



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**                      **Planning Division – PZ Memo No. 14-053**

**DATE:**            JULY 16, 2014

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR  
                         KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        LUP14-0008 TOKYO JOE'S

**Request:**        Liquor Use Permit approval to sell and serve liquor as permitted under a Series 12 Restaurant License for on-premises sales indoors and within an outdoor patio

**Location:**        800 N. 54<sup>th</sup> Street, Suite 5

**Applicant:**        Andrea Lewkowitz/Lewkowitz Law Office, PLC

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

**BACKGROUND**

This new restaurant will be located in Chandler Pavilions at the southwest corner of 54<sup>th</sup> and Harrison streets. The tenant space is approximately 2,356 square feet with approximately 67 seats inside and 15 seats outside. The tenant space was formerly occupied by a barbecue store. Other adjacent businesses include Sports Clips hair salon and Jimmy John's restaurant.

The application requests Liquor Use Permit approval to sell liquor as permitted under a Series 12 Restaurant License within a new restaurant. A Series 12 Restaurant License allows an establishment the on-site sale and serving of all types of spirituous liquor for on-premise consumption and requires at least 40% of gross revenue from the sale of food.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting was held on June 12, 2014. No one attended other than the applicant.

July 16, 2014

- At the time of the memo, Planning Staff is not aware of any concerns or opposition to this request.

**RECOMMENDED ACTION**

Planning Staff, upon finding consistency with the General Plan, recommends approval of Liquor Use Permit LUP14-0008 TOKYO JOE'S, subject to the following conditions:

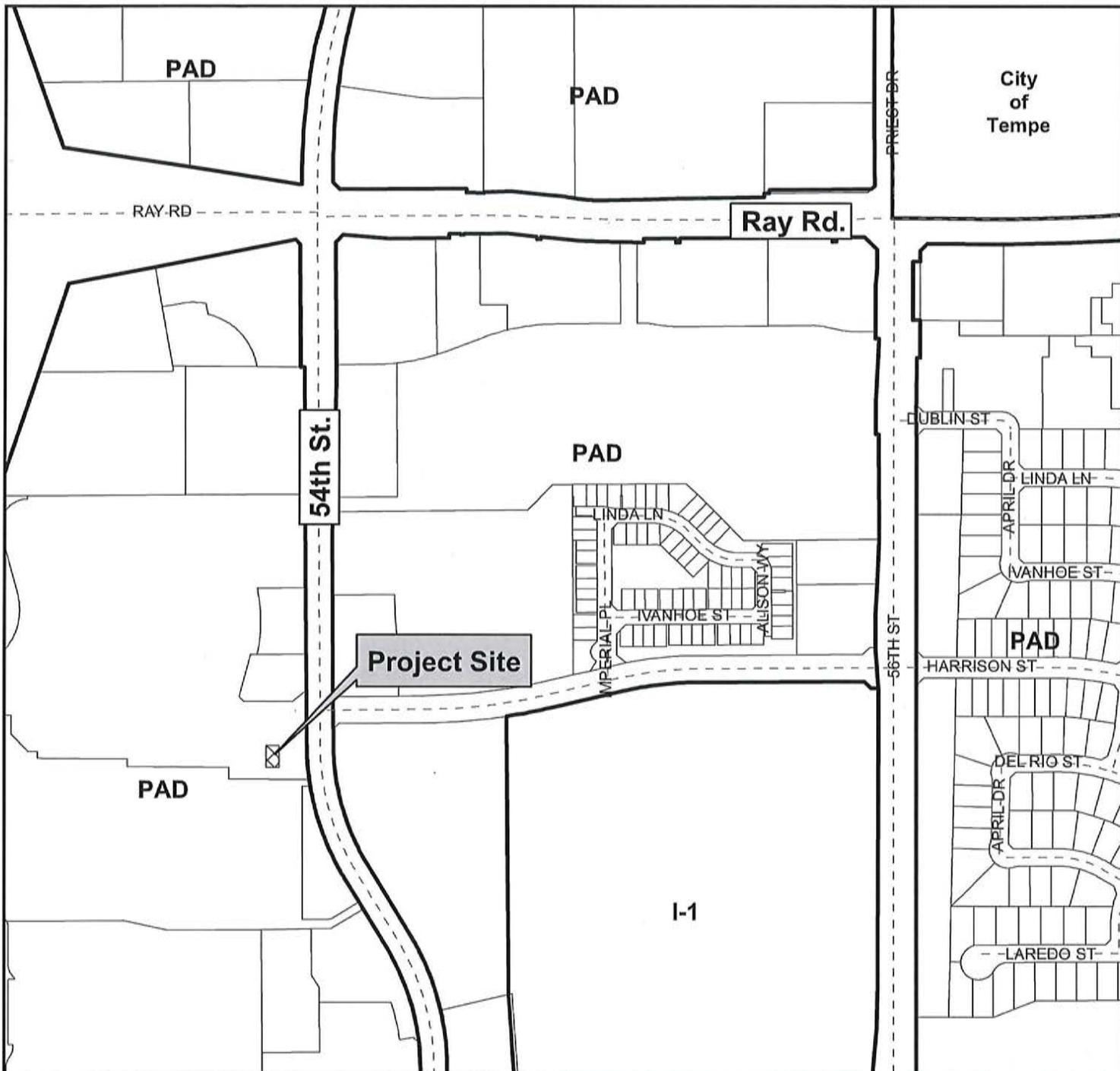
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit re-application and approval.
2. The Liquor Use Permit is granted for a Series 12 (Restaurant License) only, and any change of licenses shall require re-application and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Motion to recommend approval of Liquor Use Permit case LUP14-0008 TOKYO JOE'S, subject to the conditions recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Menu

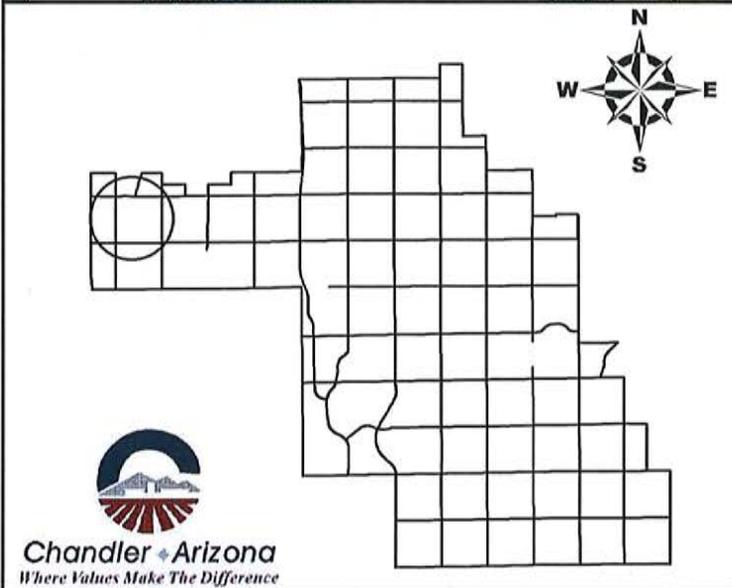


## Vicinity Map

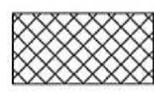


LUP14-0008

**Tokyo Joe's  
Liquor Use Permit**



**Vicinity Map**



**LUP14-0008**

**Tokyo Joe's  
Liquor Use Permit**





2600 North Central Avenue  
Suite 1775  
Phoenix, Arizona 85004  
☎ 602.200.7222  
📠 602.200.7234  
www.lewkowitzlaw.com

Andrea D. Lewkowitz  
H.J. Lewkowitz

andrea@lewkowitzlaw.com

May 14, 2014

City of Chandler, Planning Division  
215 E. Buffalo St.  
Chandler, AZ 85226

Re: Liquor Use Permit  
Tokyo, Inc. *dba* Tokyo Joe's  
800 N. 54<sup>th</sup> Street, Suite 5

Tokyo, Inc. plans to open its second valley Tokyo Joe's restaurant at 800 N. 54<sup>th</sup> Street, Suite 5 in the Chandler Pavilions shopping center in the summer of 2014. Since opening its first restaurant in Colorado in 1996, the business has grown to 29 locations in Colorado and one in Mesa, Arizona. The menu features healthy Japanese food - healthy in its origin and its preparation. Tokyo, Inc. has applied for a Series 12 Restaurant liquor license to allow guests 21 and over the opportunity to purchase alcoholic beverages with the meals they enjoy. Series 12 licenses allow for on-premises consumption of beer, wine and spirits; 40% of the restaurant's food and beverage sales must come from the sale of food.

The restaurant will occupy 2,356 square feet at the east end of the commercial building in the space previously occupied by Barbecues Galore. The entrance is on the north side in line with the businesses at the west end of the building (Jimmy John's and Sports Clips). The center space (approximately 2000 square feet) is vacant.

The restaurant will seat 67 guests inside and 15 guests outside. There will not be any televisions, games, dancing or live music, but there will be recorded music inside. Applicant proposes to place small tables along the building front for outdoor dining; the tables will not interfere with pedestrian access.

Tokyo Joe's will be open daily from 10:45 am until 9:05 pm. The restaurant will employ approximately 20 staff. The restaurant is scheduled to open in July, 2014.

Sincerely,

A handwritten signature in cursive script that reads 'Andrea Lewkowitz'.

Andrea D. Lewkowitz

Encl.: Menu, Site Plan, Floor Plan + Elevations

*Narrative*



# TOKYO JOE'S - CHANDLER

600 N. 54TH STREET, STE. 6, CHANDLER, AZ 85226

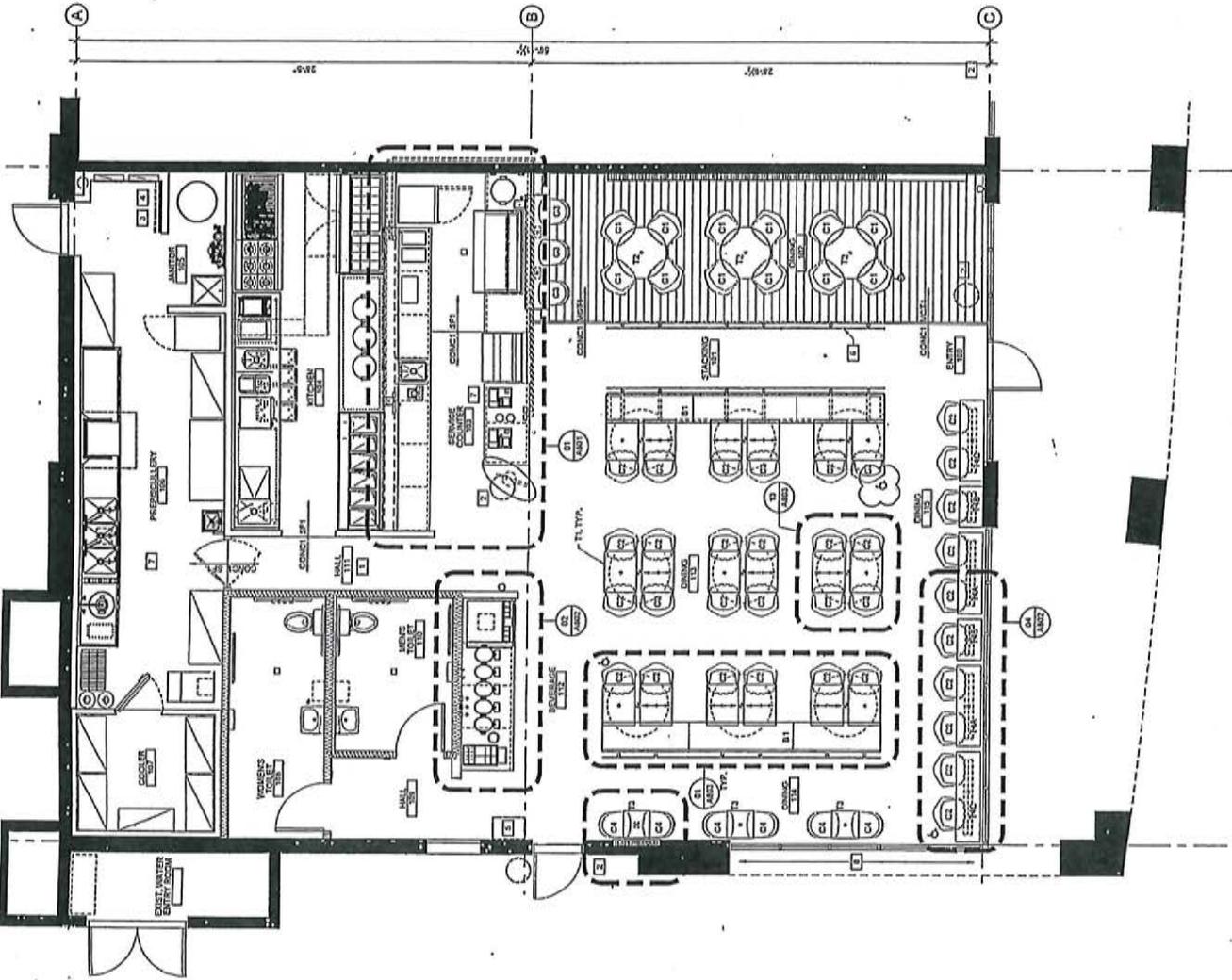
PROJECT #E100  
 SCHEMATIC DESIGN  
 CONSTRUCTION DOCUMENTS  
 AUGUST 01



EXP. 3/31/17

TOKYO JEC-CORPORATE  
 10000 W. GREENWAY AVENUE, SUITE 2005  
 CHANDLER, AZ 85226  
 FF&E FLOOR PLAN

## A1001



1 01 FF&E FLOOR PLAN  
 REF: 18" x 18"

Floor Plan



**EAT GOOD.**  
feel good.

**STARTERS**

- EDAMAME** ORGANIC SOYBEANS, STEAMED, SALTED. 3.00
- GYOZA** 4 PCS. PORK GYOZA w/ JOE'S DIPPING SAUCE or VEGETABLE GYOZA w/ LEMONGRASS BASIL SAUCE. 3.00
- PEANUT SKEWERS** 3 PCS. 3.85  
WHITE CHICKEN, PEANUTS, GREEN ONIONS, CILANTRO and JOE'S PEANUT SAUCE.
- SPRING ROLLS** 2 PCS. CHILLED RICE PAPER WRAPS with WHITE CHICKEN, BASIL, AVOCADO, SUNOMONO, CARROTS and choice of DIPPING SAUCE. 3.99

**Made-to-Order SUSHI**

- ROLLS:**
- |   |        |        |
|---|--------|--------|
|   | 4 PCS. | 8 PCS. |
| <b>CALIFORNIA roll:</b> REAL CRAB, AVOCADO, CUCUMBER.                             | 3.60   | 6.10   |
| <b>JOE'S roll:</b> GRILLED SHRIMP, AVOCADO, CREAM CHEESE, CUCUMBER.               |        |        |
| <b>UNAGI roll:</b> GRILLED EEL, EGG, AVOCADO, CUCUMBER, EEL SAUCE.                |        |        |
| <b>SPICY TUNA roll:</b> SEARED TUNA, AVOCADO, CUCUMBER, CHILI SAUCE, GR. ONION.   |        |        |
| <b>VEGGIE roll:</b> WASABI CR. CHEESE, BASIL, CUCUMBER, AVOCADO, CARROTS, CELERY. |        |        |
| <b>YO roll:</b> SALMON, AHI TUNA, MANGO & AVOCADO.                                |        |        |

**ZUSHI BOX:** 8.95 8 PCS. TOTAL  
4 PC. CALIFORNIA ROLL plus 2 choices of NIGIRI SUSHI.

**2 PIECE NIGIRI:** 2 PCS.

MAGURO - AHI TUNA	3.70	UNAGI - EEL	3.70
TATAKI - SEARED AHI TUNA	3.70	TAMAGO - SWEET EGG	2.75
SAKE - SALMON	3.70		

**Build-Your-Own BOWLS**

4 EASY STEPS ...

**1 Protein**

	REG.	BIG
<b>DARK CHICKEN</b> GRILLED, NATURAL	5.10	6.10
<b>WHITE CHICKEN</b> GRILLED, NATURAL	6.00	7.35
<b>STEAK</b> GRILLED, NATURAL	7.30	8.85
<b>SALMON</b> GRILLED, WILD	7.80	9.45
<b>TOFU</b> GRILLED, ORGANIC	5.30	6.30

**2 Carb**

WHITE RICE, BROWN RICE or UDON NOODLES

**3 Sauce**

<b>TERIYAKI</b>	CLASSIC, SWEET, ORIGINAL.	also available: • GLUTEN FREE TERIYAKI • SUGAR FREE STEVI-YAKI
<b>SPICY-AKI®</b>	FLAVORFUL & GOOD KICK	
<b>YAKITORI</b>	SPICY, CHILI-PEANUT	
<b>DRAGON</b>	HOT, HOT, HOT!	
<b>CURRY</b>	MILD, TROPICAL & NO SUGAR!	
<b>GREEN CURRY</b>	SPICY, LIME-COCONUT & NO SUGAR!	
<b>PEANUT</b>	THICK, RICH & TASTY	
<b>OYAKO</b>	LIGHT, TRADITIONAL BROTH	

**ADD-ON 4 Veggies... PICK UP TO 5** ADD 1.30

BROCCOLI • ZUCCHINI • CARROTS • EDAMAME BEANS • SNAP PEAS  
MUSHROOMS • BEAN SPROUTS • WATER CHESTNUTS • BAMBOO SHOOTS  
SPINACH • GREEN ONION • RED ONION

or  
**NO BRAINER VEGGIE MIX:** FIRST 5 VEGGIES in LIST

**JOE'S SPECIAL** Joe's Original

DARK CHICKEN BOWL + SODA

**JOE'S SIGNATURE BOWLS**

SIGNATURE BOWLS TAKE A FEW EXTRA MINUTES.

BIG SIZE ADD 2.00

- YAKITORI bowl** 7.90  
WHITE CHICKEN, RAMEN NOODLES, SPINACH, BROCCOLI, CARROTS, ZUCCHINI, RED PEPPER, YAKITORI SAUCE. Garnished with PEANUTS.
- MOJOE bowl** 7.90  
DARK CHICKEN, PINEAPPLE, EGG, CARROTS, RED ONIONS, RED PEPPER in a SWEET & SPICY SAUCE.
- MAHI-MAHI bowl** 8.45  
WILD MAHI w/ TROPICAL SALSA, MACADAMIA NUTS, SWEET LEMONGRASS & TERIYAKI SAUCE.
- OYAKO bowl** 7.45  
DARK CHICKEN simmered with EGGS, RED ONIONS, OYAKO BROTH.
- TIGER SHRIMP bowl** 8.45  
GRILLED TIGER SHRIMP SKEWER, SPINACH, RED PEPPER, WATER CHESTNUTS, SNAP PEAS, RED ONION, SPICY-AKI® SAUCE.
- BOULDER VEGGIE bowl** 6.50 / 7.55  
TOFU, SPINACH, BROCCOLI, RED PEPPER, SNAP PEAS, ZUCCHINI, WATER CHESTNUTS, GREEN ONION, BEAN SPROUTS over BROWN RICE. Choice of SAUCE.

**NOODLE BOWLS**

- CLASSIC RAMEN** 7.50  
RAMEN NOODLES, CHICKEN BROTH, WHITE CHICKEN, HARDBOILED EGG, BAMBOO SHOOTS, SPINACH, TERIYAKI SAUCE. Garnished w/ GR. ONION.
- GENERAL JOE'S** 6.80  
A SPICY, ASIAN SOUP with RICE NOODLES and WHITE CHICKEN.
- JOE'S NOODLE BOWL** 7.10  
UDON NOODLES, WHITE CHICKEN, SPINACH, RED PEPPER, MUSHROOMS, EDAMAME, BEAN SPROUTS, OYAKO BROTH.

**BIG SALADS**

ADD A HARDBOILED EGG to any SALAD ... 75¢

- |  | REG. | BIG  |
|--|------|------|
| <b>NIKKO salad</b>   | 5.60 | 8.50 |
| WHITE CHICKEN or TOFU, MIXED GREENS, MANDARIN ORANGES, RED PEPPER, AVOCADO, ALMONDS, CARROTS, CELERY, GREEN ONIONS, NIKKO DRESSING.  |      |      |
| <b>HOOKIPA salad</b>   | 6.00 | 9.20 |
| WILD SALMON, MIXED GREENS, PECANS, CRANBERRIES, EDAMAME BEANS, SUNOMONO, SOY GINGER DRESSING. Also available with WHITE CHICKEN. Garnished with GINGER.                                |      |      |
| <b>KIHEI salad</b>   | 6.00 | 9.20 |
| WILD MAHI, BABY SPINACH, AVOCADO, TOMATOES, MANGOS, CUCUMBERS, GREEN ONIONS, WONTON STRIPS, MACADAMIA NUTS, HONEY MANGO DRESSING.  |      |      |
| <b>TOKYO salad</b>   | 4.85 | 7.15 |
| WHITE CHICKEN, MIXED GREENS, CARROTS, CELERY, GREEN ONIONS, WONTON STRIPS, SESAME DRESSING. Other DRESSINGS also available.  |      |      |
| <b>TATAKI salad</b>  |      | 9.20 |
| SEARED AHI TUNA, MIXED GREENS, AVOCADO, RICE NOODLES, SUNOMONO, RED PEPPERS, RED ONIONS, SOY GINGER DRESSING.  |      |      |
| <b>JOE'S LETTUCE WRAPS</b>   |      | 9.20 |
| WHITE CHICKEN, BIBB LETTUCE, RICE NOODLES, AVOCADO, BEAN SPROUTS, CARROTS, SUNOMONO, RED PEPPERS and CILANTRO. Served with 3 DIPPING SAUCES ... LEMONGRASS BASIL, PEANUT & SOY GINGER. |      |      |

**SMALL SALADS**

- SIDE SALAD** CHOICE of DRESSING 1.85
- SUNOMONO** CUCUMBER SALAD 1.85

**SOUP**

- MISO soup** (CUP) 1.90 (BOWL w/ NOODLES) 4.10  
TRADITIONAL SOUP with ORGANIC TOFU, NORI and GREEN ONIONS.

**DRINKS**

- JOE'S ICED TEAS AND FOUNTAIN DRINKS** 1.75
- BOTTLED DRINKS** 2.55
- BOTTLED H2O** 1.80
- MILK** 1.45
- BOTTLED BEER** 3.00

**HOT TEA**

- HOT ASIAN TEAS** (CUP) 1.70

**TREATS**

- BIG COOKIE** 2.15
- KIDS COOKIE** 1.35
- KRISPIE BAR** 1.85

**KID'S BOWLS**

FOR LITTLE PEOPLE UNDER 12! 4.25  
SMALL Chicken Teriyaki, OR Noodles n' Teriyaki OR Mac n' Cheese. INCLUDES DRINK & KIDS TREAT.

OTHER OPTIONS AVAILABLE... JUST ASKI