

CLERK'S OFFICE

APPROVED

Date: 12-13-05

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department
December 13, 2005

Prepared by:
For reading

Anchorage, Alaska
AR 2005- 307

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A DISTRICT FOR A NEW RESTAURANT OR EATING PLACE USE PER AMC 21.40.150 D.13 FOR KALADI BROTHERS COFFEE RESTAURANT; LOCATED ON LOT 1, BLOCK 52A, ORIGINAL TOWNSITE SUBDIVISION; SITE ADDRESS BEING 621 W. SIXTH AVENUE, GENERALLY LOCATED ON THE NORTHEAST CORNER OF WEST SIXTH AVENUE AND G STREET.

(Downtown Community Council) (Planning Case 2005-143)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-2A District for a new Restaurant/Eating Place use per AMC 21.40.150 D.13 for Kaladi Brothers Coffee Restaurant; located on Lot 1, Block 52A, Original Townsite Subdivision; site address being 621 W. Sixth Avenue, meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

Section 2. The subject conditional use permit for an Alcoholic Beverages Conditional Use in the B-2A District for a new Restaurant/Eating Place per AMC 21.40.150 D.13. is subject to the following conditions:

1. A Notice of Zoning Action shall be filed with the State District Recorder's Office within 120 days of the Assembly's approval of a final conditional use approval for the subject restaurant/eating place serving alcoholic beverages in the B-2A District.
2. All uses shall conform to the plans and narrative submitted.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a Restaurant/Eating Place use per AMC 21.40.150 D.13 located at 621 W. Sixth Avenue, Original Townsite Subdivision, Lot 1, Block 52A. The restaurant occupies a street-level lease space of approximately 3,000 square feet in the Alaska Center for the Performing Arts. The public area includes an internet café, community room containing a conference table and eight (8) chairs, a dinning area containing twelve (12) tables and twenty-four (24) non-fixed seating. The petitioner estimates that ten percent of his sales will be from alcohol. All servers having direct contact with alcohol sales will be trained in "Techniques in Alcohol Management" (TAMS).

4. 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.
5. Upon demand, the applicant shall demonstrate compliance with a "Liquor Server Awareness Training Program" approved by the State of Alaska Alcohol Beverage Control Board, such as or similar to the program for Techniques in Alcohol Management (TAMS).
6. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premises at a location visible to the public.

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

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

PASSED AND APPROVED by the Anchorage Assembly this 13th day of December 2005.

ATTEST:

Anna I Fairclough
Chair

Beth S. Gault

Municipal Clerk

(Planning Case 2005-143)
(Tax ID 002-101-36)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 859 -2005

Meeting Date: December 13, 2005

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.150 D.13 FOR TIM GRAVEL, DBA KALADI BROTHERS COFFEE RESTAURANT.

1 Tim Gravel has made application for a Restaurant/Eating Place Alcoholic Beverages
2 Conditional Use in the B-2A District for Lot 1, Block 52A, Original Townsite Subdivision,
3 per AMC 21.40.150 D.13 for Kaladi Brothers Coffee Restaurant.
4

5 The proposal is for a restaurant at 621 W. Sixth Avenue, located at street level in the
6 Alaska Center for the Performing Arts at the northeast corner of Sixth Avenue and G
7 Street. The following fifty-nine (59) licenses are located within 1,000 feet of this location:
8 twenty-eight (28) beverage dispensary licenses; six (6) beverage dispensary duplicate
9 licenses; one (1) beverage dispensary tourism license; nineteen (19) restaurant licenses;
10 two (2) brewpub licenses; one (1) package store license; one (1) package store tourism
11 license; and one (1) theatre license. Approving this restaurant/eating place license will add
12 an additional restaurant license for a total of twenty (20) restaurant licensees within a 1,000
13 foot radius.
14

15 The restaurant offers a breakfast and lunch menu of prepackaged sandwiches, side dishes
16 and entrees, plus non-alcoholic drinks and snacks. The restaurant occupies a lease space of
17 3,000 square feet. Approximately half of the space is a public area, and includes an internet
18 café, community room containing a conference table, and eight (8) non-fixed chairs. The
19 public dining area provides twelve (12) tables with twenty-four (24) non-fixed seating.
20 The restaurant is open seven days a week, Monday through Friday 6:00 AM to 9:00 PM,
21 Saturday 8:00 AM to 10:00 PM, and Sunday 8:00 AM to 6:00 PM. However, the
22 restaurant may choose to operate seven days a week with hours of operation as permitted
23 by law. The petitioner estimates that 10 percent of his total sales will be from alcohol. All
24 servers having direct contact with alcohol will be trained in "Techniques for Alcohol
25 Management" (TAM).
26

1 There are no churches or schools within 200 feet of the restaurant. The Holy Family
2 Cathedral is located at 800 West Fifth Avenue.

3
4 The Anchorage Police Department reported one liquor-related incident occurring at this
5 address within the last two years. There are other incidents, but none involved liquor
6 violations. Treasury found no outstanding taxes adhering to this application. The
7 Department of Health and Human Services provided no comments at the time this review
8 was prepared.

9
10 This conditional use for a Restaurant/Eating License in the B-2A District generally meets
11 the applicable provisions of AMC Titles 10 and 21, and Alaska Statute 04.11.100.

12
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14 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

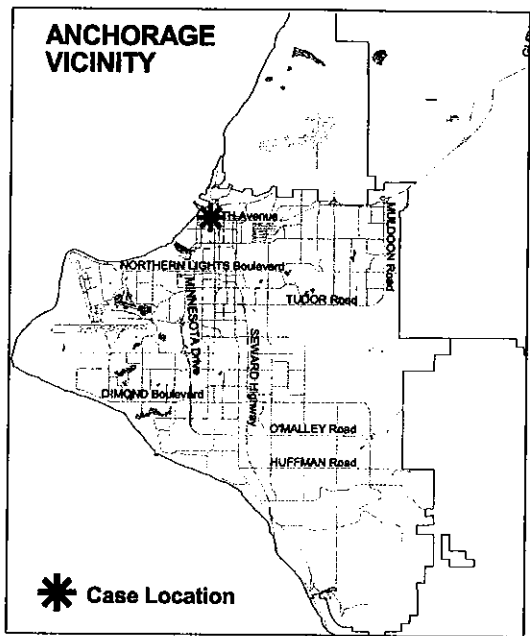
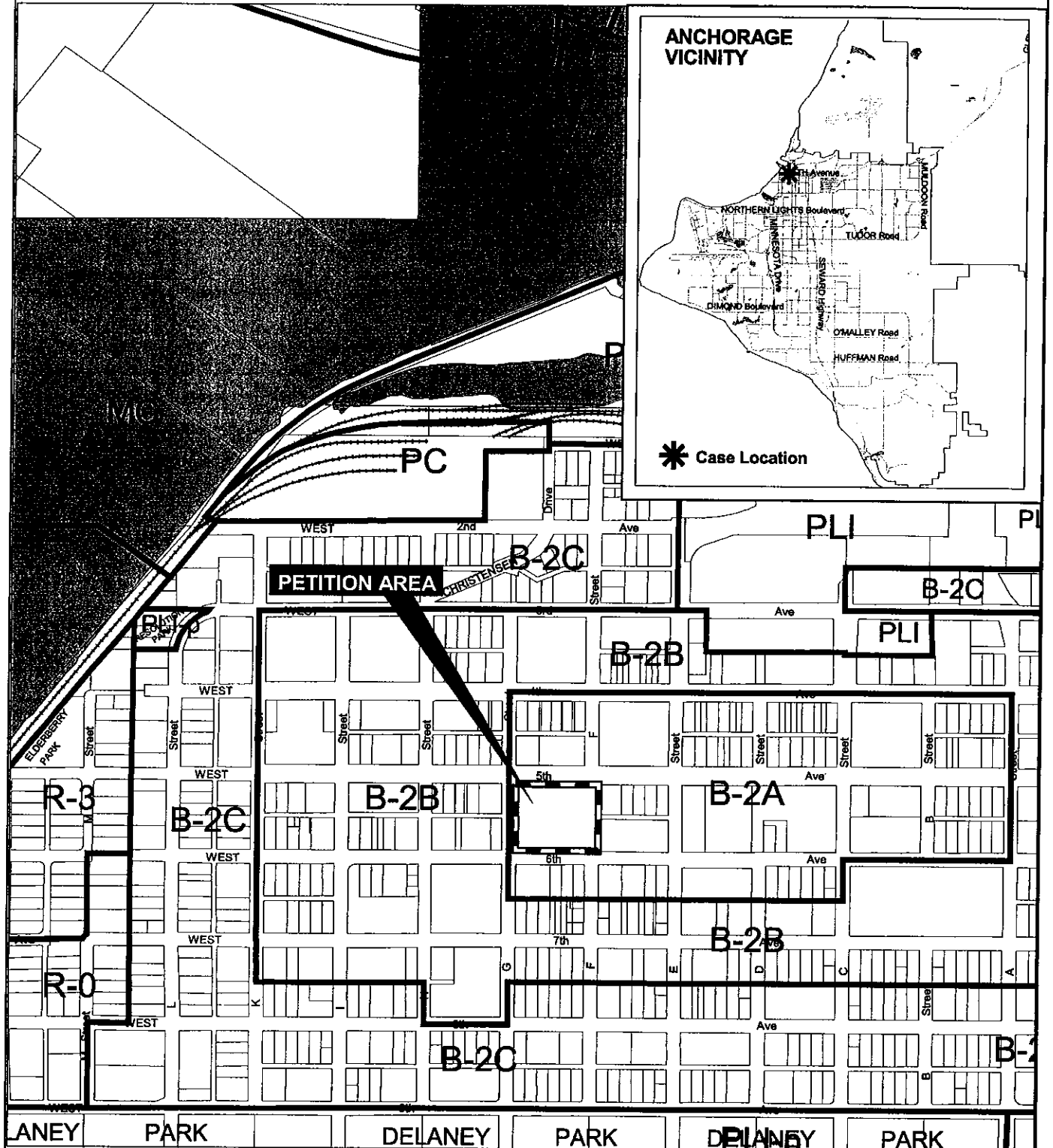
15 Concur: Tom Nelson, Director, Planning Department

16 Concur: Mary Jane Michael, Executive Director, Office of Economic & Community
17 Development

18 Concur: Denis C. LeBlanc, Municipal Manager

19 Respectfully submitted: Mark Begich, Mayor

CONDITIONAL USE-ALCOHOL 2005-143



Municipality of Anchorage
Planning Department

- Flood Limits**
- 100 Year Floodplain
 - 500 Year Floodplain
 - Floodway



Date: October 3, 2005

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

DATE: December 13, 2005

CASE NO.: 2005-143

APPLICANT: Tim Gravel dba Kaladi Brothers Coffee, LLC

REPRESENTATIVE: Tim Gravel

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-2A District for a Restaurant/Eating License and Use per AMC 21.40.150 D.13

LOCATION: Lot 1, Block 52A, Original Townsite Subdivision: generally located between West Fifth Avenue and West Sixth Avenue between "G" Street and "F" Street.

STREET ADDRESS: 621 W Sixth Avenue

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-101-36/ Grid SW 1230

ATTACHMENTS

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

RECOMMENDATION SUMMARY:

Generally meets the required Title 21 standards including AMC 21.50.150, and Title 10.50.

SITE:

Acres: 104,464 SF
Vegetation: none

Zoning: B-2A
Topography: Level
Existing Use: Coffee Shop
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Redevelopment/Mixed Use; Major Employment Center
(Anchorage 2020)
Commercial (1982 Anchorage Bowl Comprehensive Plan)
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2A	B-2B
Land Use:	Commercial	Commercial	Commercial	Commercial

SITE DESCRIPTION AND PROPOSAL:

The petitioner is asking approval of a new alcoholic beverages conditional use for a new restaurant/eating place liquor license for beer and wine. Kaladi Brothers Coffee Company leases 3,000 square feet of space in the Alaska Center for the Performing Arts, in a street level space previously occupied by an art gallery at the corner of Sixth Avenue and G Street. Surrounding property are zoned B-2A and B-2B.

Kaladi Brothers Coffee Shop offers non-alcoholic coffee drinks, sodas, fruit smoothies and teas, and offers the following food items: bagels, muffins, croissants, scones, cookies, cakes, pies, soups, cheeses, olives, prepackaged sandwiches, side dishes and entrees, yogurt, fruit and chocolates. The public area of the restaurant includes an internet café, community room containing a conference table and eight (8) chairs, and dining area occupying approximately half of the 3,000 SF. Public dining area provides twelve (12) tables with twenty-four (24) non-fixed seating. The restaurant is open 7-days a week, Monday – Friday 6:00 AM to 9:00 PM, Saturday 8:00 AM to 10:00 PM, and Sunday 8:00 AM – 6:00 PM. However, the restaurant may choose to operate on 7-days a week with hours of operation as permitted by law. The petitioner estimates that 10% of his total sales will be from alcohol. All employees (8 – 10) working after 5:00 PM will be TAM trained.

There are fifty-nine (59) licenses are located within 1,000 feet of this location: twenty-eight (28) beverage dispensary licenses, six (6) beverage dispensary duplicate licenses, one (1) beverage dispensary tourism license, nineteen (19) restaurant licenses, two (2) brewpub licenses, one (1) package store license, one (1) package store tourism license, and one (1) theatre license.

There are no churches or schools within 200 feet of the restaurant. Holy Family Cathedral is located at 800 West Fifth Avenue.

PUBLIC COMMENTS:

Two hundred ten (210) public hearing notices (PHNs) were mailed November 15, 2005. At the time this report was written no PHNs were returned. No response was received from the Downtown Community Council.

FINDINGS

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

This subject location is depicted on the Land Use Policy Map of the Anchorage 2020 Comprehensive Plan as being within the Downtown Major Employment Center and Redevelopment/Mixed-Use Area

The Anchorage 2020 Comprehensive Plan does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, calls for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

The Anchorage 2020 Plan (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." Several goals of the Anchorage 2020 Plan do address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. The Performing Arts Center facility personifies the cultural and entertainment focal point in the downtown area, as well as enhancing the hospitality and tourism industry in Anchorage. Another of the Plan's stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

Downtown Anchorage, as an employment center, is well defined and compact, and has attained a medium- to high-density office employment of 50 to 75 employees per acre. Mixing supportive retail uses, such as restaurants, branch banks, and shopping, with office development is an important major employment center feature. Workers are within walking distance of these retail uses.

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

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.150, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-2A Central Business District Core zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.150 D.13. Restaurants, cafes, and other places serving food or beverages. Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only in accordance with AMC 21.50.160.

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 subject property is in the Downtown Major Employment Center and Redevelopment area: a commercial area that is expected to remain in that land use category for the foreseeable future. In and around this location are found numerous bars, restaurants, offices, retail stores, hotels, commercial businesses and other non-residential uses. Land to the north, south, east are zoned B-2B. To the west, land is zoned B-2A.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. The following fifty-nine (59) licenses are located within 1,000 feet of this location: twenty-eight (28) beverage dispensary licenses, six (6) beverage dispensary duplicate licenses, one (1) beverage dispensary tourism license, nineteen (19) restaurant licenses, two (2) brewpub licenses, one (1) package store license, one (1) package store tourism license, and one (1) theatre license. Approving this restaurant beer and wine license will add an additional license for within a 1,000 foot radius.

Name	Address	License Number	Type of License
Muffin Man Café 817	817 W. 6 th Avenue	4449	Restaurant/Eating Place

Yamaya Restaurant	825 W. 6 th Avenue	3728	Restaurant/Eating Place
Wing's n Things	529 I Street	2046	Restaurant/Eating Place
Jass Alley (Closed)	900 W. 5 th Avenue #102	3269	Restaurant/Eating Place
Kaze	930 W. 5 th Avenue	2296	Restaurant/Eating Place
Cyrano's Crepes & Books	413 D Street	2724	Restaurant/Eating Place
D Street Café	427 D Street	3976	Restaurant/Eating Place
Alaska Salmon Chowder House	443 W. 4 th Avenue	3434	Restaurant/Eating Place
Sweet Basil Café	335 E Street	3897	Restaurant/Eating Place
Phyllis Café	436 D Street	3266	Restaurant/Eating Place
China Express	425 W. 5 th Avenue	2925	Restaurant/Eating Place
Uncle Joe's Pizzeria	428 G Street #D	3847	Restaurant/Eating Place
Downtown Deli	525 W. 4 th Avenue	327	Restaurant/Eating Place
Kumagoro	533 W. 4 th Avenue	2276	Restaurant/Eating Place
Sacks Café & Restaurant	328 G Street	3977	Restaurant/Eating Place
Marx Bros Café	627 W. 3 rd Avenue	1422	Restaurant/Eating Place
Cilantros	611 West 9 th Avenue	4275	Restaurant/Eating Place
Cilantros	611 West 9 th Avenue	3908	Restaurant/Eating Place
Café Savannah	508 W. 6 th Avenue	4295	Restaurant/Eating Place
The Alley	900 W. 5 th Avenue #102	4163	Beverage Dispensary
La Mex Too	901 W. 6 th Avenue	636	Beverage Dispensary

La Mex Too Upstairs	901 W. 6 th Avenue	2009	Beverage Dispensary Duplicate
Crow's Nest/ Captain Cook Hotel	939 W. 5 th Avenue	290	Beverage Dispensary
Fletcher's Captain Cook Hotel	939 W. 5 th Avenue Tower 3	2290	Beverage Dispensary
Quarterdeck Captain Cook Hotel	939 W. 5 th Avenue Tower 1	932	Beverage Dispensary
Whale's Tail Captain Cook Hotel	939 W. 5 th Avenue Tower 1	1224	Beverage Dispensary
Anchorage Marriott Hotel	820 W. 7 th Avenue	3945	Beverage Dispensary Tourism
SMG of Alaska Wm. A. Egan Civic Center	621 W. 6 th Avenue	4455	Beverage Dispensary
Soltice Cafe	720 W. 5 th Avenue	847	Beverage Dispensary
Sullivan's @ 5 th Avenue Mall	320 W. 5 th Avenue Unit C100	3412	Beverage Dispensary
Avenue Bar, The	338 W. 4 th Avenue	1184	Beverage Dispensary
Panhandle Bar	312 W. 4 th Avenue	825	Beverage Dispensary
El Rancho Grande	333 Fourth Avenue	4182	Beverage Dispensary
Club Paris	417 W. 5 th Avenue	258	Beverage Dispensary
William A. Egan Civic & Convention Center	555 W. 5 th Avenue	3234	Beverage Dispensary
Ginza Restaurant	712 W. 4 th Avenue	3607	Beverage Dispensary
Rumrunner's Old Town Bar & Grill	415 E Street	4157	Beverage Dispensary
Rumrunners Old Towne Bar	415 E Street	3189	Beverage Dispensary
Darwin's Theory	426 G Street	987	Beverage Dispensary

4 th Avenue Theatre	630 W. 4 th Avenue	3518	Beverage Dispensary
Glacier Brew House	737 W. 5 th Avenue #110	3978	Beverage Dispensary
Restaurante' Orso	737 W. 5 th Avenue	4012	Beverage Dispensary Duplicate
515 Club	515 W. 4 th Avenue	398	Beverage Dispensary
F Street Station	325 F Street	762	Beverage Dispensary
Pioneer Club	739 W. 4 th Avenue	866	Beverage Dispensary
Bruins	500 W. 3 rd Avenue	1043	Beverage Dispensary
Chartroom, The	500 W. 3 rd Avenue	1414	Beverage Dispensary Duplicate
Top of the World	500 W. 3 rd Avenue	1157	Beverage Dispensary Duplicate
Gaslight Lounge	721 W. 4 th Avenue	437	Beverage Dispensary
Wood Shed, The	535 West 3 rd Avenue	4231	Beverage Dispensary Duplicate
Wood Shed, The	535 West 3 rd Avenue	1244	Beverage Dispensary
Clarion Suites Hotel	325 W. 8 th Avenue	3851	Beverage Dispensary
Humpy's Great Alaskan Alehouse	610 W. 6 th Avenue	3427	Beverage Dispensary
Subzero	612 F Street	4261	Beverage Dispensary Duplicate
Glacier Brew House	737 W. 5 th Avenue #110	3985	Brewpub
Orso Ristorante	737 W. 5 th Avenue #540	4258	Brewpub
Downtown Wine & Spirits	930 W. 5 th Avenue	3322	Package Store
Bootleggers Cove Hilton Hotels	500 W. 3 rd Avenue	152	Package Store Tourist
Glacial Reflections Fine Cater	621 W. 6 th Avenue	3852	Theatre License (PAC)

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 may be met.

The petition site is located in the Downtown and is zoned B-2A, which has no parking requirement. Parking garages and public surface parking lots are available in the surrounding area. There is an established system of sidewalks on both sides of the streets in the Downtown area. Public Transit is available.

2. The demand for and availability of public services and facilities. This standard is met.

The site is served with public water and sewer.

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

This standard is met.

A restaurant/eating place license will not cause any environmental pollution.

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/eating place.

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.

See table and narrative on page 5 for other alcohol licenses within 1,000 feet of this application.

The issuance of another conditional use for a restaurant will not adversely impact the immediate area or surrounding uses.

- 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 dispensing of alcoholic beverages, all managers and assistant managers and the owners of the restaurant 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 use.

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 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.

This standard appears to be met.

The Anchorage Police Department reported one liquor related incident occurring at this site within the last two years. There are other incidents the Police responded to but none involved liquor violations.

- 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 Municipality

Treasury reviewed the subject property for real property taxes or business personal taxes, and found no outstanding taxes on this application.

- 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.

The Department of Health and Human Services did not provide any comment on this case at the time this report is written.

- 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 State of Alaska Alcoholic Beverage Control Board.**

This form was not requested of this applicant.

RECOMMENDATION:

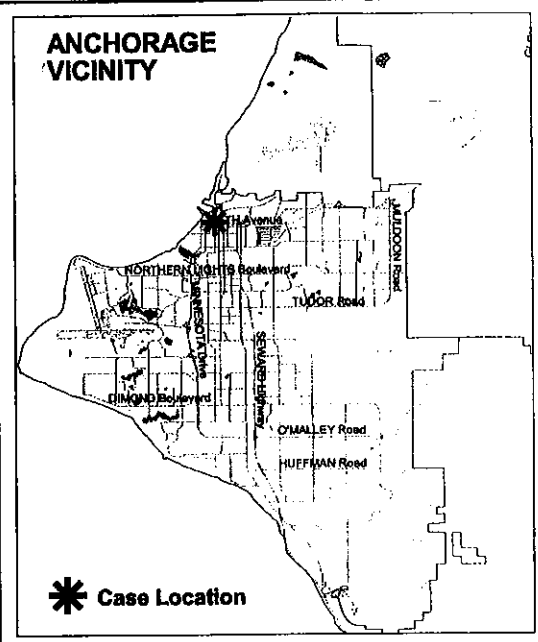
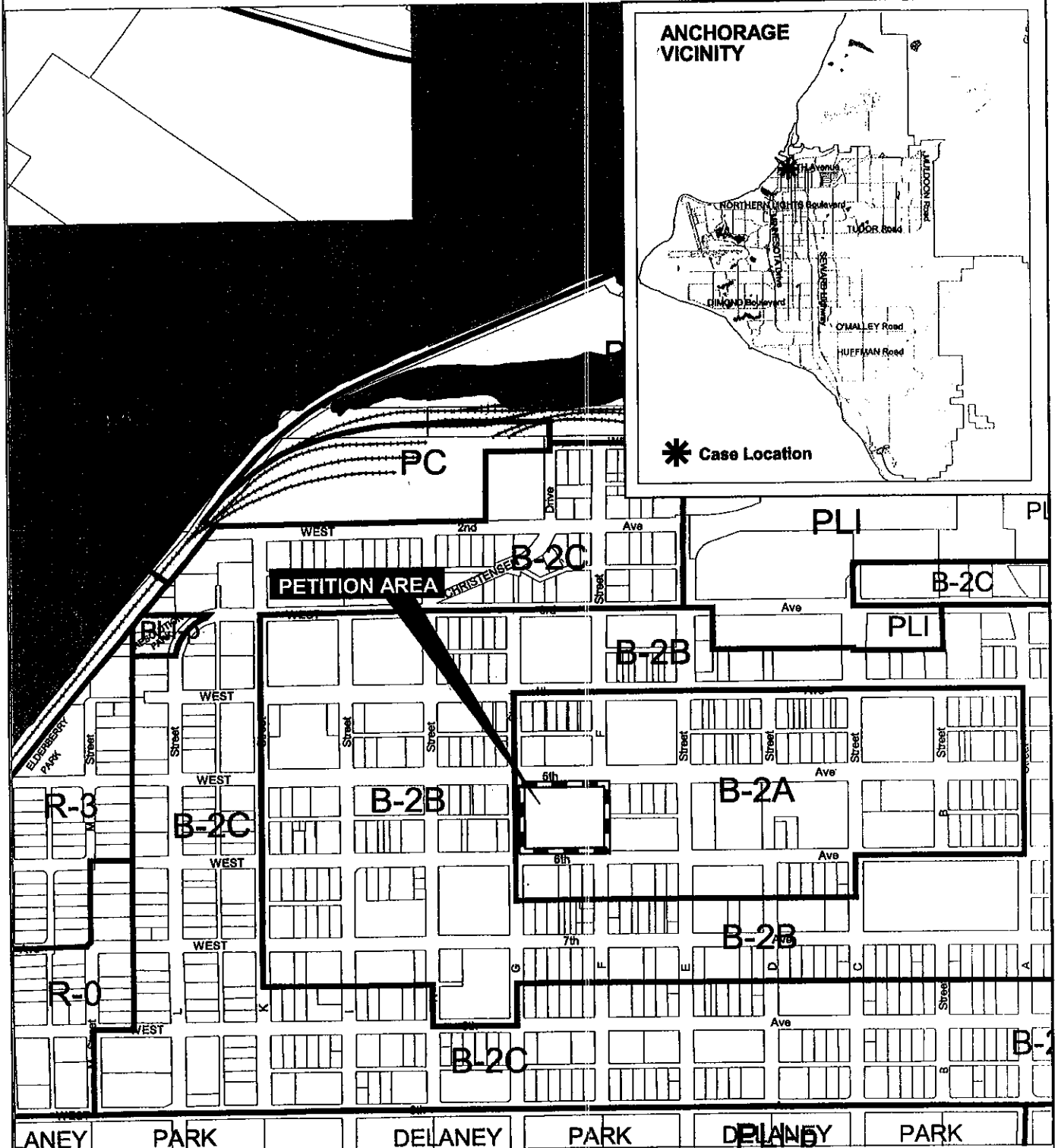
This application for a final conditional use for alcoholic beverages in the B-2A District for a restaurant use generally meets the required standards of Title 21 and Title 10, and AMC 21.50.150.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of a final conditional use approval for Kaladi Brothers restaurant eating place serving alcoholic beverages in the B-2A District.
2. All uses shall conform to the plans and narrative submitted.

3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a restaurant/eating place use per AMC 21.40.150D located at 621 W. Sixth Avenue, Original Townsite Subdivision, Lot 10, Block 52A. The restaurant occupies a street level lease space of approximately 3,000 SF in the Alaska Center for the Performing Arts. The public area includes an internet café, community room containing a conference table and eight (8) chairs, and a dining area containing twelve (12) tables and twenty-four (24) non-fixed seating. The menu offers a variety of non alcoholic drinks, including coffee, sodas, fruit smoothies and teas. Food items include bagels, muffins, croissants, scones, cookies, cakes, pies, soups, cheeses, olives, prepackaged sandwiches, side dishes and entrees, yogurt, fruit and chocolates. The restaurant is open 7-days a week, Monday – Friday 6:00 AM to 9:00 PM, Saturday 8:00 AM to 10:00 PM, and Sunday 8:00 AM – 6:00 PM. However, the restaurant may choose to operate on 7-days a week with hours of operation as permitted by law. The petitioner estimates that 10% of his total sales will be from alcohol. All servers having direct contact with alcohol will be TAM trained
4. Upon demand 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. 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.
6. The restaurant lease space is depicted on the Floor Plan Layout for the Kaladi Brothers Coffee Restaurant, hand dated 9/23/05, scale: 1-1/8" = 1'-0".
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public

CONDITIONAL USE-ALCOHOL 2005-143



Municipality of Anchorage
Planning Department

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

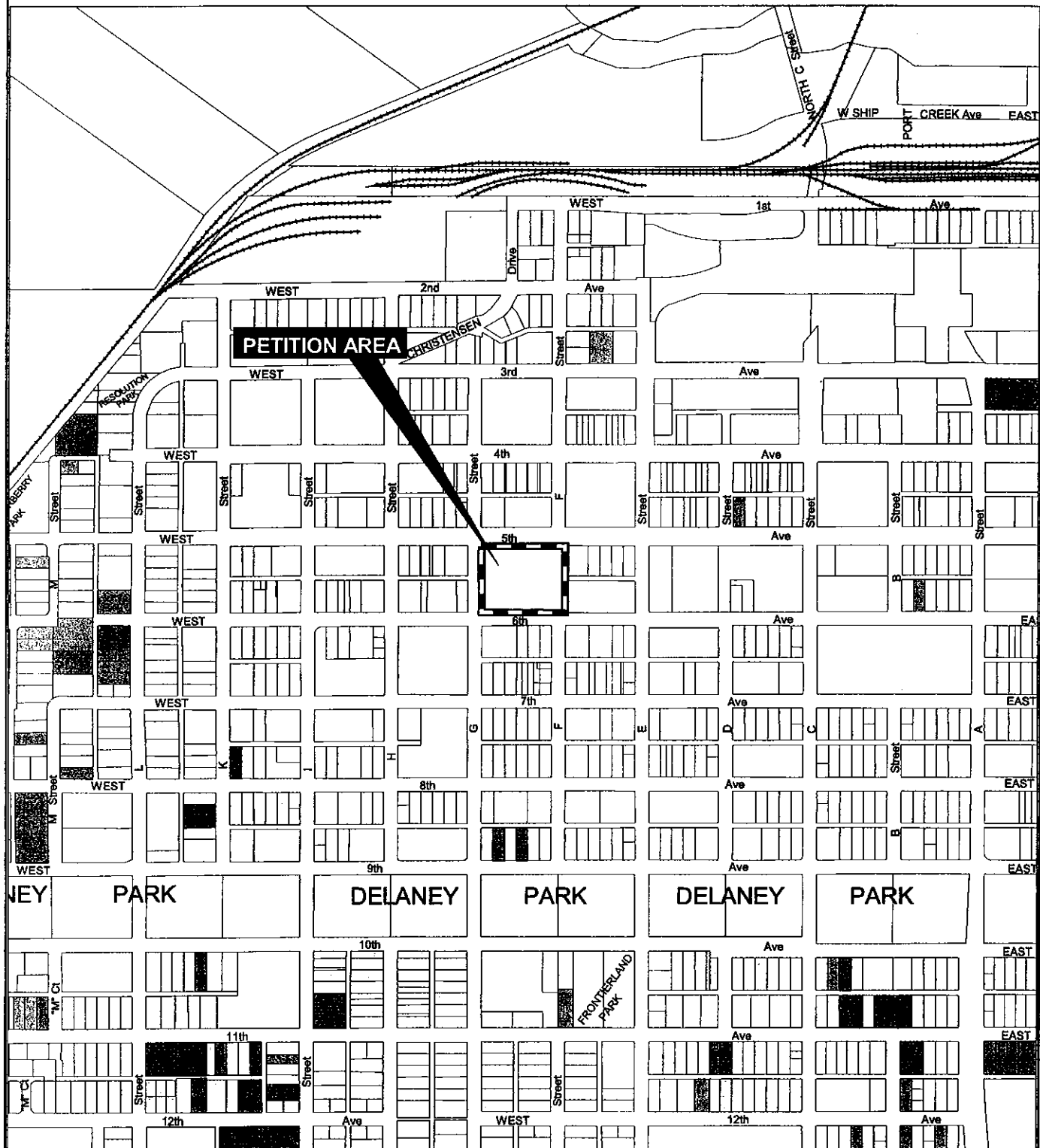


0 500 1000 Feet

Date: October 3, 2005

014

CONDITIONAL USE-ALCOHOL 2005-143



Municipality of Anchorage
Planning Department

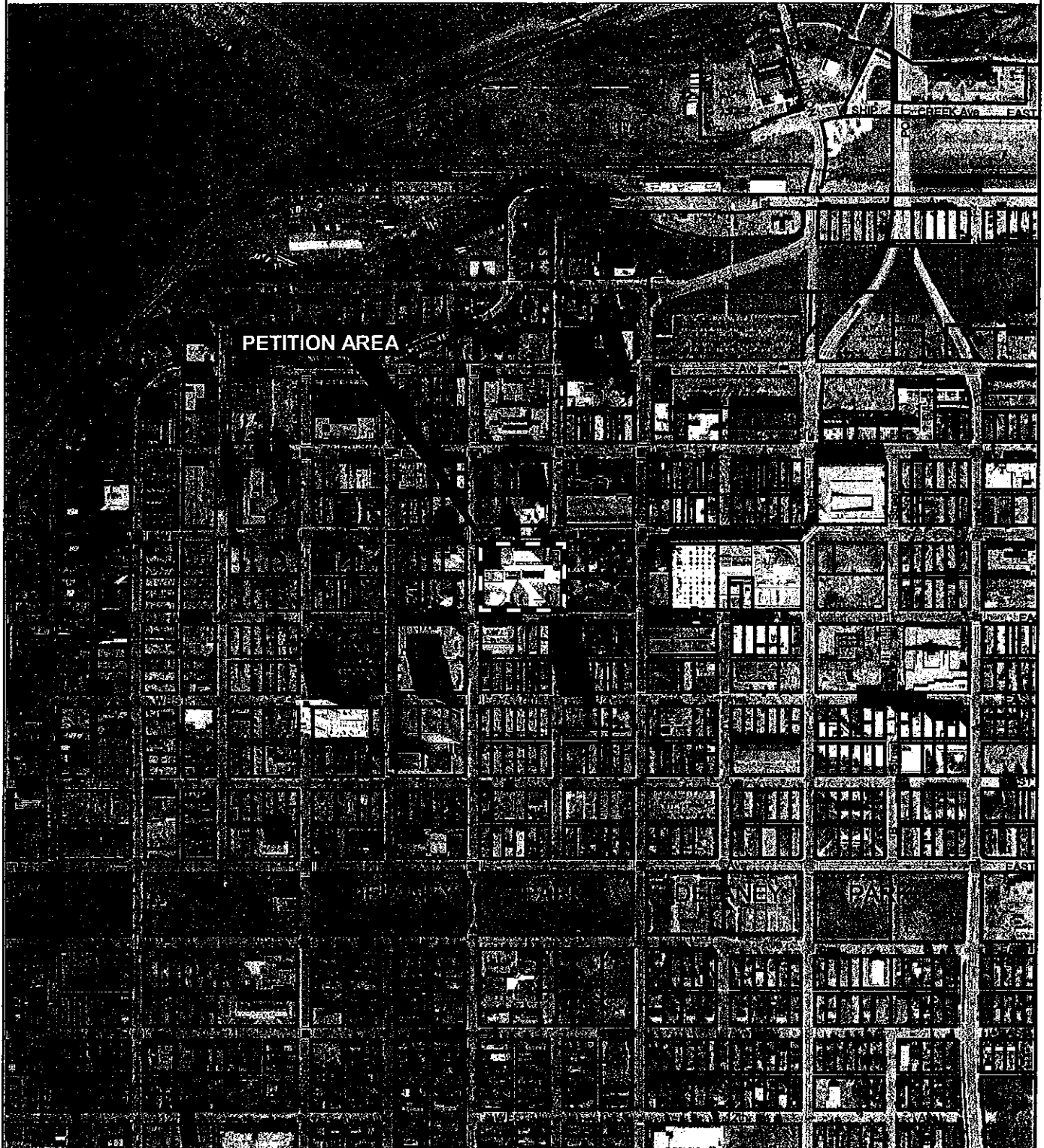
Date: October 3, 2005



Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

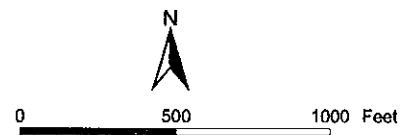
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CONDITIONAL USE-ALCOHOL 2005-143



Municipality of Anchorage
Planning Department

Date: October 3, 2005



Date of Aerial Photography: 2001

016

Alcohol Extract from List Report

Case Number: 2005-143

Description: 1000 foot alcohol

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00103403000 Cafe' 817	NOVOSAD MARK S Muffin Man & Co., Inc.	817 W 6TH AVENUE 817 W 6th Ave.	ANCHORAGE 4449	AK B2B	99501 Restaurant/Eating Place
00103404000 Yamaya Restaurant	YAMADA MASAHIDE & KAZUKO Yamada, Masahide & Kazuko	4100 NORTH STAR STREET 825 W. 6th Ave.	ANCHORAGE 3728	AK B2B	99504 Restaurant/Eating Place
00103407000 Wings 'n Things	CONNELLY JOSEPH M & TERESA Wings N Things	529 I STREET 529 I St.	ANCHORAGE 2046	AK B2B	99501 Restaurant/Eating Place
00103462000 Alley, The	FIFTH AVENUE BUILDING LLC Wallace, Dale	1007 W 3RD AVENUE SUITE 201 900 W. 5th Ave. #102	ANCHORAGE 4163	AK B2B	99501 Beverage Dispensary
00103462000 Jass Alley (CLOSED)	FIFTH AVENUE BUILDING LLC McLeod, Marlyn	1007 W 3RD AVENUE SUITE 201 900 W. 5th Ave. #102	ANCHORAGE 3269	AK B2B	99501 Restaurant/Eating Place
00103463000 La Mex Too	LA MEXICANA INC La Mexicana, Inc.	PO BOX 92480 901 W. 6th Ave.	ANCHORAGE 636	AK B2B	99509 Beverage Dispensary
00103463000 La Mex Too Upstairs	LA MEXICANA INC La Mexicana, Inc.	PO BOX 92480 901 W. 6th Ave.	ANCHORAGE 2009	AK B2B	99509 Beverage Dispensary Dup
00103464000 Downtown Wine & Spirits	ALASKA LABORERS BLDG CORP Brown Jug, Inc.	2501 COMMERCIAL DR 930 W. 5th Ave.	ANCHORAGE 3322	AK B2B	99501 Package Store
00103464000 Kaze Restaurant	ALASKA LABORERS BLDG CORP Jun, Chae P.	2501 COMMERCIAL DR 930 W. 5th Ave.	ANCHORAGE 2296	AK B2B	99501 Restaurant/Eating Place
00103466000 Crow's Nest/Captain Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.	ANCHORAGE 290	AK B2B	99510 Beverage Dispensary
00103466000 Fletcher's/Captain Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co	PO BOX 101700 939 W. 5th Ave.-Tower 3	ANCHORAGE 2290	AK B2B	99510 Beverage Dispensary
00103466000 Quarterdeck/Captain Cook Hotel	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 928 W 5th Ave	ANCHORAGE 932	AK B2B	99510 Beverage Dispensary

<u>Parcel</u> Business Name	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> Lic. Number	<u>State</u> Lic. Zone	<u>Zip</u> Lic. Type
00103466000 Whale's Tail/Captain Cook Hote	HICKEL INVESTMENT CO Hickel Investment Co.	PO BOX 101700 939 W. 5th Ave.-Tower 1	ANCHORAGE 1224	AK B2B	99510 Beverage Dispensary
00105455000 Anchorage Marriott Hotel	COLUMBIA PROPERTIES Columbia Properties Anchorage	207 GRANDVIEW DRIVE 820 W. 7th Ave.	FORT MITCHEL 3945	KY B2B	41017 Beverage Dispensary Tour
00210125000 Solstice Café	ANCHORAGE HOTEL ASSOCIATES Westmark Hotels, Inc.	300 ELLIOTT AVENUE W 720 W. 5th Ave.	SEATTLE 847	WA B2B	98119 Beverage Dispensary
00210136000 Glacial Reflections Fine Cater	MOA Hotel 4th Ave, The	PO BOX 196650 621 W. 6th Ave.	ANCHORAGE 3852	AK B2A	99519 Theater License (PAC)
00210136000 Wm. A. Egan Civic Center	MOA SMG of Alaska, Inc.	PO BOX 196650 621 W 6th Ave	ANCHORAGE 4455	AK B2A	99519 Beverage Dispensary
00210242000 Sullivan's Steakhouse	NORTHWESTERN SIMON INC Sullivans of Alaska	PO BOX 6120 320 W. 5th Ave. Unit C100	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's Crepes & Books	LOUSSAC BUILDING JOINT VENTURE Jerry Harper	413 D STREET 413 D St.	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVENUE 338 W. 4th Ave.	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210329000 Panhandle Bar	TURF NEWS-LUNCH INC BJV, Inc.	HC 34 BOX 2434 312 W. 4th Ave.	WASILLA 825	AK B2A	99654 Beverage Dispensary
00210350000 D Street Café	LOUSSAC-SOIGN LTD PARTNERSHIP Misallati, Norie	480 W TUDOR ROAD 427 D St.	ANCHORAGE 3976	AK B2A	99503 Restaurant/Eating Place
00210415000 El Rancho Grande	JRW VENTURES 76.82% & WINDWAR Francisco Barayas	411 W 4TH AVENUE SUITE 200 333 Fourth Avenue, Ste	ANCHORAGE 4182	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Song, Wae	315 E STREET 443 W. 4th Ave.	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba Corporation	315 E STREET 335 E St.	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210501000 Phyllis' Cafe	TSAKRES JOHN/TRUST Letourneau, R.E. & P.E.	101 W 36TH AVENUE #419 436 D St.	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210504000 Club Paris	MOMA SHEILA D & H & T, Inc.	417 W 5TH AVENUE 417 W. 5th Ave.	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 China Express/Sorabol	LUPINE COMMERCIAL COMPANY & China Express/Sorabal LLC	1403 P STREET 425 W. 5th Ave.	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place
00210509000 William A. Egan Civic & Conven	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W. 5th Ave.	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210526000 Ginza Restaurant	CHEN TOM & MING TZE Chen, Tom & Ming Tze	712 W 4TH AVENUE 712 W. 4th Ave.	ANCHORAGE 3607	AK B2B	99501 Beverage Dispensary
00210540000 Runrunner's Old Towne Bar & Gr	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc	1433 W 13TH AVENUE 415 "E" Street	ANCHORAGE 4157	AK B2A	99501 Beverage Dispensary
00210540000 Runrunners Old Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly	1433 W 13TH AVENUE 415 E St.	ANCHORAGE 3189	AK B2A	99501 Beverage Dispensary
00210550000 Darwin's Theory	BIWER DARWIN A JR Darwins Theory, Inc.	426 G STREET 426 G St.	ANCHORAGE 987	AK B2B	99501 Beverage Dispensary
00210552000 Uncle Joe's Pizzeria	ACREE ROBERT B U.J. Alaska, Inc.	903 W NORTHERN LIGHTS #210 428 G St., #D	ANCHORAGE 3847	AK B2B	99503 Restaurant/Eating Place
00210554000 4th Avenue Theatre, Inc.	IDITAROD PROPERTIES INC Fourth Avenue Theatre, Inc.	630 W 4TH AVENUE #300 630 W. 4th Ave.	ANCHORAGE 3518	AK B2A	99501 Beverage Dispensary
00210563000 Glacier Brew House	737 WEST FIFTH AVENUE LLC Brews Brothers, LLC, The	PO BOX 241826 737 W. 5th Ave. #110	ANCHORAGE 3978	AK B2B	99524 Beverage Dispensary
00210563000 Glacier Brew House, The	737 WEST FIFTH AVENUE LLC Brews Brothers, The LLC	PO BOX 241826 737 W. 5th Ave. #110	ANCHORAGE 3985	AK B2B	99524 Brewpub
00210563000 Orso Ristorante	737 WEST FIFTH AVENUE LLC Brews Brothers LLC	PO BOX 241826 737 West 5th Ave	ANCHORAGE 4258	AK B2B	99524 Brewpub
00210563000 Restaurant' Orso	737 WEST FIFTH AVENUE LLC The Brews Brothers, LLC	PO BOX 241826 737 W. 5th Ave.	ANCHORAGE 4012	AK B2B	99524 Beverage Dispensary Dup
00210602000 515 Club	DOWNTOWN INVESTMENTS CO Clark & Eddy, Inc.	1146 S STREET 515 W. 4th Ave.	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary

<u>Parcel</u> Business Name	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> Lic. Number	<u>State</u> Lic. Zone	<u>Zip</u> Lic. Type
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO Downtown Deli, Inc.	1146 S STREET 525 W. 4th Ave.	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W. 4th Ave.	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVENUE 325 F St.	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210617000 Pioneer Bar	OLDTIMERS INC Old Timers, Inc.	739 W 4TH AVE 739 W. 4th Ave.	ANCHORAGE 866	AK B2B	99501 Beverage Dispensary
00210625000 Bootleggers Cove	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 152	AK B2B	99501 Package Store Tourist
00210625000 Bruins	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1043	AK B2B	99501 Beverage Dispensary
00210625000 Chartroom, The	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1414	AK B2B	99501 Beverage Dispensary Dup
00210625000 Top Of The World	HILTON MD FINANCE COMPANY Hilton Hotels, Corp.	500 W 3RD AVENUE 500 W. 3rd Ave.	ANCHORAGE 1157	AK B2B	99501 Beverage Dispensary Dup
00210626000 Gaslight Lounge	MAC'S INC Gaslight Lounge, Inc.	3111 DENALI ST STE 201 721 W. 4th Ave.	ANCHORAGE 437	AK B2B	99503 Beverage Dispensary
00210627000 Sacks Café & Restaurant	3 D INVESTMENTS INC Sacks Restaurant, LLC	340 G STREET #201 328 G St.	ANCHORAGE 3977	AK B2B	99501 Restaurant/Eating Place
00210708000 The Wood Shed	CORDOVA DEVELOPMENT CO INC U.P.E., Inc.	PO BOX 101039 535 West 3rd Avenue	ANCHORAGE 4231	AK B2C	99510 Beverage Dispensary Dup
00210708000 Woodshed, The	CORDOVA DEVELOPMENT CO INC UPE, Inc.	PO BOX 101039 535 W. 3rd Ave.	ANCHORAGE 1244	AK B2C	99510 Beverage Dispensary
00210712000 Marx Bros Cafe	BAND OF RENOWN ENTERPRISES IN Band of Renown Ent. Inc.	627 W 3RD AVE 627 W. 3rd Ave.	ANCHORAGE 1422	AK B2C	99501 Restaurant/Eating Place
00211268000 Clarion Suites Hotel/Choice	CHENEGA LODGING LLC Chenega Hotel Management, LLC	4000 OLD SEWARD HWY #101 325 W. 8th Ave.	ANCHORAGE 3851	AK B2C	99503 Beverage Dispensary Tour

<u>Parcel</u> <u>---</u> <u>---</u> <u>---</u>	<u>Parcel Owner Name</u> <u>---</u>	<u>Parcel Owner Address</u>	<u>City</u> <u>---</u> <u>---</u>	<u>State</u> <u>---</u> <u>---</u>	<u>Zip</u> <u>---</u> <u>---</u>
<u>Business Name</u>	<u>Applicant Name</u>	<u>Business Address</u>	<u>Lic. Number</u>	<u>Lic. Zone</u>	<u>Lic. Type</u>
00211309000 Cilantros	PORTER N CLAIBORNE JR & Roberto Del Real	1834 STANFORD DRIVE 611 West 9th Ave	ANCHORAGE 4275	AK B2C	99508 Restaurant/Eating Place
00211309000 Cilantro's	PORTER N CLAIBORNE JR & Escalante, Jorge A.	1834 STANFORD DRIVE 611 W. 9th Ave.	ANCHORAGE 3908	AK B2C	99508 Restaurant/Eating Place
00211375000 Humpty's Great Alaskan Alehouse	PASSERINE L A & Hook, Line & Sinker, Inc.	520 W 6TH AVENUE 610 W. 6th Ave.	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 190787 612 "F" Street	ANCHORAGE 4261	AK B2A	99519 Beverage Dispensary Dup
00211380000 Cafe' Savannah	MACDONALD CHARLES L & KAREN Cafe' Savannah LLC	PO BOX 16502 508 West 6th Avenue	GALVESTON 4295	TX B2A	77552 Restaurant/Eating Place

2005 143 alcohol 1000 ft



Mon Oct 03, 09:43:48, 2005

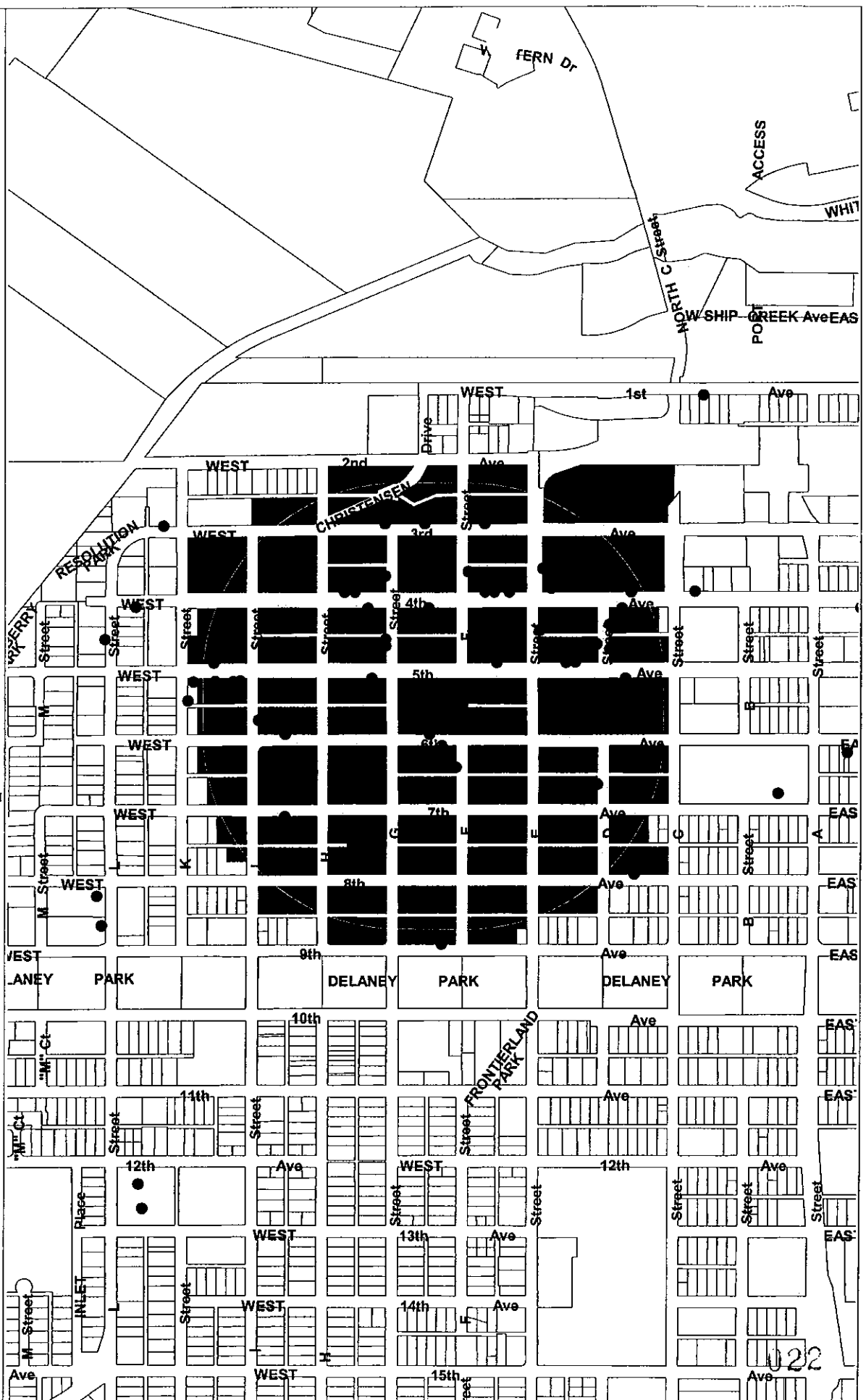
Map: Parcels--Basic Layers



Scale 1:8000

Legend:

Txt	STRNAME_BLI
	ALCOHOL
	PARCELS



CityView™

Municipal Software Corporation

Municipal Software Corporation

**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary Case No.: 2005-143

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PR		X	
Anchorage Police Department	X		
AWWU	X		
Code Enforcement	X	/	
Development Services			
DHS			
Environmental			
DHS Social Service			
Community Council			
Fire Prevention			
Flood Hazard		X	
MI&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Mgmt Engineering			
Right-of-Way		X	
School District			
Transit		X	
Treasury	X		
Traffic & Transportation Planning		X	

2005-143

POLICE DEPARTMENT CHECK LIST
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS

RECEIVED

OCT 20 2005

Municipality of Anchorage
Zoning Division

1. Criminal History in Local Police Files? YES NO UNK
{Circle which applies}
2. Incidents occurring within two years prior to the date of the liquor license application.

Type of Incident	Number of Incidents
See Attached	14

OLD BUSINESS NAME

OLD LOCATION

Kaladi Brother Coffee

621 W. 6th Avenue

BUSINESS NAME

LOCATION

Kaladi Brother Coffee, LLC

None

NAME OF APPLICANT (S)

CURRENT LICENSEE (S)

☒ New Business

☒ Restaurant /Eating Place

☐ New Business

☐ Transfer of Ownership

☐ Corporate Stock Transfer Only

☐ Transfer of Location

THIS INFORMATION IS PROVIDED FOR EVALUATION BY THE ASSEMBLY IN CONSIDERATION OF APPLICATIONS FOR LICENSING.

10.18.05
DATE

Lt. G. Gilliam, 
for CHIEF OF POLICE



Bar File

Activity for: 621 W 6TH AV



Report #	Nature of	Report	Location	Officer
030061882	LOST PROP	11/19/03	621 W 6TH AV	1408 OISTAD, RENEE D
040006636	FOUND PROP	02/09/04	621 W 6TH AV	0551 DIEHL, CATHERINE
040017572	ALARM	04/17/04	621 W 6TH AV	1457 MUELLER, CHRISTOPHER
040019713	DISORDERLY	04/30/04	621 W 6TH AV	28527 SUTCLIFFE, TYLER
040025089	ALARM	06/02/04	621 W 6TH AV	1491 LUND, ROBERT
040027412	VANDALISM	06/15/04	621 W 6TH AV	0920 BLOODGOOD, MATTHEW
040028849	FOUND PROP	06/23/04	621 W 6TH AV	0920 BLOODGOOD, MATTHEW
040039893	THEFT	08/21/04	621 W 6TH AV	28165 WEISSENBERGER, ADAM
040040332	FOUND PROP	08/24/04	621 W 6TH AV	1483 COTTLE, ANDREW
040058974	WARRANT	12/17/04	621 W 6TH AV	1544 WINBORG, GARY
050001154	LIQUOR	01/08/05	621 W 6TH AV	1494 MCNAMARA, RYAN
		01/08/05	621 W 6TH AV	1494 MCNAMARA, RYAN
Citizen reported a minor drinking at this establishment. Closed by arrest.				1231
050013108	RAPE	03/27/05	621 W 6TH AV	27993 WISEL, MICHAEL
		03/27/05	621 W 6TH AV	27993 WISEL, MICHAEL
Citizen reported by raped outside this establishment. Report Filed.				1231
050030751	THEFT	07/13/05	621 W 6TH AV	1515 DASH
Citizen reported a cellular phone stolen. Report Filed.				1231
050046791	DRUGS	10/13/05	621 W 6TH AV	29078 SKAGGS, ALAN L
Establishment/One of the employees reported finding cocaine in the bathroom. Report Filed.				1231

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

DATE: October 3, 2005

OCT 03 2005

TO: Zoning and Platting Division, OPDPW

Municipality of Anchorage
Zoning Division

FROM: Hallie Stewart, Engineering Technician

H Stewart

SUBJECT: Municipal Assembly Public Hearing of December 13, 2005
AGENCY COMMENTS DUE November 15, 2005

AWWU has reviewed the case material and has the following comments.

05-143 AOT Block 52A, Lot 1 (conditional use) Grid 1230

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 a restaurant serving alcohol.

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

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

NOV 14 2005

Municipality of Anchorage
Zoning Division

DATE: November 10, 2005
TO: Jerry Weaver, Manager, Zoning and Platting Division
FROM: Brian Dean, Code Enforcement Manager
SUBJECT: Land Use Enforcement Review Comments, Assembly case for the meeting of December 13, 2005

Case #: 2005-143
Type: Conditional Use
Subdivision: Original Blk 52A Lt 1
Grid: SW 1230
Tax ID #: 002-101-36
Zoning: B-2A

Platting: 84-335, filed September 26, 1984.

Lot area and width: AMC 21.40.150.F: "Minimum lot requirements are as follows:

1. Width: 50 feet.
2. Area: 6,000 square feet."

Yard requirements: AMC 21.40.150.G: "Minimum yard requirements are as follows:

1. Residential uses: As required under section 21.40.060.G.
2. Other uses, including residential uses associated with other uses: None, except as provided in the supplementary district regulations."

Lot coverage: AMC 21.40.150.H: "Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:...."

Clear vision area: A clear vision area, as defined in AMC 21.45.020.A, applies to this property.

Legal nonconformities: None have been established with Land Use Enforcement.

Enforcement actions: No land use cases are listed in CETS.

Ownership history: Property tax records indicate the current owner acquired the property prior to 1984.

Building height: AMC 21.40.150.I: "Maximum height of structures.

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed nine stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities...."

The property is within the 219 foot MSL contour of the Anchorage International Airport Height Zone, and is subject to the provisions of AMC 21.65.

The property is not within any established Airport Height Zone.

Off-street parking requirements: AMC 21.45.080.150.K: "No off-street parking need be provided, but off-street parking that is provided shall be landscaped in accordance with the supplementary district regulations. If off-street parking is provided, it must comply with subsections 21.45.080.W.2-11."

Landscaping requirements: AMC 21.40.150.Q: "All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee."

AMC 21.40.150.N: "Ground-level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these."

Sidewalks: AMC 21.40.150.L: "Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide."

Signs: All signs shall conform to the requirements of AMC 21.47.

Land Use Enforcement has no adverse comment regarding this case.


(Reviewer: Jillanne Inglis)

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

OCT 05 2005

Municipality of Anchorage
Zoning Division

Date: October 5, 2005
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer 
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2005-143 for Kaladi Brothers Coffee LLC
at 621 W 6th Ave,

I find no outstanding taxes on this application, and see no reason for not approving it.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

October 10, 2005

RE: Zoning Case Review

Jerry Weaver, Platting Officer
Planning and Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

OCT 12 2005

Municipality of Anchorage
Zoning Division

Dear Mr. Weaver:

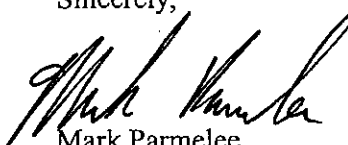
The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following Zoning Cases and has no comment:

2005-053 An ordinance amending Title 21 for the sales, dispensing, or service of alcoholic beverages

2005-143 A conditional use permit for a restaurant serving alcohol in the B-2A Central business district-core

Thank you for the opportunity to comment.

Sincerely,



Mark Parmelee
Area Planner

/eh

RECEIVED

OCT 04 2005

Municipality of Anchorage
Zoning Division



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 10-04-05

Case: 2005-143

Flood Hazard Zone: C

Map Number: 0235

☐ 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.

☒ I have no comments on this case.

Reviewer: Jack Puff



**Municipality of Anchorage
Development Services Department
Building Safety Division**




MEMORANDUM

NOV 14 2005

DATE: November 14, 2005

**Municipality of Anchorage
Zoning Division**

TO: Jerry Weaver, Jr., Platting Officer, CPD

FROM:  Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due November 15, 2005

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2005 – 143

A request concept/final approval of a conditional use to permit a private club serving alcohol in the B-2A Central business district-core.

No objection

2005 – 146

A request concept/final approval of a conditional use to permit a restaurant serving alcoholic beverages in the B-3 General business district.

No objection



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: November 4, 2005
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Request for Comments on Assembly case(s) for the Meeting of December 13, 2005.

NOV 07 2005
Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due November 15, 2005.

- 05-143** Anchorage Townsite, Block 52A, Lot 1, grid 1230
(Conditional Use, Alcohol Beverage Service)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-146** Bevers, Block 5B, Lot 1A, grid 1331
(Conditional Use, Alcohol Beverage Service)
Correct the plans showing Lot 4A as the lot of interest vs. application listing Lot 1A.
Review time 15 minutes.
- 04-151** Springer, Block 2, Lot 1A, grid 1730
(Conditional Use, Alcohol Beverage Service)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Pierce, Eileen A

From: Staff, Alton R.
Sent: Thursday, November 03, 2005 9:07 AM
To: Pierce, Eileen A; Stewart, Gloria I.
Cc: Taylor, Gary A.
Subject: Zoning and Plat Reviews

RECEIVED

NOV 03 2005

**Municipality of Anchorage
Zoning Division**

The Public Transportation Department has no comment on the following plats:

S11077-3
S10388-4
S11397-1
S11421-1
S10422-1
S11423-1
S11424-1
S11425-1
S11426-1
S11427-1
S11428-1
S11429-1
S11430-1
S11431-1
S11432-1
S11433-1

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

2005- 143
146
149
150
151

Thank you for the opportunity to review.



MUNICIPALITY OF ANCHORAGE
Traffic Department



RECEIVED

MEMORANDUM

OCT 20 2005

Municipality of Anchorage
Zoning Division

DATE: October 18, 2005
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Comments, December 13, 2005 Municipal Assembly

05-143 Anchorage Original Townsite; Conditional Use to serve alcohol;
Grid 1230

Because no parking is required and no drive-thru lanes are planned for, Traffic has no comment.

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.

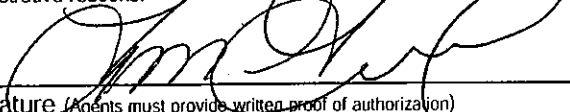
PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) KALADI BROTHERS COFFEE LLC	Name (last name first) TIM GRAVEL
Mailing Address 6921 BRAYTON DR. SUITE 105	Mailing Address 6921 BRAYTON DR. SUITE 105
Contact Phone: Day: 644-7402 Night: 529-0104	Contact Phone: Day: 644-7402 Night: 529-0104
FAX: 344-4484	FAX: 344-4484
E-mail: tim@kaladi.com	E-mail: Tim@kaladi.com

*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): 002-101-36	
Site Street Address: 621 W. 6th Ave. ANCHORAGE, ALASKA 99501	
Property Owner (if not the Petitioner): MUNICIPALITY OF ANCHORAGE	
Current legal description: (use additional sheet in necessary) Original BK 52A Lot 1	
Zoning: B2-A	Acreage: 104,404 SF
Grid # 1230	

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 9-23-05	Signature (Agents must provide written proof of authorization) 
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Accepted by MA	Poster & Affidavit Yes	Fee 2800 ⁰⁰	Case Number 2005-143
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COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 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:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☒ Conditional Use - Case Number(s): 2003-069
☐ 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.

9/26/05

Nancy McFarlane

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):

KALADI BROTHERS COFFEE

What is the gross leaseable floor space in square feet?

3000 SQUARE FEET

What is the facility occupant capacity?

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

0

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

25

What will be the normal business hours of operation? CLOSED ALL MAJOR HOLIDAYS

6am-9pm MONDAY-FRIDAY, 8am-10pm SATURDAY, 8am-6pm SUNDAY

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

5pm-CLOSE 7 DAYS A WEEK

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

10 % Alcoholic beverage sales

90 % 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

n/a

PACKAGE STORES

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

% less than \$5.00

% \$5.00 to \$10.00

% \$10.00 to \$25.00

% greater than \$25.00

n/a

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.

THE GOAL OF THE DOWNTOWN CAFE IS TO PROVIDE BOTH A COMMUNITY MEETING PLACE, AND A SOCIAL SETTING TO A SPECIFIC DEMOGRAPHIC; TOURISTS, AND PATRONS OF THE PERFORMING ARTS CENTER.

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

n/a

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.

OPENING THE DOWNTOWN CAFE WILL PROMOTE THE SOCIAL AND ECONOMIC WEALTH OF THE DOWNTOWN & SURROUNDING AREAS.

042

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.

LOCATION HAS ESTABLISHED SYSTEM FOR TRAFFIC AND PEDESTRIANS.

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

THE CAFE WILL HAVE 2 COMMUNITY ROOMS FOR THE PUBLIC TO USE. THE VISION OF KALADI BROTHERS IS "TO BE A CATALYST FOR COMMUNITY."

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

n/a

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

n/a (EXISTING LOCATION - NO PLANS FOR EXPANSION)

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 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?

NONE

Within 1,000 feet of your site are how many active liquor licenses?

2

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

1

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, THE CAFE WILL PROMOTE TOURISM AND ENHANCE THE EXPERIENCE OF THE PERFORMING ARTS CENTER

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 WORKING AFTER 5 PM WILL BE T.A.M. CERTIFIED. THERE WILL BE 8-10 EMPLOYEES.

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.

- ☐ Yes ☒ No Happy hours?
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?
☒ Yes ☐ No Patron access and assistance to public transportation?
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?
☒ Yes ☐ No Non-alcoholic drinks available to patrons?
☐ Yes ☒ 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: IT WILL BE PRIMARILY A COFFEE ESTABLISHMENT. THERE WILL BE SECURITY CAMERAS THAT WILL MONITORED BY THE STAFF. EVERY EMPLOYEE THAT IS WORKING DURING THE HOURS WHEN ALCOHOLIC BEVERAGES ARE SOLD WILL HAVE THEIR T.A.M. CERTIFICATION. EMERGENCY CONTACT NUMBERS WILL BE POSTED/PROVIDED TO ALL EMPLOYEES.

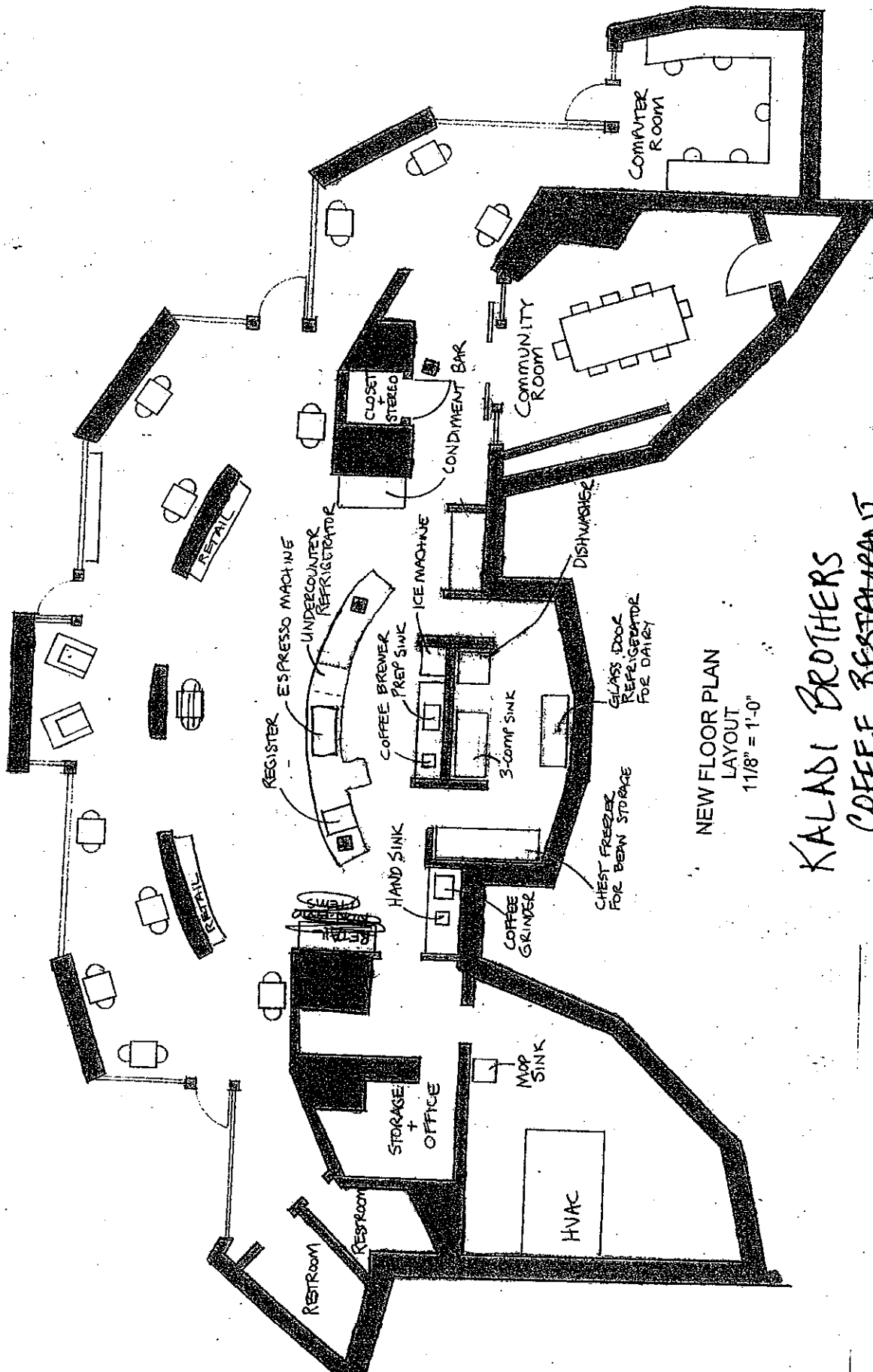
outside facility: THERE WILL ALSO BE SECURITY CAMERAS SET UP TO MONITOR THE ENTRANCES OF THE BUILDING.

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*

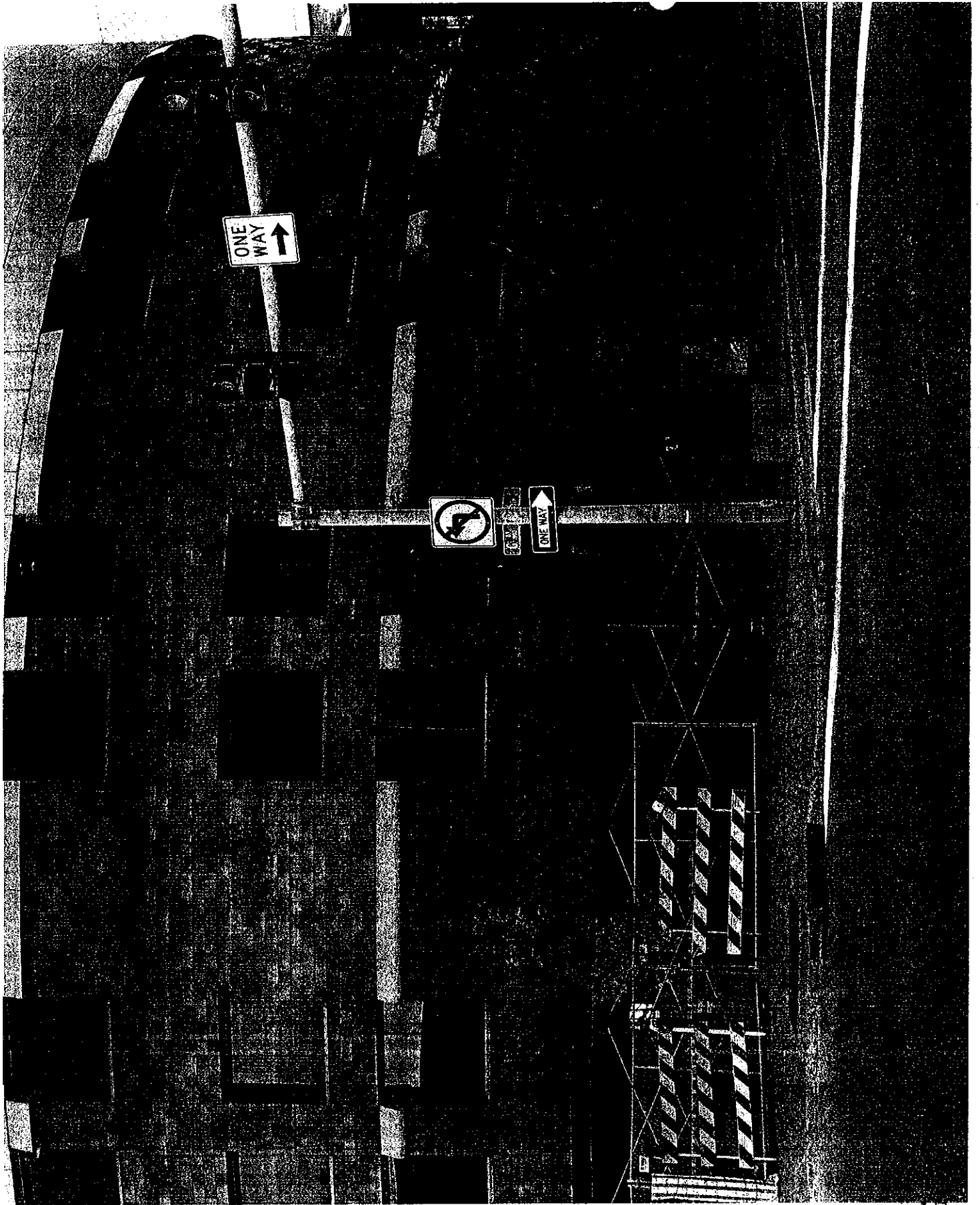


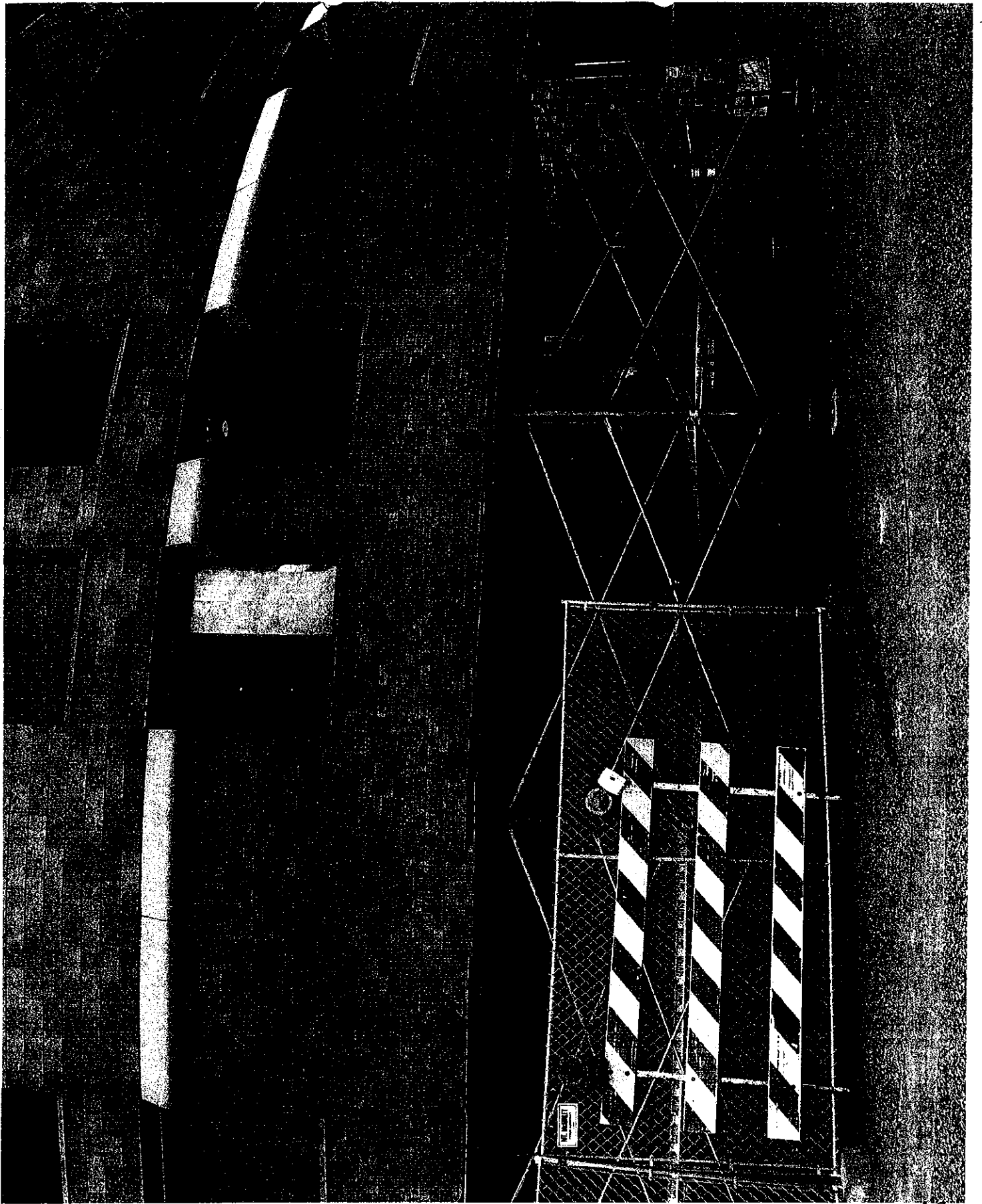
NEW FLOOR PLAN
LAYOUT
1 1/8" = 1'-0"

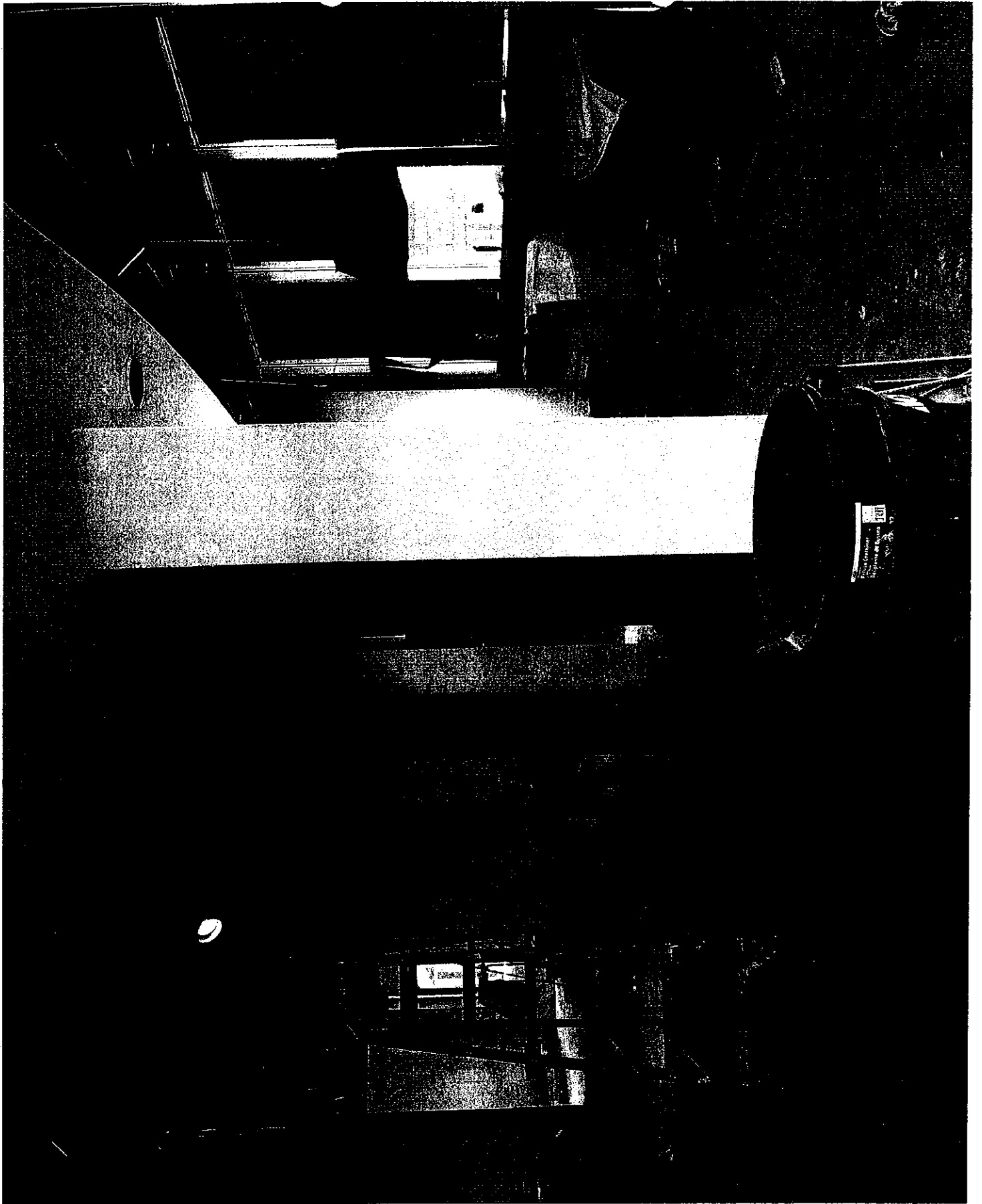
KALADI BROTHERS COFFEE RESTAURANT

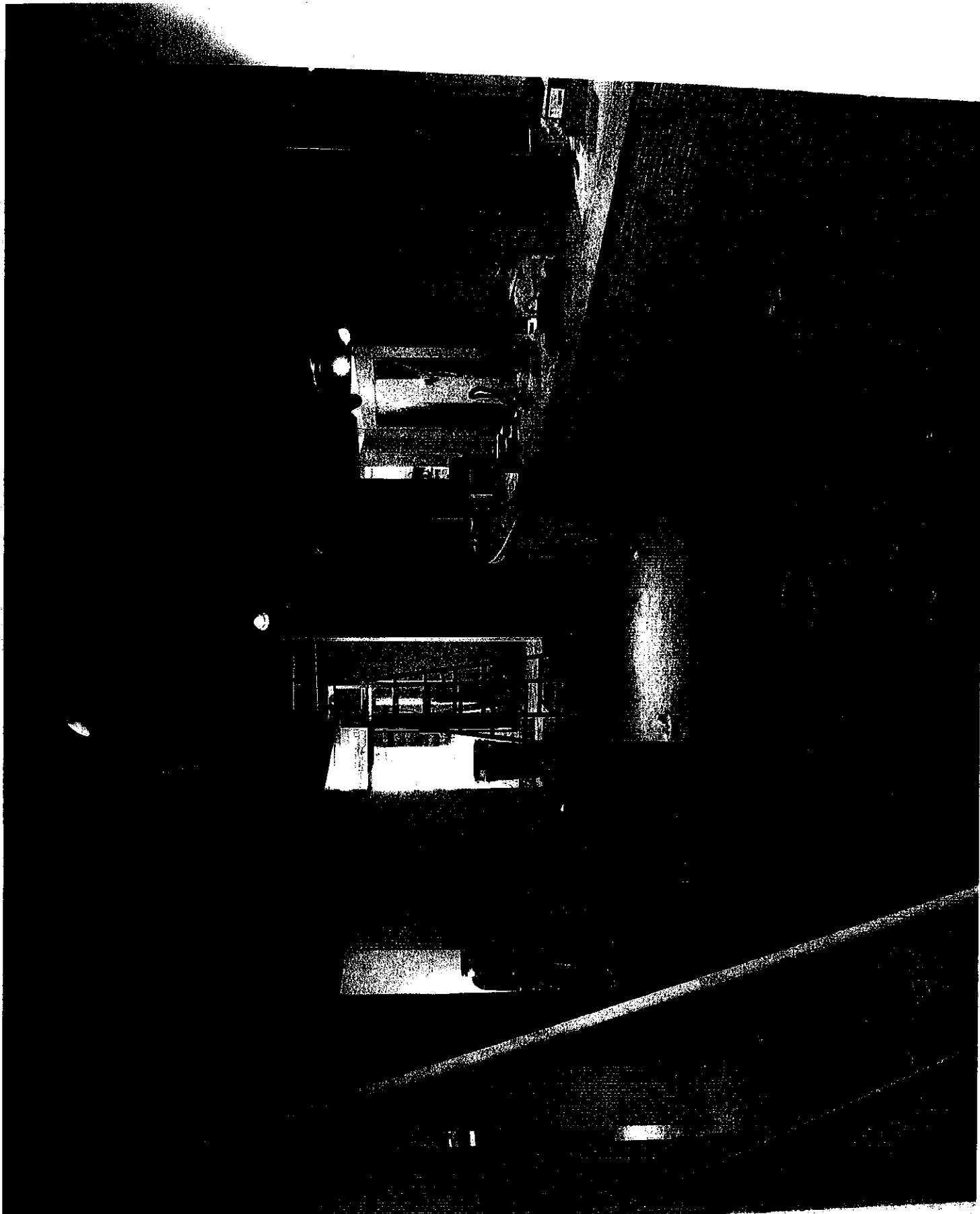
CASE 2005-143

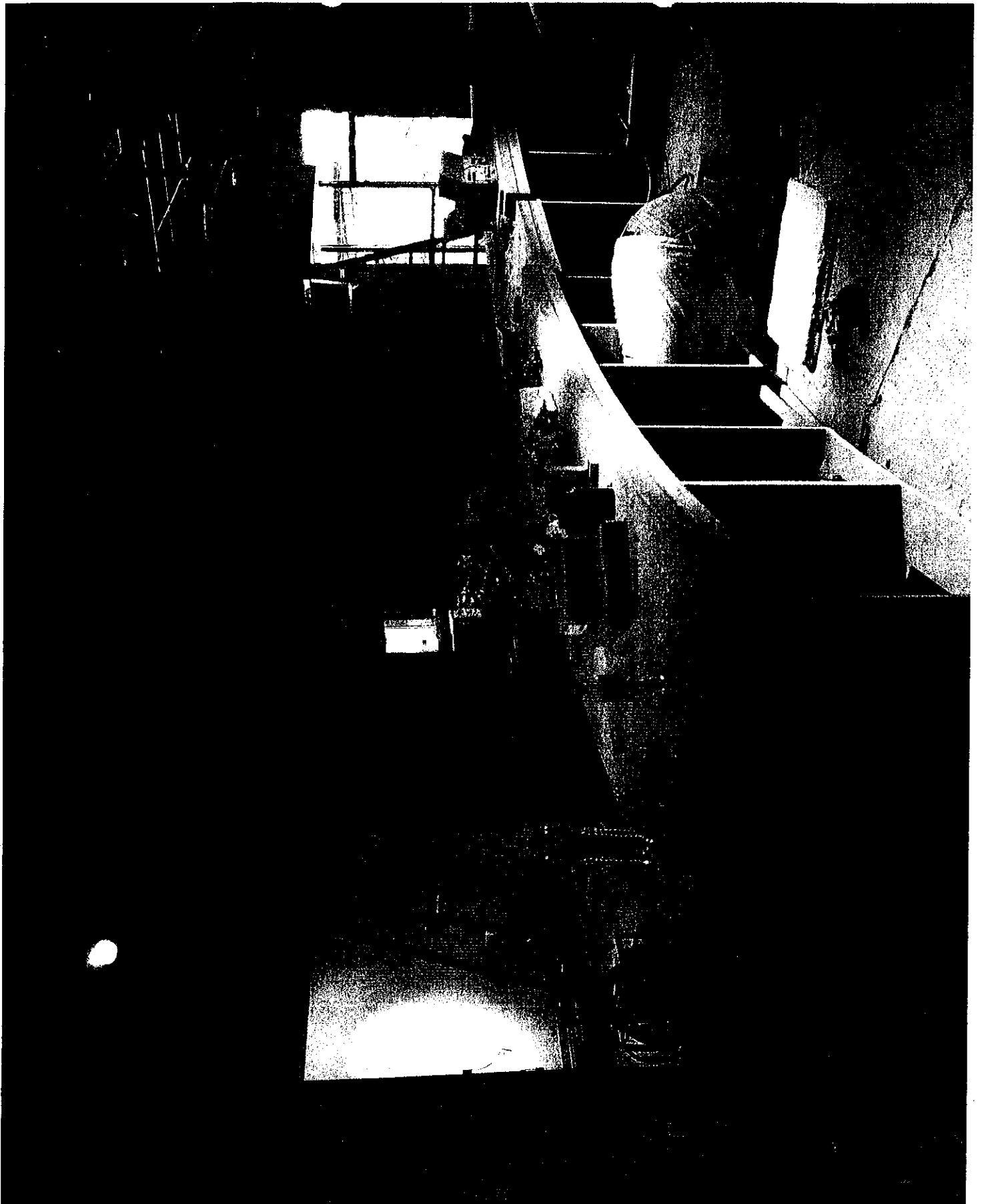
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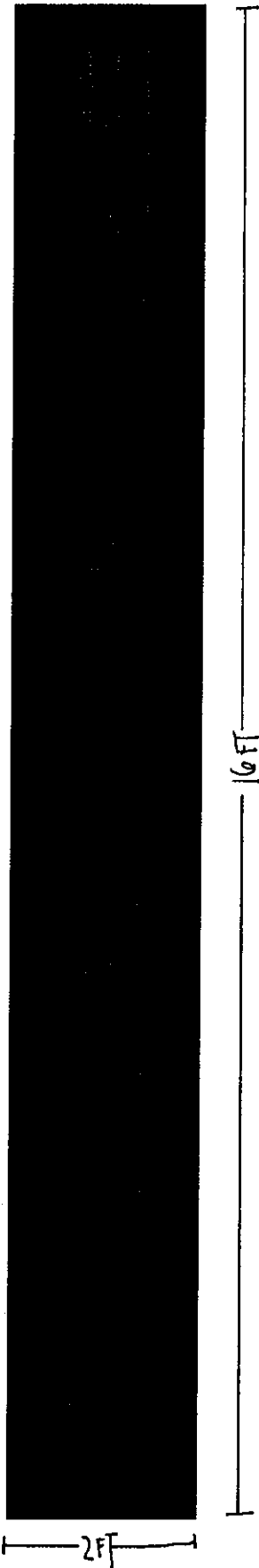












BRUSHED METAL W/ LETTERS CUT-OUT
RED ACRYLIC LAMINATED TO BACK

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

New Liquor License

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

<http://www.dps.state.ak.us/abc/>

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.

600/1 FEES

License Year: 2005	License Type: Restaurant Eating Place Beer & Wine 04-11.100.	License Fee: \$ 600.00 50.00
Statute Reference Sec. 04.11. 100	Local Governing Body: (City, Borough or Unorganized)	Filing Fee: \$ 100.00 118.00
Federal EIN or SSN: 92-0100865	Anchorage Alaska	Total Submitted: \$ 868.00
Name of Applicant: Kaladi Brothers Coffee	Street Address or Location of Business: 621 W Sixth Ave	Community Council Name(s) & Mailing Address: Down Town Anchorage South Addition
Doing Business As (Business Name): Kaladi Brothers Coffee LLC	City: Anchorage 99501	
Mailing Address: 6921 Brayton DR	Bus. Tel. #: (907) 344-4480	
City, State, Zip: Anchorage AK 99507	Fax Tel. #: 907 344-4484	
	Email Address: Timg@Kaladi.com	

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

Name to be used on public sign or advertising: Kaladi Brothers Coffee	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest school grounds: Inlet View Elementary	<input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church: Holy Family	<input type="checkbox"/> Not applicable
Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No. _____	<input 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? **NO**

☐ 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

<http://www.dps.state.ak.us/abc/>

PAGE 2 OF

Liquor License Application

Limited Liability Organization (AS

04.21.080(b)

Information

Limited liability organizations must be on file with the Alaska Department of Community and Economic Development (DCEd).

Exact Name of LLC or LLP KALADI BROTHERS COFFEE LLC		Telephone Number	Fax Number (907) 344-4484
LLC/LLP Mailing Address: 6921 BRAYTON DR.		City ANCHORAGE	State ALASKA
Registered Agent Name: TIM GRAVEL		Zip Code 99507	
Mailing Address: 941 W 16TH AVE. ANCHORAGE, AK 99501		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	
Telephone Number: 907-			
Date of Organization or Registration of LLC/LLP with Alaska DCED: 6-19-86		State of LLC/LLP Organization ALASKA	
Limited Liability Company Members and Managers or Limited Liability Partnership Partners. Attach additional information if			

Full Name _____


Partners of Limited Liability Partnership Partners. Attach additional sheets if necessary.											
Full Name MIDNIGHT MOON CO., INC					Full Name						
Mailing Address 0921 BRAYTON DR.					Mailing Address						
City, State, Zip Code ANCHORAGE, AK 99507					City, State, Zip Code						
Date of Birth		Home Telephone No.		Work Telephone No.		Date of Birth		Home Telephone No.		Work Telephone No.	
Title			% of Ownership 100		Title			% of Ownership			
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		Home Telephone No.		Work Telephone No.	
Title			% of Ownership		Title			% of Ownership			

Note: On a separate sheet provide information on ownership of other organized entities that are

Note: On a separate sheet provide information on ownership of other organized entities that are members or partners of the licensee.

Declaration

- 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.
- I hereby certify that there have been no changes in (the limited liability member or managers) (the limited liability partnership partners) that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the limited liability organization, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- 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.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Licensee(s)		Signature of Supporter of this application.	
Signature 		Signature	
Name & Title (Please Print) TIM GRAVEL MANAGING MEMBER		Name & Title (Please Print)	
Subscribed and sworn to before me this 5 day of JUNE 2006 ND26364 b5b 5/2/06		Subscribed and sworn to before me this day of	
Notary Public in and for the State of Alaska Jane M. Hanhan My Commission Expires 01/01/09		Notary Public in and for the State of Alaska	
My commission expires: 01/01/09		My commission expires:	
New 1.20 8/02			

New 1.20 8/02

054

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507
(907) 269-0350
Fax: (907) 272-9412

New Liquor License

<http://www.dps.state.ak.us/abc/>

PAGE 2 OF 2
Liquor License Application
Limited Liability Organization [AS
04.21.080(b)
Information

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

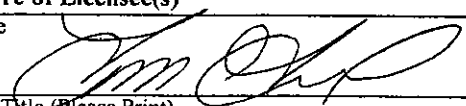
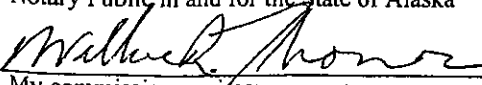
Exact Name of LLC or LLP Kaladi Brothers Coffee LLC.		Telephone Number (907) 344-4480	Fax Number (907) 344-4484
LLC/LLP Mailing Address: 6921 Brayton Drive		City Anchorage	State Alaska
Registered Agent Name: Tim Gravel		Zip Code 99507	
Mailing Address: 941 W 16th Ave Anchorage AK 99501		Is the LLC/LLP 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	
Telephone Number: 907 344-4480			
Date of Organization or Registration of LLC/LLP with Alaska DCED: 6/14/86		State of LLC/LLP Organization Alaska	

Limited Liability Company Members and Managers or Limited Liability Partnership Partners. Attach additional sheets if necessary.

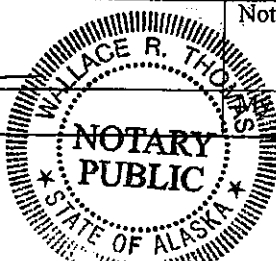
Full Name Timothy M Gravel			Full Name		
Mailing Address 941 W 16th Ave			Mailing Address		
City, State, Zip Code Anchorage AK 99501			City, State, Zip Code		
Date of Birth 5-22-66	Home Telephone No. 278-5483	Work Telephone No. 344-4480	Date of Birth	Home Telephone No.	Work Telephone No.
Title MANAGING MEMBER	% of Ownership 50%		Title	% of Ownership	
Full Name Brad Below			Full Name		
Mailing Address 129 #B 10th Ave			Mailing Address		
City, State, Zip Code Seattle WA 98102			City, State, Zip Code		
Date of Birth 01/27/58	Home Telephone No. 206 325 5115	Work Telephone No. 907 344-4480	Date of Birth	Home Telephone No.	Work Telephone No.
Title VICE PRESIDENT MEMBER	% of Ownership 50%		Title	% of Ownership	

Note: On a separate sheet provide information on ownership of other organized entities that are members or partners of the licensee.

Declaration * 9/9/05 - changed per Cindy Sharp 9:03 PM	
<ul style="list-style-type: none">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.I hereby certify that there have been no changes in (the limited liability member or managers) (the limited liability partnership partners) that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the limited liability organization, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.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.I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.	

Signature of Licensee(s)	
Signature 	Signature
Name & Title (Please Print) Tim Gravel MANAGING MEMBER	Name & Title (Please Print)
Subscribed and sworn to before me this 14th day of July , 2005	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: 4-11-2009	My commission expires:

New LLO 8/02



055

Kaladi Brothers Coffee
621 W Sixth Ave
Anchorage Alaska, 99501

Proposed menu

Non-Alcoholic Drinks

Latte
Mocha
Cafe' Kaladi
Breve
Sludge Cup
Americano
Coffee of the Day
Espresso
Hot Chocolate
Iced Latte
Iced Mocha
Chai Tea
Fruit Smoothies
Mineral Water
Sodas

Food Items:

Bagels
Muffins
Croissants
Scones
Cookies
Cakes
Pies
Soups
French style of breads
Cheeses
Olives
Prepackaged Sandwiches (Laroma Bakery)
Prepackaged side dishes (Laroma Bakery)
Prepackaged entrees (Laroma Bakery)
Yogurt
Fruit
Chocolates
Whole bean coffee

Alcoholic Drinks

Local brews and some specialty beers (all bottled)
Red and White bottled wines

AFFIDAVIT OF PUBLICATION

STATE OF ALASKA,)
THIRD JUDICIAL DISTRICT.)

Cory Taylor
being first duly sworn on oath
deposes and says that he/she is
an advertising representative of
the Anchorage Daily News, a
daily newspaper. That said
newspaper has been approved
by the Third Judicial Court,
Anchorage, Alaska, and it now
and has been published in the
English language continually as a
daily newspaper in Anchorage,
Alaska, and it is now and during
all said time was printed in an
office maintained at the aforesaid
place of publication of said
newspaper. That the annexed is
a copy of an advertisement as it
was published in regular issues
(and not in supplemental form) of
said newspaper on

July 27th 2005
Aug 2nd 2005
Aug 9th 2005

and that such newspaper was
regularly distributed to its
subscribers during all of said
period. That the full amount of
the fee charged for the foregoing
publication is not in excess of
the rate charged private
individuals.

signed Cory Taylor

Subscribed and sworn to before
me this 31st day of August
2005.

Notary Public in and for
the State of Alaska.
Third Division.
Anchorage, Alaska
MY COMMISSION EXPIRES

8/4/09



LIQUOR LICENSE APPLICATION

Kaladi Brothers Coffee
LLC, is making applica-
tion for a new Restaurant
Eating Place AS04-11-100
liquor license, d/b/a Kaladi
Brothers Coffee located
at 621 West Sixth Avenue
Anchorage AK 99501-2200.

**Interested persons should submit
written comment to their local govern-
ing body, the applicant and to the
Alcoholic Beverage Control Board at
5848 E. Tudor Rd, Anchorage, AK 99507.

LIQUOR LICENSE APPLICATION

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**Interested persons should submit
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ing body, the applicant and to the
Alcoholic Beverage Control Board at
5848 E. Tudor Rd, Anchorage, AK 99507.

**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD**

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 Kaladi Brothers Coffee LLC.

located at 621 W Sixth Ave Anchorage Ak 99501
(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:

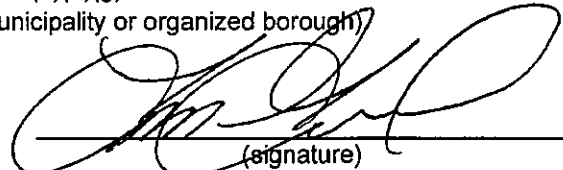
July 18th to July 28th

*** 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)

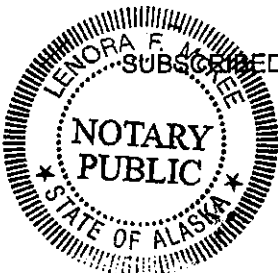
- a. Location of premises to be licensed 621 W Sixth Ave Anchorage 99501
b. Other conspicuous location in the area Sunshine plaza US Post office

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.


(signature)

SUBSCRIBED and SWORN to me this 16th day of September, 20 05.



Notary Public in and for Alaska
My commission expires: 8.31.07

058

Online Public Access

Department of Commerce

Alaska Corporations, Business and Professional Licensing

- Search
- ☒ By Entity Name
 - ☒ By AK Entity #
 - ☒ By Officer Name
 - ☒ By Registered Agent
 - ☐ Verify
 - ☒ Verify Certification
 - ☐ Biennial Report
 - ☒ File Online
 - ☐ LLC
 - ☒ File Online
 - ☐ Business Corporation
 - ☒ File Online
 - ☐ Online Orders
 - ☒ Register for Online
 - ☐ Orders
 - ☒ Order Good Standing

Date: 9/7/2005

Filed Documents

(Click above to view filed documents that are available.)

Entity Name History

Name	Name Type
Kaladi Brothers Coffee LLC	Legal

Information

AK Entity #:	95614
Status:	Active - Good Standing
Entity Creation Date:	8/11/2005
Home State:	AK
Principal Office Address:	No Address
Principal Mailing Address:	3921 Brayton Dr Ste A Anchorage AK 99507
Expiration Date:	Perpetual
Last Biennial Report Filed Date:	
Last Biennial Report Filed:	0
Biennial Report Month:	January

Registered Agent

Agent Name:	Gravell, Tim
Office Address:	6921 Brayton Dr Ste A Anchorage AK 99507
Mailing Address:	

Organizers

Name:	Midnight Moon Co., Inc.
Address:	6921 Brayton Dr Ste A Anchorage AK 99507
Title:	Managing Member

Owner Pct:

100

Officers & Directors

Webmaster **Contact the Division**

Department of Commerce

Alaska Corporations, Business and Professional Licensing

- Search
- ☒ By Entity Name
 - ☒ By AK Entity #
 - ☒ By Officer Name
 - ☒ By Registered Agent
 - ☐ Verify
 - ☒ Verify Certification
 - ☐ Biennial Report
 - ☒ File Online
 - ☐ LLC
 - ☒ File Online
 - ☐ Business Corporation
 - ☒ File Online
 - ☐ Online Orders
 - ☒ Register for Online
 - ☐ Orders
 - ☒ Order Good Standing

Date: 9/7/2005

Filed Documents

(Click above to view filed documents that are available.)

Print Blank Biennial Report

(To view the report, you must have Acrobat Reader installed.)

Entity Name History

Name	Name Type
MIDNIGHT MOON CO., INC.	Legal

Information

AK Entity #:	33117D
Status:	Active - Good Standing
Entity Creation Date:	6/11/1984
Home State:	AK
Principal Office Address:	6921 BRAYTON DR ANCHORAGE AK 99507
Principal Mailing Address:	No Address
Expiration Date:	Perpetual
Last Biennial Report Filed Date:	12/31/2003
Last Biennial Report Filed:	2004
Biennial Report Month:	January

Registered Agent

Agent Name:	TIM GRAVEL
Office Address:	6921 BRAYTON DR ANCHORAGE AK 99507
Mailing Address:	

Officers, Directors, 5% or more Shareholders, Members or Managers

Name:	BRAD BIGELOW
--------------	--------------

Address: 6921 BRAYTON DR
ANCHORAGE AK 99507
Title: President
Owner Pct:

Name: BRAD BIGELOW
Address: 6921 BRAYTON DR
ANCHORAGE AK 99507
Title: Secretary
Owner Pct:

Name: TIM GRAVEL
Address: 6921 BRAYTON DR
ANCHORAGE AK 99507
Title: President
Owner Pct:

Name: TIM GRAVEL
Address: 6921 BRAYTON DR
ANCHORAGE AK 99507
Title: Treasurer
Owner Pct:

Name: TIM GRAVEL
Address: 6921 BRAYTON DR
ANCHORAGE AK 99507
Title: Director
Owner Pct:

Officers & Directors

Webmaster Contact the Division



State of Alaska
Corporations, Partnerships and Professional Licensing
CORPORATION SECTION
PO Box 110808
Juneau, AK 99811-0808

AK Entity #: 95614
Date Filed: 09/02/2005 08:00 AM
State of Alaska
Department of Commerce

Initial Biennial Report Limited Liability Company

Alaska Entity #: 95614

Entity Mailing Address

Kaladi Brothers Coffee LLC	6921 Brayton Dr., Ste. A Anchorage, AK 99507
----------------------------	---

Name and Address of Registered Agent:

Physical Address of Agent If Mailing Address is a PO Box or Mail Stop

Gravel, Tim 6921 Brayton Dr Ste a Anchorage, AK 99507	
---	--

1. Check one of the boxes below:

☒ The Limited Liability Company is managed by its members.

☐ The Limited Liability Company is managed by its manager.

2. List the names and addresses of the managers of the company, or, if the company is not managed by a manager, the names and addresses of the members of the company. You must also list the name and address of each person owning at least five percent interest in the company and the percentage of interest owned by that person. Please note that this report may not be filed for the record if the required information is not provided.

Title - Check Applicable Box	Name	Mailing Address	City, State, Zip	% Interest Held
<input checked="" type="checkbox"/> Member	Midnight Moon CO., Inc.	6921 Brayton Dr., Ste. A	Anchorage, AK 99507	100%
<input type="checkbox"/> Manager				
<input type="checkbox"/> Member				
<input type="checkbox"/> Manager				
<input type="checkbox"/> Member				
<input type="checkbox"/> Manager				
<input type="checkbox"/> Member				
<input type="checkbox"/> Manager				

If necessary, attach a list of additional members, managers or 5% or more interest holders on a separate 8 1/2 X 11 sheet of paper.

This report is public information. Please do not list confidential information such as date of birth or Social Security Numbers.

Signature

Printed Name

Title

Date

	Tim Gravel	President of Midnight Moon Co. Inc.	8/13/05
--	------------	---	---------

This report is due prior to February 11, 2006

08-595

State of Alaska
Initial Biennial Report 1 Page(s)



T0524544068

City, State, Zip

1 1000000000

AK

1005011 0000 0000 0000

063 1

Alaska Entity #: 95614

**State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing**

**CERTIFICATE
OF
ORGANIZATION
Limited Liability Company**

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Organization duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

Kaladi Brothers Coffee LLC

and attaches hereto the original copy of the Articles of Organization for such certificate.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on **August 11, 2005.**

A handwritten signature in cursive script, appearing to read "William C. Noll".

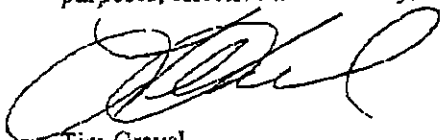
William C. Noll
Commissioner

KALADI BROTHERS COFFEE COMPANY
6921 BRAYTON DRIVE ANCHORAGE, ALASKA 99507
907 344 5483 - 800 770 5483
FAX 907 344 5935
WWW.KALADI.COM

September 7, 2005


Alaska Center for the Performing Arts
621 W. 16th Ave.
Anchorage, Alaska 99501

Kaladi Brothers would like to make an addendum to our lease between Kaladi Brothers Coffee Company and The Alaska Center for the Performing Arts. In the lease agreement Kaladi Brothers shall be known as Kaladi Brothers Coffee LLC for all intents and purposes, effective immediately.



Tim Gravel

Managing Member Kaladi Brothers LLC



Nancy Harbour

President of The Alaska Center for the Performing Arts

COMMERCIAL SPACE LEASE AGREEMENT

between

Alaska Center for the Performing Arts, Inc.,
an Alaska non-profit corporation,
as Lessor,

and

KALADI BROTHERS COFFEE COMPANY,
an Alaska corporation,
as Lessee,

Effective Date:

~~June 15, 2003~~

June 28, 2005

SM

COMMERCIAL SPACE LEASE AGREEMENT

Parties

This agreement ("Agreement") is by and between: (a) Alaska Center for the Performing Arts, Inc., an Alaska non-profit corporation ("Lessor"); and (b) Kaladi Brothers Coffee Company, an Alaska corporation ("Lessee").

Recitals

A. Lessor is the manager hired by the Municipality of Anchorage ("Municipality") to manage the Alaska Center for the Performing Arts ("Center"), located at 621 West Sixth Avenue, Anchorage, Alaska 99501-2200.

B. Pursuant to that certain Management Agreement for the Alaska Center for the Performing Arts entered into between Lessor and the Municipality, executed December 29, 1993, and any Amendments thereto ("Management Agreement"), Lessor has full authority to lease portions of the Center to third-parties, however, Lessor acts only as a contractor for the Municipality, and has no relationship as employee, joint venturer, partner or agent of the Municipality.

C. Lessor wishes to lease to Lessee, and Lessee wishes to lease from Lessor, portions of the Center on the terms and conditions set forth in this Agreement.

Consideration

For good, valuable and sufficient consideration received and to be received, the parties have agreed, and hereby agree, as follows.

Terms and Conditions

1. **Recitals.** This Agreement shall be construed in light of the foregoing recitals, which are incorporated herein as contractual terms and conditions.

2. **Leasehold Premises.** Lessor hereby leases and lets to Lessee, and Lessee hereby leases and takes from Lessor, those portions of the Center described as:

The retail space that is located in the Center at the corner of 6th Avenue and G Street

as detailed in the attached Exhibit A (the "Leasehold Premises"), totaling approximately 3,000 square feet.

2.1. **Lessor's Warranty of Title.** Lessor hereby represents and warrants to Lessee that the Municipality has good and marketable title to the Leasehold Premises, subject to (a) exceptions, reservations, restrictions, rights of way, easements, covenants, encumbrances, interests and interim conveyances of record, (b) physical obstructions, defects and encroachments which a thorough inspection and survey would reveal, (c) applicable orders, ordinances, rules, regulations, statutes, laws and codes, and (d) unrecorded easements, rights of way and prescriptive rights. Lessor hereby represents and warrants that the Municipality has

22.11. Warranties of Authority. Each party on whose behalf a natural person executes this Agreement acknowledges, warrants and represents: (a) that such person is duly authorized and empowered to execute this Agreement on behalf of that party; (b) that, if a corporation or partnership, such party has been duly formed and organized and is in good standing; (c) that all necessary and appropriate resolutions and action authorizing such party to enter into, execute and perform this Agreement and the transactions called for and contemplated herein have been obtained; and (d) that all steps have been taken and acts performed that are conditions precedent to making this Agreement valid, enforceable and binding against such party.

22.12. Independent Counsel. Each party to this Agreement acknowledges that it has enjoyed the advice and representation of competent independent legal, business, tax and financial counsel in negotiating, entering into and executing this Agreement; and the fact that this Agreement may have been drafted in whole or in part by one such party's counsel shall not cause any part of this Agreement to be construed against such party.

22.13. Severability. In the event that any term or condition of this Agreement is declared by a court of competent jurisdiction to be void or unenforceable, the remaining terms and conditions shall nevertheless be valid and enforceable as if such void or unenforceable term or condition had been omitted from the Agreement when it was formed; provided, however, that if any such void or unenforceable term or condition goes to the essence of this Agreement, this Agreement shall be rescinded and the parties shall, to the extent possible, be returned to the status quo ante.

22.14. Notices. Each notice required under this Agreement or by law shall: (a) be in writing; (b) contain a clear and concise statement setting forth the subject and substance thereof and the reasons therefor; and (c) be personally delivered, facsimile transmitted ("FAX"), or duly mailed by certified mail, return receipt requested, to each party to this Agreement at its following address or number or to such other address or number as that party may have most recently given notice of to all of the other parties:

LESSOR:

Alaska Center for the Performing Arts, Inc.
Attn: President
621 West Sixth Avenue
Anchorage, Alaska 99501-2200

LESSEE:

Kaladi Brothers Coffee
Attn: Tim Gravel
6921 Brayton Dr
Anchorage AK 99507

Formation

In witness whereof, Lessor and Lessee have executed, delivered and formed this Agreement, effective the 15th day of June, 2005.

LESSOR:

ALASKA CENTER FOR THE
PERFORMING ARTS, INC., an Alaska
non-profit corporation

DATED: 6/27, 2005

By Nancy Harbour
Nancy Harbour
Its President

LESSEE:

KALADI BROTHERS COFFEE
COMPANY, an Alaska corporation

DATED: JUNE 27, 2005

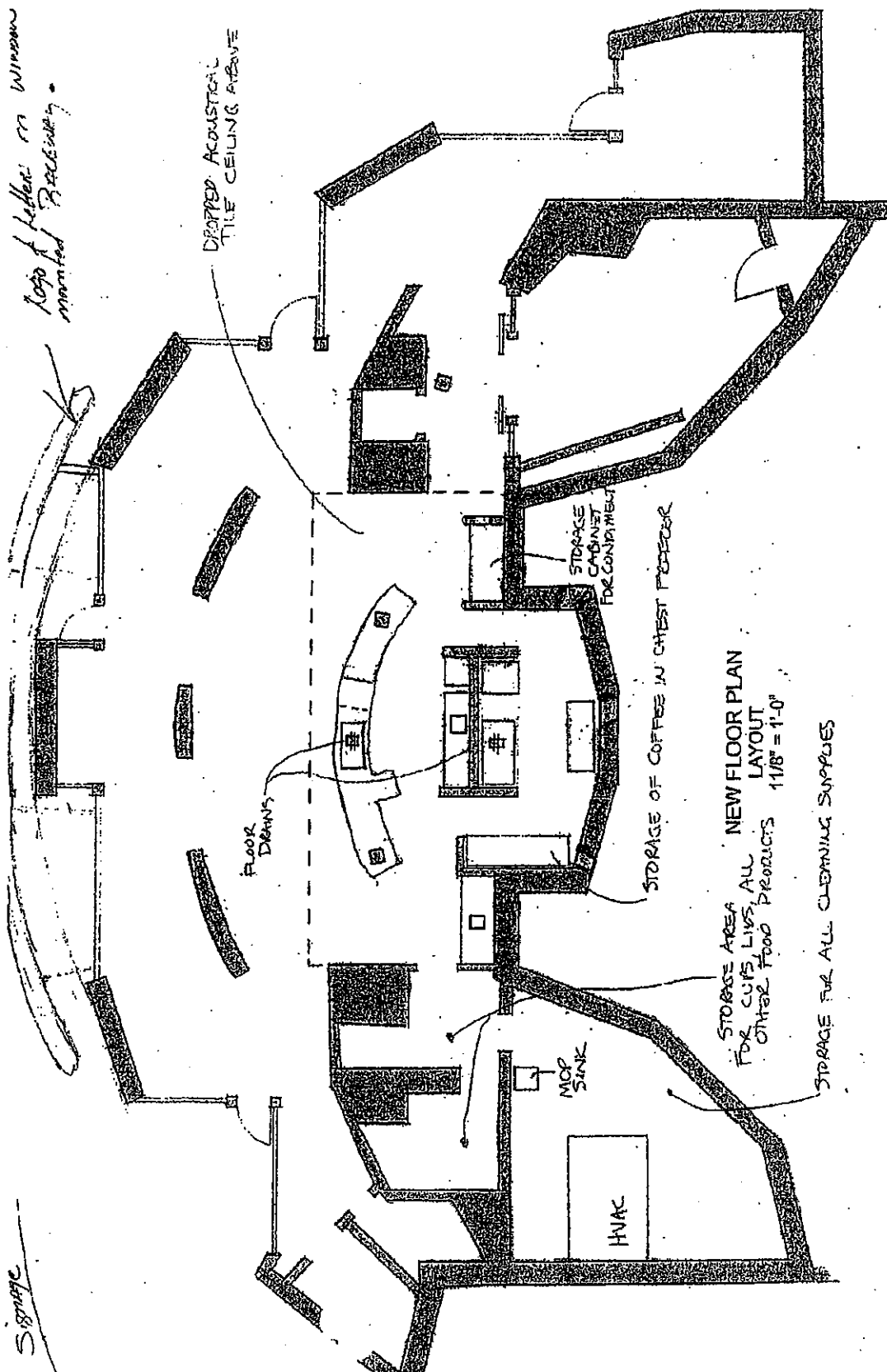
By Jim Galt
Its President

七十一

10-11-1964

26th Aug 1970

Logo of letters on window mounted B&B ink.



070

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
Kaladi Brothers Coffee LLC. 6921 Bragden DR. ANCHORAGE AK 99507	Kaladi Brothers Coffee 621 West Sixth Ave 99501

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
N/A			

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.

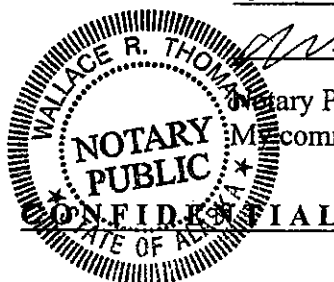
Signature of Applicant/Transferee



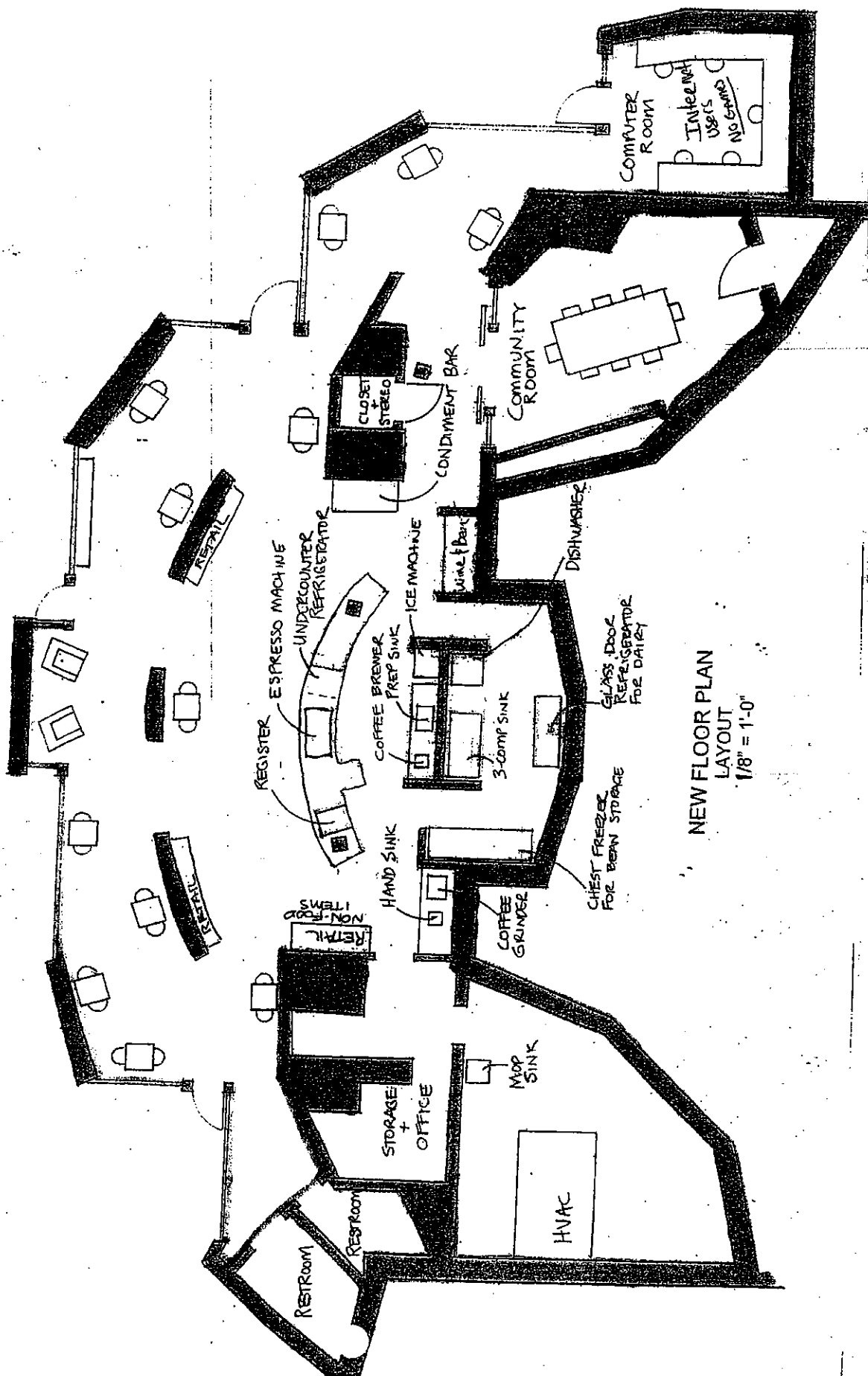
Date

Subscribed and sworn to before me this

14th Day of July 20 05



Notary Public in and for the State of Alaska
My commission expires 4-11-2009



NEW FLOOR PLAN
 LAYOUT
 1/8" = 1'-0"

STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: Draw a detailed floor plan of your present or proposed licensed premises on the graph below;
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA: KALADI Brothers Coffee

PREMISES LOCATION: 621 West Sixth Avenue Anchorage AK 99501

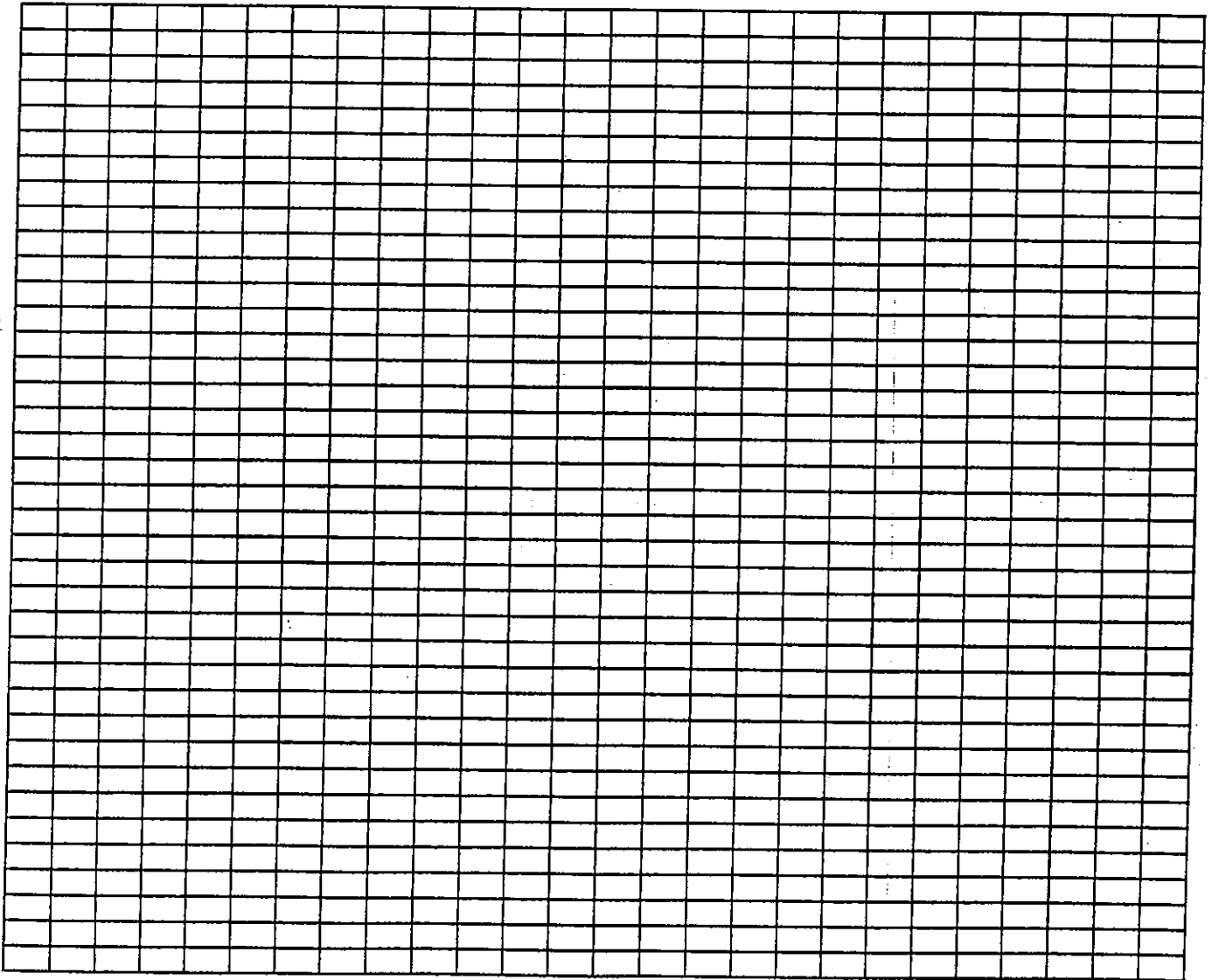
Indicate scale by x after appropriate statement or show length and width of premises. _____ 1 SQ. = 4 FT.

SCALE A: _____ 1 SQ. = 1 FT.

SCALE B:

Length and width of premises in feet: See Attached 1/8" = 1'

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.
DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.



**STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD**

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 KALADI BROTHERS COFFEE LLC
located at 621 W. 6TH Ave.
(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 5 10 FULL day period:

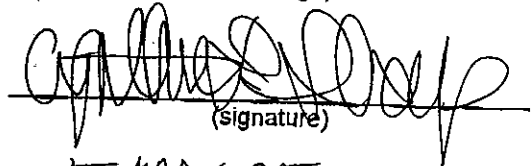
SEPTEMBER 8, 2005 to SEPTEMBER 12, 2005

- *** 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)

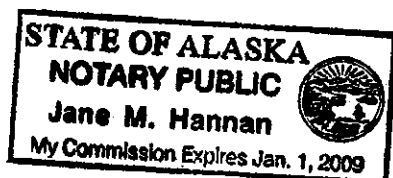
- a. Location of premises to be licensed 621 W. 6th Avenue
b. Other conspicuous location in the area POST OFFICE IN SUNSHINE PLAZA MALL

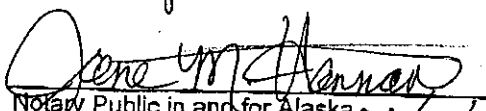
3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- 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.


(signature)

SUBSCRIBED and SWORN to me this 22nd day of September 2005




Notary Public in and for Alaska
My commission expires: 01/01/09

Supplemental Information: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE

PETITIONER: CORPORATE OFFICERS OR PARTNERS

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address	Phone
TIM GRAVEL	MANAGING MEMBER	941 W. 16 TH AVE. ANCHORAGE, AK 99501	278-5483
BRAD BIGELOW	MEMBER	1129 # B 10 TH AVE. SEATTLE, WA 98102	206-963-4291

PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address	Phone
MUNICIPALITY OF ANCHORAGE			

Attach this sheet to your application form

Accepted by:	Date:	Application for:	Case Number:
--------------	-------	------------------	--------------

4

POSTING
AFFIDAVIT



RECEIVED

OCT 12 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2005-143

I, TIM GRAVEL 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 CONDITIONAL USE PERMIT. The notice was posted on 9-30-05 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 30 day of SEPTEMBER, 2005

Signature

LEGAL DESCRIPTION

Tract or Lot 1

Block 52A

Subdivision ORIGINAL

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 52A LT 1

Parcel 002-101-36-000
Owner MOA
MOA 5112



Descr VACANT LAND
Site Addr 621 W 6TH AVE

PO BOX 196650
ANCHORAGE

AK 99519 6650

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend
 Econ. Link Replat Uncouple
 E = Old to New R = Old to New U = Old to New
 I = New to Old F = New to Old Q = New to Old
 Renumber Combine Lease
 N = New to Old C = Old to New L = GIS to Lease
 X = Old to New P = New to Old M = Lease to GIS

Get "Type" explanation
Bring up this form focused on the related parcel

REZONE



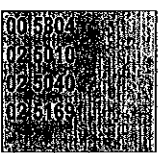
Case Number 2005-069 # of Parcels 1 Hearing Date 04/19/2005
 Case Type Assembly conditional use for the sales, dispensing, or service of alcoholic beverage
 Legal An alcoholic beverage conditional use for a theater beverage dispensary license. William A Egan Civic & Convention Center (PAC Theatre). Original Townsite, Block 52A, Lot 1. Located at 621 W 6th Avenue.

PLAT



Case Number Action Type Grid Proposed Lots 0 Existing Lots
 Action Type Legal

PERMITS



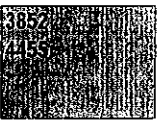
Permit Number 00 5804
 Project PAC CENTER
 Work Desc Replace discovery theatre orchestra portable pit cover
 Use THEATER

BZAP



Action No. 88016
 Action Date 02/13/1989
 Resolution Status APR Ruling Approved
 Type CU Conditional Uses

ALCOHOL LICENSE



Business Glacial Reflections Fine Cater
 Address 621 W. 6th Ave.
 Anchorage, AK 99501
 License Type Theater License (PAC)
 Status Valid/Active
 Applicants Name Hotel 4th Ave, The
 Conditions



PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 52A LT 1

Parcel 002-101-36-000
Owner MOA
MOA 5112

#

Descr VACANT LAND
Site Addr 621 W 6TH AVE

PO BOX 196650
ANCHORAGE

AK 99519 6650

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = Old to New	L = GIS to Lease
X = Old to New	P = New to Old	M = Lease to GIS

Get "Type" explanation

Bring up this form focused
on the related parcel

REZONE

Case Number 2000-123 # of Parcels 1 Hearing Date 07/17/2000

Case Type Amending a conditional use for public facilities

Legal A minor amendment to a conditional use for a public facility regarding signs. Original Townsite, Block 52A, Lot 1, generally located between West 5th and 6th Avenues and on the east side of "G" Street.

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

Permit Number 00 5804

Project PAC CENTER

Work Desc Replace discovery theatre orchestra portable pit cover

Use THEATER

BZAP

Action No. 88016

Action Date 02/13/1989

Resolution

Status APR
Type CU

Ruling Approved
Conditional Uses

ALCOHOL LICENSE

Business Glacial Reflections Fine Cater
Address 621 W. 6th Ave.
Anchorage, AK 99501
License Type Theater License (PAC)
Status Valid/Active

Applicants Name Hotel 4th Ave, The
Conditions

PARCEL INFORMATION

OWNER MOA MOA 5112 PO BOX 196650 ANCHORAGE AK 99519 6650 Deed 0000 0000000 CHANGES: Deed Date Jan 01, 1984 Name Date Nov 16, 1984 Address Date Oct 02, 1985	PARCEL Parcel ID 002-101-36-000 Status Renumber ID 000-000-00-00000 Site Addr 621 W 6TH AVE Comm Concl DOWNTOWN Comments REF 002-101-06.07/09.11.14.24 <div style="text-align: right;"># 01</div>																																			
LEGAL ORIGINAL BLK 52A LT 1 Unit SQFT 104,464 Plat 840335 Zone B2A Grid SW1230	TAX INFO 2005 Tax 0.00 Balance 0.00 District 001 HISTORY <table border="1"> <thead> <tr> <th></th> <th>Year</th> <th>Building</th> <th>Land</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Assmt Final</td> <td>2003</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Assmt Final</td> <td>2004</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Assmt Final</td> <td>2005</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Exemptions</td> <td colspan="3">MUNICIPAL</td> <td>0</td> </tr> <tr> <td>State Credit</td> <td colspan="3"></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td colspan="3"></td> <td>0</td> </tr> </tbody> </table>		Year	Building	Land	Total	Assmt Final	2003	0	0	0	Assmt Final	2004	0	0	0	Assmt Final	2005	0	0	0	Exemptions	MUNICIPAL			0	State Credit				0	Tax Final				0
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LAND COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal ORIGINAL
BLK 52A LT 1

Parcel 002-101-36-000 # 01 of 01

Owner MOA
MOA 5112

Site Addr 621 W 6TH AVE

PO BOX 196650
ANCHORAGE AK 99519

LAND INFORMATION

Land Use VACANT LAND
Class COMMERCIAL
Living Units 000
Community Council 00E DOWNTOWN
Entry: Year/Quality 12 1984 EXTERIOR
01 1980 0
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

E _DING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal ORIGINAL
BLK 52A LT 1

Parcel 002-101-36-000

01 of 01

01

Owner MOA
MOA 5112

Prop Info # VACANT LAND
Site Addr 621 W 6TH AVE

PO BOX 196650
ANCHORAGE

AK 99519

BUILDING PERMITS

Permit # 00 5804
02 5010
02 5040

Class Type C

Class Use THEATER

Date Aug 11, 2000

Address 621 W 6TH AVE

Cond Occ/Occ 00000000 20010413

Certification

Contract Type GENERAL CONTRACTOR

Name OWNER

E-mail

Phone () -

Fax () -

Address 4700 S BRAGAW

City/State/Zip ANCHORAGE

AK 99507-

Project PAC CENTER

Sewer / Water PUBLIC PUBLIC

Work Type ALTERATION

Work Replace discovery theatre orchestra portable pit cover

Description

CASES

2005-069
2000-123

Case Number 2000-123

of Parcels 1

Hearing Date Monday, July 17, 2000

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 52A LT 1

Parcel 002-101-36-000

01 of 01

01

Property Info # Descr VACANT LAND

Site Address 621 W 6TH AVE

Current 01/01/84

MOA
MOA 5112

PO BOX 196650

ANCHORAGE AK 99519 6650

3rd

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00000

Prev

0000 0000 //
MUNICIPALITY OF ANCH
PROPERTY MANAGEMENT
POUCH 6-650

ANCHORAGE AK 99502

4th

0000 0000 //

00000

2nd

0000 0000 //

00000

5th

0000 0000 //

00000

Content Information**Content ID :** 003505**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A
DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC
21.40.150 D.13 FOR TIM GRAVEL, DBA KALADI BROTHERS
COFFEE RESTAURANT.

Author: weaverjt**Initiating Dept:** Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A
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COFFEE RESTAURANT.

Date Prepared: 11/17/05 2:16 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 12/13/05**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 12/13/05

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOtherARWorkflow	11/17/05 2:20 PM	Checkin	weaverjt	Public	003505
AllOtherARWorkflow	11/18/05 9:55 AM	Reject	nelsontp	Public	003505
AllOtherARWorkflow	11/18/05 10:07 AM	Checkin	weaverjt	Public	003505
Planning_SubWorkflow	11/18/05 10:27 AM	Approve	nelsontp	Public	003505
ECD_SubWorkflow	11/18/05 10:28 AM	Approve	thomasm	Public	003505
MuniManager_SubWorkflow	11/25/05 1:51 PM	Approve	leblancdc	Public	003505
MuniMgrCoord_SubWorkflow	12/2/05 10:33 AM	Approve	abbottmk	Public	003505

M.O.A.
2005 DEC -2 PM 1:31
CLERK'S OFFICE