ANDERSON, Chairperson
RAFI ALIYA CROCKETT, Member
JAMES SHORT, JR., Member
REMA WAHABZADAH, Member

ALSO PRESENT:

LYLE BLANCHARD, Counsel for Applicant
JOSEPH MILBY, Representative for Applicant
BENJAMIN NORIEGA ORTIZ, Witness

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

2 10:20 a.m.

3 MR. ANDERSON: All right the next case
4 on our calendar, we're going to have a fact
5 finding hearing.

6 (Pause.)

7 (Simultaneous speaking.)

8 MR. ANDERSON: All right, so the next
9 is a fact finding hearing, Sangria Café, license
10 number 90781. Will the parties please approach
11 and identify themselves for the record?

12 MR. BLANCHARD: Good morning Chairman
13 Anderson. My name is Lyle Blanchard. I am
14 representing the Licensee.

15 MR. ANDERSON: Good morning, Mr.
16 Blanchard.

17 MR. BLANCHARD: With me this morning
18 are Joseph Milby, the general manager of the
19 Woodner and Benjamin Noriega, the lead design
20 consultant.

21 MR. ANDERSON: All right, good morning.
22 Under the sign-in sheet, could you please sign
23 in? All right, this is my understanding, my --
24 that this is a request for an extension of safe
25 keeping. And it's my understanding that the

1 request for safekeeping is through September
2 2020. However, as you know, we do grant -- we
3 only grant it for six months -- at six-month
4 interval. And so if we grant the extension, it
5 would be through -- it would be through March --
6 March 31st, 2020. And if the decides to grant
7 the extension and if I get this already
8 contemplated that this license will not be --
9 will not be in use by -- by -- by April 1st,
10 2020. But you would have to request a second.
11 But all of that will be dependent on the decision
12 that was made today -- that's being made today --
13 the presentation.

14 So this license has been in
15 safekeeping since March of 2013. So why is that
16 we are now -- you're asking for seven years that
17 this license will be in safekeeping, and it's
18 still not being used? So maybe you can let us
19 know what's going on Mr. Blanchard.

20 MR. BLANCHARD: Chairman Anderson, we
21 appreciate the opportunity to be here today to
22 answer the board's questions at this fact finding
23 hearing. And I am going to just turn to Mr.
24 Milby, the general manager of the Woodner. He's
25 going to explain the process -- a little bit of

1 the history of the process and where things are
2 going.

3 MR. ANDERSON: Okay.

4 MR. BLANCHARD: And then Mr. Noriega
5 will, given Ms. Jenkins' copies of this, he's
6 going to review, and that's what Mr. Noriega will
7 speak from -- some design sheets.

8 MR. ANDERSON: Fine. Good morning.

9 MR. MILBY: Good morning, thank you.
10 John Milby, the general manager at the Woodner
11 Apartments. And -- and you're correct. I guess
12 in 2013, Sangria Café was a -- a restaurant in
13 our building and their lease expired and they
14 moved out. And at that time we were beginning to
15 explore the renovation of the building, which --
16 maybe many of you know the Woodner Apartment
17 building up on 16th Street. There are 1100
18 apartments in the building. We're sort of our
19 own little city up on 16th Street. And when they
20 left, we embarked on basically repositioning the
21 property and began planning a major building
22 renovation. The building will be 70 years old
23 coming up in 2022.

24 So we need a lot of work done. And
25 part of what we're working on the building is to

1 improve the tenants' experience that live there
2 and renovate the whole lobby level with a lot of
3 new amenities space. Since we're an older
4 building and we're an occupied building, and we
5 don't sit on top of restaurants and a lot of
6 night life, we sort of have to make our own --
7 and create our own sort of community within our
8 own walls. And a big piece of this is what was
9 formerly the Sangria Café space, which had a
10 liquor license to serve drinks. And so we're
11 looking to renovate an existing market where we
12 have a liquor license now and combine it with the
13 space that was formerly the café, to sort of be
14 the heart and soul of the building, where people
15 can meet and eat and talk and maybe have a glass
16 of wine. And this is sort of one small piece of
17 an almost 50,000-square-foot amenity package
18 which includes the whole rest of the lobby --
19 which will have everything from tenant lounges to
20 computer rooms and gyms, and other things like
21 that.

22 So the reason it's taking so -- well,
23 one of the problems we've had now is we have just
24 finished the design development for it. We've
25 been working with Mr. Noriega, Perkins Eastman

1 Architects here in town -- got the design
2 basically done, and I think we shared that plan
3 with you maybe the last time around. And our
4 contractor quit last month, which was -- we don't
5 need to say names, I guess. So we are without a
6 general contractor at the moment. So we've
7 developed an RFP. We're going back out to the
8 market to try to hire a new general contractor to
9 take on this \$50 million renovation project for
10 us. That will no doubt take three or four months
11 to get them lined up and in with us.

12 Our goal at this point is to begin
13 construction within the next 12 to 18 months, and
14 have this job finished in the fall of '21. It
15 won't be next year because we're sort of starting
16 over with our construction piece of this project.
17 We're asking for an extension on the license
18 until that time so that we can then put it back
19 to use once we finish this sort of overwhelming
20 job.

21 MR. ANDERSON: Well, I guess what I am
22 saying -- it -- I know it's a major renovation.
23 So -- but why -- what happened for the first
24 couple of years? I mean, I don't -- I don't
25 recall whether or not -- I don't recall you guys

1 having a fact finding hearing in front of me. So
2 I am just trying to find out, this is a -- this
3 is seven years, so --

4 MR. MILBY: Well, yes, so -- the
5 initial -- initially, we hired KLNB to come to
6 us. And the idea at that time was to -- we have
7 a number of commercial spaces in the building
8 that -- which are small businesses and not-
9 project groups -- and small doctor's offices.
10 And their idea at that time was to -- to move --
11 to sort of re-tenant those spaces and leave them
12 the same, just find different tenants and maybe
13 bring in a commercial gym. We went before the
14 BZA. We had to have a big hearing to do signage.
15 And we got all of that approved and went through
16 that whole process. And then another group of
17 consultants came through and said, that's the
18 stupidest thing you could ever do. You don't
19 want outside people trancing through an apartment
20 building. You don't have any street access here.
21 There's not, like, a separate entrance where
22 people can come and go from businesses and not
23 co-mingle with people that are trying to live in
24 the same building. You should take all of this
25 space and vacate it, and hold it until you're

1 ready, and turn it all into -- so we sort of
2 scratched that. We started over. There's been
3 so many iterations of what's the best thing to do
4 with this behemoth building -- to sort of make it
5 work best for the people that live there, versus
6 what's maybe financially best for the owner. And
7 so, luckily the owner is committed to making it a
8 great building experience for its residents. And
9 less impressed with commercial tenants that might
10 pay more rent. And is committed to taking all of
11 this space and making it, basically free to
12 people to use -- that live in the building to
13 make the experience better there. So we have to
14 start over with this new idea and planning and
15 then drawing it and -- you know? And so we're
16 here at this point, now, looking for a contractor
17 to build it. It's basically designed. We're at
18 the sort of point where we're just fine-tuning
19 the design itself. But --

20 MR. ANDERSON: Wow.

21 MR. MILBY: It's just taken a lot
22 longer than we thought, too. Trust me. Would
23 have loved to have had it down.

24 MR. ANDERSON: So, I -- I -- all
25 right, so you are asking us for an extension

1 through September of 2020. That's what -- that
2 was the original -- what was asked of us. I --
3 it's my understanding -- I was -- we normally
4 give --

5 MR. MILBY: That's right.

6 MR. ANDERSON: Six months, you're
7 asking for a year. And from what I am told now,
8 it's that we are looking at 2021, so we're
9 looking at another two years.

10 MR. BLANCHARD: Mr. Milby is too far
11 away for me to kick him in the shins, because
12 when he said that --

13 MR. ANDERSON: But -- but that's fine
14 --

15 (Simultaneous speaking.)

16 MR. MILBY: But that's the reality of
17 --

18 MR. ANDERSON: But that's fine, Mr.
19 Blanchard, because it makes it easier. It makes
20 it easier that I -- it makes it easier because --
21 at least I am open that I'll still -- my term had
22 -- should still -- if I am healthy, that's still
23 within my term.

24 MR. MILBY: We certainly hope you are.
25 Yes.

1 MR. ANDERSON: But therefore, I -- I
2 might see you again, I might not see you again.
3 And so therefore, if, based on a presentation
4 that was made this time, then I see something
5 comes into view 2021, then it -- then our -- then
6 it's like, okay, well you're now understood. We
7 understand why it is taking so long. So it -- so
8 I don't have a -- I know that -- but you see,
9 that's your fault. I'll tell you why. Because,
10 Mr. Blanchard, you know that as an attorney,
11 you're client needs to be right next to you so
12 you can control what it is that your client is or
13 is not going to say.

14 MR. BLANCHARD: You are absolutely
15 correct.

16 MR. ANDERSON: So I am not sympathetic
17 because you're sitting too far from your
18 attorney, and you should know -- you're sitting
19 too far from your client and you should know
20 better than that.

21 (Laughter.)

22 Mr. BLANCHARD: Thank you.

23 (Simultaneous speaking.)

24 MR. ANDERSON: And whether you -- it
25 all -- I am coming to you --

1 MR. BLANCHARD: Point taken. Point
2 taken.

3 MR. ANDERSON: Sure. In all
4 seriousness, I take -- as an attorney, I take
5 this seriously. And a lot of times when clients
6 will -- people want to say stuff, and then
7 clients will -- people want to say stuff, and I
8 always say to them, make sure that it's clear
9 with the attorney first before you open your
10 mouth.

11 MR. BLANCHARD: Right. And I was
12 saying that in jest, because we have --

13 MR. ANDERSON: That's fine.

14 MR. BLANCHARD: -- we have been hear
15 -- not here, but we have filed letters over the
16 past several years. And each time, we've --
17 we've updated the rationale, but it has been an
18 ongoing series of things. And I think the --
19 speaking for my client, we're more than willing
20 to come back in six months and a year from now
21 and give the board updates on -- on how close we
22 are, finally, to reaching that goal.

23 MR. ANDERSON: Go ahead, Mr. Short.

24 MR. SHORT: Yes, I'd just like to make
25 a comment for the record and then ask a question.

1 I am quite familiar with the Woodner Hotel. And
2 what a wonderful property it's been over the
3 years for Washington D.C. The communities all
4 around you -- Columbia Heights, Park View and Mt.
5 Pleasant. Further up, 16th Street. Depends on
6 the street this hotel -- or at one time did --
7 hopefully it will be revitalized with all these -
8 - all this new construction that has been going
9 on in the renovations. Boy, oh, boy. So we're
10 saying how long, again, before it will be
11 completed -- with any estimates? Approximate?

12 MR. MILBY: We're thinking the fall of
13 2021. It's a --

14 MR. SHORT: Oh, I can understand. If
15 you'd like, just for the record, just -- will you
16 give the -- give this board and give this -- this
17 hearing -- what is the total square footage of
18 the Woodner Hotel?

19 MR. MILBY: One million square feet.

20 MR. ANDERSON: Apartments or a hotel?
21 Apartments?

22 MR. SHORT: It's -- it's a hotel and
23 apartments.

24 MR. MILBY: You remember back in the
25 day. It was half hotel half apartments when it

1 was first built in 1952. And it was the largest
2 air conditioned building in the world when it was
3 built.

4 MR. ANDERSON: But is it still -- is
5 it just an apartment? Or is it a hotel?

6 MR. MILBY: It was converted to all
7 apartments in the early 1970s when a hotel wasn't
8 really viable any longer up -- that high up on
9 16th Street.

10 MR. SHORT: Yes. Well I will just say
11 this for the record also. The rear of that
12 building backs up to Rock Creek Park. And it's
13 just absolutely gorgeous. I've been to several
14 events there and -- unfortunately, as a
15 firefighter I went there many, many times -- with
16 EMS and the fires. The building has always been
17 kept quite -- quite good. And I think this
18 renovation will be a asset to Washington D.C.
19 But especially to the -- to the community that is
20 now involved. And I wish you well sir. And the
21 question I have for you is, will you still be
22 amenable to the community as you've been all
23 these years?

24 MR. MILBY: We love it. Yes, we're a
25 huge part of our community. I mean, we're the

1 crown jewel in that neighborhood and -- and --
2 for good or for bad, you know, we are the big --
3 the big bully in that neighborhood. And we're
4 very sensitive to that. I mean, we have a lot of
5 single-family homes. And lot of people that are
6 -- live around us that enjoy coming by. We share
7 our parking with people that can't find parking.
8 We --

9 MR. SHORT: Yes. Quite aware of that.

10 MR. MILBY: Yes.

11 MR. SHORT: So that means the people
12 that used to be -- to come there for coffee in
13 the morning --

14 MR. MILBY: Right.

15 (Simultaneous speaking.)

16 MR. SHORT: -- late nights -- we will
17 be able to do it again?

18 MR. MILBY: We don't have much like
19 that now, but that's what we're attempting to get
20 back to.

21 MR. SHORT: Okay, thank you.

22 (Simultaneous speaking.)

23 MR. SHORT: Thank you -- thank you
24 very much.

25 MR. ANDERSON: Any questions -- any

1 other questions by the board members?

2 (No audible response.)

3 MR. ANDERSON: All right. So let me
4 ask a question Mr. Blanchard. So I guess we're
5 talking about 2021. You said what -- what date
6 in 2021? Approximately.

7 MR. BLANCHARD: They say fall, so how
8 late would you -- November?

9 MR. ANDERSON: So November of 2021.
10 So that's -- you're going to come back -- you're
11 going to come back with a request for October --
12 for September of 2020. And then March of 2021,
13 or if you want to do it -- and so -- and then
14 after March of 2021, then for October of 2021.

15 MR. BLANCHARD: You've got to be able
16 to be close to --

17 (Pause.)

18 MR. ANDERSON: I -- what -- any other
19 -- any other representation to be made?

20 (Simultaneous speaking.)

21 MR. BLANCHARD: Would it help you to
22 walk the board through --

23 (Simultaneous speaking.)

24 MR. MILBY: Help you to walk through
25 the plans? Just to understand -

1 MR. ANDERSON: Sure, that would be
2 helpful. Yes, go ahead please.

3 MR. BLANCHARD: Mr. Noriega-Ortiz is
4 better at that than me.

5 MR. NORIEGA-ORTIZ: Hello, everybody
6 has their --

7 MR. ANDERSON: Yes.

8 MR. NORIEGA-ORTIZ: Their copies? So
9 I start with the location, which I understand
10 most people know. Actually we're --

11 MR. ANDERSON: Now that's a big
12 building where you get the -

13 (Simultaneous speaking.)

14 MR. ANDERSON: -- when you get to the
15 bridge?

16 MR. NORIEGA-ORTIZ: Yes, just before
17 the bridge.

18 MR. ANDERSON: All right.

19 MR. NORIEGA-ORTIZ: Then the -- 13 has
20 the floor plan of the building, so you can see
21 the location of the market. It's -- we -- well
22 we -- one of the reasons that we -- it's on the
23 fourth floor, which is on the street level. So
24 there's three floors below. So we -- we position
25 the market in the center of the building. Right

1 now, half of that area is the existing store, and
2 the other half is empty -- is where the --

3 MR. ANDERSON: Café was.

4 MR. NORIEGA-ORTIZ: -- café was. So
5 we took the entire area and created a hub.

6 MR. ANDERSON: What's in this -- what
7 is this space at -- and what is the space beneath
8 it utilized for now?

9 MR. MILBY: We're using it -- it was
10 the Sangria Café space. We're actually using it
11 now as package room.

12 MR. ANDERSON: Okay.

13 MR. MILBY: Because we -- we collect
14 -- we get so many packages. The --

15 MR. SHORT: UPS.

16 MR. MILBY: We get 600 packages a day,
17 so we hold them in this room so that tenants can
18 pick them up.

19 MR. ANDERSON: Okay.

20 MR. NORIEGA-ORTIZ: So as part of the
21 -- of the hub, we have the market. We're going
22 to have an enlarged package room and we going to
23 have a -- a laundry room. So it's kind of -- it
24 becomes kind of the center core where everybody -
25 - everybody's going to congregate every day.

1 Because you have to pass by there to go to your
2 apartment. So it will have -- if you go to the
3 next page, then you'll see a view of the market.
4 And you'll see the market -- it's really going to
5 be -- it's kind of like a farmer's market. A
6 little bit of everything, including a wine bar, a
7 beer area. You can buy toilet paper. You can
8 buy groceries. You can buy fruit. So it's meant
9 to be a small -- small little -- like farmer's
10 market type in -- in their building.

11 We don't want to make it too fancy
12 looking. So even though the plan -- you know,
13 it's kind of like -- you know, construction plan
14 looks very harsh. In reality, one of our
15 concepts is -- our concept is to have the
16 architectural part of this space be signed very
17 simply. And then all the furniture inside --
18 like the displays -- we're going to refurbish old
19 pieces of furniture, old shelving units. So we -
20 - we are going to make it believe that this was
21 something that was developed through the
22 community. We want it to be very community
23 oriented. We don't want to introduce something
24 too clean and too -- too antiseptic so people --
25 to scare people away from using. Because the

1 prices will be prices that we could afford in the
2 neighborhood. So -- so we working -- this is one
3 of the things that when we stop the project, we
4 were pricing. We were in the middle of budget
5 engineering, which -- it's like, repricing
6 things. And then in the last --

7 MR. BLANCHARD: And that was the
8 elevation plan that showed the -- the furniture?

9 MR. NORIEGA-ORTIZ: Yes.

10 MR. BLANCHARD: The second-to-last
11 page.

12 MR. NORIEGA-ORTIZ: It's this one.
13 Here we started placing some pieces of furniture,
14 kind of like things that we find. It was
15 actually part of the final engineering, also --
16 to create a budget that we can afford to do this
17 part. And then in the last page, you can see the
18 style of -- of the elements. Not necessarily the
19 look of it. You can see all around where it's
20 going to be, like you know, hot plates. Where
21 it's going to be the -- the fruit display, where
22 it's going to be a refrigerators. We're reusing
23 a lot of things that are existing. Just to be --
24 it's kind of like when you redo a house and you
25 reuse your furniture, you feel a little bit of,

1 like, oh, this is still my place. So this is in
2 the phase that we are right now.

3 MR. ANDERSON: Mr. Blanchard, maybe
4 explain to me -- because I -- this -- I mean,
5 it's new to me. So did you -- did -- did Woodner
6 always have the license? Or was the license
7 transferred to them through the tenant? How did
8 the Woodner get a hold of the license?

9 MR. BLANCHARD: So back -- back in
10 2013, when Sangria Café, a tenant, left, the
11 license was transferred voluntarily by Sangria
12 Café, the tenant, to the Woodner --

13 MR. ANDERSON: Okay.

14 MR. BLANCHARD: -- to hold in
15 safekeeping until they find a new tenant. On a -
16 - on a similar time frame, the Woodner itself
17 created a -- took over the former market
18 operator. So there's actually two licenses
19 there. The Sangria Café Restaurant is in
20 safekeeping. The Woodner Market, which Woodner
21 operates, is a Class A license, but they
22 basically operate as a B store. And that's
23 ongoing. And then these two functions will be
24 merged into one entity that is a big market. So
25 it's a market and restaurant concept, like --

1 MR. ANDERSON: What type of license is
2 a café? What type of license is that?

3 MR. BLANCHARD: Restaurant.

4 MR. ANDERSON: That's a -- oh, I'm
5 sorry. Restaurant license, yes. All right.

6 MR. MILBY: And that's been there
7 since 1952.

8 MR. ANDERSON: Okay. Now was -- I --
9 I'm thinking in my head that the type of license
10 wasn't that you can have those two licenses --
11 but it's a restaurant and a -- and a -- because
12 the other one, you said, is a B?

13 MR. BLANCHARD: The other one is an A.

14 MR. ANDERSON: It's an A.

15 MR. BLANCHARD: Yes.

16 MR. ANDERSON: And can the same owner
17 owns -- own A and a C?

18 (No audible response.)

19 MR. ANDERSON: I'm not sure. Can --
20 I -- off the top of my head, I'm not going to
21 I'm trying to figure it out, if you're -- if --
22 yes, Mr. Short?

23 MR. SHORT: You might want to talk
24 with Licensing. You might want to -- while
25 you're in this thing, this kind of stage, you

1 might even want to consider trying to get a CX.

2 MR. MILBY: All right.

3 MR. SHORT: Because I do know you have
4 a lot of weddings, and those kinds of things
5 also, correct? Receptions?

6 MR. MILBY: Yes.

7 MR. ANDERSON: That -- yes, I'm not
8 sure if --

9 MR. SHORT: So you might -- you might
10 want to just talk with Licensing and they could
11 advise you as to how to combine both licenses if
12 necessary. You might want to keep the A, I don't
13 know. But a restaurant in a A I don't think --

14 MR. ANDERSON: Yes, I am not sure if
15 you can have a --

16 MR. SHORT: Yes. So you want to talk
17 with Licensing before you leave, Mr. Blanchard.

18 MR. ANDERSON: Yes.

19 MR. BLANCHARD: To your point,
20 Chairman Anderson --

21 MR. ANDERSON: Yes?

22 MR. BLANCHARD: We wanted to move to
23 a concept like WashCo Market or Little Red Fox,
24 or Centrolina Italian Market that has a B and --
25 a B license and a C or D restaurant. Adjacent.

1 MR. ANDERSON: Well, as Mr. Short
2 said, I think that that's a conversation you need
3 to have with Licensing because --

4 MR. BLANCHARD: Yes, yes. Right.

5 MR. ANDERSON: If you're paying
6 safekeeping fees and if at some point -- if -- if
7 -- we might say you can't have both license. So
8 maybe it's note to keep a license in safekeeping
9 that -- and the day, you can have it. I don't
10 know.

11 MR. BLANCHARD: Right.

12 MR. ANDERSON: You can't have it based
13 on the fact that you have another license, or
14 maybe you want to transfer -- I don't -- I don't
15 know whether or not you want to keep this
16 license, or you want to find a new tenant and
17 then you're just holding it in safekeeping to
18 transfer it to an outside entity. I don't know.
19 But that's something that -- that -- that
20 promised a decision for another day.

21 MR. BLANCHARD: Well, we'll work that
22 out with licensing.

23 MR. ANDERSON: All right. Any other
24 questions?

25 MR. BLANCHARD: Thank you, Mr. Short,

1 for that suggestion.

2 MR. ANDERSON: Yes, any other questions
3 or concerns?

4 MS. CROCKETT: Quick question?

5 MR. ANDERSON: Yes, Ms. Crockett?

6 MR. CROCKETT: How much seating is
7 planned for this restaurant?

8 MR. NORIEGA-ORTIZ: There is fixed
9 seating in a bar that is just, you know, for
10 liquor. But then there is seating that is going
11 to be on-and-off in the café that will be coffee
12 in the morning. And then at night, the seats
13 come in for the bar. So probably -- like a
14 dozen. But there's furniture within the market
15 that you -- you know, like in Starbucks, you can
16 just take your thing and you sit on a corner, or
17 --

18 MR. SHORT: Talk with Licensing,
19 please. They'll get you -- get you squared away.

20 MR. NORIEGA-ORTIZ: So there -- right.

21 MS. CROCKETT: Okay.

22 MR. NORIEGA-ORTIZ: So that's -- like
23 if you can see the -- in the drawing, the little
24 circles are -- are seats.

25 (Simultaneous speaking.)

1 MS. CROCKETT: Yes, I saw that there
2 was bar seating. But I also recognize that this
3 is a building of 1100 people and you're saying
4 that you want a space that's going to bring them
5 all together. And so I was wondering, well --
6 there's 11 seats and 1100 people. Where -- how
7 are they being brought together in this space?
8 So -- that was -- that was my question.

9 MR. BLANCHARD: That will be worked
10 out because the -- the tape -- the original
11 Sangria license had a occupancy load of 192. So
12 it's not going to be that many. But it will be
13 probably more than a few seats --

14 (Simultaneous speaking.)

15 MR. NORIEGA-ORTIZ: Yes, there's --
16 there's a little bit more seating other than the
17 bar. There's like sofas and chairs and, you see,
18 seating towards the hallway.

19 MS. CROCKETT: Okay.

20 MR. NORIEGA-ORTIZ: towards the
21 hallway. All of that is additional seating,
22 which would be where -- where tried to fashion a
23 kind of like informal -- so you feel like you can
24 just bring things, or whatever -- to that area.
25 I'm sure there's not a capacity for 1000, but --

1 (Pause.)

2 MR. CROCKETT: Thank you.

3 MR. ANDERSON: Any other questions or
4 comments?

5 (No audible response.)

6 MR. ANDERSON: All right. I'll make
7 a motion that we extent the license into
8 safekeeping until March 31st, 2020. Is there a
9 second?

10 MR. SHORT: Second.

11 MR. ANDERSON: Mr. Short has seconded
12 the motion. All those in favor, say aye?

13 (Chorus of aye.)

14 MR. ANDERSON: Those opposed? The
15 matter passes, 4-0-0. What -- one thing I'll ask
16 Mr. Blanchard is that I would anticipate that
17 you're going to ask for continued safekeeping
18 requests, so what I would ask is that when you
19 make the requests, you provide the board with --
20 with updates, so therefore we don't have to have
21 you come in again. So I -- I -- I think an
22 appropriate update that would be -- would be
23 useful is to provide us some concrete information
24 that you have now hired out a general contractor.
25 All right? I believe that -- we're in December,

1 that's -- we're talking about, what, four months?
2 Three, four months. That should be sufficient
3 time for -- for you to tell us that you have --
4 that you have hired a general contractor to -- to
5 -- or you're in the -- you're finalized in that
6 process, or you have a lease, yes? You have a
7 signed contract for a general contractor. So at
8 least that will give the board information that
9 the project is moving. I understand it's a --
10 it's a monstrosity. So it's a -- there's -- it's
11 a huge process. But at the same time, we want to
12 make sure that the license is in use. And you
13 probably should have -- I would suggest that you
14 have a conversation with Licensing to discuss
15 what it is that the concept is, and whether or
16 not it -- it makes sense to maintain two license,
17 or is there another license class that you can
18 apply for that would cover both usage?

19 MR. BLANCHARD: I -- I spoke to Mr.
20 Moosally right before this hearing and he said
21 he's got some time to meet with me because the
22 board is going to be on recess for a few weeks.

23 MR. ANDERSON: Yes, we're -- we're --
24 we won't be back until January 8th, so we're --
25 so you have some time.

1 MR. BLANCHARD: We thank you for this
2 extension and we will -- we will work with
3 Licensing and --

4 MR. ANDERSON: All right. Thank you.

5 MR. BLANCHARD: Thank you.

6 MR. ANDERSON: Have a good one.

7 MR. MILBY: Thank you very much.

8 (Whereupon, the above-entitled matter
9 went off the record at 10:46 a.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Sangria Cafe

Before: DCABRA

Date: 12-11-19

Place: Washington, DC

was duly recorded and accurately transcribed under
my direction; further, that said transcript is a
true and accurate record of the proceedings.



Court Reporter

NEAL R. GROSS

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