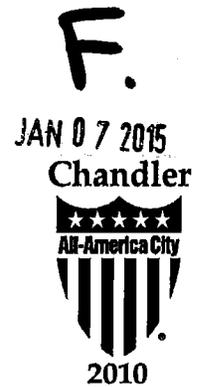




**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**                      **Planning Division – PZ Memo No. 15-007**

**DATE:**            JANUARY 7, 2015  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*  
                          KEVIN MAYO, PLANNING MANAGER *[Signature]*  
**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*  
**SUBJECT:**        LUP14-0017 BAY LEAF CAFE

**Request:**        Liquor Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License to sell and serve liquor for on-site consumption indoors and on an outside patio at an existing restaurant

**Location:**       955 W. Chandler Heights Road, Suites 1 and 2, southeast corner of Alma School and Chandler Heights roads

**Applicant:**       Satyendra Singh

**Project Info:**    Approximately 2,450 square foot restaurant with outdoor dining

**RECOMMENDATION**

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

**BACKGROUND**

The application requests Liquor Use Permit approval to sell liquor as permitted by a Series 12 Restaurant License within an existing restaurant and outdoor patio area. A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment must derive at least forty (40) percent of its gross revenue from the sale of food and non-alcoholic beverages.

This restaurant is located within The Summit at Chandler Heights commercial center and occupies a tenant space in an inline shops building. In 2012, a Liquor Use Permit for a Series 12 was approved for Bay Leaf Cafe in Suite 1 which is approximately 1,450 square feet. The adjacent Suite 2 is owned by the restaurant and was previously their yogurt shop. The yogurt

January 7, 2015

shop had direct access from the restaurant. The yogurt shop has since closed and the restaurant expanded into Suite 2 providing additional dining and large group space, thus the request for a new Series 12 Liquor Use Permit. Business hours are typically Tuesday through Saturday 11 a.m. to 9:30 p.m. and Sundays 11 a.m. to 8:30 p.m., closed Mondays. The request includes live music/entertainment for only Suite 2 including background dining room music and live music. The live music may be an occasional disc jockey a customer brings in for a group party or a Karaoke system. The entertainment is based on group event bookings and typically no more than two days a week on a weekend in the evening. A one-year time limit condition is recommended for the live music/entertainment.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant's neighborhood meeting is scheduled for January 6, 2015. Planning Staff will advise Commission of the results of this meeting.
- 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 LUP14-0017 BAY LEAF CAFE, 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.
5. Music shall be controlled so as to not unreasonably disturb area residents and businesses and shall not exceed the ambient noise level as measured at the commercial property line.
6. Music shall occur indoors only.
7. The Liquor Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Liquor Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

#### **PROPOSED MOTION**

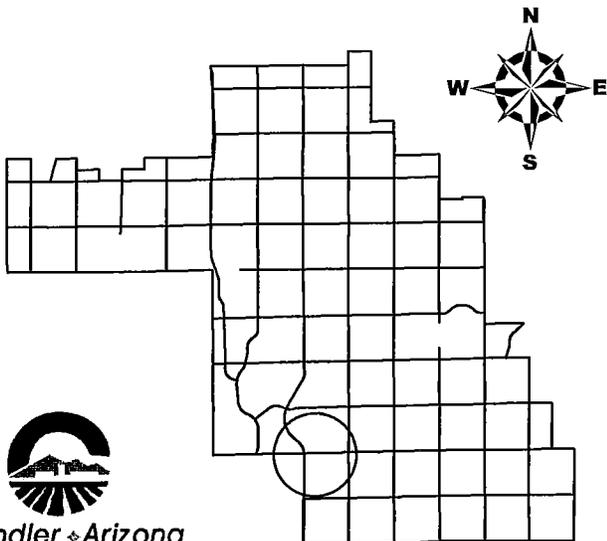
Motion to recommend approval of Liquor Use Permit case LUP14-0017 BAY LEAF CAFE, subject to the conditions recommended by Planning Staff.

#### **Attachments**

1. Vicinity Maps
2. Narrative
3. Site/Floor Plan
4. Photos



## Vicinity Map



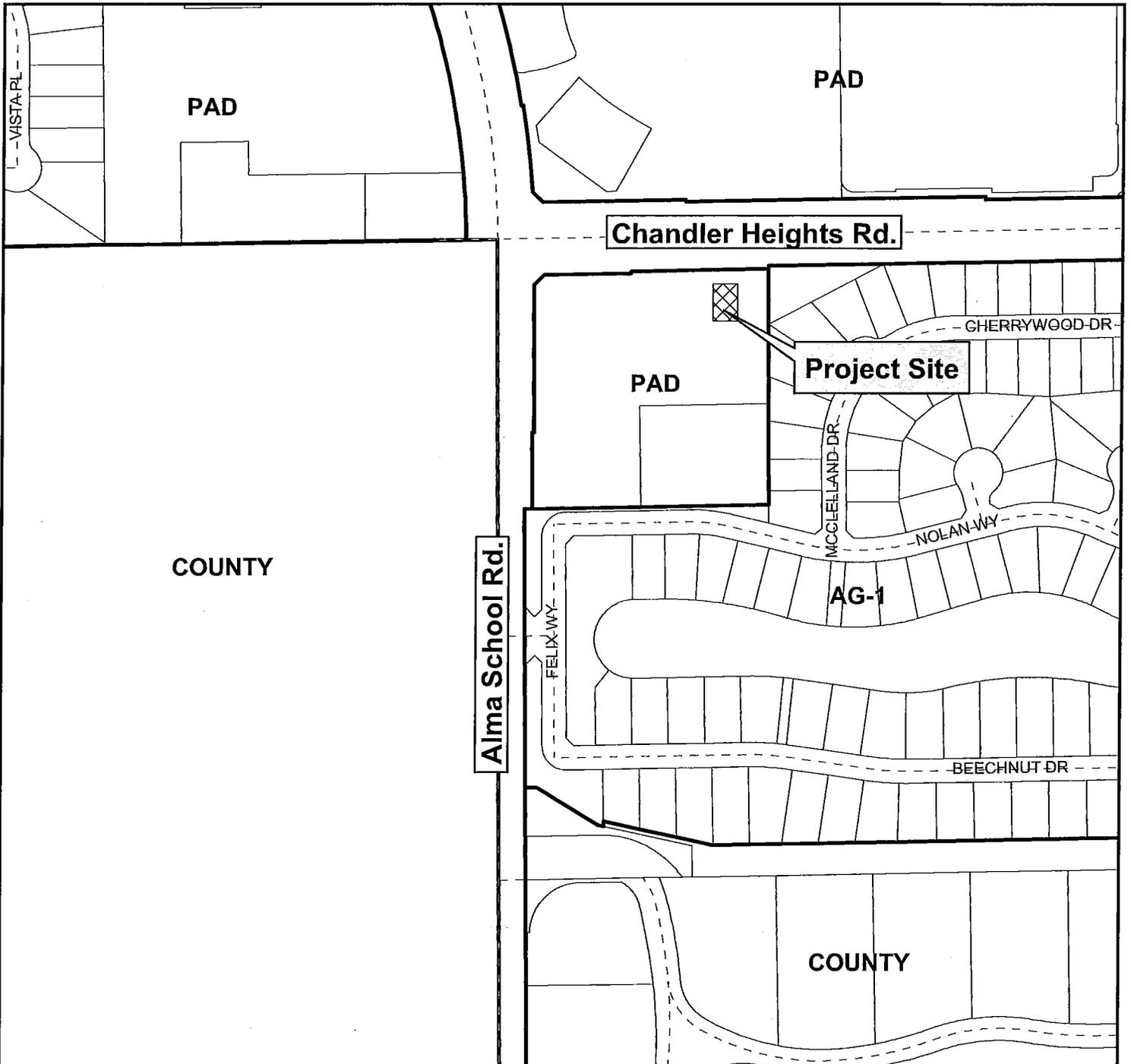
LUP14-0017

**Bay Leaf Cafe  
Liquor Use Permit**

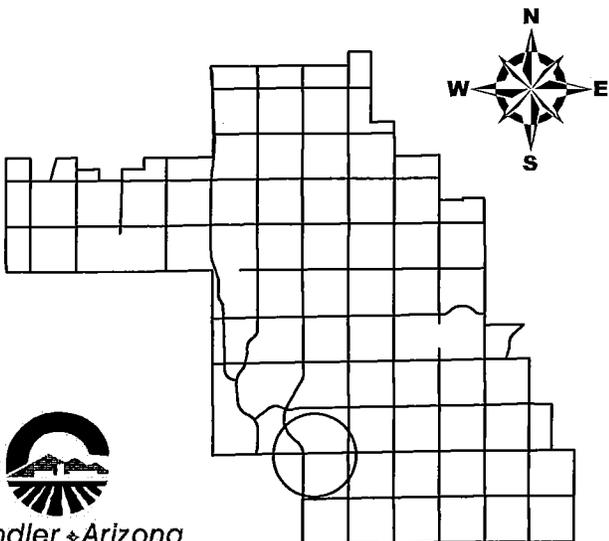


**Chandler Arizona**  
*Where Values Make The Difference*

CITY OF CHANDLER 9/30/2014



### Vicinity Map



LUP14-0017

**Bay Leaf Cafe  
Liquor Use Permit**

To,

City Of Chandler

Liquor Use Permit

Extension of existing liquor permit to adjacent suite

Greetings!

Please find attached our completed application for extending the existing liquor permit as follows.

Existing Permit- Bay Leaf Café-India Cuisine- 955 W Chandler Heights RD Suite#1 Chandler AZ 86248. Permit is for use within the dining area of suite 1 and patio.

Requested Extension- Suite#2 which is combined with suite1 had been used as yogurt selling area as well extension of dining of bay leaf customers. We have removed the yogurt selling and using suite#2 as extended dining area for group customers or when main dining area in suite 1 is full. We are now planning to use suite#2 which is connected with suite 1 with 2 entry doors within utilizing the common restrooms, into a group dining/party area and intend to serve liquor there.

We are also requesting extension of permit to corresponding Patio area of suite #2.

City of Chandler case number for original license- LUP12-0020.

Regarding music in suite#2 we would continue to use our existing in wall speakers with a normal amplifier and cd player. Occasionally we may want to allow our patrons to bring their own music system to play while dining in a group.

There is no change in business hrs for the main café. Business hrs will remain the same as under.

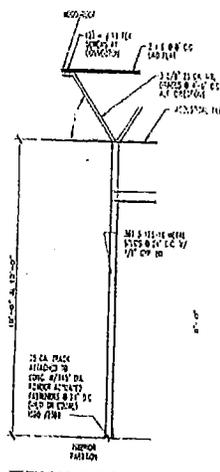
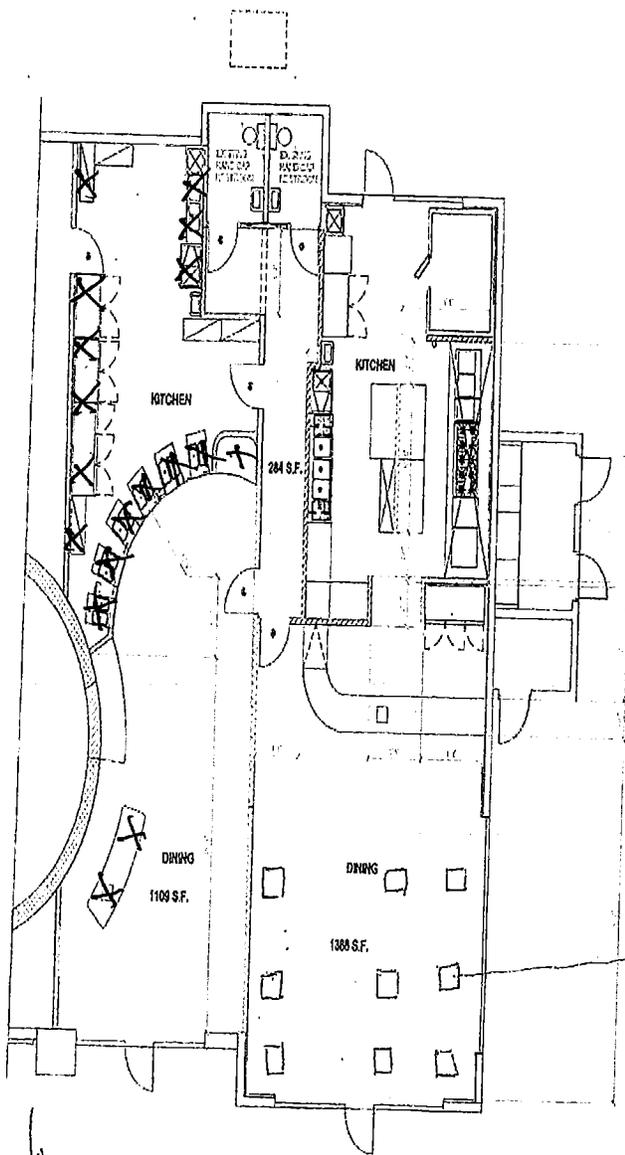
Monday-Closed

Tuesday-Saturday 11am-9.30pm

Sunday 11am-8.30pm.

Please let me know if you have any question.

  
Rambha Singh



**TYPICAL WALL DETAIL**  
SCALE 1/2"=1'-0"

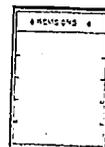
ALL WALLS SHALL BE ACCORDING TO THE IBC REQUIREMENTS  
AND ACCORDING TO ANY FIRE RATED WALL SYSTEMS

**FRED STERN ASSOCIATES**

11111 N. RAYSON ST  
AVOCADO, AZ 85211  
P. (602) 275-9500  
FAX (602) 275-3023

**BAY LEAF CAFE & FRESHYO YOGURT RESTAURANT**  
955 W. CHANDLER HEIGHTS RD.  
SUITE #1 & 2  
CHANDLER, AZ 85248

DIMENSION PLAN



ISSUE DATE #

NO. 1

**A1**

Dining Tables  
9 x 4 = 36 seats

**DIMENSION PLAN**  
SCALE 1/4"=1'-0"

- 1. 1/2" PLATE GLASS PARTITION WITH 1" SPACER
- 2. 1/2" PLATE GLASS WITH 1" SPACER AND 1/2" ALUMINUM CHANNEL
- 3. 1/2" PLATE GLASS WITH 1" SPACER AND 1/2" ALUMINUM CHANNEL WITH 1/2" SPACER
- 4. 1/2" PLATE GLASS WITH 1" SPACER AND 1/2" ALUMINUM CHANNEL WITH 1/2" SPACER AND 1/2" ALUMINUM CHANNEL WITH 1/2" SPACER

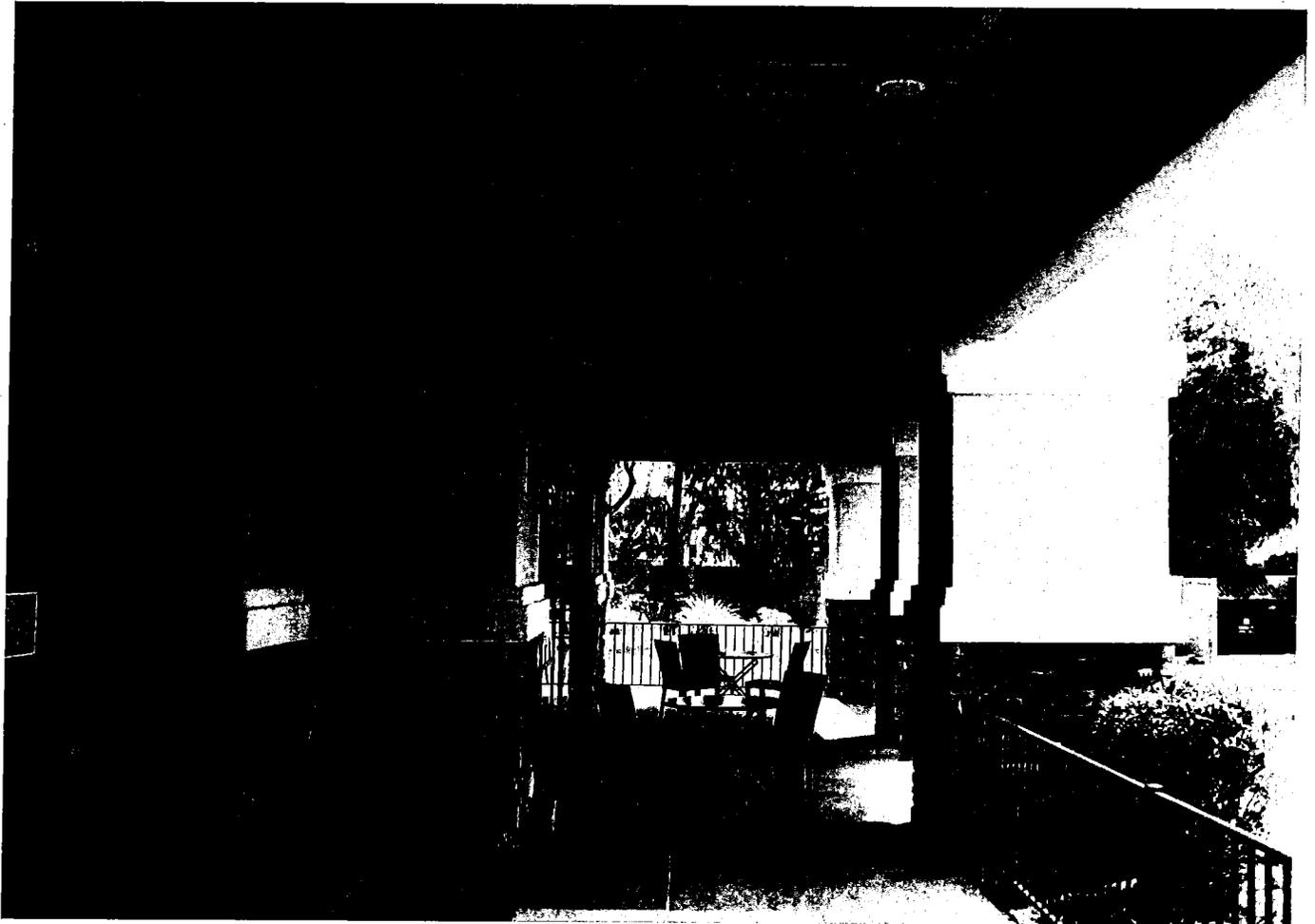
Freshyo Yogurt  
(Business closed)  
Suite #2

Bay Leaf Cafe  
Suite #1

Existing plan with City - Now changing.

All the crossed items are removed to make it a single Hall with no equipments

Patio Picture



PATIO AS OF NOW

Banquet Hall Picture



SUITE # 2 As of now

Banquet Hall Picture



SUITE# 2 As of now