

CLERK'S OFFICE  
APPROVED  
Date: 7-22-03

Submitted by:

Chair of the Assembly at  
the Request of the Mayor  
Planning Department  
July 22, 2003

Prepared by  
For reading

Anchorage, Alaska  
AR 2003-220

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING  
A CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE  
FOR A RESTAURANT LICENSE IN THE B-2A DISTRICT FOR CAFÉ  
SAVANNAH LLC, PER AMC 21.40.150 D.13, LOCATED AT BLOCK 70, LOT 2B,  
ORIGINAL ANCHORAGE TOWNSITE; GENERALLY LOCATED AT 508 WEST  
6<sup>TH</sup> AVENUE, ANCHORAGE.

(Case 2003-114)

#### THE ANCHORAGE ASSEMBLY RESOLVES

**Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use for a Restaurant License in the B-2A District for Café Savannah LLC, per AMC 21.40.150 D.13, located at Block 70, Lot 2B, Original Anchorage Townsite, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

**Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use is approved subject to the following conditions:

A Notice of Zoning Action shall be filed with the State Recorder's Office within 120 days of the Assembly's approval of the alcohol service final conditional use approval for a Restaurant License in the B-2A District.

2 All uses shall conform to the plans and narrative submitted.

3 The use of the property by any person for the permitted purposes shall comply with all current and future Federal, State and local laws and regulations including, but not limited to, laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages, and the storage, preparation, sale, service, and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.

4 The applicant shall demonstrate compliance with a Liquor Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control

1 Board, such as or similar to the program for Techniques in Alcohol Management  
2 (T.A.M.).  
3

- 4 5. A copy of the conditions imposed by the Assembly in connection with this  
5 conditional use approval shall be maintained on the premises involved at a  
6 location visible to the public.  
7

- 8 6. The approved conditional use is reflected on the following plan:  
9

10 Proposed Site and Floor Plan for Café Savannah, 508 West 6<sup>th</sup> Avenue;  
11 sheets A1 and A3, dated 3-27-03; prepared by MMense Architects.  
12

- 13 7. The alcohol service area will occupy approximately 2,100 square feet within the  
14 first floor. There will be 70 non-fixed seats. Hours of operation must be  
15 consistent with AMC 10.50.010: closed for the sale of alcoholic beverages  
16 between the hours of 1:00 a.m. and 10:00 a.m., Monday through Friday, and  
17 between the hours of 2:00 a.m. and 10:00 a.m. on Saturday, and between the  
18 hours of 2:00 a.m. and noon on Sunday.  
19

20 Section 3. Failure to comply with the conditions of this conditional use permit shall  
21 constitute grounds for its modification or revocation.  
22

23 Section 4. This resolution shall become effective immediately upon passage and  
24 approval by the Anchorage Assembly.  
25

26 PASSED AND APPROVED by the Anchorage Assembly this 22<sup>nd</sup>  
27 day of July 2003.  
28  
29  
30  
31

ATTEST:

  
Chair

  
Municipal Clerk  
*Deputy*

(2003-114)  
(002-113-80)





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 587-2003

Meeting Date: July 22, 2003

From: Mayor

Subject: Alcoholic Beverages Conditional Use for a Restaurant License in the B-2A District for a Restaurant per AMC 21.40.150 D. 13

1 Café Savannah LLC has made application for a conditional use permit for an Alcoholic  
2 Beverages Conditional Use in the B-2A District for a Restaurant License (beer and wine) per  
3 AMC 21.40.150 D.13. The alcohol use will occupy approximately 2,100 square feet of the  
4 main floor of the building located at 508 West 6<sup>th</sup> Avenue (formerly Oscar's Smoke Shop).  
5 Alcohol service will occur throughout the public service area. There will be 70 non-fixed seats  
6 in the restaurant.

7  
8 The property was previously Oscar's Smoke Shop. To our knowledge, there has never been an  
9 alcohol conditional use permit at this location. The applicants have filed for a new license with  
10 the Alcoholic Beverage Control Board.

11  
12 On June 12, 2003, 52 public hearing notices were mailed. At the time this report was written,  
13 the Downtown Community Council had not commented on the conditional use. Two comments  
14 expressing no objection had been received from the public.

15  
16 *Alaska Statute 04.11.100, Restriction of Location Near Churches and Schools*, restricts  
17 restaurant licenses from being located in a building with a public entrance within 200 feet of  
18 the public entrance of a church building, or from being located within 200 feet of school  
19 grounds. To our knowledge there are no churches, schools or daycare centers within 200 feet.  
20 The closest of these uses are Easter Seals/Tundra Tykes Daycare at 545 E. 5<sup>th</sup> Avenue and  
21 Denali Elementary School located at 'A' and 9th. Both are well over 200 feet distant. The  
22 Imaginarium, one block north, has in the past been licensed as a child care and educational  
23 center.

24  
25 AMC 21.50.160 B requires that a list of all alcohol licenses located within a minimum of 1,000  
26 feet of the proposed conditional use be provided. The list is in the staff package; there are 36  
27 other licenses within 1,000 feet. The closest license appears to be Humpy's Restaurant,  
28 approximately 350 feet west. Within 3,000 feet there are 72 licenses.

29  
30 The Anchorage Police Department comments had not been received at the time the staff report  
31 was written.

1  
2 According to the Treasury Division, there are no delinquent Personal Property Taxes or Real  
3 Property Taxes owing. The Department of Health and Human Services comments did not  
4 indicate any reason for denial of the application.

5  
6 This conditional use for alcoholic beverages in the B-2A District for a Restaurant License  
7 generally meets the required standards of Title 21 and Title 10.

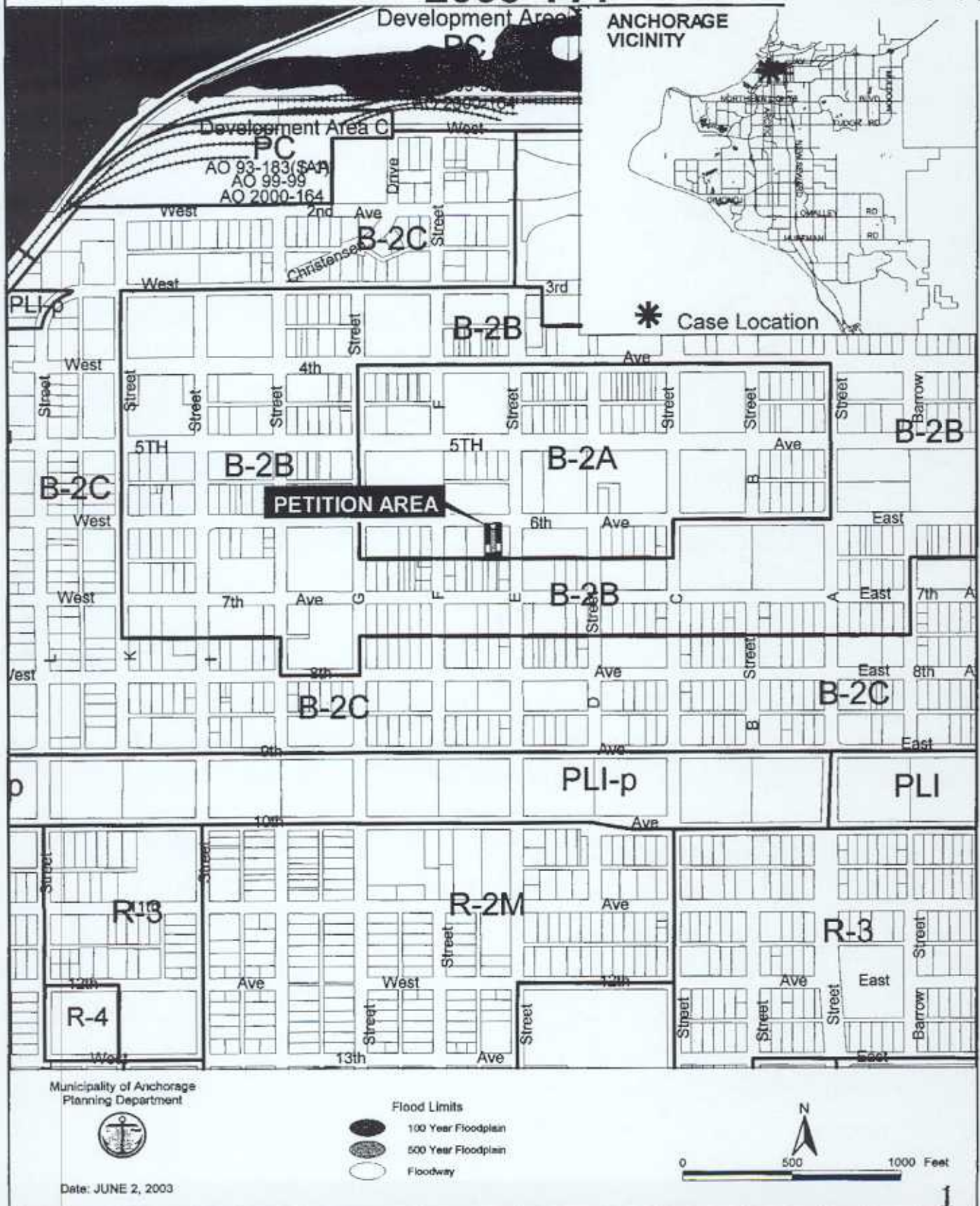
8  
9 The Administration has no objection to the request for a Restaurant License.

10  
11 Prepared by: Susan R. Fison, Acting Director, Planning Department  
12 Concur: Howard C. Holtan, Acting Executive Director, Office of Planning,  
13 Development, and Public Works  
14 Concur: Denis C. LeBlanc, Municipal Manager  
15 Respectfully submitted: Mark Begich, Mayor

# CONDITIONAL USE - LIQUOR

## 2003-114

### EXHIBIT A



# Reviewing Agency Comment Summary Case No.: 2003-114

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
			X
			X
			X
		X	
		X	
X			
			X
			X
			X
			X
			X
		X	
		X	
		X	



**PLANNING DEPARTMENT  
STAFF ANALYSIS  
CONDITIONAL USE - ALCOHOLIC BEVERAGE SALES**

**DATE:** July 22, 2003

**CASE NO.:** 2003-114

**APPLICANT:** Alejandro Vargas

**REPRESENTATIVE:** Tamara Sitar

**REQUEST:** Conditional Use for an Alcoholic Beverages Conditional Use for a Restaurant License per AMC 21.50.020 and 21.50.160 in the B2-A District.

**LOCATION:** Original Anchorage Townsite, Block 70, Lot 2B

**STREET ADDRESS:** 508 West 6<sup>th</sup> Avenue

**COMMUNITY COUNCIL:** Downtown

**TAX PARCEL:** 002-113-80

**ATTACHMENTS**

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

**RECOMMENDATION SUMMARY:**

Approval with conditions

**SITE:**

Acres: 6,998 square feet

Vegetation: None

Zoning: B-2A central business district - core

Topography: Level

Existing Use: Low-rise office

Soils: Public water and public sewer

**COMPREHENSIVE PLAN**

Classification: Major employment center and redevelopment/mixed use

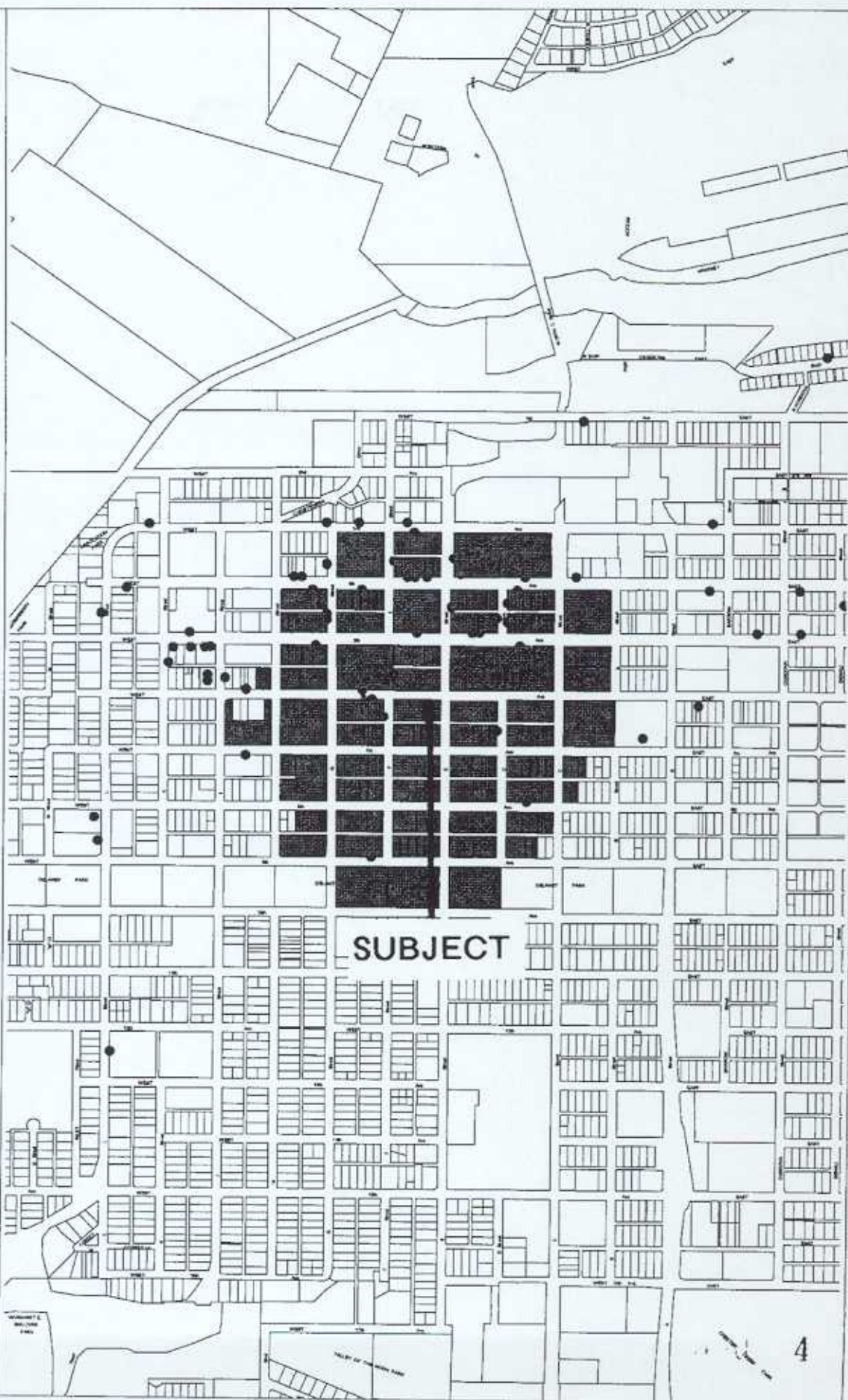


Scale 1:10000

Legend:

- active\_Alcohol  
 □ parcels  
 Txt streetsano: Text

1,000 FEET





**Parcels—Multiple Layers**

Thu Jun 26, 15:52:00, 2003

Map: Parcels—Multiple Layers

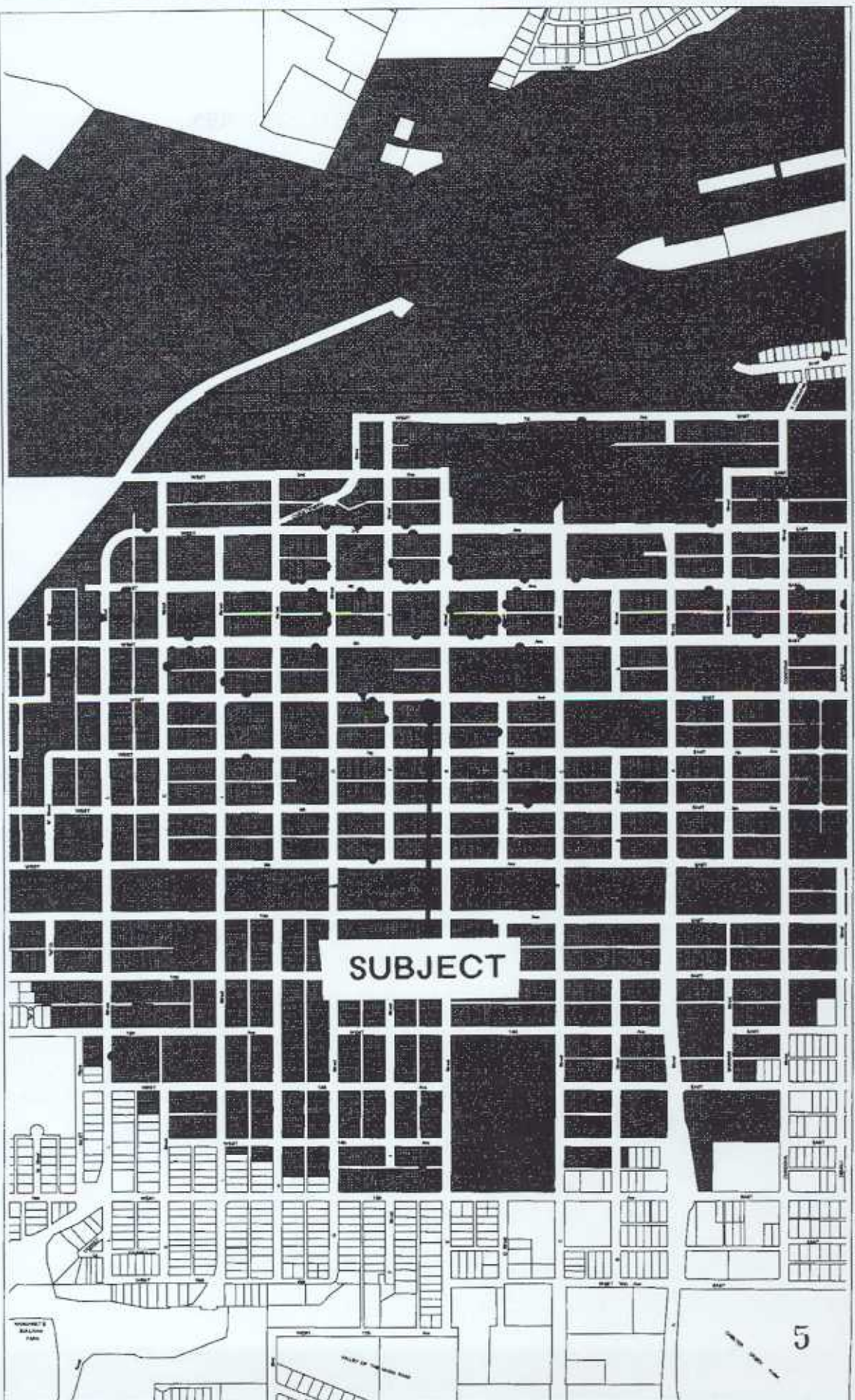


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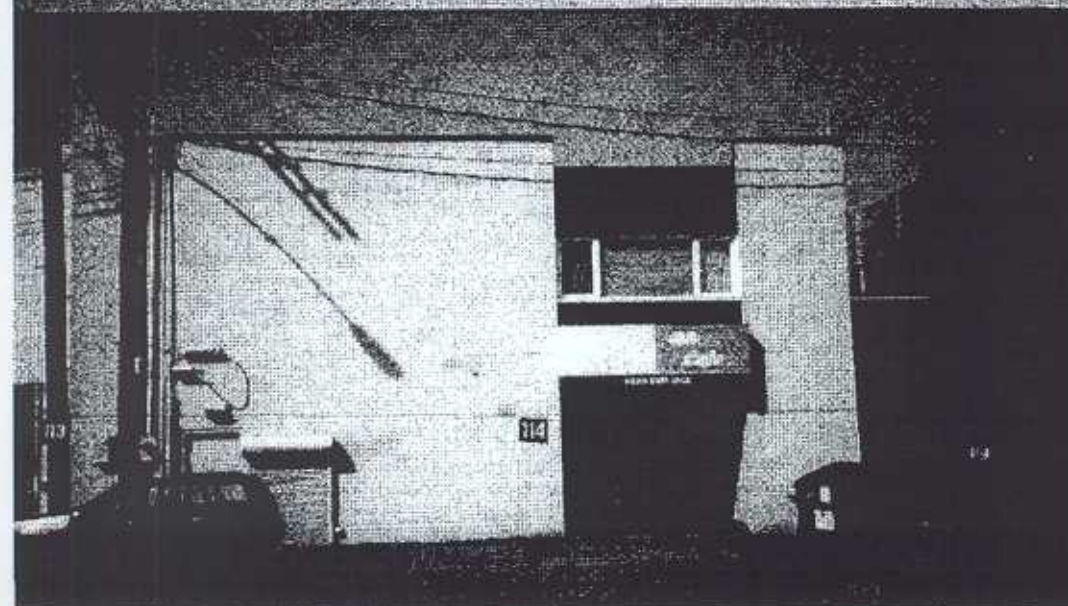
**Legend:**

- active\_Alcohol
- parcels
- Txt streetsano: Text

3,000 FEET







Density: High

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2B	B-2A
Land Use:	Office low rise	Office low rise	Parking lot	Office low rise

**SITE DESCRIPTION AND PROPOSAL:**

The structure was built in 1966 with a remodel in 1975. The applicant is proposing a restaurant with seating for 70, and is requesting a beer and wine license. The building is the former "Oscar's" which is now vacant and being remodeled by the applicant. According to the applicant, the gross leaseable floor area of the structure is approximately 2,100 square feet. Alcohol service will be throughout the public seating area.

The applicant states that hours of operation for the restaurant will be 7:00 am to 10:00 pm and alcohol will be available from 11:00 am to closing.<sup>1</sup> There are 36 other alcohol licenses within 1,000 feet; 23 beverage dispensary licenses (including beverage dispensary-tourism and duplicate licenses), one theater license, ten restaurant/eating place licenses, one brew pub, and one package store-tourist license. There are 72 licenses within 3,000 feet.

All employees serving/selling alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Identification is required of all questionable patrons. Non-alcoholic beverages are available. Notices of penalties for driving intoxicated will be posted. The property is on a public transportation route. There is no entertainment other than recorded music. There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. It is estimated that the ratio of sales will be alcohol 20% and food 80%.

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<sup>1</sup> AMC 10.50.010 closing hours for licensed premises.

- A. Premises licensed under AS 4.11.080 for the service and consumption of alcoholic beverage shall be closed for the sale, service and consumption of alcoholic beverages between the hours of 2:30 a.m. and 10:00 a.m. Monday through Friday and between the hours of 3:00 a.m. and 10:00a.m. on Saturday or Sunday or on a legal holiday recognized by the State under AS 44.12.010.
- B. All other retail premises licensed under AS 4.11.080 shall be closed for the sale of alcoholic beverages between the hours of 1:00 a.m. and 10:00 a.m. Monday through Friday and between the hours of 2:00 a.m. and 10:00 a.m. on Saturday and between the hours of 2:00 a.m. and noon on Sunday.

Parking lot design and landscaping, and parking lot lighting are preexisting conditions. The applicant is proposing to install security cameras at the front and back entrances. The applicant indicates that there will be an owner or manager on site during all operating hours.

**PUBLIC COMMENTS:**

A total of 52 public hearing notices were mailed for this item on June 12, 2003. At the time this report was written, no comments had been received from the Downtown Community Council. Two comments have been received from the public, both expressed no objection.

**FINDINGS**

- A. *Furtheres the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.***

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted *Anchorage 2020*, however, does call for the development of locational standards and criteria for retail sales/service of alcoholic beverages.

Several goals of the *Anchorage 2020* do address related issues such as recreational and economic opportunities. The sales of alcoholic beverages are part of the social, recreational and economic environment of the community.

The property is in an area developed as office and commercial. The comprehensive plan indicates the area is a redevelopment/mixed-use area and a "transit supportive" corridor.

- B. *Conforms to the standards for that use in this title and regulations promulgated under this title.***

*This standard is met.*



The property is zoned B-2A. A restaurant is a principal permitted use in the B-2A zone, the alcohol service requires a conditional use permit.

The other development standards of B-2A are met.

**C. *Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.***

*This standard is met.*

The nearby uses are commercial and office. The addition of a beer and wine license for the restaurant is a reasonable and customary use. There are no schools, churches or day care centers within 200 feet of the parcel. The closest school is Denali Elementary. The Imaginarium, one block north, has been licensed for child care in the past.

**D. *Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:***

**1. *Pedestrian and vehicular traffic circulation and safety.***

*This standard is met.*

This is a developed site. Pedestrian access, parking and traffic circulation appear to be adequate.

**2. *The demand for and availability of public services and facilities.***

*This standard is met.*

All services are in place. The addition of alcohol sales in the restaurant should not result in significantly greater impacts than the restaurant alone.

**3. *Noise, air, water, or other forms of environmental pollution.***

*This standard is met.*

An alcohol license will not add significantly to the existing use.

**4. *The maintenance of compatible and efficient development patterns and land use intensities.***

*This standard is met.*

The zoning, land use and the general area land use will not change as a result of this conditional use permit for a restaurant license.

**Standards Chapter 10.50 Alcoholic Beverages**

***In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below***

- A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.**

Within 1,000 feet of this application there are 23 other alcohol licenses.

Within 3,000 feet there are 72 other licenses.

Restaurant or eating place licenses have a 1:1,500 population ratio. This license is within the population limits for restaurant licenses.

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for Techniques in Alcohol Management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

This standard is met.

The applicant states that all employees involved in the sale of alcoholic beverages will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures.** If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

This standard is met.

This conditional use application is for an Alcoholic Beverages Conditional Use in the B-2A District for a Restaurant License per AS 04.11.100, 04.11.400, and 15 AAC 104.305.

AMC 10.50.035 sets forth that persons seeking the issue or transfer of a license shall comply with restrictions regarding happy hours, games or contests involving the consumption of alcohol, public transportation, notice of penalties, availability of nonalcoholic drinks, compliance determination with Techniques in Alcohol Management (T.A.M.), solicitation of purchase of alcoholic beverages for consumption by employees, and warning signs. The petitioner has stipulated in his application that he will abide by requirements of AMC 10.50.035.

- D. Public safety.** When application is made for the renewal or transfer of location, or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035, "licensed premises" shall include any adjacent area under the control or management of the licensee.

The Anchorage Police Department had not submitted comments at the time this report was written. To our knowledge, the applicants have not had an ABC license previously.

- E. Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the Municipality has received either payment or adequate

security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and the Municipality.

This standard is met.

There are no delinquent Personal Property Taxes or Real Property Taxes owing at this time according to the Treasury Division.

- F. Public Health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

Comments from the Department of Health and Human Services (DHHS) are included. To our knowledge the applicants have not previously had an ABC license.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the Municipal Clerk such information as is required on a municipal form prepared by the Municipal Clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the Municipal Clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as



**the program for Techniques in Alcohol Management (T.A.M.) as approved by the Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

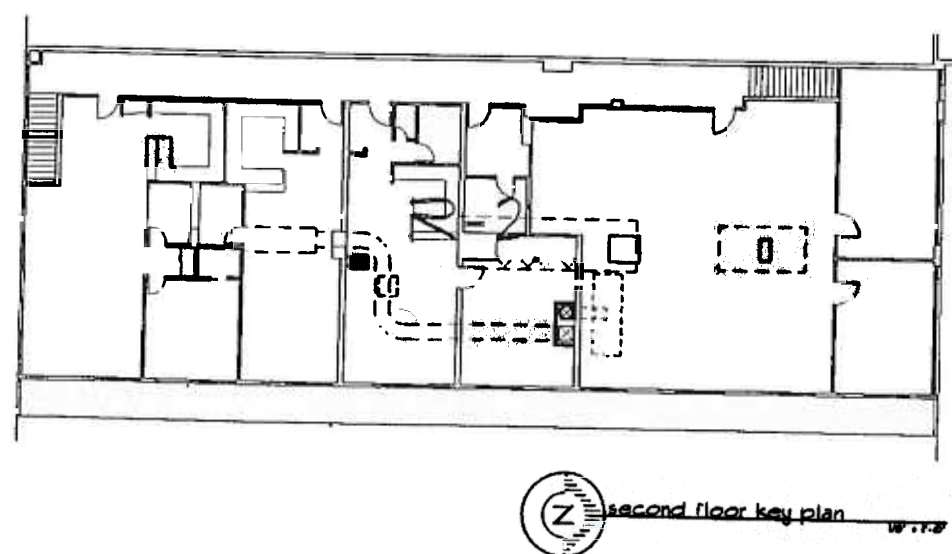
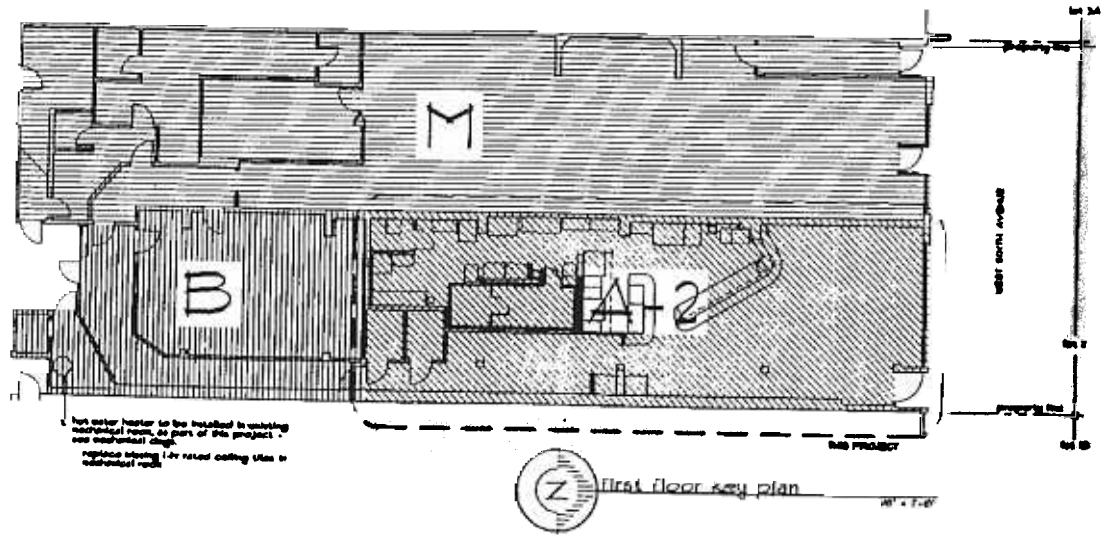
**RECOMMENDATION:**

This application for a Final Conditional Use for alcoholic beverages in the B-2A District for a Restaurant License (beer and wine) as defined by AS 04.11.100, generally meets the required standards of Title 21 and Title 10, and AMC 21.50.160.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

1. A notice of Zoning Action shall be filed with the State Recorder's Office within 120 days of the Assembly's approval of the final conditional use approval for a Restaurant License for alcohol service in the B-2A district.
2. All uses shall conform to the plans and narrative submitted.
3. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control Board license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
4. The applicant shall demonstrate compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for Techniques in Alcohol Management (T.A.M.).
5. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise involved at a location visible to the public.
6. The approved conditional use is reflected on the following plan:
  - a. Café Savannah, page A3, dated 3-27-2003, MMense, Architects, Michael A. Mense, registered professional architect.

7. The alcohol service area will occupy approximately 2,100 square feet with 70 non-fixed seats. Hours of operation must be consistent with AMC 10.50.010: closed for the sale of alcoholic beverages between the hours of 1:00 a.m. and 10:00 a.m. Monday through Friday, and between the hours of 2:00 a.m. and 10:00 a.m. on Saturday, and between the hours of 2:00 a.m. and noon on Sunday.



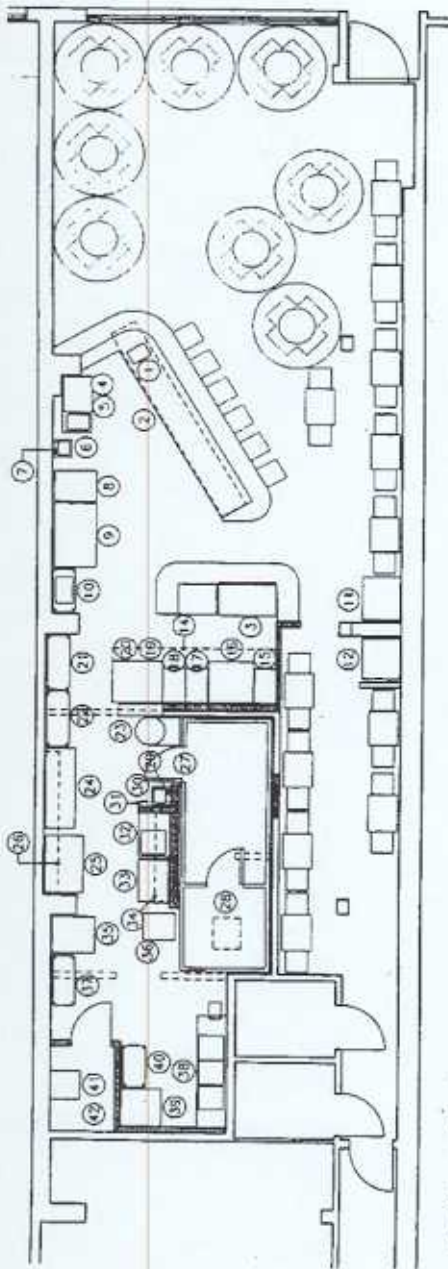
**CODE INFORMATION**  
 adopts 2009 International Building Code  
 project address: 600 S. 6th Avenue, Anchorage AK  
 legal description: Lot 2, Block 18, Original Townsite, Anchorage AK  
 zoning: B-2A  
 project scope: remodel restaurant kitchen  
 construction type: V-A  
 occupancy:  
 A-2 restaurant  
 M mercantile  
 B business  
 R-2 apartments  
 allowable area:  
 A-2 basic allowable: 15,000 SF  
 M basic allowable: 14,000  
 B basic allowable: 10,000  
 R-2 basic allowable: 12,000  
 actual occupancy analysis:  
 $7,000 \div 120 = 58.33$   
 $15,000 \div 120 = 125$   
 $10,000 \div 120 = 83.33$   
 $12,000 \div 120 = 100$   
 58.33 + 125 + 83.33 + 100 = 366.66  
 366.66  $\div$  23 = 15.94  
 building is not sprinklered  
 no on-site parking is provided  
 total building area: 12,320 SF  
 no. of stories: 2  
 fire rated separations provided:  
 the tenant spaces is separated from the adjacent tenant spaces on the first floor with 1-hour rated walls. The tenant spaces is separated from the apartments on the second floor with a 1-hour rated floor/ceiling assembly. the existing separations comply with the provisions of section 1205.10.3 of the Anchorage Existing Building Code. Property line walls on the east and west property lines comply with IBC 503.2.  
 area of tenant space: 2,870 SF  
 use: restaurant  
 occupant load:  
 kitchen: 500/200 3  
 dining (unconcentrated): 1,000/50 67  
 unoccupied area (excluded): toilets, storage/locker, janitor's closet, built-in equipment, etc.  
 total occupant load: 70  
 eating seats: 70  $\times$  20  $\times$  16" (14 LP)  
 seats provided: 1 at 3'-0"  $\times$  1 at 4'-0"  $\times$  1 at 7'-0" (7 LP)  
 restrooms provided: 2 - one accessible restrooms for each sex.





SAVANNAH FOOD INSPECTION DEPARTMENT

SAVANNAH  
FOOD INSPECTION DEPARTMENT  
3-11-76  
A3



first floor equipment plan

notes  
1. Provide soap dispenser at each hand wash sink.

item	description	size	material	notes
1	hand wash sink	18" x 24" x 12"	stainless steel	provide paper towel dispenser in back of this project
2	hand wash sink	18" x 24" x 12"	stainless steel	provide paper towel dispenser in back of this project
3	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
4	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
5	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
6	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
7	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
8	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
9	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
10	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
11	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment
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36	refrigerator	48" x 24" x 36"	stainless steel	refrigerated storage equipment

**2**

# **DEPARTMENTAL COMMENTS**





George P. Wuerch  
Mayor

# Municipality of Anchorage

## Department of Health and Human Services

825 "L" Street  
P.O. Box 196650 Anchorage, Alaska 99519-6650  
<http://www.ci.anchorage.ak.us>



**RECEIVED**

JUN 19 2003

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

*[Handwritten signature]*

Date: June 18, 2003

To: Sandy Stone, Safe City Program, Alcohol Services Homeless Mrg.  
Mary Ann Mosely, Principal Enforcement Code Officer  
Karen DeWinter, Program Manager, Child and Adult Care

From: Joan Diamond, Community Health Promotion, Planning, and Training

### Case No. 2003-114

Enclosed is a Conditional Use Permit application for **Café Savannah**, applying for a restaurant/eating place license, to sell beer and wine at 508 W.6<sup>th</sup> Ave. According to the application, the owners intend to "help promote attendance at the art and cultural functions offering a fast medium priced meal." In January, 2003, a CUP application for the Downtown Brown's Bar and Grill at this same location was withdrawn. Prior to this, Oscar Tobacco shop was located at this location. Savannah's restaurant liquor license is within the state statute (population limits) that controls for the type and number of restaurant licenses.

The Conditional Use Permit process continues to be an important local power because it builds in an automatic protection that requires consideration of the impact of alcohol sales on the community. Neighborhoods that control for the number and location of alcohol outlets can help prevent community problems related to alcohol.

**Policy #22 in the Anchorage Comprehensive Plan 20/20** says that "locational standards and criteria for retail sales/service of alcoholic beverage will be provided" however at this time, no standards have been established. Reasonable standards can be applied to this application until Assembly action is taken. The Municipality of Anchorage approves the conditional use permits for the location of all alcohol outlets based on community input and municipal department approvals. Once approved, the conditional use permit does not expire until 60 days after the license is removed. An owner can close an alcohol establishment for good and not remove the license for years. Without Municipal ordinances to evaluate the community impact, the Department of Health and Human Services is to consider whether the location will increase availability and negatively impact the families, public drunkenness, sanitation, traffic safety, childcare, and general community tranquility.

This regulatory provision goes beyond economic considerations.

### Evaluation: Please return comments by June 18, 2003

Sandy Stone: No comment

Karen DeWinter:

A facility which has been licensed as a child care and educational center in the past is The Imaginarium, located roughly one block north of the site. It clearly provides activities for children but is currently exempt from the licensing code. It is doing exempt care this summer.



George P. Wuerch  
Mayor

**Municipality of Anchorage**  
**Department of Health and Human Services**  
825 "L" Street  
P.O. Box 196650 Anchorage, Alaska 99519-6650  
<http://www.ci.anchorage.ak.us>



The next closest licensed center is Easter Seals/Tundra Tykes, located many blocks to the east on 5<sup>th</sup> Avenue. It is too far away from the Café Savannah location to have any direct impact.

**Mary Ann Moseley**

This is a new restaurant. The restaurant plan review plans submitted were approved. I checked with our food sanitation inspector for food compliance. They see no reason to deny their CUP. I, also, checked for complaints but because this is a new restaurant no complaints on file for neither public nuisance nor noise.





*Treasury*

2003-114

**RECEIVED**  
JUN 09 2003  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**MUNICIPALITY OF ANCHORAGE  
MEMORANDUM**

**DATE:** June 5, 2003  
**TO:** Eileen Pierce, Zoning & Platting  
**THRU:** Michael Mullane, Principal Administration Officer  
**FROM:** Daisy VanNortwick, Revenue Officer *de*  
**SUBJECT** Liquor License Conditional Use Application

Attached application for Café Savannah has been reviewed and no reason to protest it was found.



# MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works  
Development Services Department



## MEMORANDUM

**DATE:** June 19, 2003  
**TO:** Community Planning and Development  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *J*  
**FROM:** Lynn McGee, Senior Plan Reviewer *LM*  
**SUBJ:** Request for Comments on Assembly case(s) for the Meeting of July 22, 2003.

**RECEIVED**

JUN 20 2003

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

Right of Way has reviewed the following case(s) due June 24, 2003.

03-114

Original Townsite, Block 70, Lot 2B, grid 1330  
(Conditional Use, Alcohol)

Right of Way Division has no comments at this time.  
Review time 15 minutes.



## FLOOD HAZARD REVIEW SHEET for PLATS

Date: 06-09-03

Case: 2003-114

Flood Hazard Zone: C

Map Number: 0235

**RECEIVED**  
JUN 09 2003  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ have no comments on this case.

Reviewer: Jack Puff

2003 - 106 A request for variance from AMC 21.40.080.G to allow a house and barn to encroach into the required yard setbacks.

No objections.

2003 - 114 A request for concept/final approval of a conditional use to permit a restaurant serving alcohol.

No objections.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

**DATE:** June 20, 2003  
**TO:** Jerry T. Weaver, Platting Supervisor, Planning Department  
**THROUGH:** Leland R. Coop, Associate Traffic Engineer  
**FROM:** Mada Angell, Traffic Engineering Technician  
**SUBJECT:** Comments, Assembly Public Hearing, July 22, 2003

**03-114** Anchorage Original Townsite, Lot 2B Block 70; Conditional Use to permit a restaurant serving alcohol; Grid 1330

Traffic has no comment

Ayres, Patty R.

RECEIVED

From: Staff, Alton R.  
Sent: Friday, June 06, 2003 5:17 PM  
To: Ayres, Patty R.; Pierce, Eileen A  
Cc: Taylor, Gary A.  
Subject: Case Reviews - Zoning/Platting

JUN 06 2003

MUNICIPALITY OF ANCHORAGE  
COMMUNITY PLANNING & DEVELOPMENT

S11103-1 People Mover has existing bus stops on Arlene Street adjacent to the plat area.  
S11121-1 People Mover has an existing bus stop on Lake Otis at 38<sup>th</sup> (SSE) adjacent to Tract E-2.  
People Mover has an existing bus stop on Providence Drive adjacent to tract E-1.

The Public Transportation Department has no comment on the following plat cases:

S10997-1  
S11077-1  
S11118-1  
S11119-1  
S11120-1  
S11121-1  
S11123-1  
S11124-1  
S11125-1

The Public Transportation Department has no comment on case #2003-114

Thank you for the opportunity to review.

Alton Staff  
Operations Supervisor  
People Mover  
907-343-8230

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

JUN 03 2003

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

DATE: June 2, 2003  
TO: Zoning and Platting Division, OPDPW  
FROM: Hallie Stewart, Engineering Technician *H Stewart*  
SUBJECT: Municipal Assembly Hearing of July 22, 2003  
AGENCY COMMENTS DUE June 24, 2003

AWWU has reviewed the case material received on June 2, 2003, and has the following comments.

**03-114 Anchorage Original Townsite, Block 70, Lot B2 (conditional use) Grid 1330**

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use to allow the sales, dispensing, or service of alcoholic beverages in the B-2A central business district.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.



Municipality of Anchorage  
P. O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 343-7943

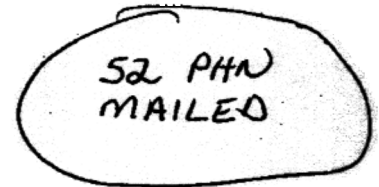
FIRST CLASS MAIL

000-000-00-000

**MAILED**

**JUN 12 2003**

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION



**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, July 22, 2003**

**Planning Dept Case Number: 2003-114**

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, July 22, 2003. The meeting begins at 5:00 p.m. in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

<b>CASE:</b>	2003-114
<b>PETITIONER:</b>	Alejandro Vargas, Cafe Savannah
<b>REQUEST:</b>	Assembly conditional use for a restaurant serving alcohol
<b>TOTAL AREA:</b>	0.16 acres
<b>SITE ADDRESS:</b>	508 W 6TH AVE
<b>CURRENT ZONE:</b>	B-2A Central business district-core
<b>COM COUNCIL:</b>	Downtown <b>COM COUNCIL 2:</b>
<b>LEGAL/DETAILS:</b>	A request for an Alcoholic Beverage Conditional Use for a Restaurant, the Cafe Savannah. Anchorage Original Townsite, Block 70, Lot 2B. Located at 508 W 6th Avenue.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2003-114

Municipality of Anchorage  
P. O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 343-7943

**RECEIVED**

JUN 17 2003

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DEPARTMENT

FIRST CLASS MAIL

002-113-81-000  
PTARMIGAN VIEW LLC  
2125 DAHL LANE #3  
ANCHORAGE, AK 99503

**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, July 22, 2003**

**Planning Dept Case Number: 2003-114**

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**REQUEST:** Assembly conditional use for a restaurant serving alcohol  
**TOTAL AREA:** 0.16 acres  
**SITE ADDRESS:** 508 W 6TH AVE  
**CURRENT ZONE:** B-2A Central business district-core  
**COM COUNCIL:** Downtown  
**COM COUNCIL 2:**  
**LEGAL/DETAILS:** A request for an Alcoholic Beverage Conditional Use for a Restaurant, the Cafe Savannah. Anchorage Original Townsite, Block 70, Lot 2B. Located at 508 W 6th Avenue.

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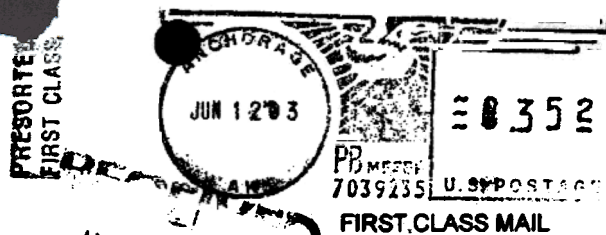
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Name: PTarmigan View, LLC  
Address: 500 W. 6th Ave.  
Legal Description: \_\_\_\_\_  
Comments: No objection as long as business is  
quiet & clean.  
Lottie Michael

2003-114

Municipality of Anchorage  
P. O. Box 198650  
Anchorage, Alaska 99519-8650  
(907) 343-7943

002-113-75-000  
PASSERINE L A &  
WILLIAMS WILSON R  
520 W 6TH AVENUE  
ANCHORAGE, AK 99501



JUN 24 2003

243-7306

229-6244

**ASSEMBLY  
NOTICE OF PUBLIC HEARING - - Tuesday, July 22, 2003**

**Planning Dept Case Number: 2003-114**

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**CURRENT ZONE:** B-2A Central business district-core  
**COM COUNCIL:** Downtown **COM COUNCIL 2:**  
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**Name:** 6TH AVENUE OUTFITTERS  
**Address:** 520 W. 6TH AVE.  
**Legal Description:**  
**Comments:** L.A. PASSERINE AND W.R. WILLIAMS, D.B.A.  
6TH AVE. OUTFITTERS, HAVE NO OBJECTION TO THIS REQUEST.  
  
Ray Williams

**3**

# **APPLICATION**



# Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <b>Vargas Alejandro</b>		Name (last name first) <b>Sitar Tamara</b>	
Mailing Address <b>221 E 7th #106</b>		Mailing Address <b>716 O Str. #1</b>	
Contact Phone: Day: <b>279-6244</b> Night: <b>646-9744</b>		Contact Phone: Day: <b>646-9121</b> Night: <b>258-3748</b>	
FAX:		FAX:	
E-mail:		E-mail: <b>t.sitar@att.net</b>	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <b>002 113 80 000 19</b>		
Site Street Address: <b>508 W 6th Ave. Anch. A.K. 99501</b>		
Property Owner (if not the Petitioner): <b>Charles &amp; Karen MacDonald</b>		
Current legal description: (use additional sheet in necessary) <b>original, Blk 70 Lt 2B</b>		
Zoning: <b>B2A</b>	Acreage: <b>2,470 sq. ft</b>	Grid # <b>SW 1330</b>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input checked="" type="checkbox"/> Restaurant	
Is the proposed license: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of location: ABC license number:		
Transfer license location:		
Transfer licensed premises doing business as:		

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date <b>5-25-03</b>	Signature (Agents must provide written proof of authorization) <b>Tamara Sitar</b>
------------------------	---

### COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural  
 Anchorage 2020 West Anchorage Planning Area: ☒ Inside ☒ Outside  
 Anchorage 2020 Major Urban Elements: Site is within or abuts:  
☒ Major Employment Center ☐ Redevelopment/Mixed Use Area ☒ Town Center  
☐ Neighborhood Commercial Center ☐ Industrial Center  
☐ Transit - Supportive Development Corridor

### Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions  
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study  
☐ Residential at dwelling units per acre

### Girdwood-Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public Land Institutions  
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study  
☐ Residential at dwelling units per acre

### ENVIRONMENTAL INFORMATION (All or portion site affected)

Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"  
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone  
 Floodplain: ☒ None ☐ 100 year ☐ 500 year  
 Seismic Zone (Harding/Lawson): ☒ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

### RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

☐ Rezoning - Case Number: *none*  
☐ Preliminary Plat ☐ Final Plat - Case Number(s):  
☐ Conditional Use - Case Number(s):  
☐ Zoning variance - Case Number(s):  
☐ Land Use Enforcement Action for  
☐ Building or Land Use Permit for  
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

### DOCUMENTATION

Required: ☒ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.  
☒ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).  
☒ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.  
☐ Narrative: explaining the project; construction, operation schedule, and open for business target date.  
☒ Copy of a zoning map showing the proposed location.  
☒ Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.  
 Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

**PROPERTY OWNER AUTHORIZATION\*** (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

5/29/2003

Date

Signature

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

**FACILITY OPERATIONAL INFORMATION**

What is the proposed or existing business name (Provide both if name is changing):

Cafe Savannah - new business Oscar's Smoke &amp; Roast - old business

What is the gross leaseable floor space in square feet?

2070

What is the facility occupant capacity?

70

What is the number of fixed seats(booth and non movable seats)?

0

What is the number non-fixed seats(movable chairs, stools, etc.)?

70

What will be the normal business hours of operation?

7:00 am - 10:pm

What will be the business hours that alcoholic beverages will be sold or dispensed?

11:00 am - 10:00 pm

What do you estimate the ratio of food sales to alcohol beverage sales will be?

20 % Alcoholic beverage sales

80 % Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☒ Other ☐ None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.05.420 Minors-Disseminating indecent material or AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

**DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS**

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

None



## PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

80	%	less than \$5.00
5	%	\$5.00 to \$10.00
10	%	\$10.00 to \$25.00
5	%	greater than \$25.00

## CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

This restaurant will provide a needed service in a major employment center. We will offer dine-in, delivery and takeout meals to the downtown area. The central downtown location allows easy pedestrian access, helping to relieve pressure on transportation corridors. We will help promote attendance at various art and cultural functions offering a fast medium priced meal at a location easily accessible to all downtown activities. We will also provide additional cultural activities by hosting First Friday artists and spoken word events.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

A productive use of an existing facility which will help maintain a vital downtown area. According to the land use policy map, the downtown area is a major employment center. One of the goals for a major employment center is to mix supportive retail uses, such as restaurants and retail with office development.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

We fall within the perimeters of the existing development plans, zoning and land usage for the downtown area. The co-located businesses include retail, offices, apartments and cultural facilities.



Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.  
We are located on a major transportation corridor with easy and safe pedestrian access and ample parking to the rear of the building.
2. The demand for and availability of public services and facilities.  
We will provide a support service for the public services and facilities in the area.
3. Noise, air, water or other forms of environmental pollution.  
We will conform to all Anchorage Municipal Codes for restaurant facilities.
4. The maintenance of compatible and efficient development patterns and land use intensities.  
We are completely in compliance with the Anchorage Comprehensive development plan for the downtown area.

#### STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protect issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

**Concentration and land use.** Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license? 0

Within 1,000 feet of your site are how many active liquor licenses? 1 - Humpy's

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high 2

How many active liquor licenses are within the boundaries of the local community council?

In your opinion, is this quantity of licenses a negative impact on the local community?

No, I think that the sale of beer and wine with food doesn't have a negative impact on the community. I feel that this helps promote the economy of the community.

**Training.** If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

All employees in direct contact with alcohol will be required to obtain a T.A.M. card.

**Operations procedures.** If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Happy hours?  |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Games or contests that include consumption of alcoholic beverages?          |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Patron access and assistance to public transportation?                      |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Notice of penalties for driving while intoxicated posted or will be posted? |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | Non-alcoholic drinks available to patrons?                                  |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No | Solicitation or encouragement of alcoholic beverage consumption?            |

**Public safety.** When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility: An owner or manager will be on the premises during operating hours, all employees will be T.A.M. certified to prevent over-serving of alcoholic beverages. Security cameras will be used.

outside facility: Both the back and front entrances will be well lit with security cameras

**Payment of taxes and debts.** When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

☒ Yes ☐ No *Are real estate and business property taxes current?*  
☐ Yes ☒ No *Are there any other debts owed to the Municipality of Anchorage?*

**Public health.** If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

☒ Yes ☐ No *As the applicant and operator can you comply? If no explain*

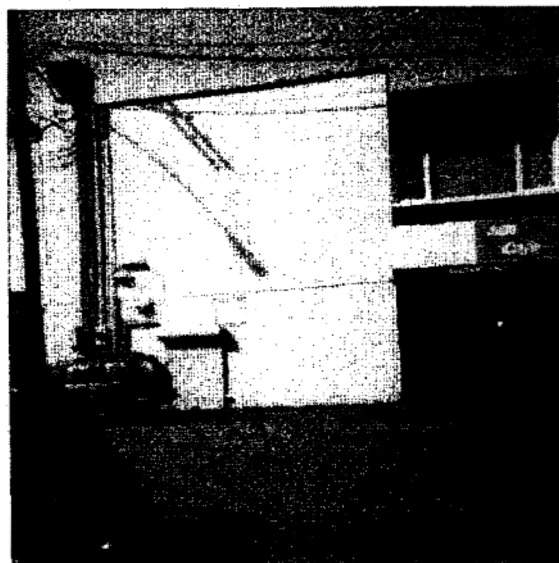
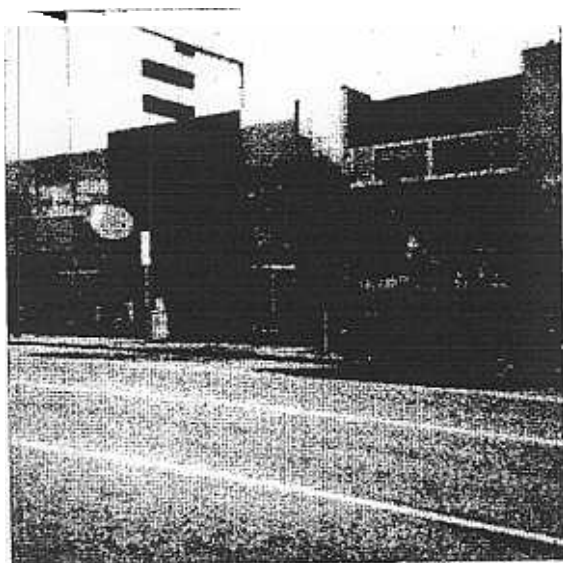
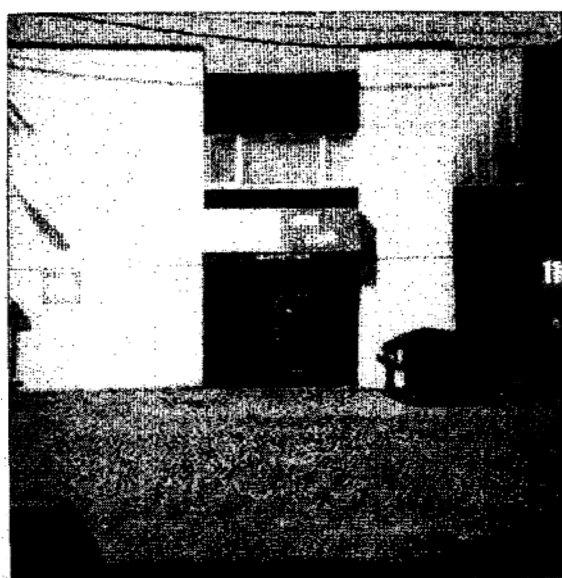
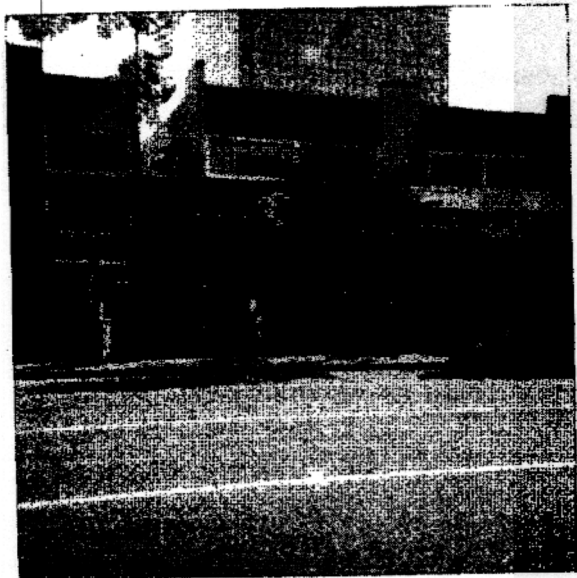


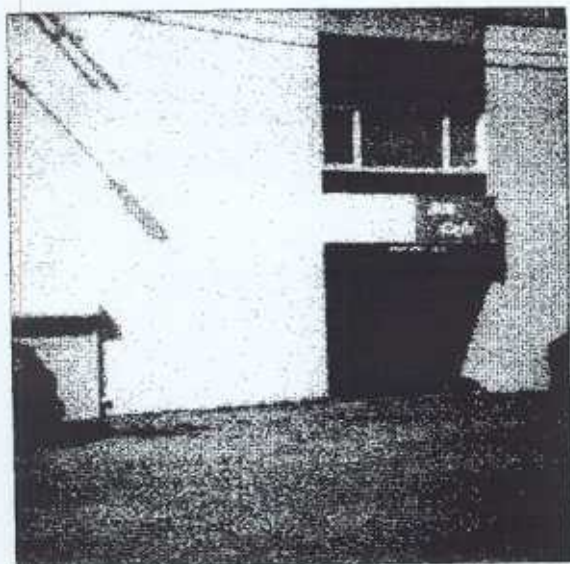
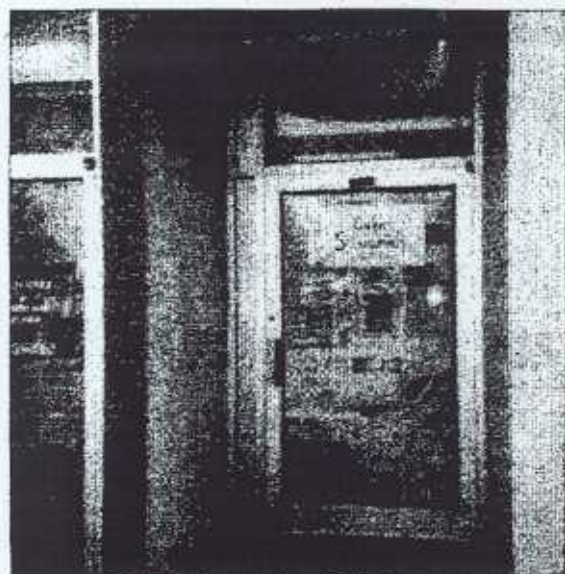
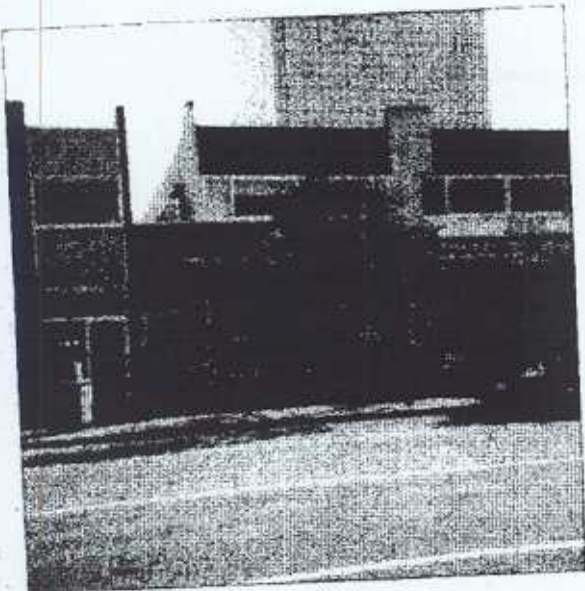
Cafe Savannah will be a full service restaurant offering breakfast, lunch and dinner with breakfast and lunch delivery to the downtown area. Opening at 7:00 a.m. for breakfast, food will be served until 10:00 p.m. when the kitchen will close. We want to become active members of the downtown community sponsoring First Friday Artist's and Spoken Word Events like poetry slams in the cafe. We have a great central location in the downtown area providing easy access to the Performance Art Center and other local venues.

We need to remodel the kitchen area to support our equipment, updating the plumbing and electrical areas of the building. Installing the hood and make-up air ventilation shaft requires some structural construction also. We plan to begin the kitchen remodel June 1, 2003 starting with the plumbing. Within 2-3 weeks depending on the plumbers schedule the mechanical section should begin, finishing up in the beginning of July. The electrical will be worked around that, with final inspections at the end of July. With a projected opening date of August 1- 15th depending on the inspection results.

When this project is completed we will have a beautiful restaurant that is completely municipal code compliant enabling us to become a valued asset to the Anchorage community.

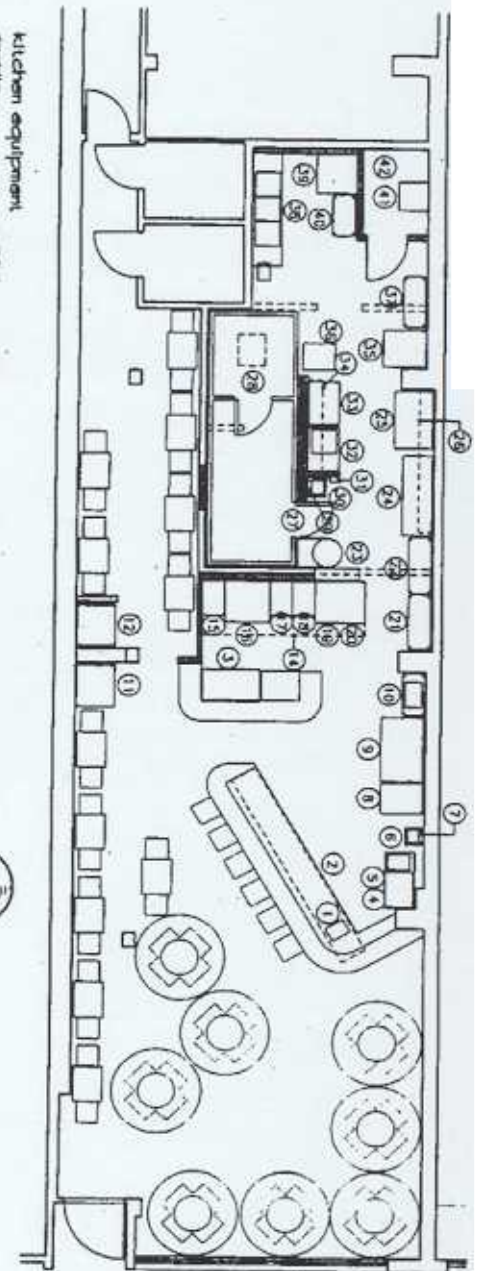












first floor equipment plan

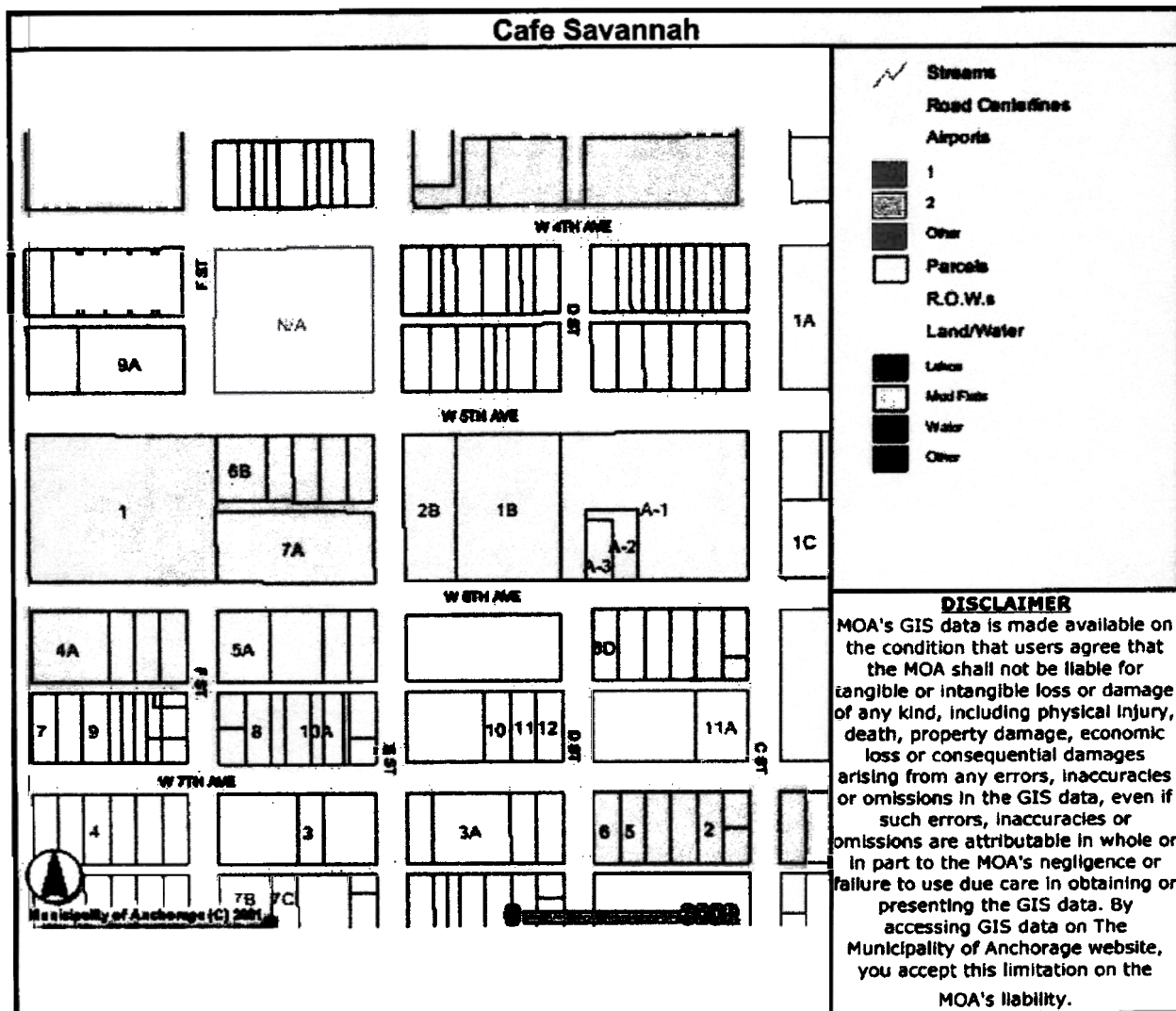


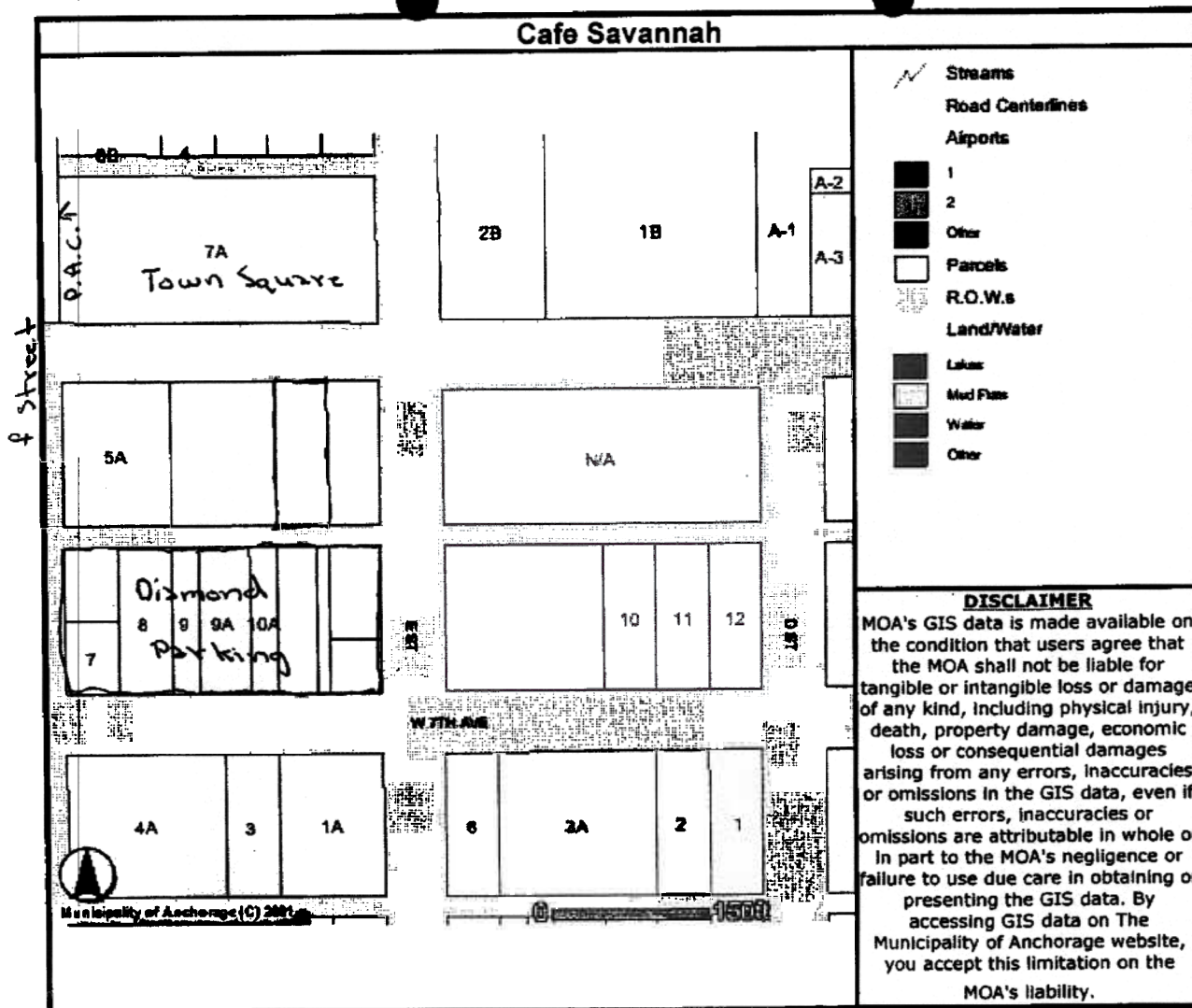
first floor equipment plan

1. Provide range equipment in each food unit.

item	description	quantity	unit	notes
1	range	1	unit	provide range equipment in each food unit
2	oven	1	unit	provide oven equipment in each food unit
3	refrigerator	1	unit	provide refrigerator equipment in each food unit
4	freezer	1	unit	provide freezer equipment in each food unit
5	ice chest	1	unit	provide ice chest equipment in each food unit
6	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
7	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
8	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
9	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
10	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
11	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
12	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
13	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
14	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
15	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
16	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
17	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
18	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
19	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
20	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
21	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
22	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
23	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
24	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
25	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
26	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
27	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
28	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
29	storage cabinet	1	unit	provide storage cabinet equipment in each food unit
30	storage cabinet	1	unit	provide storage cabinet equipment in each food unit







Front entrance canopy signage.  
 Front and rear entrance lighting.  
 Ample parking in the rear.  
 Front entrance city planted trees.

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennial period beginning \_\_\_\_\_ and ending \_\_\_\_\_  
☒ Full 2-year period \_\_\_\_\_ Mo/Day \_\_\_\_\_ Mo/Day

SECTION A. LICENSE INFORMATION. Must be completed for all types of applications.

FEES

License Year: 2003	License Type: A-E	License Fee: \$
Statute Reference Sec. 04.11.100	Local Governing Body: (City, Borough or Unorganized) Anch.	Filing Fee: \$ 100.00
Federal EIN or SSN: 56-2326356		Total Submitted: \$
Name of Applicant: Tamara M Sitar	Street Address or Location of Business: 508 W. 6th Ave	Community Council Name(s) & Mailing Address: Downtown
Doing Business As (Business Name): Cafe Savannah LLC	City: Anch. A.K. 99501	
Mailing Address: 716 O Str. #1	Bus. Tel. #: 646-9121	
	Fax Tel. #:	
City, State, Zip: Anch. A.K. 99501	Email Address: tsitar@iopener.net	

SECTION B. PREMISES TO BE LICENSED. Must be completed.

Name to be used on public sign or advertising: Cafe Savannah	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest school grounds: Denali Elem.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church: Holy Family Cathedral	<input checked="" type="checkbox"/> Not applicable
Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input checked="" type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input checked="" type="checkbox"/> Diagram of premises attached

SECTION C. Individual, corporate officer, limited liability organization member, manager or partner background.

Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?

☐ Yes ☒ No If Yes, complete the following. Attach additional sheets if necessary.

Name	Name of Business	Type of License	Business Street Address	State

Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?

☒ Yes ☐ No If Yes, attach written explanation.

Office use only

License Number	Date Approved	Director's Signature



550 W. 7th Ave Suite #540  
Anchorage, AK 99501  
www.abc.revenue.state.ak.us

(907) 269-0350  
Fax: (907) 272-9412

Limited Liability Organization  
Information [AS 04.21.080(b)]

This application is for:

- ☐ Seasonal - Two 6-month periods in each year of the biennial period beginning \_\_\_\_\_ and ending \_\_\_\_\_  
☐ Full 2-year period \_\_\_\_\_ Mo/Day \_\_\_\_\_ Mo/Day

Type of Application: ☐ Transfer of Ownership ☐ Relocation ☐ Establishment Name

Limited liability organizations must be registered with Alaska Department of Community and Economic Development. (DCED)

Name of LLC or LLP <b>Café Savannah LLC</b>		Telephone Number <b>646-9121</b>	Fax Number _____
LLC/LLP Mailing Address: <b>508 W 6th Ave</b>		City <b>Anch.</b>	State <b>AK</b>
Registered Agent Name: <b>Tamara M. Sitar</b>		Zip Code <b>99501</b>	
Agent Mailing Address: <b>716 O St. #1 Anch. 99501</b>		Is the LLC/LLP in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach written explanation	
Agent Telephone Number: <b>258-3748</b>			
Date of Organization or Registration of LLC/LLP with Alaska DCED: <b>2-10-03</b>		State of LLC/LLP Formation:	
Limited Liability Company Members & Managers or Limited Liability Partnership Partners. Attach additional sheets if necessary.			
Full Name <b>Tamara M. Sitar</b>		Full Name <b>Alejandro Vargas</b>	
Mailing Address <b>716 O St. #1</b>		Mailing Address <b>221 E 7th #106</b>	
City, State, Zip Code <b>Anch AK. 99501</b>		City, State, Zip Code <b>Anch AK. 99501</b>	
Date of Birth <b>2-2-60</b>	Home Telephone No. <b>258-3748</b>	Work Telephone No. <b>272-7224</b>	Date of Birth <b>6-11-59</b>
Title <b>Member</b>		Title <b>Managing Member</b>	
% of Ownership <b>49%</b>		% of Ownership <b>51%</b>	
Full Name		Full Name	
Mailing Address		Mailing Address	
City, State, Zip Code		City, State, Zip Code	
Date of Birth	Home Telephone No.	Work Telephone No.	Date of Birth
Title		Title	
% of Ownership		% of Ownership	
Note: On a separate sheet provide information on ownership of other organized entities that are members or partners of the licensee.			
Declaration			
<p>I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.</p> <p>The undersigned certifies on behalf of the LLO, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.</p> <p>I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.</p> <p>I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.</p>			
SIGNATURE OF CURRENT LICENSEE(S)		SIGNATURE OF TRANSFEREE(S)	
Signature		Signature	
Name & Title (Please Print)		Name & Title (Please Print)	
Subscribed and sworn to before me this _____ day of _____		Subscribed and sworn to before me this _____ day of _____	
Notary Public in and for the State of Alaska		Notary Public in and for the State of Alaska	
My commission expires:		My commission expires:	

Tran LLO 8/02

STATE OF ALASKA  
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

AS 04.11.450(a) states that no person other than a licensee may have a direct or indirect financial interest in the business for which the license is issued.

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
Alejandro Vargas 221 E 7th Ave #106, Anch 99501	Cafe Savannah, LLC 508 W 6th Ave.
Tamara Sitar 716 Ostr. #1, Anch, AK 99501	Cafe Savannah, LLC 508 W 6th Ave

List below persons, firms, lending institutions or corporations which have or may have any financial involvement in furthering purchases of assets, revenues or operating capital for the licensed business operations.

NAME	ADDRESS	AMOUNT	PURPOSE
none			

Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant/Transferee

Tamara Sitar

4-18-03

Date

Subscribed and sworn to before me this

18TH Day of APRIL 2003

Shannon O'Connell

Notary Public in and for the State of Alaska

My commission expires DEC 6, 2003



**State of Alaska**  
**Department of Community and Economic Development**  
**Division of Banking, Securities and Corporations**

**CERTIFICATE**  
**OF**  
**ORGANIZATION**  
**Limited Liability Company**

The undersigned, as Commissioner of Community and Economic Development of the State of Alaska, hereby certifies that Articles of Organization of

**CAFÉ SAVANAH, LLC**

have been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this Certificate of Organization and attaches hereto the original copy of the Articles of Organization.

IN TESTIMONY WHEREOF, I execute this certificate and  
affix the Great Seal of the State of Alaska on  
**FEBRUARY 10, 2003**

*Edgar Blatchford*

Edgar Blatchford  
Commissioner

FEB 10 2003  
Dept. of Community &  
Economic Development

Date:	_____
Amt:	_____
Clk#:	_____
Name:	_____
_____	_____
_____	_____

[www.dced.state.ak.us/bec/corps.htm](http://www.dced.state.ak.us/bec/corps.htm)  
Corporation email/website address: \_\_\_\_\_

**ARTICLES OF ORGANIZATION**  
(Domestic Limited Liability Company)

The undersigned person(s) acting as organizers of a limited liability company under the Alaska Limited Liability Act (AS 10.50) hereby adopt the following Articles of Organization:

**ARTICLE I**

The name of the Limited Liability Company (LLC) is: Café Savannah, LLC

**ARTICLE II**

The purpose for which the LLC is organized: Café and restaurant

S.I.C. Codes: Primary 5800 Secondary \_\_\_\_\_ Other \_\_\_\_\_

**ARTICLE III**

1. The name of the LLC's registered agent:  
Tamara M. Sitar
2. The mailing address of the LLC's registered agent (if the mailing address is a P.O. Box, include a physical address):  
716 O STR. #1, ANCHORAGE, AK 99501

**ARTICLE IV**

If applicable, the latest date or event which will cause the LLC to cease to exist: ONGOING

ARTICLE V

1. The affairs of the LLC will be (check one box)

☒ Managed by the members      ☐ Managed by a manager

2. If applicable, the name and address of the LLC's manager (optional): ALEJANDRO P. VARGAS

3. If member managed, the names and addresses of the LLC's members (optional): TAMARA M. SITAR, 716 O STR. #1, ANCHORAGE, 99501; ALEJANDRO P. VARGAS, 221 E. 7<sup>TH</sup> AVE. 106, ANCHORAGE, AK APU.

Attach a list of additional names if necessary.

ARTICLE VI

If applicable, the terms and conditions restricting a member's ability to assign their interest in the LLC:

Attach additional pages if necessary.

Attach additional pages for including any other optional articles governing the regulation of the internal affairs of the LLC, consistent with this Act and the laws of this state.

Signed this 6 day of February, 2003

Name

Address

Tamara M. Sitar  
ALEJANDRO P. VARGAS

716 O STR. #1, ANCHORAGE, AK 99501  
221 E. 7<sup>TH</sup> AVE. 106, ANCHORAGE, AK

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION  
Section 04.11.260, 04.11.310, & AAC 104.125 Alaska Statutes, Title 4

POSTING AFFIDAVIT

I, the undersigned, being first duly sworn on oath, depose and say that:

1. a. Posting of application for a new restaurant Eating Place liquor license  
for Cafe Savannah LLC  
located at 508 W 6th Ave, Anch 99501-6th  
(address and/or location)

OR

- b. Posting of application for transfer of a \_\_\_\_\_ liquor license  
currently issued to \_\_\_\_\_ whose business name (d/b/a)  
is \_\_\_\_\_ located at \_\_\_\_\_  
(address and/or location)

2. Has been completed by me for the following 10 FULL day period:

4-5-03 to 4-17-03

\*\*\* Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

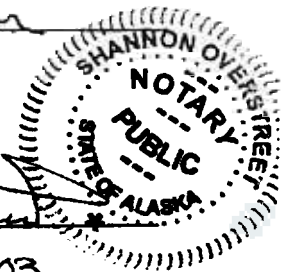
- a. Location of premises to be licensed Cafe Savannah 508 W 6th Ave  
b. Other conspicuous location in the area Kimberlys Cafe - City Hall

3. I believe that with the approval of this application population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- a. ☐ a radius of five (5) miles of the proposed location;  
b. ☐ an incorporated city, organized borough or unified municipality.  
c. ☒ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).  
d. ☐ established village.

SUBSCRIBED and SWORN to me this 18TH day of APRIL 20 03

Shannon Overstreet  
Notary Public in and for Alaska  
My commission expires: DEC. 6, 2003





# ANCHORAGE PUBLISHING, INC.

Mail: P.O. Box 241841, Anchorage, Alaska 99524-1841

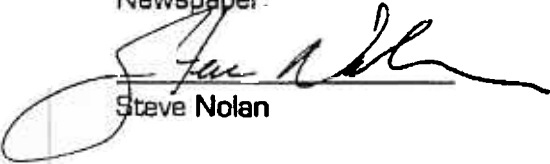
Office: 540 E Fifth Ave, Anchorage, Alaska 99501

Phone: (907) 561-7737 Fax: (907) 561-7777

## ANCHORAGE PRESS AFFIDAVIT OF PUBLICATION



I, Steve Nolan, advertising representative for Anchorage Publishing, Inc., verify that the Liquor License Notice for Café Savannah LLC, 508 W. 6<sup>th</sup> Ave., Anchorage AK, 99501 was published in the March 27, April 3 & 10<sup>th</sup>, 2003 issues of the Anchorage Press Newspaper.

  
Steve Nolan

Subscribed and sworn to me in the Municipality of Anchorage, in the state of Alaska,  
On this 18 day of June, 2003

  
Notary Public Signature

4/28/04  
Commission Expires

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (15 AAC 104.745).

This application is for designation of premises where: (please mark appropriate items).

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 ☒ Persons between 16 & 21 may dine unaccompanied.
- 3 ☒ Persons under 16 may dine accompanied by a person 21 years or older.
- 4 ☒ Persons between 16 and 19 years may be employed. (See note below).

LICENSEE: Alejandro Vargas and Tamara Sitar

D/B/A: Cafe Savannah, LLC

ADDRESS: 508 W 6th Ave Anch. AK

1. Hours of Operation: 7:00am to 11:00pm Telephone # 907 646-9121
2. Have police ever been called to your premises by you or anyone else for any reason: ☐ Yes ☒ No  
If yes, date(s) and explanation(s).

3. Duties of employment: Dishwasher, Busser, Barista, Prep cook

4. Are video games available to the public on your premises? NO

5. Do you provide entertainment? ☒ Yes ☐ No If yes, describe. We plan to host poetry slams, word contest, maybe puppet theatre

6. How is food served? ☒ Table Service ☐ Buffet Service ☒ Counter Service ☐ Other

7. Is the owner, manager, or assistant manager always present during business hours? ☒ Yes ☐ No

\*\*\* A MENU AND A DETAILED LICENSED PREMISES DIAGRAM MUST ACCOMPANY THIS APPLICATION

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (15 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 15 AAC 104.715-795 and have instructed my employees about provisions contained therein.

Tamara Sitar  
Applicant(s) signature

Subscribed and sworn to before me this

18th day of April 2003

Shannon Overstreet  
Notary Public in and for Alaska

Application approved (15 AAC 104.725(e))  
Governing Body Official

Date: \_\_\_\_\_

My Commission expires

Dec. 6, 2003

Director, ABC Board

Date: \_\_\_\_\_

NOTE: AS 04.16.049(c) requires that written parental consent and an exemption by the Department of Labor must be provided to the licensee by the employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

Describe how food is served on back of form.

h:\excel\forms\W1797\REST-APP.XLS/vjh

Breakfast and lunch are counter pick-up service. An order is placed and paid for, when ready it is picked up at the counter.

Dinner is a sit down affair with table service. Wait-staff takes the order and delivers to the table.

No employee under the age of 21 would be hired to wait tables or serve alcoholic ~~beverages~~ beverages. We might hire under 21 for prep cook, busser's or dishwashers.

We plan to use the menu from Kimberly's Cafe as our basic breakfast and lunch menu, adding appetizers and daily specials for dinner. Pasta's, steaks, stirfrys etc. Also we'd like to feature a line of bakery products and desserts. For example dessert breads like Banana Nut, Orange Cranberry and Cinnamon Pecan, and a selection of cookies, cheesecakes and pies etc. We have applied for a restaurant eating place license and hope to serve beer and wine with dinners.



# Kimberly's Cafe

Located at 632 W. 6th Avenue on the back side of the City Hall Building. Parking available in rear of building.  
Ph: 279-6244 • Monday - Friday 7:30 a.m. - 4:00 p.m.

## BREAKFAST

Three Eggs- Your Way .....	3.25
with 2 Slices of Bacon and 2 Pieces of Toast	
Omelet .....	5.50
With Toast, Cheese, and Your Choice of three Ingredients: Bacon, Ham, Onions, Peppers, or Tomato	
Breakfast Croissant .....	3.50
Sausage Ham or Bacon with Egg and Cheese (without Egg 2.25)	
Breakfast Bagel or English Muffin .....	3.25
Sausage Ham, Turkey, or Bacon with Egg and Cheese (without Egg 2.25)	
Breakfast Sandwich .....	3.75
Ham or Turkey with Cheese 2Eggs	
Breakfast Wrap .....	3.50
Bacon & Ham, Cheese and Egg in a Hot Tortilla Wrap	

## BREAKFAST SIDES

Bacon (3 Pieces) .....	1.50
Ham .....	1.50
Toast .....	.95
English Muffin .....	.75
Bagel .....	1.50
Assorted Muffin .....	1.25
Cream Cheese .....	.25

## SALADS

Greek & Caesar .....	6.75
Green Salad (small) 1.95 .....	4.25
(large) 3.95 .....	
Greek Salad .....	6.50
Caesar Salad .....	4.25
Garden Salad .....	4.25
Tuna Salad .....	5.50
Grilled Chicken Salad .....	5.95
Chef Salad .....	6.50
Chicken Caesar Salad .....	5.95
Teriyaki Chicken Salad .....	5.95
Cobb Salad .....	6.75
Ham, Bacon, Turkey, Roast Beef, Cheese, Olives, Tomato and Cucumber Dressings: Ranch, Blue Cheese, 1000 Island, Italian	

## COLD SANDWICHES

Served With Mayonnaise, Lettuce, Tomato Fresh & Your Choice of Potato Salad, Chips or Fruit Cocktail.	
Half .....	3.95
Whole .....	5.75
One Meat & One Cheese With The Following Choices:	
Bread: Sourdough	
Whole Wheat	
Rye	
Croissant	
w/ Soup & 1/2 Sandwich .....	5.50
Meats: Smoked Turkey, Ham, Roast Beef, Tuna, Chicken Breast & Bacon	

## HOT SANDWICHES GRILLED

Served With, Your Choice of Potato Salad,  
Chips or fresh Fruit Cocktail  
Soup & 1/2 Sandwich \$5.75

	Half	Whole
Grilled Cheese .....	2.75	3.95
Grilled Turkey & Cheese .....	4.00	4.95
Grilled Ham & Cheese .....	4.00	4.95
BLT .....	4.25	5.50
Club Sandwich .....	4.00	5.95
Bacon, Turkey, Ham, Tomato, Lettuce & Swiss Cheese on Your Choice of Bread		
Philly .....	4.00	5.95
Tuna Melt .....	4.00	5.95
Grilled Chicken .....	4.00	5.95
Tuna and Bacon .....	4.00	5.95
Malibu Chicken & Ham .....	4.50	6.50
Combo .....	4.50	6.50
Ham, Turkey, Roast Beef, Swiss Cheese		

## GRILLED QUESADILLAS

Cheese Quesadillas .....	4.25
Quesadillas with Chicken or Roast Beef .....	
HAM .....	5.50
Cheese, Sour Cream and Salsa with Onion and Tomato .....	
	5.75
Quesadillas with Ham & Chicken .....	
	5.95
Cheese, Onion, Tomato, Sour Cream and Salsa	
Veggie Quesadillas .....	5.50

## LUNCH SIDES

Steamed Rice .....	1.25
Chips .....	.75
Potato Salad .....	1.50
Fruit Cocktail .....	2.50
Soup ( cup ) .. 2.95 ( bowl ) .....	3.50

## BEVERAGES

Hot Teas .....	1.25
Iced Tea .....	1.25
Specialty Drinks .....	1.75
Italian Sodas .....	2.00
Bottled Water .....	1.25

## ESPRESSO BAR

	12oz.	16oz.	20oz.
Americano	1.50	1.75	2.00
Cafe Latte			
Chai Tea			
Latte	2.25	2.50	2.75
Cafe Kaladi	2.50	2.75	3.25
Latte Vienese	2.75	3.00	3.25
Latte Ardard			
Cappuccino	2.00	2.00	2.50
Mocha	2.50	3.00	3.50
Hot Chocolate	1.75	2.00	2.50
Extra Shot	.50		
Extra Flavor	.25		
Steamer Any Flavor 16oz.	2.00		

Vegetable Wrap .....	5.50
Stir Fried Broccoli, Carrots, Peppers, Onions and Mushroom with Cheese in a Hot Tortilla Wrap	

Grilled Chicken Wrap .....	5.75
Same as Vegetable Wrap with Grilled Chicken Breast	

Chicken Teriyaki with Rice .....	5.50
with Vegetable .....	5.95

Licensed Premises Diagram

DBA: Cafe Savannah

Indicate scale by x after appropriate statement or show length and width of premises.

SCALE:  $\frac{1}{8}'' = 1' \text{ sq. ft.}$

78' x 24'

DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.



- ① under the counter cooler
- ② walk in cooler
- ③ wine storage (rack)
- ④ wine storage (rack)

**4**

**POSTING**

**AFFIDAVIT**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2003-114

I, Tamara Sitor hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for House C.U.. The notice was posted on 5-29-03 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 29 day of May, 2003

Tamara Sitor  
Signature

## LEGAL DESCRIPTION

Tract or Lot 26

Block 70

Subdivision ADR

J:\G:\CPD\Public\FORMS\Other\Doc\AOP.DOC



**5**

# **HISTORICAL INFORMATION**



# PARCEL INFORMATION

**OWNER**  
 MACDONALD CHARLES L & KAREN

4299 MARION DRIVE  
 JUNEAU AK 99801 0000

Deed 2458 0000450  
 CHANGES: Deed Date Jul 16, 1993  
 Name Date Jul 22, 1993  
 Address Date Aug 06, 2001

**PARCEL**  
 Parcel ID 002-113-80-000  
 Status # 01  
 Renumber ID 000-000-00-000-00  
 Site Addr 508 W 6TH AVE  
 Comm Concl DOWNTOWN  
 Comments

**TAX INFO**  
 2003 Tax 8,163.80 Balance 8,163.81 District 001

**LEGAL**  
 ORIGINAL  
 BLK 70 LT 2B

Unit SQFT 6,998  
 Plat 650136  
 Zone B2A Grid SW1330

**HISTORY**

	Year	Building	Land	Total
Assmt Final	2001	264,900	168,000	432,900
Assmt Final	2002	293,900	168,000	461,900
Assmt Final	2003	316,500	175,000	491,500
Exemptions				0
State Credit				0
Tax Final				491,500

PROPERTY INFO		
#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

SALES DATA				
Mon	Year	Price	Source	Type
07	1993	220,000	BUYER	LAND & BLDG

AK 2003-220

## Content Information

Content ID : 000957

Conditional use permit for an Alcoholic Beverages

**Title:** Conditional Use for a Restaurant License in the B-2A District  
for Café Savannah LLC

**Author:** weaverjt

**Initiating Dept:** Planning

**Review Depts:** Legal

Conditional use permit for an Alcoholic Beverages

**Description:** Conditional Use for a Restaurant License in the B-2A District  
for Café Savannah LLC

**Keywords:** Café Savannah LLC

**Date Prepared:** 7/2/03 11:50 AM

**Director Name:** Susan R. Fison

**Requested Assembly Meeting Date MM/DD/YY:** 7/22/03 12:00 AM

**Requested Public Hearing Date MM/DD/YY:** 7/22/03 12:00 AM

2003 JUL -8 AM 10:13  
CLEANING OFFICE  
M.O.A.

## Workflow History

	Action Date	Action	User	Security Group	Content ID
AllOtherARWorkflow	7/2/03 11:55 AM	Checkin			000957
Planning_SubWorkflow	7/2/03 1:13 PM	Approve		Public	000957
AllOtherARWorkflow	7/2/03 2:56 PM	Reject	holtanhc	Public	000957
AllOtherARWorkflow	7/2/03 3:08 PM	Checkin	weaverjt	Public	000957
	7/2/03 3:11 PM	Checkin	weaverjt	Public	000957
	7/2/03 3:13 PM	Checkin	weaverjt	Public	000957
Planning_SubWorkflow	7/2/03 3:39 PM	Approve	fisonrs	Public	000957
AllOtherARWorkflow	7/2/03 4:46 PM	Reject	holtanhc	Public	000957
AllOtherARWorkflow	7/3/03 9:17 AM	Checkin	weaverjt	Public	000957
Planning_SubWorkflow	7/3/03 9:25 AM	Approve	fisonrs	Public	000957
	7/7/03 8:12 AM	Approve	holtanhc	Public	000957
Legal_SubWorkflow	7/7/03 11:07 AM	Approve	fehlenrl	Public	000957
MuniManager_SubWorkflow	7/8/03 9:24 AM	Approve	leblancdc	Public	000957

NEW PUBLIC HEARINGS