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Where Values Make The Difference

#68
DEC 13 2007

MEMORANDUM **Planning and Development – CC Memo No. 07-281**

DATE: NOVEMBER 9, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: UP07-0087 BARRIO FIESTA OF MANILA

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

Location: 941 W Elliot Rd.

Applicant: Barrio Fiesta of Manila (Nelson Reyes)

RECOMMENDATION

The request is for a Use Permit to sell liquor for on-premise consumption only within an existing restaurant (Series 12 Restaurant License). Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject business occupies suites #11, 12, 13, and 14 in the northeast portion of the Alma Elliot Square shopping center located at the southeast corner of Alma School and Elliot Roads. The restaurant recently expanded by acquiring Suite #11 and is now approximately 4580 square feet. The new suite includes a bar and a dance floor, with recorded music to accompany the dancing on weekend evenings. The restaurant is open Tuesday through Sunday from 11 a.m. to 9 p.m. and will expand their hours to 2 a.m. on Friday and Saturday upon receiving the requested alcohol sales approval. The three northernmost suites will continue functioning as a full-service restaurant.

The shopping center includes two active liquor Use Permits: a Series 9 Liquor Store Use Permit for Fry's Grocery Store and a Series 10 Beer & Wine Store Use Permit for the Blue Diamond Fuel Station.

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 applicant anticipates alcohol to be a minor part of the business.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 22, 2007 at the Barrio Fiesta of Manila restaurant. No citizens attended.
- The Police Department has been informed of the application and has not responded with any issues or concerns.
- Staff has received contact from one neighbor in opposition to more liquor uses in the area, particularly those with entertainment uses.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

A neighbor spoke in opposition to more liquor uses in the area, particularly those with entertainment uses. Planning Commission added Conditions No. 6 and No. 7 to address site maintenance and to limit the Use Permit to one (1) year in order to allow compatibility evaluation after an alcohol sales track record has been established by the business.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval of BARRIO FIESTA OF MANILA 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. Music volume levels shall be controlled so as to not present a nuisance to area residences.
3. The Use Permit is non-transferable to any other location.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
5. 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.

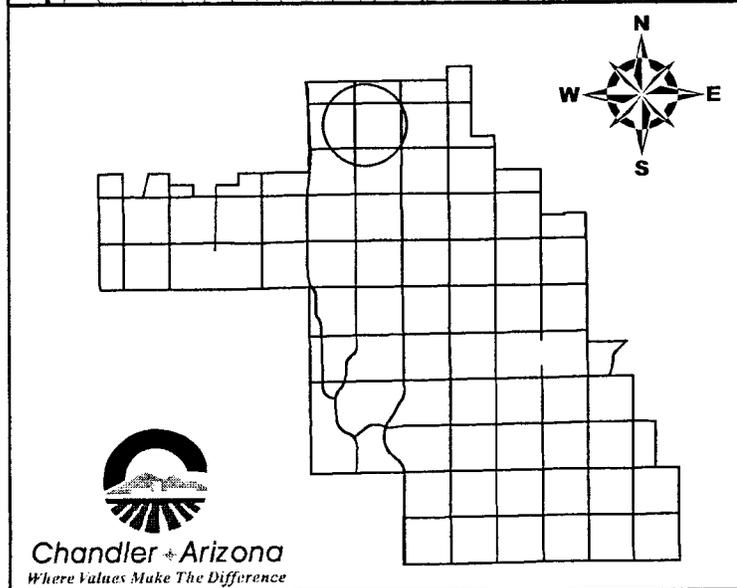
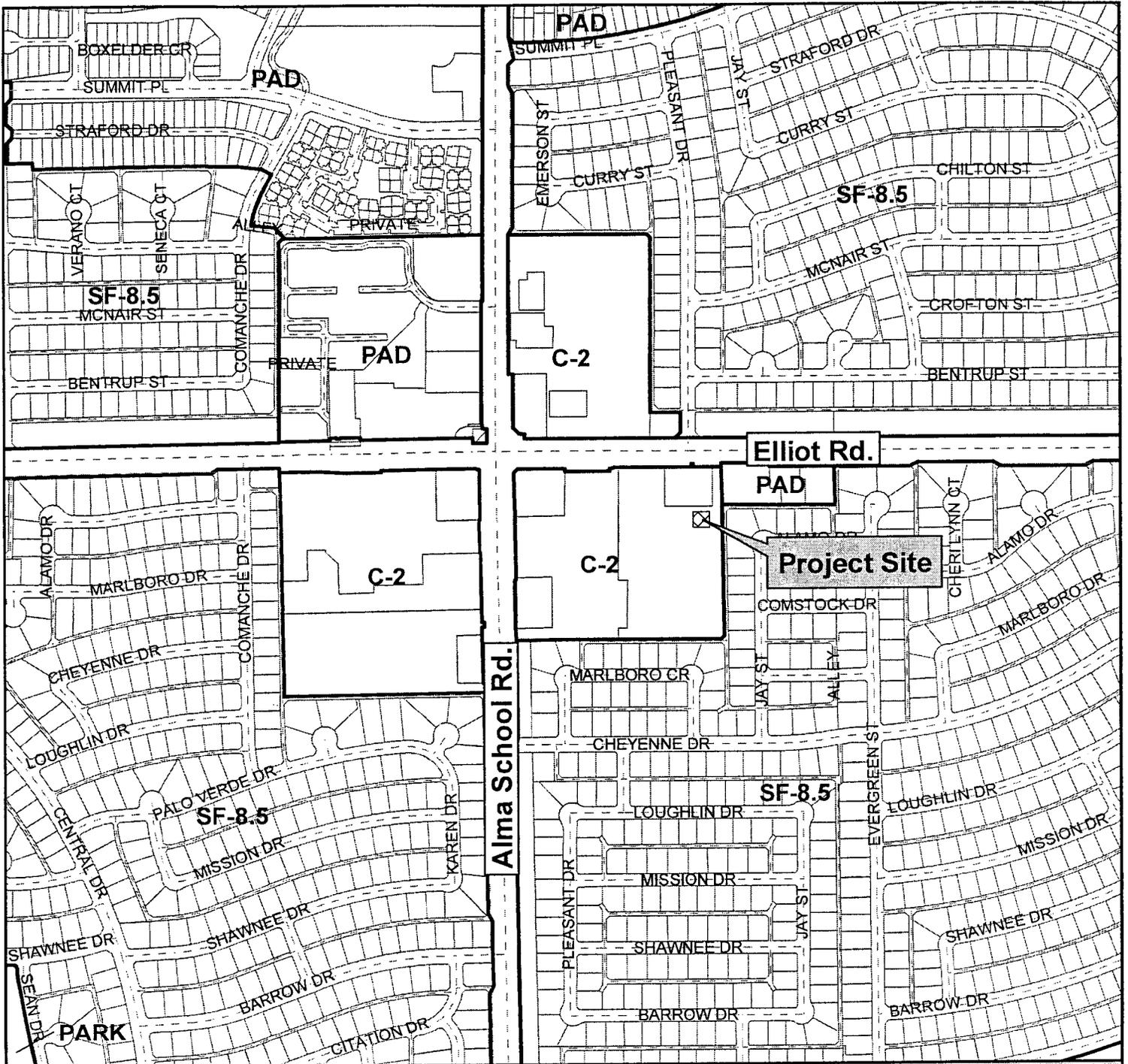
6. The area adjacent to the establishment shall be maintained in a clean and orderly manner.
7. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

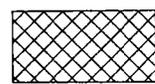
Move to approve UP07-0087 BARRIO FIESTA OF MANILA for liquor sales subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

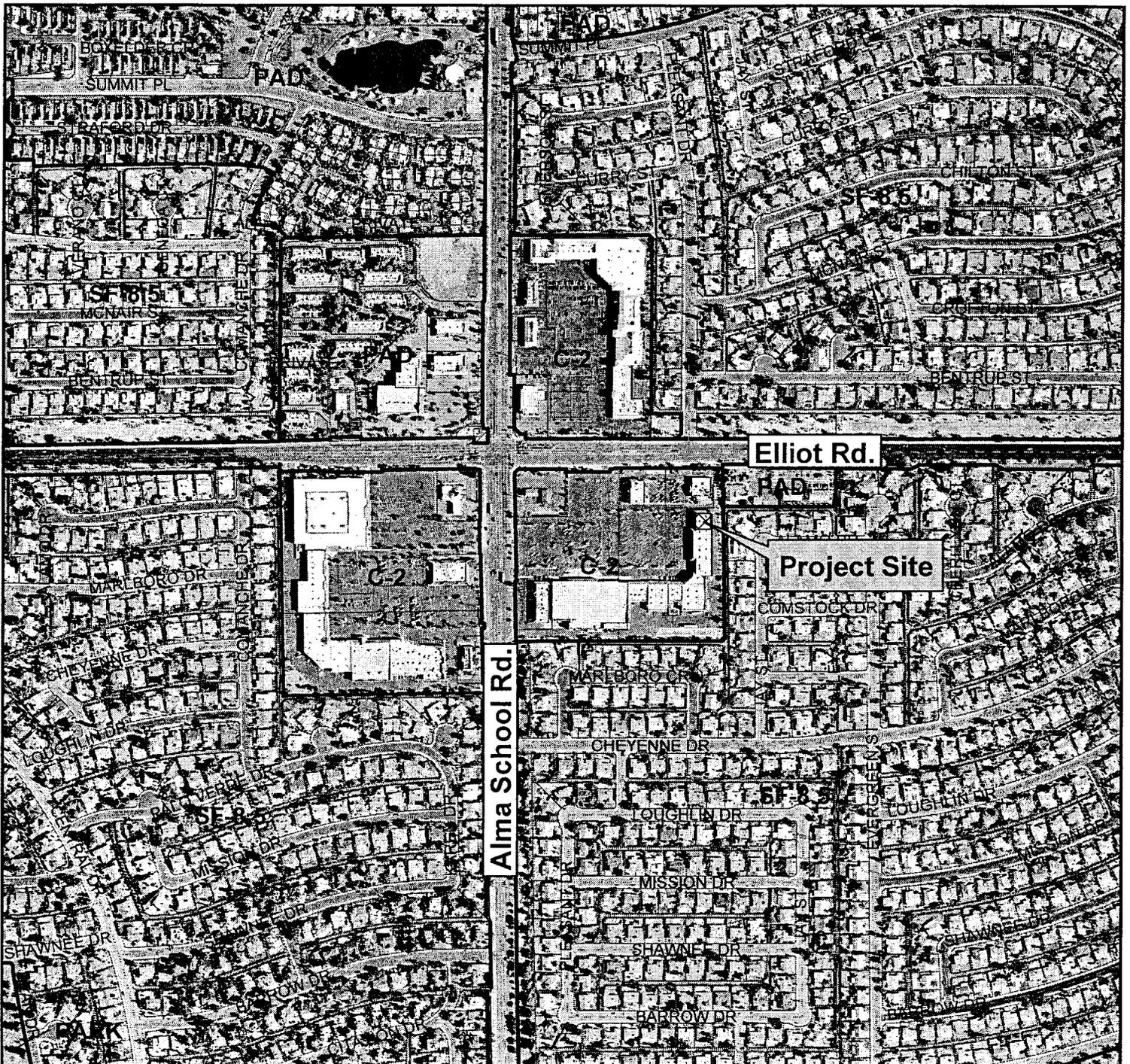


Vicinity Map



UP07-0087

Barrio Fiesta of Manila

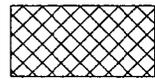
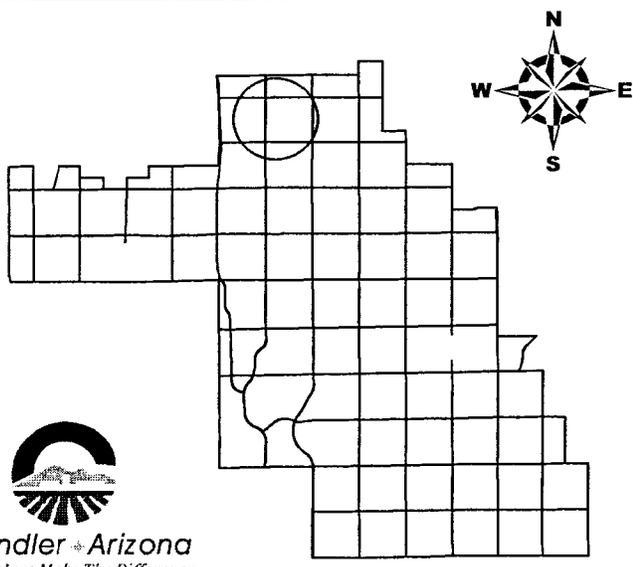


Elliot Rd.

Project Site

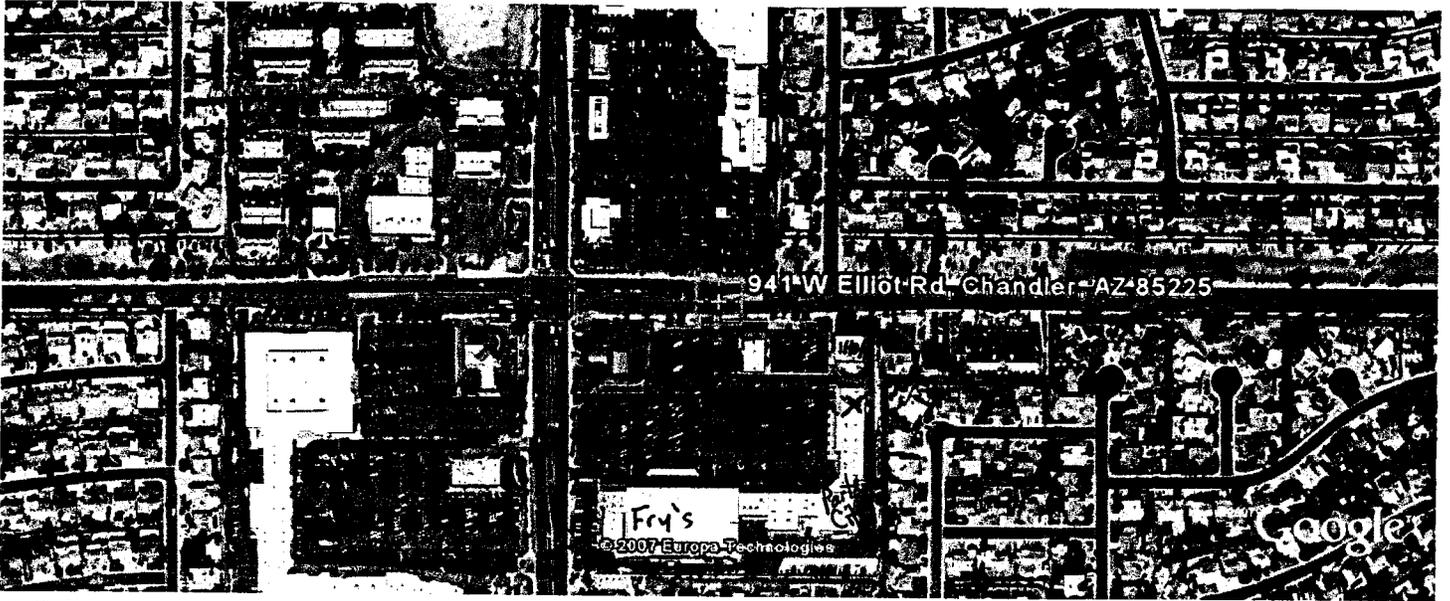
Alma School Rd.

Vicinity Map



UP07-0087

Barrio Fiesta of Manila



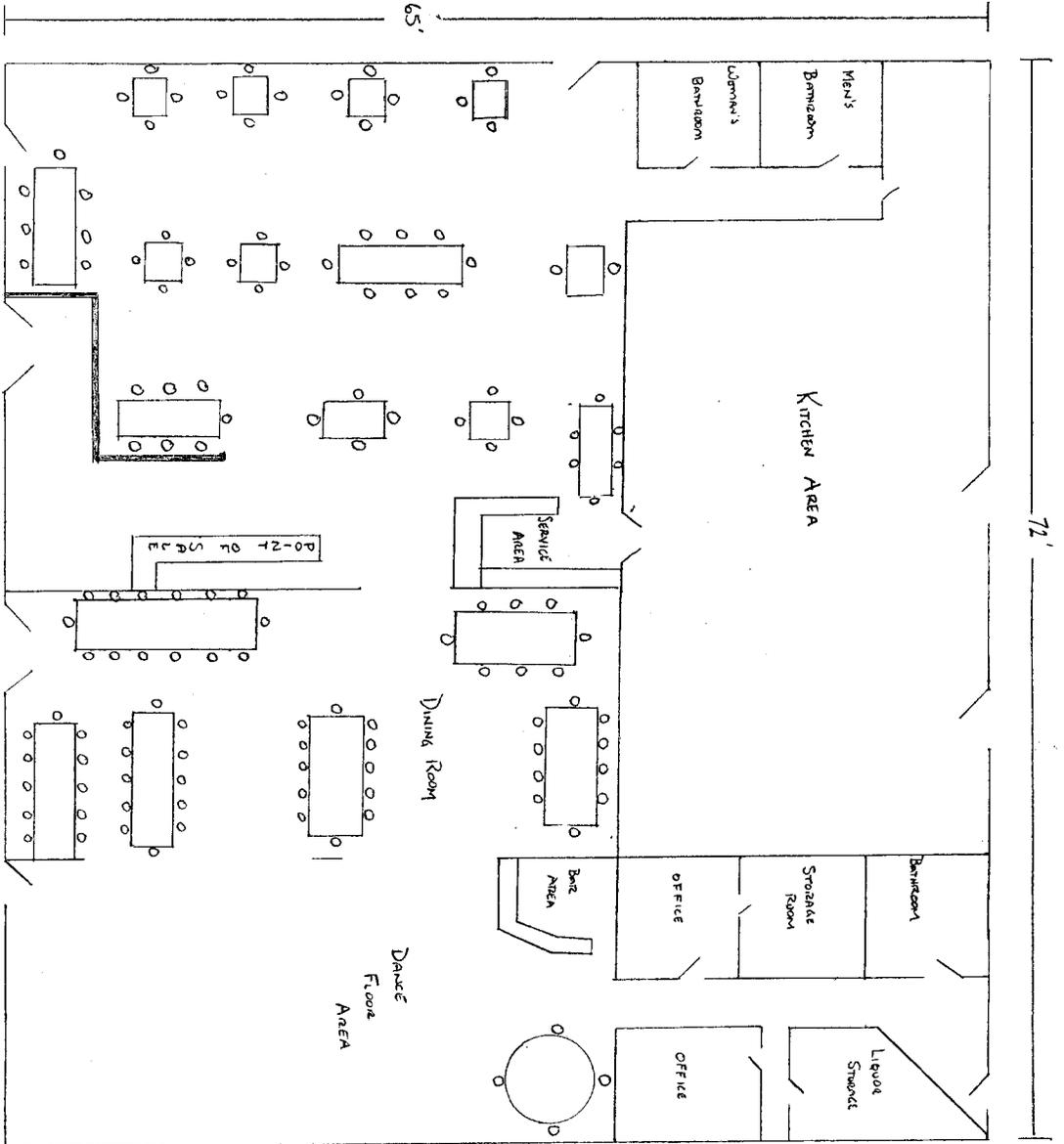
941 W Elliot Rd, Chandler, AZ 85225

Fry's
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Google



941 W Elliot Rd, Chandler, AZ 85225



Fiesta of Manila Restaurant

941 W Euclid Rd. Suites 11, 12, 13, 14

Chandler, AZ.

SCALE: 1" = 8'

Interior Approx: 4580 Sq. Ft.



North

LIQUOR USE PERMIT

The Liquor use Permit applied for in this application to the City of Chandler, Arizona, involves the BARRIO FIESTA OF MANILA, restaurant located at 941 W. Elliot Rd. Suite #11, 12, 13, and 14.

The restaurant is located at the Northeast end of the Alma Elliot Square shopping center located on the Southeast corner of Alma School and Elliot Rd. in Chandler. The restaurant is family owned and operated by Nelson Reyes and his wife Marilou Reyes, and features a menu of traditional Filipino food. The menu is moderately priced and appeals to family dining.

The Reyes have applied for a Series 12 Restaurant Liquor license and have received all necessary Arizona State certified training for the operation of a restaurant with a liquor license and are aware of the requirements of the license and will comply with all applicable local and state laws regarding its operation.

Barrio Fiesta of Manila restaurant will offer all types of liquor for sale, including; beer and wine along with hard liquor for mixed drinks. Current business hours are 11:00 a.m. to 9:00 p.m. Tuesday thru Sunday. The hours will be expanded once the license is issued and will tentatively remain open later on Friday and Saturday nights, possibly until 2:00 a.m. This will allow adult patrons to enjoy dining and dancing later into the evening. Barrio Fiesta of Manila Restaurant will provide a complete menu available until 10:00 p.m. and food from a buffet style menu will be available at all times.

The restaurant will control the presence of underage persons in the establishment as required by law. On the evenings that the establishment is open late, all underage persons will be required to be with a parent, guardian or spouse or they will not be admitted after 10:00 p.m.

Prior to the application to the State of Arizona for the liquor license, the owners acquired Suite 11 and expanded the interior area of the restaurant, this suite now is part of the restaurant, as the wall between Suite 11 and Suite 12 has been removed and Suite 11 completely remodeled to include a small bar area, a dance floor and additional office and storage space. The restaurant and the newly acquired space are well appointed, attractively furnished and will appeal to patrons in the 30 to 50 year old range. Restaurant owners are planning to engage a dance instructor to teach patrons a variety of dance styles. Music will be provided by CD player; no live music is presently anticipated.

The interior measurement of the restaurant is approximately 4580 Square feet and has a restaurant seating capacity of 131 persons. The eating area of the establishment makes up about 50% of the total area, or 2240 square feet, the

dancing/bar area makes up about 15% or 760 Square feet. The remaining 35% or approximately 1603 Square feet is kitchen, office and storage space. There are no outside patios to be concerned with.

Most of the surrounding businesses are closed in the later evening hours, (after 9:00 p.m.) with the exception of the anchor store which is a Fry's Food Store on the opposite side of the shopping center from the restaurant. The parking lot provides several hundred spaces available to patrons at most times, but particularly in the later evening hours. No business in the immediate area should be affected by the later night hours of the restaurant. Adequate managerial and staff will be on hand to assure the proper operation of the restaurant.

The current Smoke Free law will be strictly enforced, no smoking is allowed in or around the restaurant of entrances currently and that law obviously will remain in effect.

No change in signage is anticipated except the Hours of operation signage posted currently on the entry doors.

The point of contact for this location is Mr. Nelson Reyes, owner/operator and he can be reached at (480) 855-4646

APPETIZERS

CHICHARON BULAKLAK \$7.95

Crispy pork ruffles

CRISPY PUSIT \$7.45

Fried squid with vinegar and garlic dip

BAKED TAHONG \$8.95

Mussels topped with cheese, garlic and baked in butter

SISIG A LA BARRIO \$8.95

Crispy diced pork served on a sizzling platter

CHICKEN CHICHARON \$4.95

Deep fried chicken skin

SOUPS

BOUILLABAISSSE \$14.95

Pieces of assorted seafood like mussels, shrimp and crab in a thick and creamy concoction

SINIGANG

A special Filipino sour soup with vegetables mixed with your choice of

Baby(Pork) \$9.95

Baka(Beef) \$9.95

Hipon(Shrimp) \$10.95

Bangus(Milkfish) \$10.95

Hito(Catfish) \$10.95

HALAAN SOUP \$10.95

Manila clams in clear soup spiced / With vinegar

TAHONG SOUP \$10.95

Mussels in clear soup spiced / With vinegar

TINOLANG MANOK \$7.95

Chicken and green papaya in clear soup with spiced ginger and spinach

NILAGA

An original house broth with cabbage and potatoes and your choice of:

Baka(Beef) \$9.95

Manok(Chicken) \$7.95

Baby(Pork) \$8.95

BULLALO SOUP \$10.95

Beef bone with marrow and vegetables

POTSERONG MANOK AT BABOY \$9.95

Chicken and pork with cabbage and potato in a tomato-based soup

SOTANGHON CALDO \$6.95

Bean thread noodle soup

CHICKEN ASPARAGUS \$7.95

An American favorite, cooked Filipino style

RICE

SINANGAG \$2.95

Garlic fried rice

ADOBO RICE \$4.25

Rice fried in adobo sauce

CRAB RICE \$6.95

Rice fried with crab meat

SHANGHAI RICE \$5.95

Rice fried in soy sauce with tidbits of shrimp, pork and egg

BAGOONG FRIED RICE \$6.95

Fried rice with roasted pork and shrimp paste

PLAIN RICE \$1.50 (HALF ORDER \$0.50)

Steamed white rice

DESSERT AND REFRESHMENTS

HALO-HALO Regular \$3.95 / Special \$4.95

A refreshing medley of fruit and bean preserves topped with rice crisps and ice cream

GULAMAN AT SAGO \$3.95

A combination of Filipino gelatin and tapioca seeds topped with crushed ice and brown sugar syrup

FRUIT SALAD \$4.95

A mixture of fruit preserves in a special rich cream

LETICHE FLAN \$3.95

A rich custard of egg and milk coated with caramel syrup with macapuno

ICE CREAM \$2.50

Old time American favorite

HALAYANG UBE \$3.45

Purple yam pudding

JUICES AND BEVERAGES

KALAMANSI \$2.95

The Filipino version of the American lemon lime juice

MANGO \$2.95

The famous Philippine golden juice

GUYABAND \$2.95

Soursop juice

BUCCO JUICE \$3.25

Young coconut juice

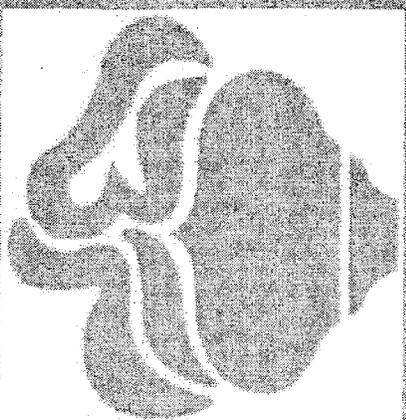
PINEAPPLE \$1.95

SODA \$1.50

TEA (HOT OR COLD) \$1.25

COFFEE \$1.25

The Original
Barrio Fiesta Of
Manila



941 W. Elliot Road,
Chandler, AZ 85225
Tel (480) 855-4646
Fax (480) 855-4647

Business Hours
Tuesday - Sunday
11:00 am - 9:00 pm

HOUSE SPECIALTIES

CRISPY PATA Large \$13.95 Medium \$12.95

The famous, original Barrio Fiesta recipe! Selected pig's knuckles season and deep fried to a crispy golden-brown!

KARE-KARE Regular \$11.00 Half order \$6.00

Mouth-watering! Barrio Fiesta's famous recipe of chunk beef, ox-tail, tripe and vegetables in a delightful peanut gravy. Served in clay pots

SINALAB \$25.95

A festival of seafood, pork, chicken and vegetables, broiled to perfection, served with vinegar sauce and shrimp sauce

OLD TIME FAVORITES

MIXED ADOBO Mixed \$9.95 | Pork \$9.95 | Chicken \$8.95

Chunks of chicken & pork, marinated in a special sauce of garlic vinegar

MENUDO - - - - - \$7.95

Tidbits of pork, liver and diced potatoes prepared with tomato, liver gravy

PINAKBET Your choice of: Baboy at hippon / pork & shrimp \$9.95

Bangus / milkfish \$9.95
Hito / catfish \$9.95

A mixed vegetable dish sautéed in shrimp sauce
KALDERETA - - - - - \$9.95

A spicy Filipino delicacy simmered with various herbs and spices.
PAKSIW NA LECHON - - - - - \$9.95

Chunks of roasted pork marinated and aged in vinegar, herbs and spices
LECHON KAWALI - - - - - \$8.95

Chunks of pork broiled and deep fried to a crisp, golden brown.
DINUGUAN - - - - - \$7.95

Tidbits of pork in a dark chocolate-like gravy
BEEF STEAK TAGALOG - - - - - \$9.95

Thin slices of tender beef marinated in a special soy sauce topped with sautéed onions rings
BEEF TAPA - - - - - \$8.95

Thin slices of dried tender beef seasoned with special spices and deep fried
TOGINO - - - - - \$7.95

Slices of pork marinated in a special sweet sauce
LONGGANISA - - - - - \$6.95

Filipino style sausage
KILLAWIN TOKWAT BABOY - - - - - \$6.95

Bean curd and slices of pork in a special vinegar concoction
CRISPY CHICKEN - - - - - \$6.95

Chunks of chicken breaded and deep-fried
LUMPIA SHANGHAI - - - - - \$7.95

Mini egg roll with sautéed ground pork/shrimp
RELLENONG TALONG - - - - - \$6.95

Eggplant omelet with sautéed ground pork
FRIED CHICKEN Whole \$10.55 / Half \$5.95

Fried chicken, Filipino style
NIHAW NA BABOY - - - - - \$8.95

Broiled pork chops
PORK BARBECUE - - - - - \$4.95

Sweet and spicy pork kebabs *two pieces per order
BULALO STEAK - - - - - \$10.95

Beef shin bone with marrow served in a hot plate with mushroom gravy
KENCHI STEAK - - - - - \$9.95

Another house original. Beef shin meat topped with bone marrow served in a hot plate with mushroom gravy and vegetables

FROM THE SEA

HALABOS NA HIPON - - - - - \$10.45

Steamed shrimp
GUINATAAN HIPON - - - - - \$10.95

Shrimp with vegetable cooked in coconut milk
CAMARON REBOSADO - - - - - \$10.55

Breaded shrimp with sweet and sour sauce
SHRIMP WITH GREEN PEAS - - - - - \$10.95

Shrimp sautéed in a creamy white sauce topped with green peas and cashew nuts
BICOL EXPRESS - - - - - \$11.45

Mixed seafood with coconut spicy sauce
KILAWIN ISDA - - - - - \$8.95

Fish in spicy vinegar
KILAWIN TALABA - - - - - \$10.45

Oysters in spicy vinegar
ADOBONG TALABA - - - - - \$10.55

Steamed oysters maintained in adobo sauce
PLA-PLA SA DAHON - - - - - \$8.95

Tilapia wrapped in banana leaves with sautéed tomatoes and onions
DAING NA BANGUS - - - - - \$10.95 / lb

Dried and salted boneless milkfish
PRTONG HITO - - - - - \$9.45 / lb

Fried catfish
ADOBONG HITO - - - - - \$9.95 / lb

Catfish in adobo sauce
TORTANG ALIMANGO - - - - - \$9.95

Crab omelet
NIHAW NA BANGUS - - - - - \$11.95/ lb

Broiled milkfish with tomatoes and onions
NIHAW NA PUSIT - - - - - \$7.45

Broiled squid
SIZZLING GAMBAS - - - - - \$10.95

Spicy shrimp with egg, served on a sizzling platter
GRILLED BANGUS - - - - - \$11.95/ lb

Boneless milkfish grilled with butter and vegetables

NOODLES

A Filipino noodle dish with tidbits of shrimp, pork and squid garnished with peanuts and tolu sauce
PANCIT MALABON 1/2 \$8.75 full \$13.95

PANCIT CANTON - - - - - \$7.95

Chinese noodles sautéed in pork and shrimp, mixed with shredded vegetables
PANCIT BIHON - - - - - \$8.95

Very fine rice noodles sautéed in pork and shrimp, mixed with vegetables
SOTANGHON GUISADO - - - - - \$8.45

Bean thread noodles from china sautéed in pork and shrimp, mixed with shredded vegetables

VEGETABLES

GUISADONG TALONG - - - - - \$7.45

Eggplant sautéed in tidbits of pork and shrimp
GUISADONG SITAW - - - - - \$9.95

String beans sautéed in tidbits of pork and shrimp
GUISADONG BETCHUELAS - - - - - \$7.55

Green beans sautéed in tidbits of pork and shrimp
GUISADONG CHICHARO - - - - - \$7.95

Snow peas sautéed in tidbits of pork and shrimp
CHOPSUEY GUISADO - - - - - \$7.95

Chinese dish of sautéed mixed vegetables cooked the Filipino way
SARIWANG LUMPIA - - - - - \$4.25

Fresh egg roll mixed sautéed vegetables served with a special sauce
PRTONG LUMPIA - - - - - \$4.25

Deep fried egg roll (2pcs/order)
RELLENONG TALONG - - - - - \$6.95

Eggplant omelet with sautéed ground pork
LAING SA GATA - - - - - \$8.95

Taro leaves with coconut milk sautéed with ground pork
SIZZLING KABUTE - - - - - \$7.95

Mushrooms, onions and green pepper- hot & spicy- served on a sizzling platter