



Chandler - Arizona
Where Values Make The Difference

36

OCT 27 2011

Chandler



2010

MEMORANDUM Transportation & Development – CC Memo No. 11-106

DATE: OCTOBER 6, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *KH KJK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: LUP11-0018 VINTAGE 95

Request: Use Permit approval to sell liquor for on-premise consumption only within an existing restaurant (Series 12 Restaurant License)

Location: 95 W. Boston Street, the southeast corner of Boston and Oregon Streets, in Historic Downtown Chandler

Applicant: Huellmantel & Affiliates

Zoning: City Center District (CCD)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval subject to conditions.

BACKGROUND

The request is for Use Permit approval to sell all types of alcohol for on-premise consumption under a Series 12 Restaurant License. The subject site has existing Liquor Use Permit approval that was granted in January 2010 for Siracha Lounge. The only significant change requested from the 2010 approval, which had no time limit, is to add outdoor live music.

The subject site's zoning is CCD, which is a unique district that promotes specialty retail, cultural, dining, entertainment, and other storefront businesses traditional to a downtown setting. The South Arizona Avenue Corridor Area Plan (SAZACAP) designates the subject site for Urban Commercial, which is intended for certain pedestrian-oriented uses that draw from a

larger market area than the immediately surrounding neighborhoods. Across the alley to the south is the Site 6 city-owned parking lot that the SAZACAP designates for Cultural/Entertainment uses, which could include a range of more intense cultural, commercial, entertainment, and office uses. One block southwest of the subject site is an established residential neighborhood that the SAZACAP designates for Low Density Residential uses with a Future Growth Area overlay for possible future expansion of the Cultural/Entertainment uses.

The subject site includes an approximately 2,800 square foot building interior with restaurant seating and a bar, a small front patio along Boston Street, and a larger rear patio backing to the alley. The rear patio has restaurant seating, a bar, and three raised "square" features (a fire pit, a water feature, and a future tree) that serve as gathering points. Seating is provided for approximately 178 persons, including 100 on the interior, 20 on the front patio, and 58 on the rear patio.

The application proposes live music, both indoors and outdoors on the rear patio. The music may include amplified acoustic guitar and vocals (daily), or a small 3-piece jazz band (Thursday through Saturday only). Only the jazz bands will include a bass guitar. No drums or DJs are requested. The music schedule is 5 p.m. to 10 p.m. Monday through Wednesday, 11 a.m. to 1 a.m. Thursday through Saturday, and 12 p.m. to 10 p.m. on Sunday.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

The subject business intends to open in early November 2011.

DISCUSSION

Planning Commission and Staff support the request, finding that live music (outdoor and indoor) is appropriate at this location if controlled so as to not unreasonably disturb the residential neighbors. The subject site and surrounding area is of a different nature than liquor uses located in shopping centers elsewhere in the city. In Downtown Chandler, the property lines are much closer to each other and there is a greater expectation for entertainment-related uses such as live music. Planning Commission and Staff recommend a one (1) year time limit to allow continued evaluation of the use's compatibility.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting is scheduled to be held September 29, 2011 at the subject site; no residents attended the meeting.
- The Police Department has been informed of the application and has no issues or concerns.
- As of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of LUP11-0018 VINTAGE 95 subject to the following conditions:

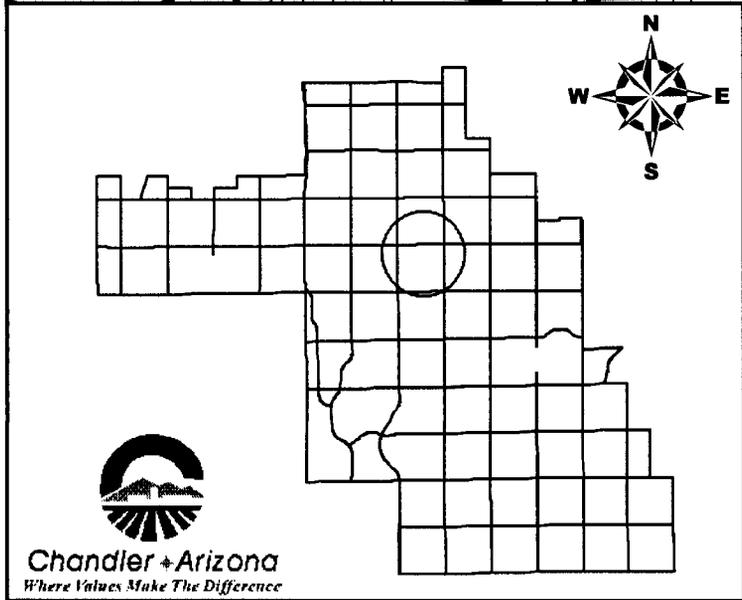
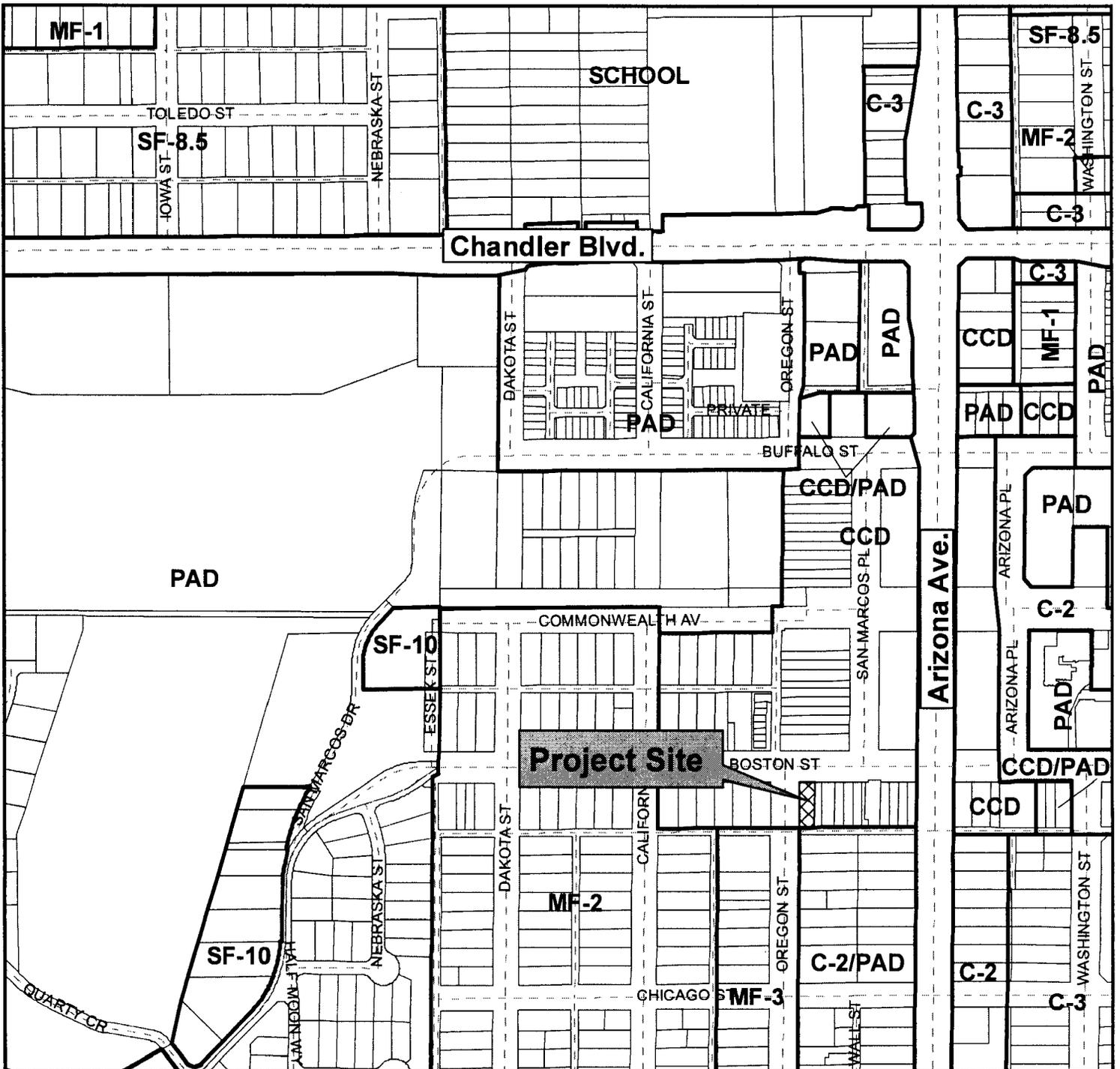
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. The outdoor patios shall be maintained in a clean and orderly manner.
5. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
6. Music shall be controlled so as to not unreasonably disturb area residences.
7. The restaurant shall provide contact information for a responsible person (restaurant owner and/or manager) to interested neighbors that allows music complaints to be resolved quickly and directly.

PROPOSED MOTION

Move to approve LUP11-0018 VINTAGE 95 Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Aerial Close-up
3. Floor Plan
4. Narrative
5. Menu



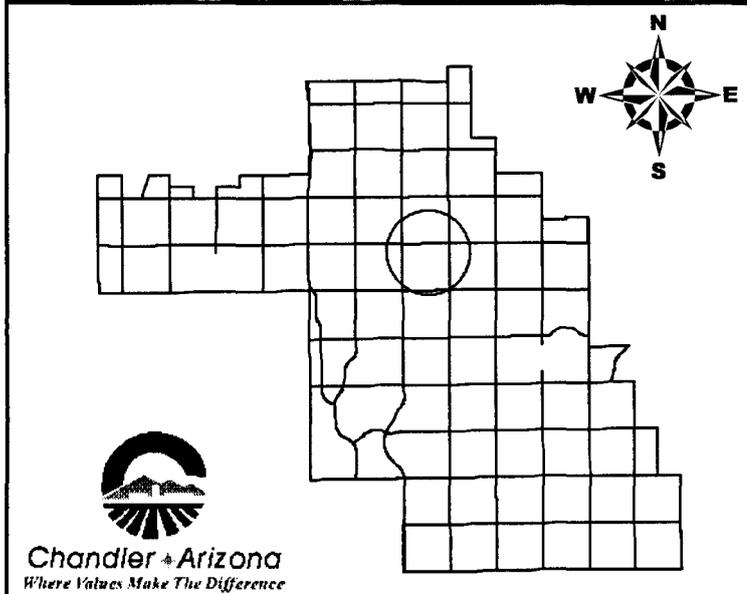
Vicinity Map

LUP11-0018

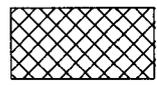
Vintage 95

Liquor Use Permit

CITY OF CHANDLER 8/17/2011



Vicinity Map



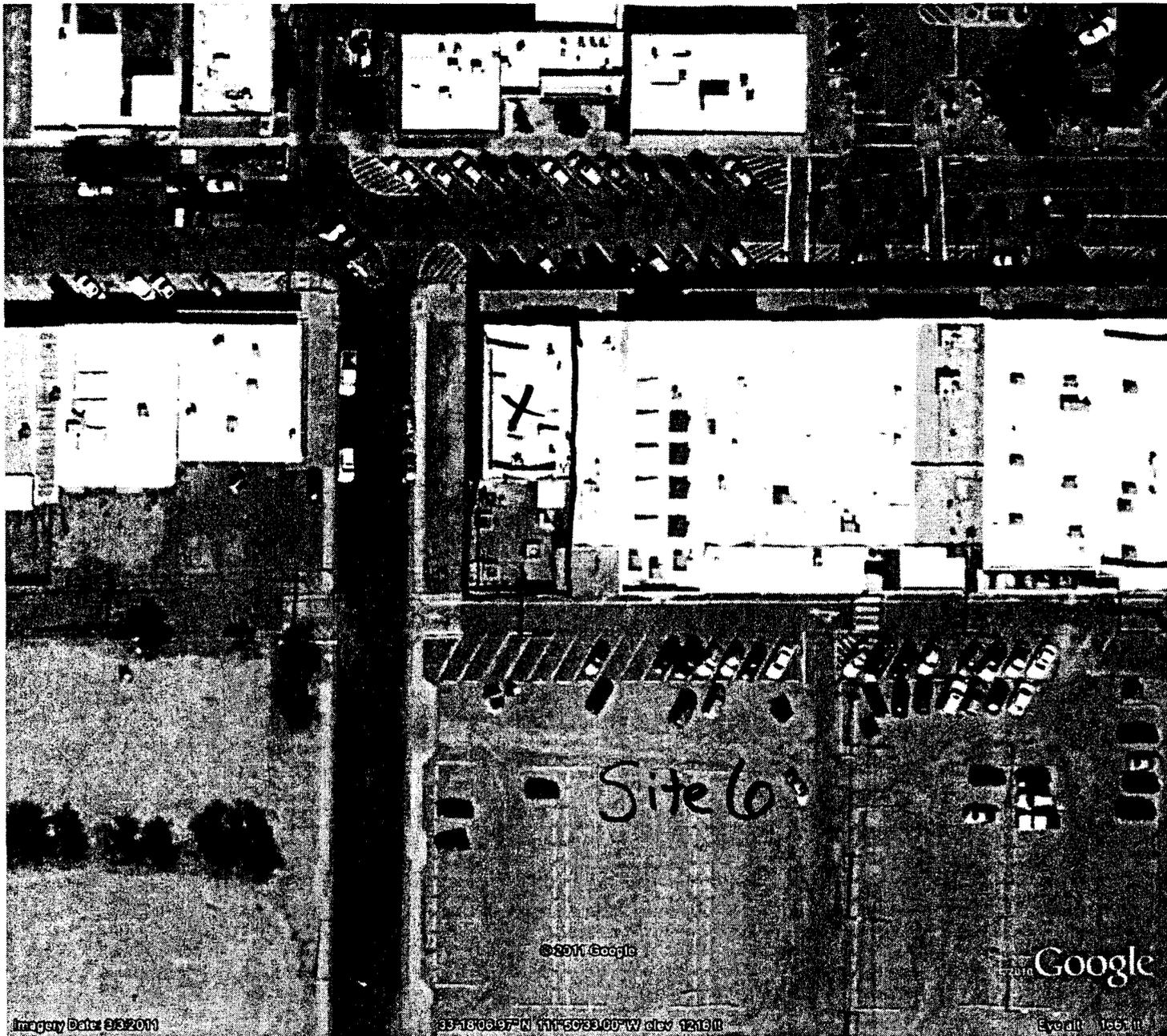
LUP11-0018

Vintage 95
Liquor Use Permit



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CITY OF CHANDLER 8/17/2011



X = subject site

Project address: 91 & 95 West Boston Street, Chandler, Arizona 85225

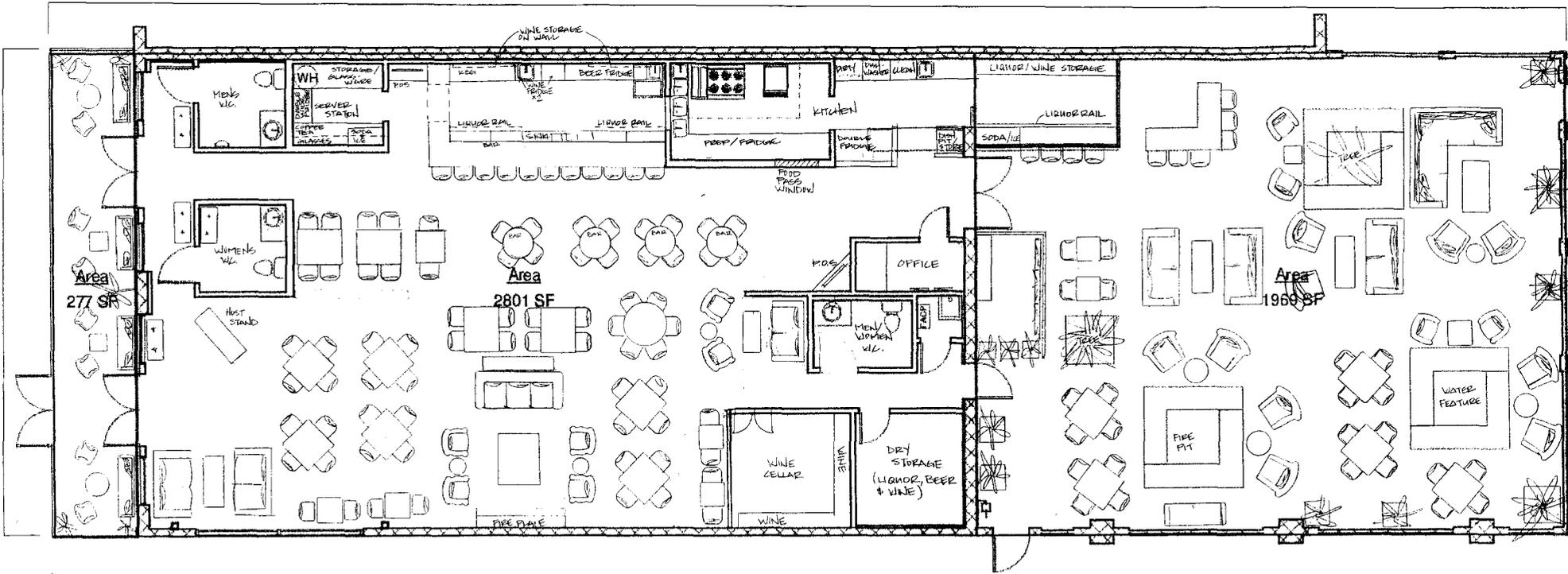
Zoning: CCD
Gross building area: 5,369 square feet
Gross site acreage: .12
Parking: on-street and shared behind building



VICINITY MAP



134' 11 1/16"



BOSTON STREET

46' 11 1/16"

OREGON STREET

VINTAGE 95

Series 12 - Liquor License Narrative

Project Address:

95 West Boston Street
Chandler, Arizona 85225

Agent Contact Information:

Charles Huellmantel
Huellmantel & Affiliates
(480) 921-2800
charles@huellmantel.com
PO Box 1833
Tempe, Arizona 85280-1833

Controlling Person Contact Information:

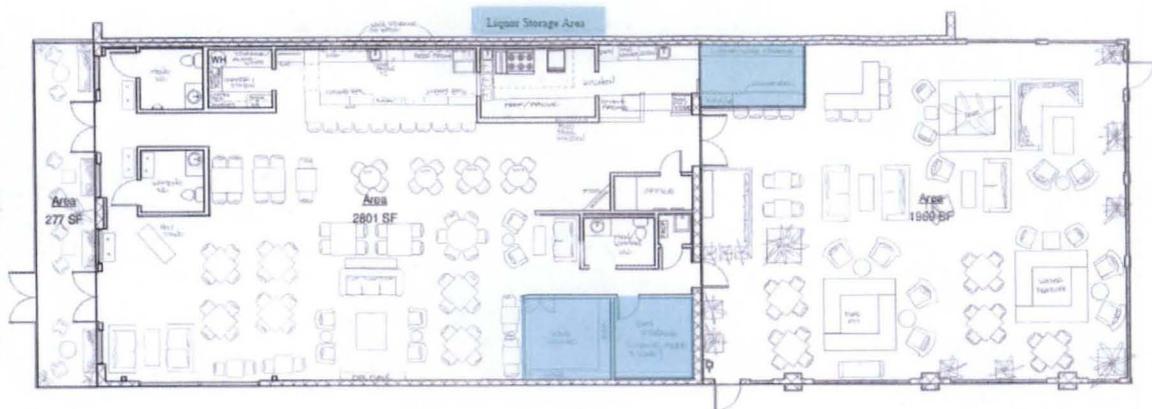
Gavin Jacobs
Vintage 95, LLC
(818) 632.4428
gavinjacobs22@gmail.com
4124 W. Lydia Lane,
Phoenix, AZ 85041

Our goal at Vintage 95 is to bring to the Old Town Chandler Historic District a local neighborhood wine bar and restaurant with a relaxed and comfortable atmosphere. We will be located at suites 95 W. Boston St. Chandler, AZ 85225, parcel #303-09-001A. The license Vintage 95 requests is for a **Series 12** liquor license.

The building contains approximately 2,801 square feet of floor area inside and 1,969 square feet of area in the rear (south) patio. There is an additional 277 square feet of usable space located at the north front, which will be an extension of the premises including the city sidewalk shown by areas on Exhibit "A". The owner and City of Chandler have an agreement in place.

The liquor license will be for the sale of spirits, beer and wine. Liquor, wine and beer will be stored behind both of the two bars on the east side of the building. There will be a dry storage unit on the adjacent (southwest corner) side of the building where we will be storing additional beer and spirits. In addition we will have a wine cellar located next to the dry storage where we will be storing wine. These areas can be easily identified in the site plan below:

Floorplan: 95 and 91 W. Boston, Chandler, AZ 85225
NOTE: not exact, just for reference.



Our patios are well defined and separated from all public walkways. The patios are clearly marked and the gates are easily accessible on all patios from the interior and exterior of the restaurant. Parking is available in many areas of Chandler's Historic District. There is ample parking in the front of Vintage (on Boston Street), behind the back easement of the property (parking lot off Oregon street) and in the surrounding area to accommodate our patrons without causing any significant vehicular or pedestrian congestion in adjacent areas.

Vintage 95 would like to provide live musical entertainment several times a week, pending approval from the City Council.

VINTAGE 95 LIVE ENTERTAINMENT SCHEDULE

	11:00AM	12:00PM	1:00PM	2:00PM	3:00PM	4:00PM	5:00PM	6:00PM	7:00PM	8:00PM	9:00PM	10:00PM	11:00PM	12:00pm	1:00AM	2:00AM
Monday							Acoustic, guitar, vocals									
							INDOOR									
							OUTDOOR									
Tuesday							Acoustic, guitar, vocals									
							INDOOR									
							OUTDOOR									
Wednesday							Acoustic, guitar, vocals									
							INDOOR									
							OUTDOOR									
Thursday							Option of Acoustic, guitar, vocals or jazz band (bass, guitar, vocals)									
							INDOOR									
							OUTDOOR									
Friday							Option of Acoustic, guitar, vocals or jazz band (bass, guitar, vocals)									
							INDOOR									
							OUTDOOR									
Saturday							Option of Acoustic, guitar, vocals or jazz band (bass, guitar, vocals)									
							INDOOR									
							OUTDOOR									
Sunday							Acoustic, guitar, vocals									
							INDOOR									
							OUTDOOR									

As noted in the entertainment schedule above Vintage 95 is requesting for a use permit for live entertainment inside and on the back patio. If approved, we plan to provide acoustic, guitar, and vocals from 5:00 p.m. – 10:00 p.m. on select evenings Monday – Wednesday. On Thursday through Saturday we would like to have the option of providing acoustic, guitar, vocals or a small jazz band consisting of bass, guitar, and vocals from 11:00 a.m. – 1:00 a.m. We plan to provide live music to the Sunday brunch crowd and seek the option of providing acoustic, guitar, and vocals from 12:00 p.m. – 10:00.p.m.

Vintage 95 will have an industrial kitchen to accommodate the lunch and dinner crowd in this historic vintage setting. The day crowd will enjoy the natural ambient light while the night crowd can expect to have a comfortable dimmed light setting amongst warm, rich colors and a historic, vintage brickyard feel. Not only is the bar accessible from the inside but from the outside patio as well. Due to the large patio area the customer can enjoy a quaint private experience or socialize with the crowd at the walk up bar where flat screen televisions will provide news, cable and sports games in the restaurant. Seating will be available for about 135 people inside or outside on our patio and in addition we will provide a quaint, intimate atmosphere for smaller parties.

Approximately 100 seats inside premises
 Approximately 35 seats outside on patio

IDENTITY:

As part of the Old town Chandler district Vintage 95 will be a wine, beer and spirits bar with a menu consisting of a variety of appetizers, sandwiches, salads, and specialty entrees. We will offer an impressive happy hour to accommodate all patrons.

Our hours of operation will be as follow:

Lunch and Dinner: 11:00am – 2:00am – Monday through Sunday

Under 21: 11:00 a.m. – 9:00 p.m. daily

Number of Employees:

Management – 2 managers

Kitchen staff – 3 to 4 cooks including 1 executive chef and 1 dishwasher

Bartenders – 2 to 3

Servers – 5 to 6

Hostesses – 2

Total – 12 to 15 employees

Vintage 95 understands that it must follow City of Chandler’s signage requirement which is set forth in section 39-9.18 of the Chandler City Code.

Of course, by law smoking cannot and will not be tolerated inside Vintage 95. The following rules and regulations will apply:

- Remove all indoor ashtrays and smoking receptacles
- Move all outdoor ashtrays and smoking receptacles at least 20 feet away from entrances
- Post the required “No Smoking” signs at every entrance into our establishment.
- Inform our employees about current smoking laws and regulations.
- Prohibit anyone such as employees, vendors, and customers from smoking within 20 feet of all entrances and inside our place of business

We at Vintage 95 would like our restaurant to be a city destination in Chandler rather than just another restaurant or bar. Vintage 95 wants to provide the community with a place to enjoy this old historic setting while being able to sit back, relax, and enjoy incredible food and drinks.

We at Vintage 95 will always be respectful to our neighbors and the community. Vintage 95 will not cause any odor, dust, gas, noise, vibration, smoke, heat, glare, etc. exceeding that of ambient conditions to our surrounding area as well as to our community.

We will also promote a Designated Driver program, and enforce our staff to follow all Title 4 rules and regulations, as well as encourage patrons to drink responsibly. All bartenders and servers will be well-versed on how to properly check IDs and other important elements of basic liquor law. Due to the unique situation of being both a restaurant and liquor-serving establishment, we will not allow patrons under 21 into the premises after 9:00 p.m. and will

require that proper identification be presented by anyone ordering an alcoholic beverage at both bars and tables.

We are very excited to be given this opportunity to help enhance the community as well as being a part in helping it grow and develop.

Vintage A TWIST ON THE CLASSICS

W i n e L o u n g e

APPETIZERS

Quesadilla

Grilled chicken, marinated steak, cheese blend, caramelized onions & poblano peppers w/ avo sauce, pico and lime 8

Warm Brie

Roasted beets, squash, portobello mushrooms served w/ hummus and crispy bread 8

Cheese Board

Four cheeses, dried fruit, nuts, apples, crispy bread & crackers 14

Charcuterie Board

Cured meats, cornichons, parm, olives and candied pistachios 16

Bruschetta

Choose 3 or 6 from a selection of 8 different types 9 or 12

Flatbread Pizza

Pepperoni, Cheese, Sausage or Vegetarian 10

SOUPS

Tomato soup 6 with grilled cheese +3

Soup of the day 6

SALADS

Caesar

Romaine lettuce, black pepper croutons and parmesan cheese 8 Add Chicken, Shrimp or Salmon +3

Caprese

Marinated chicken, boccaccio, dried tomatoes, chiffonade basil on mixed greens w/ parmesan balsamic vinaigrette 11

The Greek

Kalamata olives, cucumber, house pickled red onion, feta, pine nuts on romaine lettuce w/ chickpea vinaigrette 9

Lox

House Cured Gravlox, Tomato Capers, Avocado Puree, Mixed Greens, Tossed in Lemon Crème Fraiche 13

Rosemary Chicken

Salad - Rosemary Chicken w/ Cranberry, Almonds, w/ Havarti cheese on Ciabatta 9

Vintage

Prosciutto, Walnut, Blue Cheese, Pears, Mixed Greens in Pear vinaigrette 12

House Salad

Mixed Greens, Cherry Tomatoes, Carrots and Red Onion, Choice of Dressing 6

SANDWICHES & BURGERS

AZ Cheese Steak

Citrus Marinated Sliced New York Steak. Peppers, Onions, Asadero Cheese sauce with Lime Crema 10

Italian Chicken

Marinated Grilled Chicken, Sundried Tomato Aioli, Coppanatta, Provolone on Ciabatta (pressed) 9

Green Chili Pulled Pork

Smoked Red Pepper Slaw on Pasilla Chili Bun with Slaw 11

BLT

Bacon, Tomato Jam, Arugula & Goat Cheese on Focaccia 11

Italian Panini

Salami, Prosciutto, Capicola, Marinated Tomato, house made mozzarella, on Ciabatta (pressed) 11

Veggie

Marinated Portabella, Roasted Bell Tomato 10

Vintage Burger

Basic burger with a twist 10

SIDES

French Fries, Chipotle Macaroni Salad, Potato Salad, Side Salad, Cottage Cheese, Fruit, Orzo Salad 5

CHILDRENS MENU

Grilled Cheese, Chicken Fingers, Pasta Marinara or Pasta & Butter 6

DESSERTS

Fruit Tart

Seasonal Chocolate Peanut butter Whip or Cheesecake- Seasonal Gelato & Sorbet 7

Fried Banana Split

Vanilla Roasted Banana, Nutella Sauce, Cherry Emulsion, Strawberry Whipped Cream and Salted Peanuts 7

Brioche Brûlée

Vanilla Bread Pudding, Strawberry Crème Fraîche and Pinot Noir Strawberries 7

Creamsicle

Vanilla Panna Cotta with Orange Crush Caviar 7

Apple Pie

Puff Pastry, Fresh Apple Filling, Salted Dulce de Leche and Crème Fraîche Ice Cream 7

Lemon Tart

Berry Compote with a Honey Foam 7

Sorbet

Variety of Flavors 5

Gelato

Variety of Flavors 5

Additional scoop +3