

42

AUG 13 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-072

DATE: JULY 22, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: UP09-0022 MIMITA'S CUBAN CAFE

Request: Use Permit approval to allow liquor sales and service as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant

Location: 1950 N. Arizona Avenue, Suite 8, southwest corner of Arizona Avenue and Warner Road

Applicant: Barbara Dominguez

RECOMMENDATION

The application requests Use Permit approval to allow liquor sales as permitted under a Series 12 Restaurant License for on-premise consumption indoors and within an outdoor patio at a new restaurant within an existing commercial building. Planning Commission and Staff, finding consistency with the General Plan and C-3 zoning, recommend approval.

BACKGROUND

A Series 12 license, which is considered a “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.

The subject property is located at the southwest corner of Arizona Avenue and Warner Road. The property is zoned C-3 Regional Commercial District and includes an in-line shops building and a retail/restaurant pad at the corner. South of the site is a bowling center and west of the site

is a John Deer sales and repair facility. The other three corners of the intersection are commercially zoned and developed.

Mimita's Cuban Café is requesting approval for liquor as a part of a Cuban-themed restaurant. The restaurant is approximately 2,780 square feet in size. Rosalee's and Neapolis Pizza & Pasta formerly occupied the property. The prior liquor use permit expired since a restaurant has not been in this location in over a year, thus not keeping the liquor use permit active.

The restaurant will be open 7 days a week from 11 a.m. to 9 p.m. Sunday through Thursday, and 11 a.m. to 10 p.m. Friday and Saturday. The outdoor patio, on the building's north side, has existed since the early 1990's when Rosalee's received liquor use permit approval. The patio accommodates approximately 24 seats. The restaurant can accommodate over 70 patrons.

The application requests indoor and outdoor speakers for ambient Cuban background music and a guitar player, indoors only, on Saturday and Sunday nights from 7 p.m. to 10 p.m. Staff does not have any concerns with the proposed music as this property is not surrounded by and is not adjacent to any residential properties.

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 29, 2009. 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 (Hartke)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and C-3 zoning, recommend approval of Use Permit UP09-0022 MIMITA'S CUBAN CAFE, 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. 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.
3. The Use Permit is non-transferable to other restaurant locations.
4. The site shall be maintained in a clean and orderly manner.

CC Memo No. 09-072

July 22, 2009

Page 3 of 3

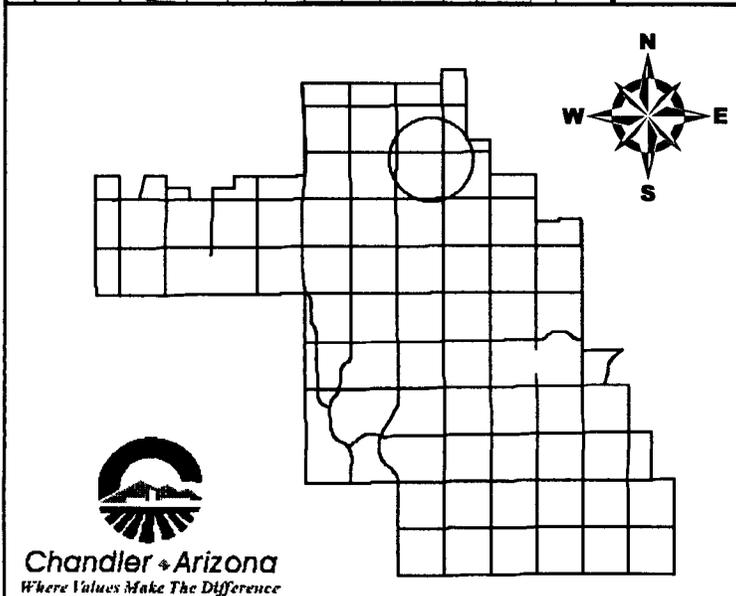
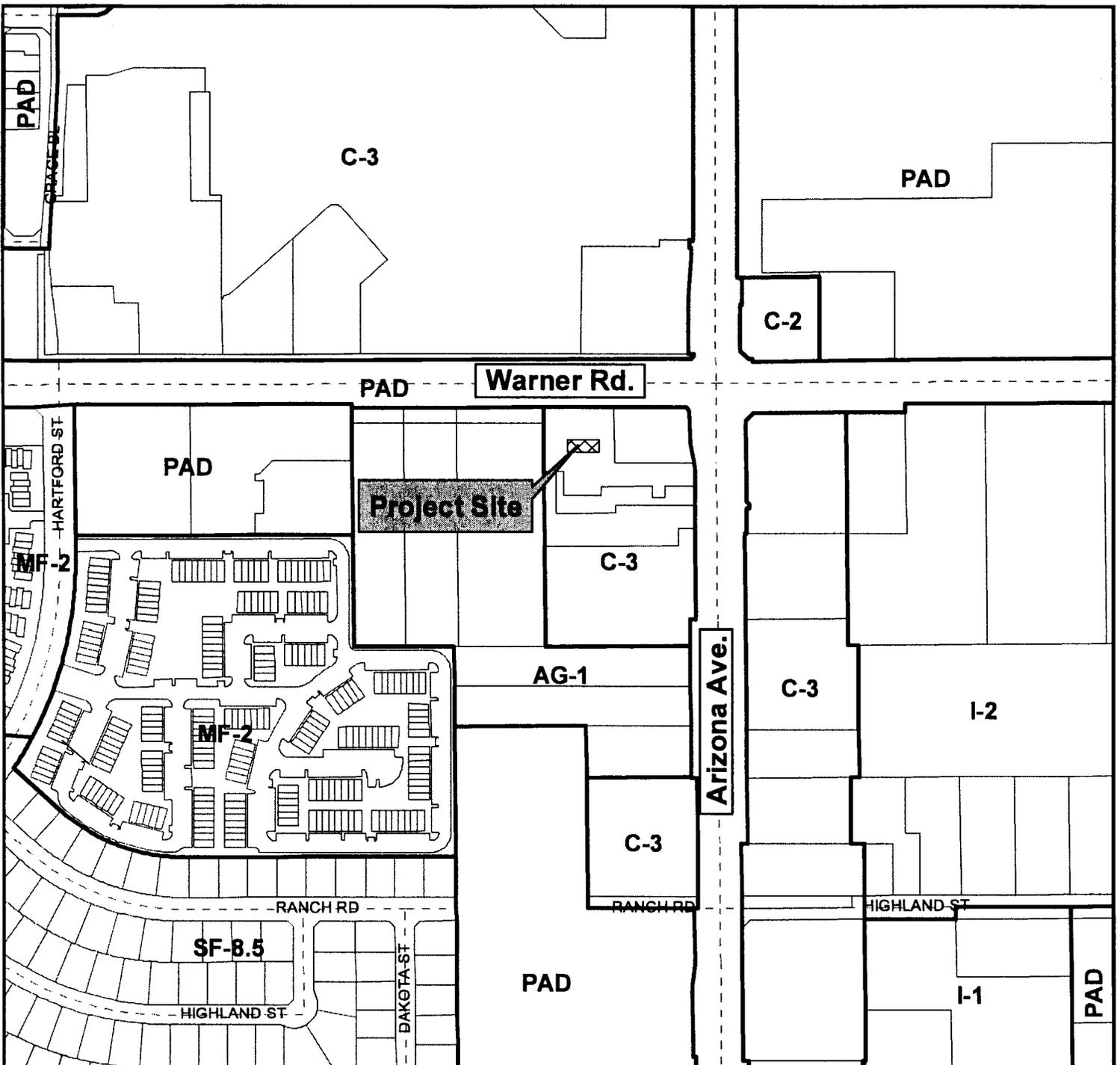
5. The patio shall be maintained in a clean and orderly manner.

PROPOSED MOTION

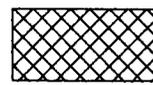
Move to approve Use Permit case UP09-0022 MIMITA'S CUBAN CAFE, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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

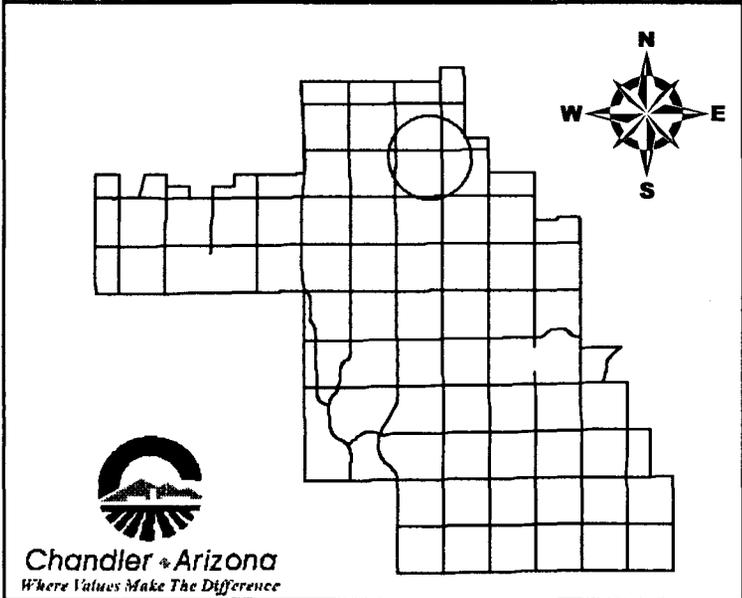
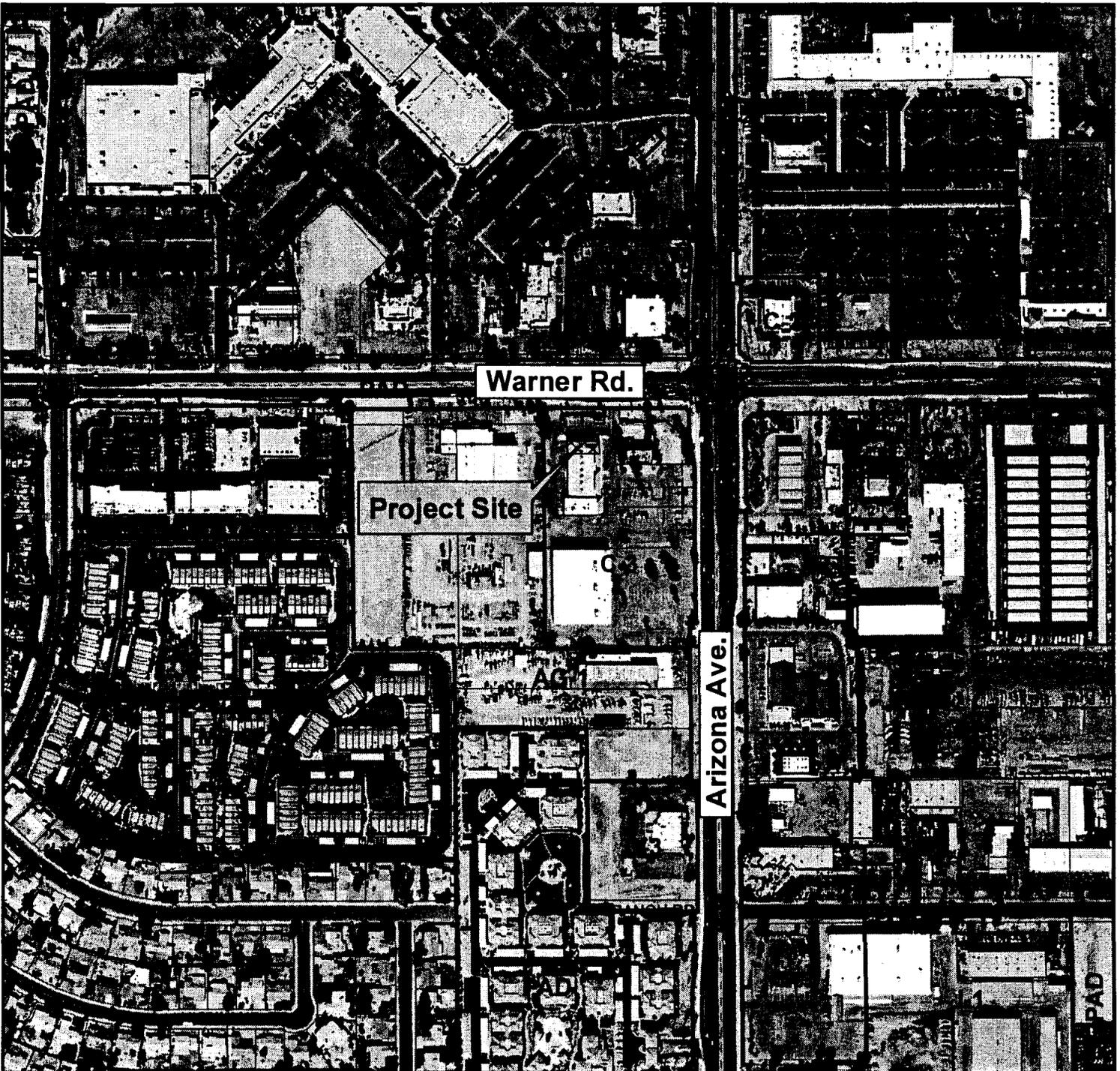


Vicinity Map

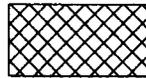


UP09-0022

**Mimita's Cuban Café
Liquor Use Permit**



Vicinity Map



UP09-0022

**Mimita's Cuban Café
Liquor Use Permit**

Here at 1950 N. Arizona Avenue, Suite #8 we are opening a Cuban restaurant called "Mimita's Cuban Café." We are located in the shopping plaza where the bowling alley is, at the southwest corner of Warner and Arizona Avenue. We are requesting a use permit and a liquor license series 12. The liquor that will be served at this location will be the liquor that complies with this license. The Restaurant will be open 7 days a week from 11 am to 9 pm from Sunday to Thursday, and from 11 am to 10 pm on Friday and Saturday. We will have about 12-14 part time employees. We will have speakers and soft music (from a radio station, satellite, or CD) presenting Cuban music. Also, it is the intent to have a guitar player to play some music from 7 pm to 10 pm on Friday and Saturday nights. The square footage of the restaurant is approx. 2,780 sq. ft. The gross acreage of the plaza is approx. 48,121. There is a patio area that will have ~~sits~~^{seats} for 16-24 people and "Do Not Smoking Signs" will be posted as well as any other signage we would be required to post also, the employees will make sure that people comply with the Smoke Free Arizona Law. Indoors, there is enough ~~sitting~~^{seating} for 70-77 people. There won't be any site improvements other than painting and such. The reason is that this is an existing building and a series 12 license and use permit have been issued to this location in the past. It already has everything needed to provide this service to the customers.

My name is Barbara Dominguez and I can be reached at 407-758-6783 (cell #).

North

Warner Rd.

519 09
T = 41

10'

MAX 24 seats
Ratio

23 1/2'

Pizza Oven
Fryer
Boiler

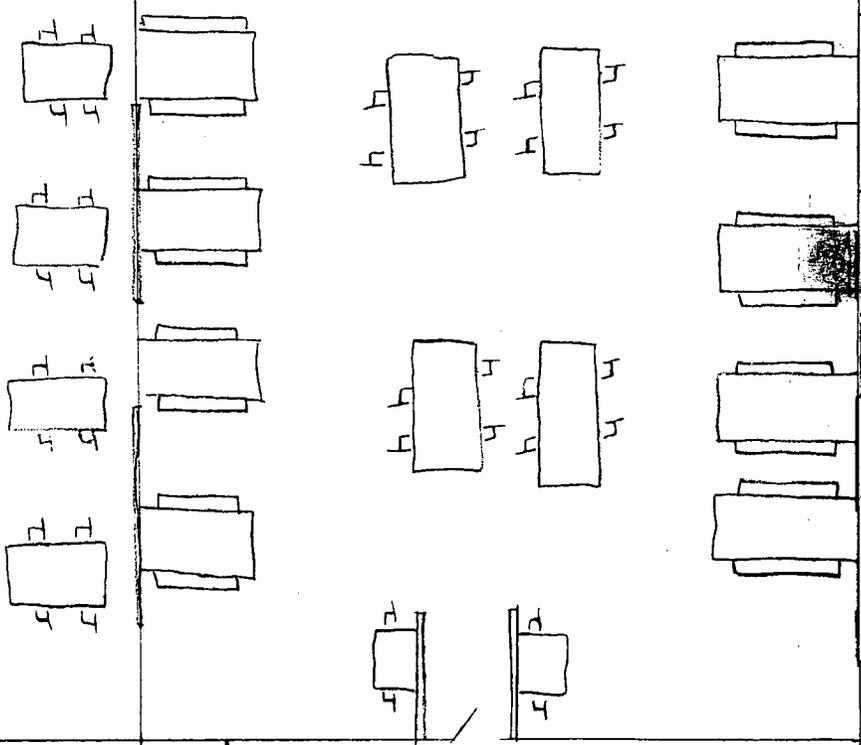
Prep Table

Dish Washer
Ice
Maker

Cooler

Beer Tap

Sink



East to Arizona Ave

APERITIVOS

Appetizers

- #1 CROQUETAS DE JAMON
Ham croquettes
- #2 CROQUETAS DE POLLO
Chicken croquettes
- #3 YUCA FRITA
Fried yucca topped with mojo
- #4 TOSTONES
Twice fried green plantains with mojo
- #5 EMPANADAS DE CARNE
Turnovers stuffed with our own Creole ground beef
- #6 PAPAS RELLENAS
Mash potatoes stuffed with our Creole ground beef, breaded and fried
- #7 TAMAL CUBANO
Cuban tamale prepared from ground corn, pork and savory sofrito
- #8 EJEMPLARES DE MIMITA'S (escoja 3 de los platillos de arriba)
Mimita's sampler (your choice of any 3 above)

SOPAS Y ENSALADAS

Soups and salads

- #21 ENSALADA DE LA CASA/ House salad
Lettuce, tomato slices, cucumbers, red onion, and your choice of dressing
- #22 ENSALADA DE TOMATE Y AGUACATE
Sliced tomato, sliced avocado, onions served with our oil and vinegar dressing
- #23 FRIJOLES NEGROS/Black bean soup
- #24 POTAJE DE GARBANZOS/Garbanzo bean soup
Garbanzo beans simmer to perfection with our special seasonings, pork, potatoes and Spanish chorizo
- #25 POTAJE DE CHICHARO/Split pea soup
Cooked with our special sofrito, potatoes, ham and Spanish chorizo

SANDWICHES (viene con papas fritas o mariquitas)
(Comes with your choice of French fries or green plantain chips)

#31 SANDWICH CUBANO

Prepared with our marinated pork, ham slices, Swiss cheese, pickles and mustard

#32 MEDIA NOCHE

Sliced ham, pork, Swiss cheese, pickles, mayo and mustard in a homemade sweet roll

#33 PAN CON BISTEC

Seasoned steak in Cuban bread with sautéed onions

#34 PAN CON LECHON

Shredded pork, sautéed onions, mayo, with our special mojo

#35 SANDWICH DE POLLO

Shredded seasoned chicken, sautéed onions, mayo in Cuban bread

PLATILLOS PRINCIPALES

Main dishes

CARNES/Meats

#41 ROPA VIEJA

Shredded beef, bell peppers, onions, Creole sofrito, served with white rice, black beans, and yucca con mojo

#42 PICADILLO CRIOLLO

Minced beef, potatoes, olives, and our special sason, served with white rice, black beans, and your choice of sweet plantains or tostones

#43 BISTEC EMPANIZADO

Steak seasoned in our special mojo, breaded and fried, served with moros and sweet plantains

#44 BISTEC ENSEBOLLADO

Steak sautéed with onion, served with white rice, black beans, and sweet plantains

#45 MASITAS DE PUERCO

Deep fried pork chunks marinated with creole mojo, served with moros, and yucca

#46 LECHON ENSEBOLLADO

Shredded pork sautéed with onions topped with mojo, served with moros and sweet plantains

#47 CARNE CON PAPAS (Thursdays only)

Chunks of beef slow cooked with potatoes, in our Creole seasonings, served with white rice, black beans and sweet plantains

POLLO Chicken

#51 POLLO EMPANIZADO

Breaded chicken breast seasoned with garlic and other spices topped with onions and served with white rice, black beans, and sweet fried plantains

#52 FRICASE DE POLLO

Cooked in a Creole Cuban sauce with potatoes, served with white rice, black beans and sweet fried plantains

#53 BISTEC DE POLLO

Chicken steak topped with sautéed onions and bell peppers, served with moros and yucca with mojo

#54 POLLO DESHEBRADO

Shredded chicken sautéed with garlic, onions, bell peppers, and our delicious Creole sauce, served with white rice, black beans, and fried sweet plantains

#55 ARROZ CON POLLO (Sunday only)

Quarter chicken legs and thighs cooked and served over yellow rice, served with tostones

PESCADOS Y MARISCOS Seafood

(The following items are served with rice black beans and friend sweet plantains unless otherwise noted)

#61 FILETE DE PESCADO AL AJO

Fish fillet sautéed in garlic and butter sauce.

#62 FILETE DE PESCADO EMPANIZADO

Breaded fish fillet topped with onions

#63 CAMARONES AL AJO

Shrimp sautéed in a garlic butter sauce

#64 CAMARONES EMPANIZADOS

Breaded shrimp sautéed in butter sauce

#65 CAMARONE ENCHILADOS (Fridays only)

Shrimps in our Creole sauce.

ORDENES INDIVIDUALES

Side Orders

#71 PLATANOS MADUROS

Fried sweet plantains

#72 TOSTONES

Twice fried green plantains

#73 YUCCA CON MOJO

#74 YUCCA FRITA

Fried Yucca

#75 FRIJOLES NEGROS

Black beans

#76 ARROZ BLANCO

White rice

#77 MOROS

White rice cooked with black beans

#78 MARIQUITAS

Green sliced thin plantain chips

MENU PARA NINOS

Kids Menu

(viene con papas fritas)

(comes with French fries)

#81 POLLO EMPANIZADO

Chicken fingers

#82 CORN DOG

#83 SANDWICH DE QUESO

Grilled cheese sandwich

POSTRES

Desserts

#91 FLAN

Traditional Cuban style custard topped with caramel

#92 TRES LECHE

Mixture of condensed milk, evaporated milk and heavy cream poured over cake. The cake is then topped with marengue frosting and a cherry

#93 PUDIN DE PAN

Bread pudding served with delicious homemade caramel topping

#94 ARROZ CON LECHE

Traditional Cuban style rice pudding

#95 CASCOS DE GUALLAVA CON QUENO CREME

Guava shells served with cream cheese

#96 DULCE DE COCO CON QUESO CREME

Shredded coconut in light syrup served with cream cheese

REFRESCOS

Soft Drinks

Because it is our goal to give our customers the best possible service and products, we chose to serve canned soda over fountain drinks.

DRINKS OFFERED:

Coke

Diet Coke

Pepsi

Diet Pepsi

Dr. Pepper

Sprite

Mountain Dew

Orange Crush