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Chandler



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**MEMORANDUM**

**Transportation & Development – CC Memo No. 12-086**

**DATE:** JULY 19, 2012

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:** LUP12-0015 YOGI'S GRILL

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

**Location:** 6050 W. Chandler Boulevard, Suite 3, the northwest corner of Kyrene Road and Chandler Boulevard

**Applicant:** Yogi's Grill #7

**Zoning:** Community Commercial (C-2)

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan, recommend approval.

**BACKGROUND**

The subject restaurant occupies one of the middle suites in a multi-tenant retail strip building located at the northwest corner of Chandler Boulevard and Kyrene Road. Commercial and industrial uses surround the subject site to the north and west. The intersection's other corners also have commercial uses. The subject suite is accessed by a parking lot to the north; the suite has no access facing the adjacent streets. Though the restaurant sometimes puts a table near the parking lot for outdoor dining, they will not allow alcohol in this area. The 1,670 square foot

suite has seating for approximately 34 people indoors. Hours of operation are approximately 10:30 a.m. to 9 p.m. Monday through Saturday. There is no live entertainment proposed.

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.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 25, 2012 at the subject site. No neighbors attended.
- The Police Department has been informed of the application and has no issues or concerns.
- At the time of this writing, Staff is not aware of any opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 4    Opposed: 0    Absent: 3 (Baron, Cunningham, Donaldson)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval of LUP12-0015 YOGI'S GRILL subject to the following conditions:

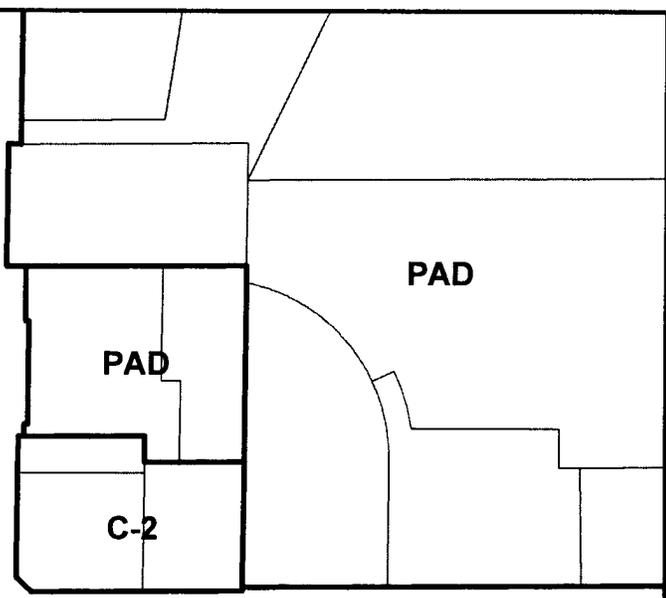
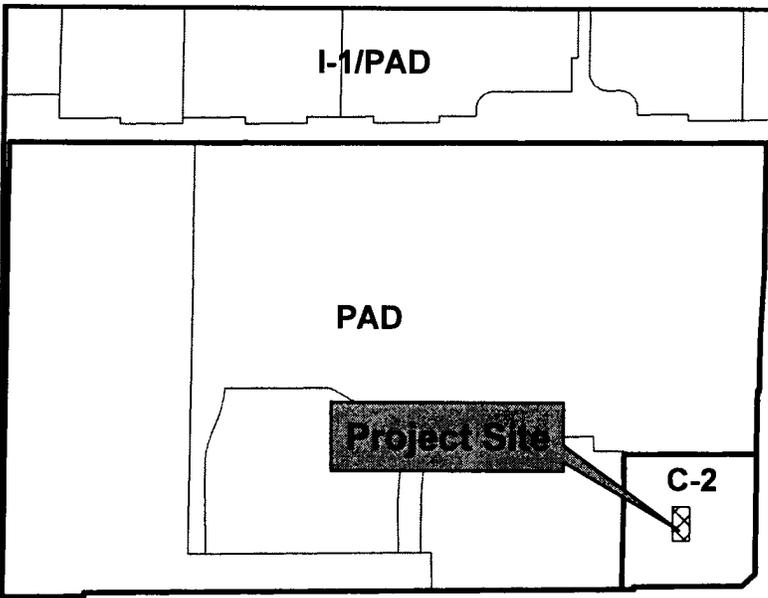
1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit is non-transferable to any other location.
3. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.

**PROPOSED MOTION**

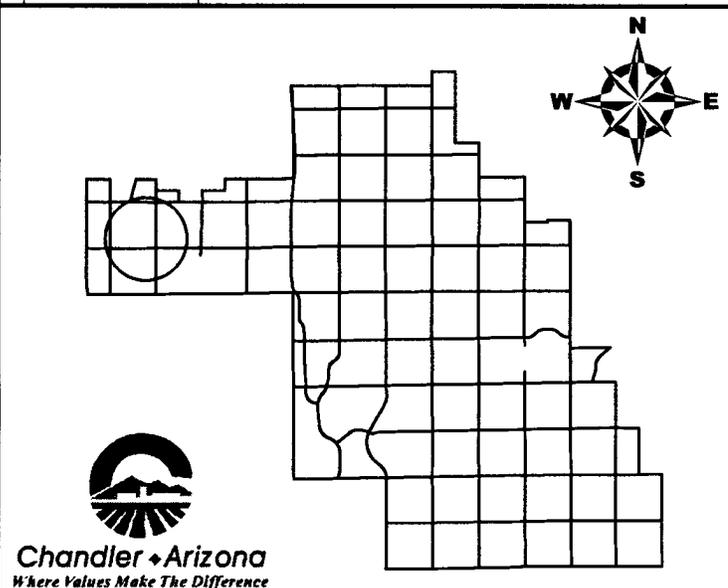
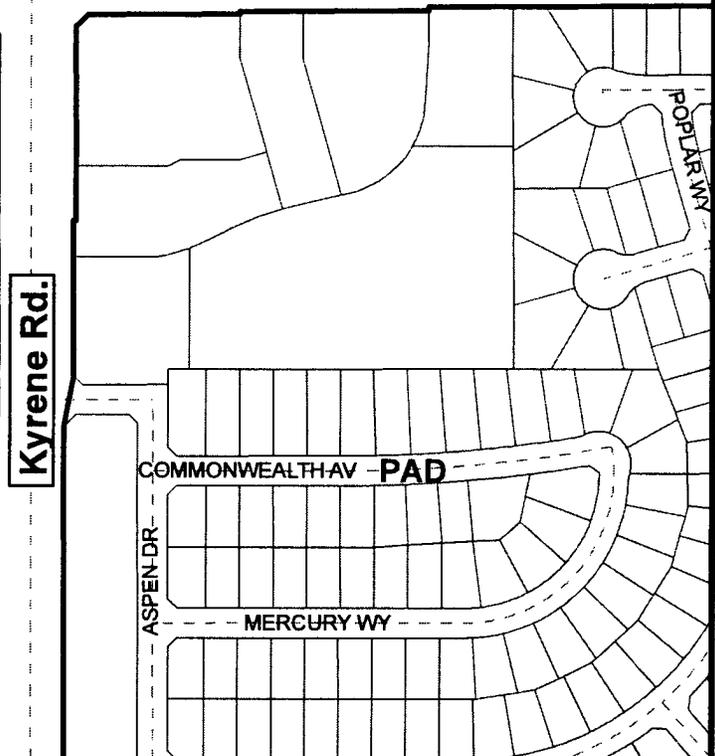
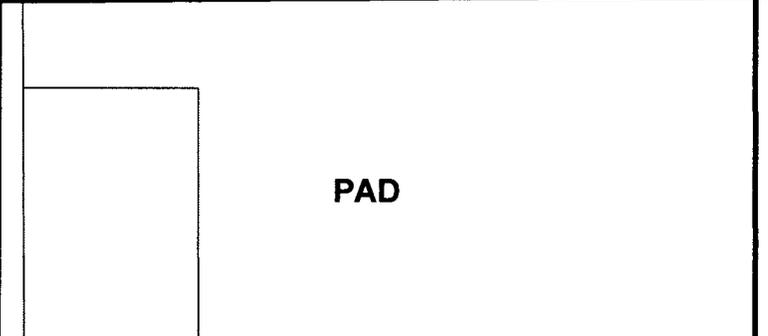
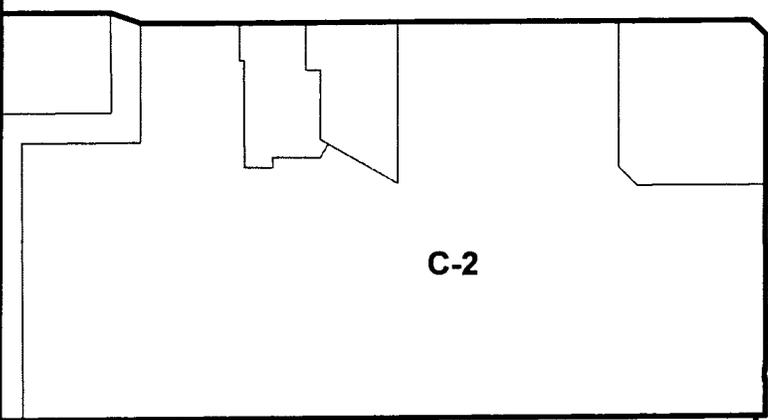
Move to approve LUP12-0015 YOGI'S GRILL subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Floor Plan
3. Applicant Narrative



Chandler Blvd.

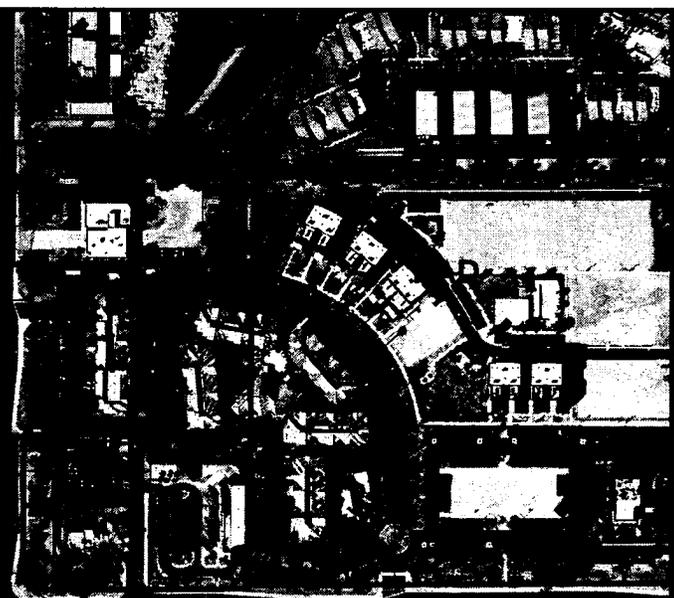
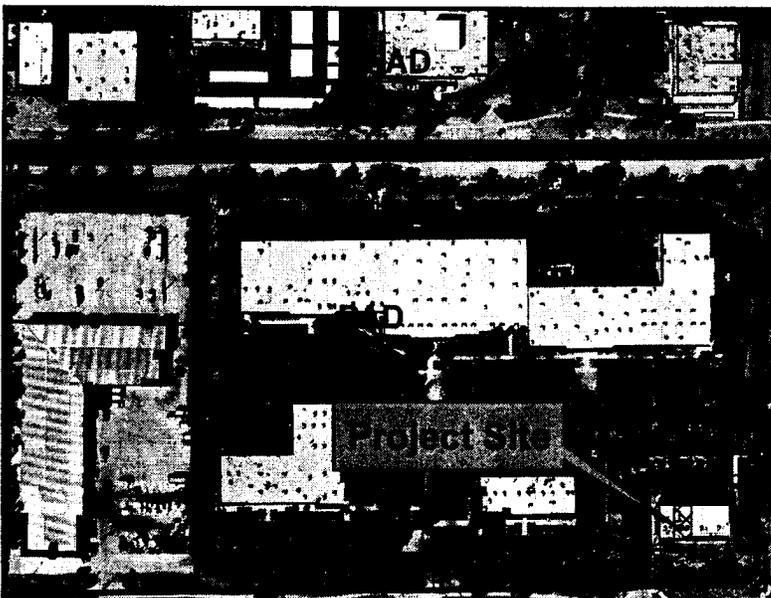


**Vicinity Map**

 **LUP12-0015**

**Yogis Grill  
Liquor Use Permit**

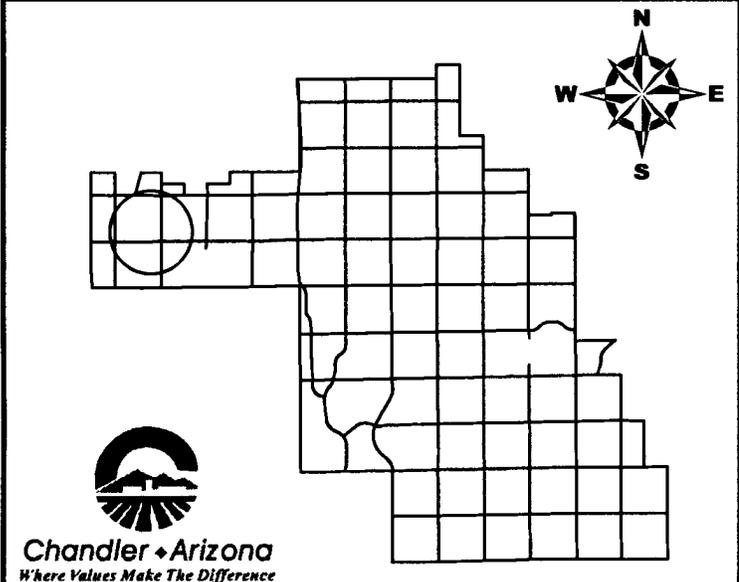
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Chandler Blvd.



Kyrene Rd.



VICINITY MAP



LUP12-0015

Yogis Grill  
Liquor Use Permit



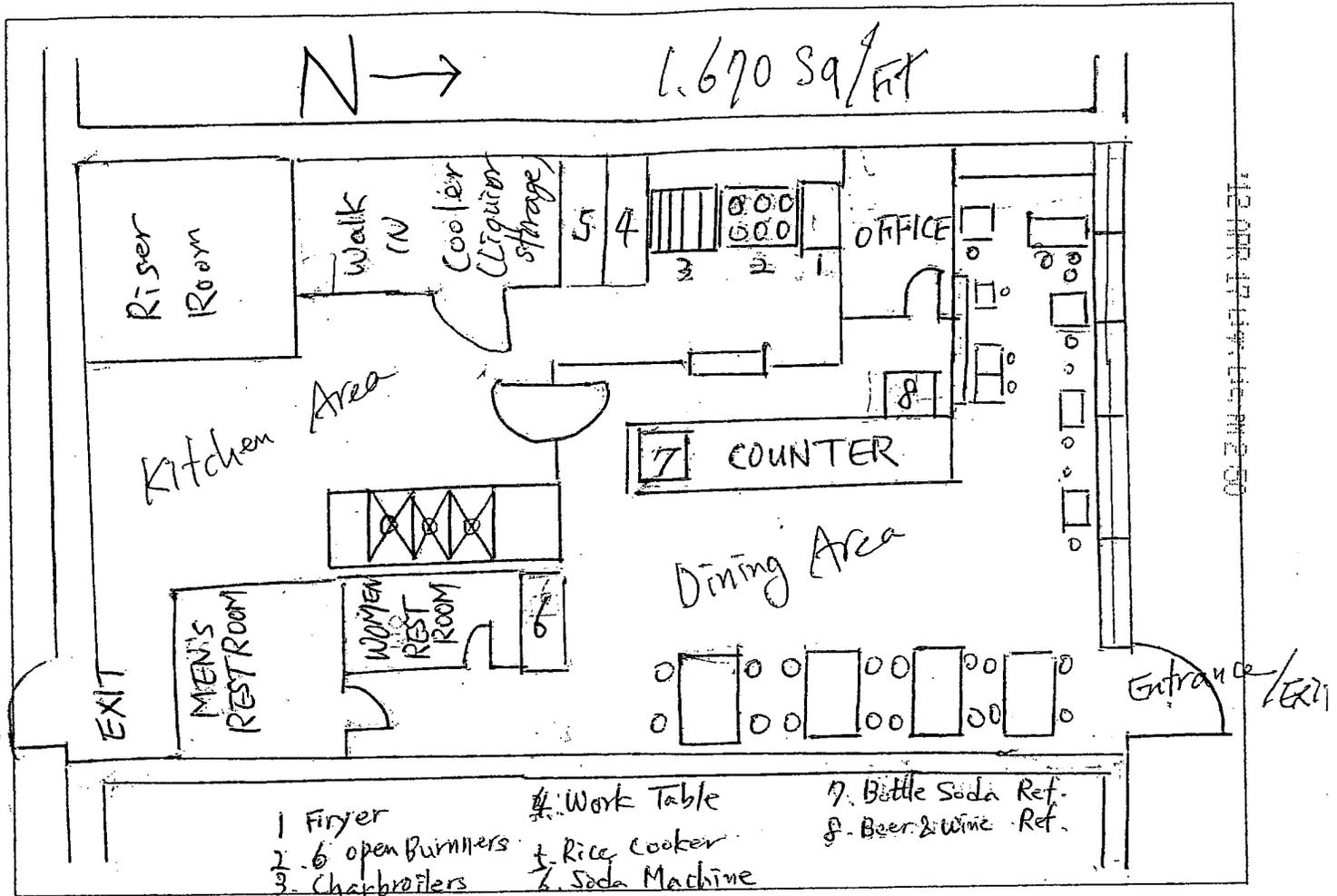
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**SECTION 15 Diagram of Premises**

4. In this diagram please show the area where spirituous liquors to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

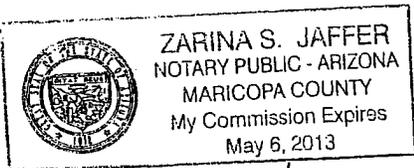
If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



**SECTION 16 Signature Block**

I, Hee Bae Park Byeng Joo Kwak (print full name of applicant) hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [Signature] (signature of applicant listed in Section 4, Question 1)



State of ARIZONA County of MARICOPA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> of APRIL, 2012  
 Day of Month Year

My commission expires on: May 6, 2013  
 Day Month Year

[Signature]  
 signature of NOTARY PUBLIC

# Yogis Grill #7

6050 West Chandler Blvd STE #3 Chandler AZ 85226

## Narrative

We ask Series 12 Liquor License for Yogis Grill #7 located at 6050 West Chandler Blvd STE #3 Chandler AZ 85226. We serve Japanese style food from 10:30 am to 9:00 pm (Mon. to Sat.). We are proposing to serve bottled beer and sake that will display on the counter of our cashier line. The storage will be in our walk-in refrigerator in the kitchen.

This Yogis Grill #7 employed approximated 9 people. We do not have any live entertainment and bar except 1(one) TV in the restaurant. Total number of seats is 34 in door only. Even though we have patio, we don't use them because there are no fence. We also don't have outdoor speakers.

Our restaurant will serve some beer and sake during the business hours. Our main service is providing Japanese style food and family-friendly atmosphere in any way. Providing alcohol is just supplemental service for our customers.

If you have any questions, please feel free contact me at 480-338-9883 or [phoenixkwak@yahoo.com](mailto:phoenixkwak@yahoo.com).

Thank you for your consideration.

Warmly

Brian (Byeong Joo) Kwak

Yogis Grill