

#67
JAN 17 2008



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Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-316**

DATE: DECEMBER 21, 2007

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: UP07-0104 HA NOI PHO

Request: Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for a new restaurant

Location: 5865 West Ray Road, Suite 6, which is at the southeast corner of Ray and Kyrene Roads

Applicant: Dylan Huynh

RECOMMENDATION

The applicant requests Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors at a new restaurant within the Twelve Oaks Plaza commercial center. Planning Commission and Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The application request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant liquor license within an indoor dining area. A Series 12 license, which is considered a “restaurant license,” allows the on-site sale must derive at least forty (40) percent of its gross revenue from the sale of food.

The new restaurant is located within the Laguna Village commercial center. Wang’s Chinese Restaurant previously occupied this tenant space. Ha Noi Pho is a Vietnamese restaurant that requests approval to sell beer and wine with food. The restaurant is open for business Monday through Thursday 10 a.m. to 10 p.m., Saturdays and Sundays and 10 a.m. to 12 a.m., and on Sundays from 10 a.m. to 8 p.m. There is no patio associated with this restaurant. There are approximately 6 employees.

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 Thursday, November 29, 2007. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0104 HA NOI PHO Use Permit, subject to the following conditions:

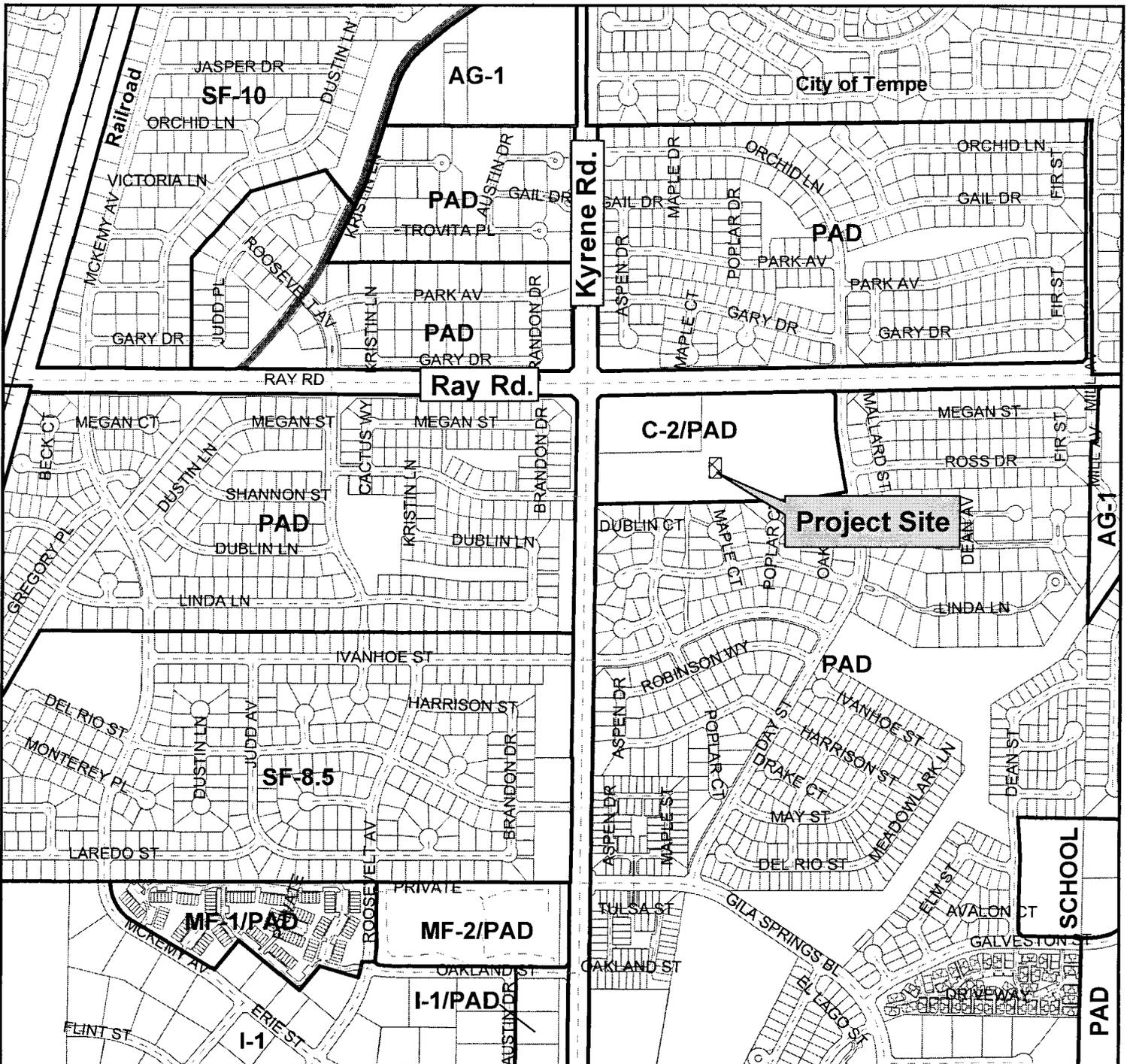
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area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

PROPOSED MOTION

Move to approve Use Permit UP07-0104 HA NOI PHO, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

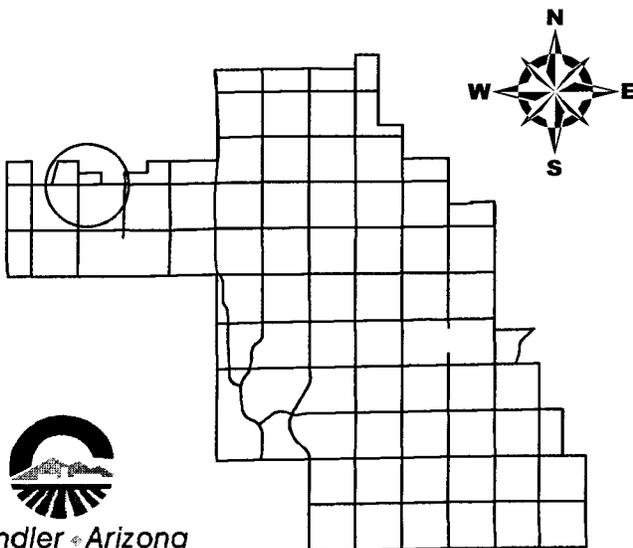


Vicinity Map



UP07-0104

Ha Noi Pho
Liquor Use Permit

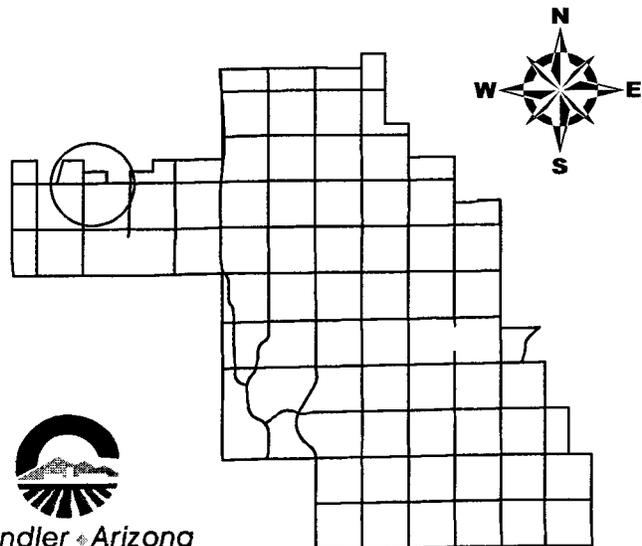


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CITY OF CHANDLER 10/25/2006



Vicinity Map



UP07-0104

**Ha Noi Pho
Liquor Use Permit**

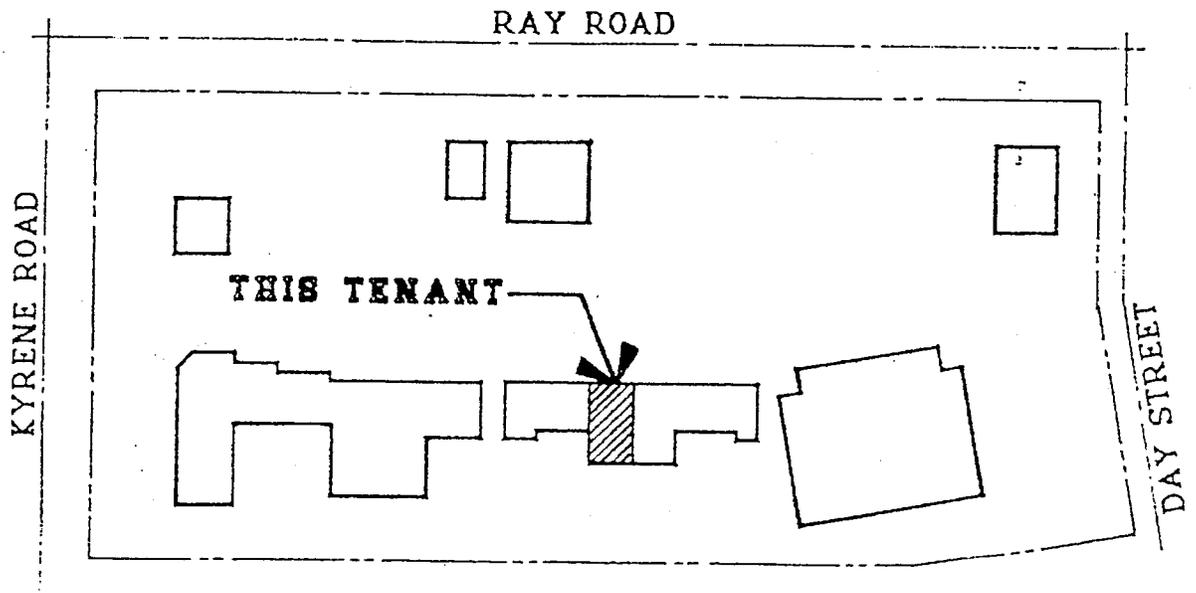


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My name is Dylan Huynh, owner of the Ha Noi Pho Vietnamese Restaurant , address 5865 W. Ray rd, #6, Chandler, AZ 8526. It is in Laguna Village Shopping Center. My Restaurant serve 7 days/week with 6 employees. Our main food are Vietnamese traditional food which is all types of noodle, rice and vegetable. We are just a regular restaurant so we do not have pool table, games or speaker music entertainment. We have no fencing of patio. We serve liquor depend on customers request but most of the service is food.

Attach is menu and phone to contact:

Dylan Huynh 480-577-7730 (Owner)
Kayle Nguyen 714-675-0337 (General Manager)
Anh Nguyen 480-516-7993 (Secretary)



SITE LOCATION MAP
N.T.S.-



WANGS CHINESE RESTAURANT

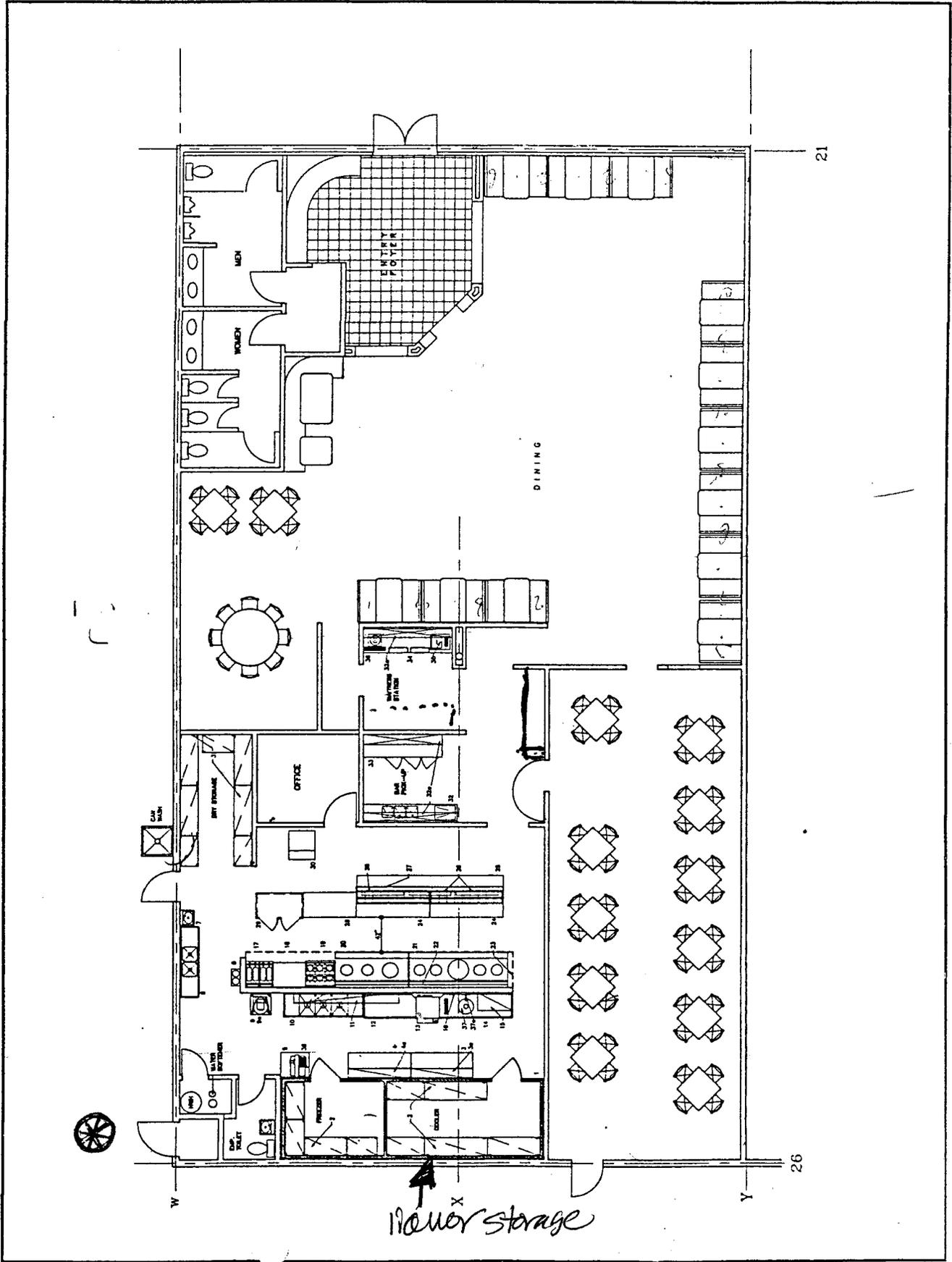
LAGUNA VILLAGE
6865 W. RAY RD.
CHANDLER, AZ 85226

JEFF & MARGARET DE
SANTO, ARCHITECTS, P.C.
10021 N. 130th ST.
SCOTTSDALE, ARIZONA 85260
(602) 961-0013 961-1306

Food Service Equipment and Space Planning

Date: 12/07/88
Scale: 1/4"=1'-0"

Revised: 01/09/89



Repair storage

HOUSE SPECIAL RECOMMENDATIONS

(Served with white steamed rice)

- 54. BO LUC LAC (BEEF SALAD) 9.75
- 55. TOM KHO TAU (SHRIMP & TOFU) 9.75
- 56. GA RO TI (FRIED CHICKEN) 7.75
- 57. CARI GA (CURRY CHICKEN) 6.95
- 58. SUON RAM (SALT & PEPPER PORK) 7.75
- 59. TOM RAM (SALT & PEPPER SHRIMP) 7.75
- 60. BO KHO (BEEF STEW) 8.75
- 61. CA KHO TO 9.75
- 62. CANH CHUA CA (FISH SOUR SOUP) 5.95
- 63. CANH CAI CAC LOAI (VEGGIE SOUP) ADD SHRIMP, BEEF, OR PORK 7.75
- 64. DO XAO CAC LOAI (VEGGIE SOUP) ADD SHRIMP, BEEF, OR PORK 6.75
- 65. THIT KHO TAU (PORK & TOFU)

NUOC NGOT & CHE (SOFTDRINKS & SWEET SOUP)

- 1. NUOC NGOT (SOFTDRINKS) 1.50
Coke, Diet Coke, Sprite, Dr Pepper, Pepsi, Water bottle - Free Refill
- 2. CAFE DEN NONG (VIETNAMESE STYLE HOT COFFEE) 2.00
- 3. CAFE SUA NONG 2.00
Vietnamese style hot coffee with condensed milk.
- 4. CAFE DEN DA (VIETNAMESE STYLE COLD COFFEE) 2.50
- 5. CAFE SUA 2.50
Vietnamese style cold coffee with condensed milk.
- 6. CAM VAT (Fresh Orange Juice) 3.00
- 7. CHANH VAT (Fresh Lemonade) 3.00
- 8. SODA XI MUOI (Red Plum Pickle Soda) 3.00
- 9. TRAN CHAU KHOAI MON (Taro Smoothies) 3.00
- 10. TRAN CHAU THACH 1.50
- 11. CHE
Che dau trang, dau den dac, dau den da, dau xanh, che tao xon, che thung, che thap cam

BEERS

- Michelob Ultra
- Budweiser, Bud Light
- Miller Lite
- Coors Light
- Tsing Tao (China)
- Heineken (Dutch)

HAI NOI PHO

Vietnamese Cuisine Restaurant

5668W. Ray Rd, #6
Chandler, AZ 85226
Phone: 480-940-0926

Business hours

Mon-Fri & Sunday: 10am-10pm
Sat-Sun: 10am-12pm



KHAL VI (APPETIZERS)

- 1. SOUP MANG CUA (SEAFOOD SOUP) 3.95
White meat, crab, shrimp & asparagus
- 2. CHA GIO (EGG ROLL) 6.50
Vietnamese Fried egg roll served with shrimp, ground pork, chicken, crab & fresh lettuce (4 rolls)
- 3. GOI CUON (SPRING ROLL) 3.99
Fresh spring rolls with Pork, Shrimp, lettuce & rice noodle wrapped in thin rice paper (3 rolls)
- 4. GOI CUON THIT NUONG (LEMONGRASS PORK ROLL) 3.99
Fresh spring rolls with lemongrass pork, lettuce & rice noodle wrapped with rice paper
- 5. BO BIA (FRESH SPRING ROLL) 5.50
Fresh spring roll with lettuce, egg, dry shrimp & noodle wrapping thin rice paper (3 rolls)
- 6. HOT WINGS 6.50
Chicken wing mix with hot sauce (1 dozen)
- 7. GOI TOM THIT (PAPAYA SALAD) 5.50
Papaya salad mix with steam shrimp & pork.
- 8. BANH RAM IT (SWEET RICE STEAMED CAKE) 5.50
Sweet rice cake with pork & shrimp steam & fried (3 pairs)
- 9. BANH NAM (STEAMED RICE CAKE) 6.50
Rice flour with steam ground pork (5 pieces)
- 10. BANH LOC (CLEAR POWDER CAKE) 6.50
Clear flour with pork & steam shrimp (1 dozen)
- 11. BANH BEO (WHITE STEAMED RICE CAKE) 6.50
Steam rice cake with shrimp (1 dozen)
- 12. BANH TOM CO NGU (HA NOI STYLED FRIED CAKE) 6.50
Deep fried yam with shrimp (4 pieces)

*** All dishes are prepared with Soybean Oil, low fat, no Cholesterol, and no MSG ***

VIETNAMESE SELECTIONS DINING
(Pho, HuTieu, Mi, Com)

13.	PHO GA HA NOI DAC BIET (CHICKEN NOODLE SOUP SPECIAL) White noodle soup with tasty natural chicken broth & shredded chicken meat.	6.95	35.	LOW MEIN	6.50
14.	PHO BO HA NOI DAC BIET (BEEF NOODLE SOUP SPECIAL) Noodle soup with eye round steak, well done flank, soft tendon & bible tripe.	6.95	36.	CHOICES OF CHICKEN/CHICKEN/BEEF/SHRIMP/VEGETABLE JULIENNE CARROTS, BEAN SPROUTS, SLICED BLACK MUSHROOMS, SLICED ONIONS, EGG NOODLES, GREEN SCALLION STICKS.	6.50
15.	HU TIEU NAM VANG (CAMBODIAN STYLE NOODLE) Rice noodle soup with BBQ pork, shrimp & crabmeat.	6.95	37.	TERIYAKI CHICKEN	6.50
16.	HU TIEU MI BO VIEN (WHITE/YELLOW NOODLE) Rice noodle soup with meat ball & egg noodle.	6.50	38.	PLATES	6.50
17.	HU TIEU MI HOANH THANH (WONTON NOODLE SOUP) Rice/Egg noodle Wonton soup with shrimp & pork.	6.50	39.	CHOICE OF CHICKEN/BEEF/PORK/SHRIMP/SCALLOPS. TOFU WITH VEGETABLE. TOFU ONLY	6.50
18.	HU TIEU MI BO KHO (TRADITIONAL NOODLE) White noodle soup with beef & vegetable.	6.50	40.	HONEY SEARED	6.50
19.	HU TIEU MY THO (SOUTHERN VIETNAMESE STYLE NOODLE) Clear rice noodle soup with shrimp, squid, crabmeat & BBQ pork.	6.50	41.	CRISPY HONEY CHICKEN, PORK OR SHRIMP/SCALLOPS	6.50
20.	BUN THANG (HA NOI OLD STYLE NOODLE) Small white noodle, load meat cake, chicken, egg & vegetable.	6.50	42.	SWEET & SOUR	6.50
21.	BUN BO HUE DAC BIET (SPICY NOODLE SOUP) Spicy beef soup with large rice noodle, beef tendon.	6.95	43.	CHOICE OF CHICKEN/SHRIMP/PORK	6.50
22.	MI QUANG (TRADITIONAL LARGE YELLOW NOODLE) Yellow rice noodle with shrimp, meat, peanut & vegetable.	6.95	44.	SLICED PICKLED RED GINGER, GREEN BELL PEPPER SQUARES, YELLOW ONION SQUARES, PINEAPPLE CHUNKS	6.50
23.	BUN MANG VIT (TRADITIONAL DUCK NOODLE) Rice noodle soup with dried bamboo shoot & duck meat.	7.95	45.	HA NOI SPICY (CHOICES OF BEEF/CHICKEN/PORK/SHRIMP)	6.50
24.	BUN CHA HA NOI DAC BIET (HA NOI SPECIAL BBQ NOODLE) Small white rice noodle with BBQ pork & fresh lettuce.	6.95	46.	LEMON PEPPER (CHOICE OF WHITE MEAT, BEEF, PORK AND SHRIMP)	6.50
25.	BUN CHA GIO (NOODLE EGGROLL) Small white rice noodle & egg roll.	6.50	47.	GREEN SCALLION STICKS, JULIENNE CARROTS & BEAN SPROUTS	6.50
26.	BANH CANH TOM CUA (CLEAR WHITE NOODLE SOUP) Clear noodle soup with shrimp & crab.	7.95	48.	HA NOI PAD (CHOICES OF BEEF/CHICKEN/PORK/SHRIMP)	6.50
27.	BUN MOC (TRADITIONAL MEAT NOODLE) Combination load meats with small white noodle.	6.95	49.	SPICE TOFU, NOODLE, BEAN SPROUT & GREEN SCALLION STICKS	6.50
28.	BUN BO XAO (STIR-FRIED BEEF NOODLE) Small white rice noodle stir fried with beef.	6.50	50.	FRIED RICE	6.50
29.	MI XAO (STIR-FRIED EGG NOODLE SOFT OR CRISPY) Egg noodle stir-fried with beef, shrimp & vegetable.	7.95		CHOICE OF BEEF/CHICKEN/PORK/VEGETABLE	7.50
30.	COM TAM (SPECIAL BROKEN RICE) Broken rice with BBQ pork, egg, pork skin, pork sauce, crabmeat cake & bean curd wrapped shrimp over steamed rice.	7.95		SHRIMP FRIED	6.50
31.	COM GA BOP (HA NOI SPECIAL CRISPY RICE) Crispy rice with chicken salad.	6.95		HOUSE FRIED RICE	6.50
32.	BANH CUON HA NOI DAC BIET (FRESH STEAMED RICE PAPER) Grounded pork meat, load meat & steamed rice paper.	6.95		WHITE RICE/BROWN RICE & WHITE PEPPER	6.50
33.	BANH CUON THIT NUONG (CHARBROILED PORK STEAMED RICE PAPER) Charbroiled pork with lettuce and mint (4 rolls).	5.95		JULIENNE CARROTS, WHITE SCALLION RINGS, SMALL BROCCOLI FLORETS, CHOPPED RED BELL PEPPERS,	7.95
34.	BANH XEO DAC BIET (VIETNAMESE STYLE CRISPY PANCAKES) White rice powder with pork meat, shrimp, mushroom & vegetable (3 pieces).	6.95		WHITE RICE/BROWN RICE & WHITE PEPPER	6.50

CHINESE SELECTIONS DINING
(All choices with seafood add extra \$1.00)

35.	BOBLES	6.50	45.	DAN DAN NOODLE	7.95
36.	CHOICE OF CHICKEN/BEEF/PORK/SHRIMP/SCALLOPS. TOFU WITH VEGETABLES. TOFU ONLY	6.50	46.	EGG NOODLES, GREEN SCALLION RINGS, MINCED CHICKEN & BEAN SPROUTS	6.50
37.	TERIYAKI CHICKEN	6.50	47.	MINCED CHICKEN, BEAN SPROUTS, CUCUMBERS	8.95
38.	PLATES	6.50	48.	GRINGER BROCCOLI (CHOICES OF BEEF/CHICKEN/PORK/SHRIMP)	6.50
39.	CHOICE OF CHICKEN/BEEF/PORK/SHRIMP/SCALLOPS. TOFU WITH VEGETABLE. TOFU ONLY	6.50	49.	MINCED GINGER, WHITE SCALLION RINGS & BROCCOLI	6.50
40.	HONEY SEARED	6.50	50.	MONGOLIAN BEEF	6.50
41.	CRISPY HONEY CHICKEN, PORK OR SHRIMP/SCALLOPS	6.50		TENDER BEEF, STIR WITH GREEN & WHITE ONION SERVED WITH RICE STICKS.	6.50
42.	SWEET & SOUR	6.50		COCONUT CURRY (CHOICES OF SHRIMP/CHICKEN/PORK)	6.50
43.	CHOICE OF CHICKEN/SHRIMP/PORK	6.50		MINCED GINGER, SLICED ONIONS, RED BELL PEPPER SQUARES, LONG BEAN & THAI BASIL LEAVES.	6.50
44.	SLICED PICKLED RED GINGER, GREEN BELL PEPPER SQUARES, YELLOW ONION SQUARES, PINEAPPLE CHUNKS	6.50		MANDARIN KUNG PAO (CHOICES OF SHRIMP/CHICKEN/PORK)	6.50
45.	HA NOI SPICY (CHOICES OF BEEF/CHICKEN/PORK/SHRIMP)	6.50		ORANGE PEEL (CHOICES OF SHRIMP/CHICKEN/PORK)	6.50
46.	LEMON PEPPER (CHOICE OF WHITE MEAT, BEEF, PORK AND SHRIMP)	6.50		WHITE SCALLION RINGS, DRIED ORANGE SLICES, SNAP PEAS & SLICED CARROTS	6.50
47.	GREEN SCALLION STICKS, JULIENNE CARROTS & BEAN SPROUTS	6.50		TOSSED WITH RED CHILI AND ORANGE PEEL IN A SWEET & SPICY SAUCE	6.50
48.	HA NOI PAD (CHOICES OF BEEF/CHICKEN/PORK/SHRIMP)	6.50			
49.	SPICE TOFU, NOODLE, BEAN SPROUT & GREEN SCALLION STICKS	6.50			
50.	FRIED RICE	6.50			
	CHOICE OF BEEF/CHICKEN/PORK/VEGETABLE	7.50			
	SHRIMP FRIED	6.50			
	HOUSE FRIED RICE	6.50			
	JULIENNE CARROTS, WHITE SCALLION RINGS, SMALL BROCCOLI FLORETS, CHOPPED RED BELL PEPPERS,	7.95			
	WHITE RICE/BROWN RICE & WHITE PEPPER	6.50			