

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

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FT Casaluca DC II, LLC)	
t/a Sfoglina Pasta House)	
)	
Applicant for a New)	License No.: ABRA-103741
Retailer's Class CR License)	Order No.: 2016-545
)	
at premises)	
4445 Connecticut Avenue, N.W.)	
Washington, D.C. 20008)	
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FT Casaluca DC II, LLC, t/a Sfoglina Pasta House (Applicant)

Malachy Nugent, Chairperson, Advisory Neighborhood Commission (ANC) 3F

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

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage Control Board (Board) reflect that FT Casaluca DC II, LLC, t/a Sfoglina Pasta House, Applicant for a new Retailer's Class CR License, located at 4445 Connecticut Avenue, N.W., Washington, D.C., and ANC 3F have entered into a Settlement Agreement (Agreement), dated September 20, 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 Licensee and Chairperson Malachy Nugent, on behalf of ANC 3F, are signatories to the Agreement.

Accordingly, it is this 5th day of September, 2016, **ORDERED** that:

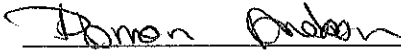
1. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Licensee's establishment is **APPROVED** and **INCORPORATED** as part of this Order, except for the following modification:

Section 1 – The term “Italian” shall be removed.


The parties have agreed to this modification.

2. Copies of this Order shall be sent to the Licensee and ANC 3F.

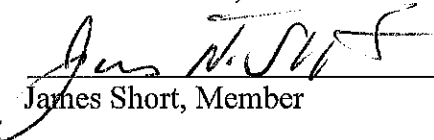
District of Columbia
Alcoholic Beverage Control Board


Donovan Anderson, Chairperson


Nick Alberti, Member


Mike Silverstein, Member


Ruthanne Miller, 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).

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F

3F01 – David Dickinson
3F02 – Shirley Adelstein, Treasurer
3F03 – Mary Beth Ray
3F04 – Sally Gresham
3F05 – Andrea Molod, Secretary
3F06 – Malachy Nugent, Chair
3F07 – Patrick Jakopchek, Vice Chair



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SETTLEMENT AGREEMENT

Made this 20th day of September, 2016, by and between FT Casaluca DC II L.L.C. T/A Sfoglina Pasta House (the "Applicant") and Advisory Neighborhood Commission 3F (the "ANC or "ANC 3F"),

WITNESSETH

WHEREAS, pending before the District of Columbia Alcoholic Beverage Control ("ABC") Board is Applicant's application for a Retailer's Class 'CR' liquor license for the premises known as Sfoglina Pasta House at premises 4445 Connecticut Avenue, NW (the "Establishment"), License Number ABRA-103741 and

WHEREAS, both Applicant and the ANC (the "parties") desire to enter into a Settlement Agreement commemorating certain understandings regarding Applicant's operating plans; and

WHEREAS, in consideration of the premises recited, and the mutual covenants and promises set forth below;

General

1. Applicant shall manage and operate a bona fide restaurant at the Establishment with an emphasis on food. The nature of operation is a full-service modern Italian restaurant featuring a variety of house made pastas.
2. According to the Certificate of Occupancy, the restaurant shall have a maximum interior occupancy load of 149. The restaurant shall have a maximum of 90 seats indoor and a sidewalk café with a maximum of 55 seats.
3. The Applicant agrees that the hours of operation at the Establishment will begin no earlier and end no later than the following hours:

	<u>Inside</u>	<u>Sidewalk Cafe</u>
Sunday - Thursday	7:00 a.m. - 2:00 a.m.	7:00 a.m. - 12:00 a.m.
Friday - Saturday	7:00 a.m. - 2:00 a.m.	7:00 a.m. - 12:00 a.m.

- a.) Days designated by the ABC Board as "Extended Hours for ABC Establishments" or "Daylight Savings Time Extension of Hours" - Applicant may operate for one additional hour (that is, one hour later);
- b.) In the event the Council of the District of Columbia or the ABC Board grants licensees in general extended operating hours for specific occasions, such as Inauguration or World Cup, Applicant may avail itself of such extended hours; and
- c.) On January 1 of each year Applicant may operate for one additional hour.

It is understood between the parties that the above specified opening and closing times represent maximum hours and not a requirement, but may be used at the discretion of the Applicant.

4. An ABC-licensed manager or owner, conversant with all aspects of this agreement, shall be on site at the Establishment during all posted hours of operation.

Hours and Conditions of Alcohol Sales

5. Applicant's hours of sale, service, or consumption of alcoholic beverages will be entirely within the Establishment's posted hours of operation.
6. Alcoholic beverages will be served primarily in conjunction with full meal service. Patrons shall be able to purchase full meal service from the Applicant until 1 hour before closing.
7. Applicant will not provide take-out alcoholic beverages.

Take-Out / Delivery Service

8. Applicant may provide take-out and delivery food service to patrons within a reasonable driving radius. Applicant's delivery vehicles will not impede travel lanes and public parking on the public streets and alleys around the Establishment. Should Applicant utilize a third party delivery service, Applicant will make reasonable efforts to ensure that third party delivery vehicles will not impede travel lanes and public parking on the public streets and alleys around the Establishment.

Music / Entertainment

9. Applicant shall not install or utilize any video games in the Establishment.

10. Applicant may present live or recorded music inside the Establishment during the posted hours of operation and to accompany dining, provided that no doors to the exterior of the restaurant shall be propped open at any time when live music is being played in the restaurant, except when persons are in the act of using the door for ingress to or egress from the premises.
11. Applicant may also present music outside the Establishment during the posted hours of operation of the sidewalk café and to accompany dining, provided that the noise level shall conform at all times to the District's Noise Ordinance Regulations of DC Code § 25-575 and 20 DCR 2700, et. seq.
12. In all cases, Applicant will make reasonable efforts to prevent music from the restaurant's premises, inside and outside, from becoming an unreasonable disturbance to occupants in adjacent buildings and surrounding premises.

Advertising

13. Applicant shall be prohibited from displaying any advertising banners, neon signs, or outside signage other than the sign permitted by zoning above the Establishment. Applicant shall post no signs in public space or outside the restaurant advertising liquor sales.

Public Spaces

14. Applicant shall care for the areas of public space that border the Establishment on all sides, including collection of loose trash and garbage and prompt removal of snow and ice.
15. Applicant shall comply with all aspects of the Civil Infractions Act and the litter Control Administration Act. Any alleged violations left uncorrected may be referred by ANC 3F to the appropriate agency.
16. Applicant shall have the restaurant and surrounding area properly cleaned at the end of each night to ensure there is no garbage or odor. Applicant shall respect the surrounding residential buildings and limit noise after closing hours when disposing of trash and bottles in receptacles, and ensure that trash receptacles remain closed and free of vermin at all times.
17. Applicant shall schedule garbage collection, hood cleaning, and any other activity that causes a noise disturbance at the frontage and/or in the alley behind the Establishment only between 9:00 a.m. and 9:00 p.m., or in accordance with the relevant building lease agreement for any form of garbage collection and noise disturbance activity. However, Applicant is permitted to receive all deliveries of food, beverages, and supplies during hours between 7:00 a.m. and 9:00 p.m. daily.
18. Applicant agrees to maintain the sidewalk café as a non-smoking outdoor space and will conform at all times to the District's Smoking Ordinance regulations of DC Code § 7-1701.

Breach of Agreement / Notifications

19. Applicant shall comply with District of Columbia Official Code Title 25 and District of Columbia Municipal Regulations Title 23 as they apply to the establishment and the laws and regulations of the District of Columbia in the operation of the Establishment.

20. The Parties agree that any failure of the Applicant to adhere to the foregoing commitments will constitute grounds for ANC 3F to file complaint with the ABC Board in accordance with DC Official Code 25-447.

In consideration of and in reliance upon the commitments reflected in Items 1 through 20 above, ANC 3F will advise the ABC Board that it does not oppose Applicant's pending application for the Retailer's Class 'CR' license.

IN WITNESS WHEREOF, the parties have affixed hereunto their hands and seals on the year and day first written above.

APPLICANT

Signature: _____

Name: Fabio Trabocchi

Title: Co Managing Member
FT CasalUCA DC II LLC

ANC 3F

Signature: _____

Name: MALACHY NUGENT

Title: Chair, ANC 3F