

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department
June 6, 2006

CLERK'S OFFICE

Prepared by:
For reading

APPROVED

Date: 6-6-06
Anchorage, Alaska
AR 2006- 135

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2C DISTRICT FOR A NEW RESTAURANT EATING PLACE USE PER AMC 21.40.170 D.14 FOR SIZZLIN' CAFÉ RESTAURANT; LOCATED ON ANCHORAGE ORIGINAL TOWNSITE, BLOCK 17 LOT 9A; SITE ADDRESS BEING 523 WEST THIRD AVENUE, GENERALLY LOCATED ON THE NORTH SIDE OF WEST THIRD AVENUE BETWEEN E AND F STREETS.

(Downtown Community Council) (Case 2006-063)

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. The conditional use permit for an Alcoholic Beverages Conditional Use in the B-2C District for a new Restaurant/Eating Place use per AMC 21.40.170 D.14 for Sizzlin' Café Restaurant; located on Anchorage Original Townsite Subdivision, Block 17, Lot 9A; site address being 523 West Third 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-2C District for a new Restaurant/Eating Place per AMC 21.40.170 D.14. 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-2C District.
2. All uses shall conform to the plans and narrative submitted.
3. The restaurant occupies a street-level lease space of approximately 1,666 square feet. The public area includes nine (9) tables and twenty-four (24) non-fixed seats. The menu offers a variety of nonalcoholic drinks, including coffee, soda and tea. Food items include salads, soups, sandwiches and desserts. The restaurant is open six days a week, Monday through Saturday, 9:00 AM to 3:00 PM. Alcohol will be dispensed between the hours of 11:00 AM and 3:00 PM. However, the restaurant may choose to operate on seven days a week with hours of operation as permitted by law. The petitioner estimates that 20 percent of total sales will be from alcohol.

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 (TAM).

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 6th
day of June 2006.

ATTEST:

Daniel A. Sullivan
Chair

Barbara S. Gruendke
Municipal Clerk

(Tax Parcel number 002-107-06-025)



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 385 -2006

Meeting Date: June 6, 2006

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2C DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.170 D.14 FOR ROBERT & KAREN OBERMANN, DBA SIZZLIN' CAFÉ.

1 Robert and Karen Obermann have made application for a restaurant/eating place alcoholic
2 beverages conditional use in the B-2C District for Anchorage Original Townsite, Block 17,
3 Lot 9A, per AMC 21.40.170 D.14, for Sizzlin' Café.

4
5 The proposal is for a restaurant serving beer and wine at 523 West Third Avenue. Sizzlin'
6 Café leases 1,666 square feet of street-level space. The property is located on the north
7 side of West Third Avenue between E and F Streets.

8
9 There are thirty-nine (39) licenses located within 1,000 feet of this location: twenty (20)
10 beverage dispensary licenses, four (4) beverage dispensary duplicate licenses, eleven (11)
11 restaurant licenses, two (2) brewpub licenses, one (1) package store tourist license, and one
12 (1) theatre license. There are no churches or schools within 200 feet of the restaurant.
13 Winterberry Public Charter School is located at 508 West Second Avenue, approximately
14 400 feet from the subject site. Approving this restaurant/eating place license will add an
15 additional restaurant license for a total of 12 within a 1,000-foot radius.

16
17 The restaurant offers a lunch menu of soups, salads, sandwiches, desserts and nonalcoholic
18 drinks. The public area of the restaurant has nine tables and twenty-four (24) non-fixed
19 chairs. The restaurant is open six days a week, Monday through Saturday 9:00 AM to 3:00
20 PM. Alcohol will be dispensed between the hours of 11:00 AM and 3:00 PM. However,
21 the restaurant may choose to operate on 7 days a week with hours of operation as permitted
22 by law. The petitioner estimates that 20 percent of his total sales will be from alcohol. All
23 employees serving alcoholic beverages will be TAM trained.

24
25 The Anchorage Police Department reported no liquor-related incidents occurring at this
26 address within the last two years. Treasury found no outstanding taxes for this application.

1 The Department of Health and Human Services provided no comments at the time this
2 review was prepared.

3
4 This conditional use for a restaurant/eating license in the B-2C District generally meets the
5 applicable provisions of AMC Titles 10 and 21, and Alaska Statute 04.11.100.
6

7
8 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

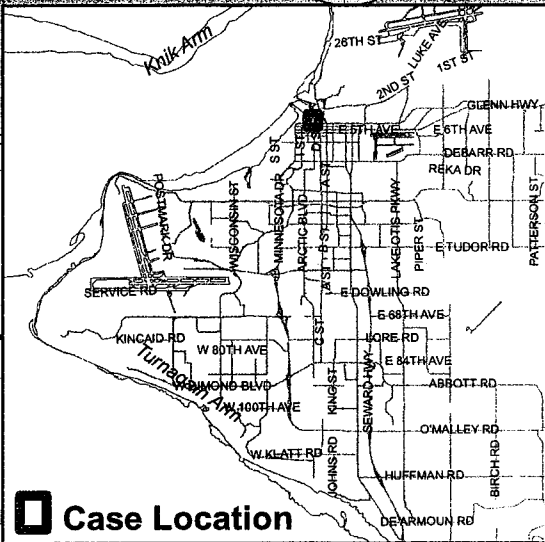
9 Concur: Tom Nelson, Director, Planning Department

10 Concur: Mary Jane Michael, Executive Director, Office of Economic & Community
11 Development

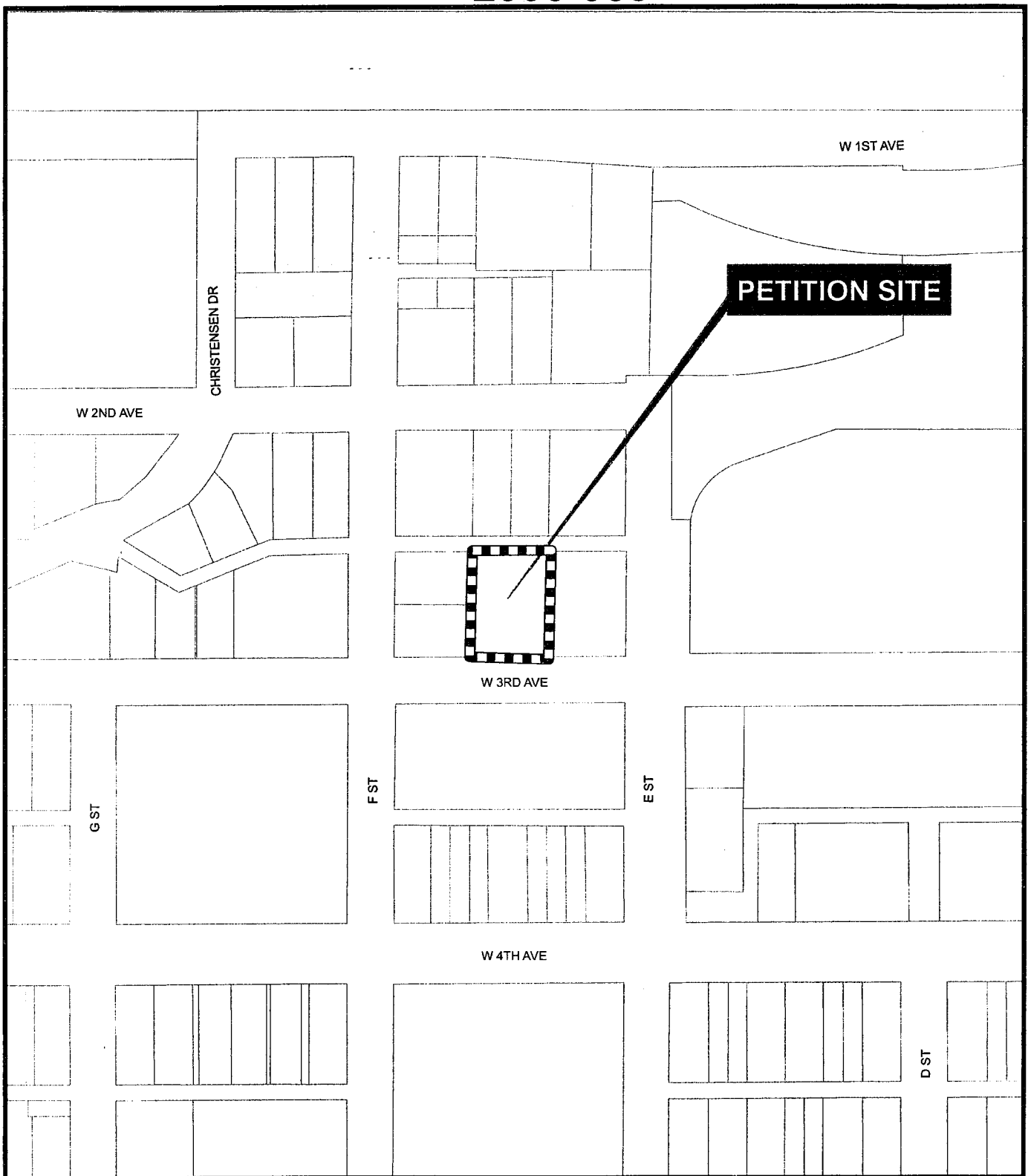
12 Concur: Denis C. LeBlanc, Municipal Manager

13 Respectfully submitted: Mark Begich, Mayor

2006-063






ALCOHOL CONDITIONAL USE 2006-063



Municipality of Anchorage
Planning Department

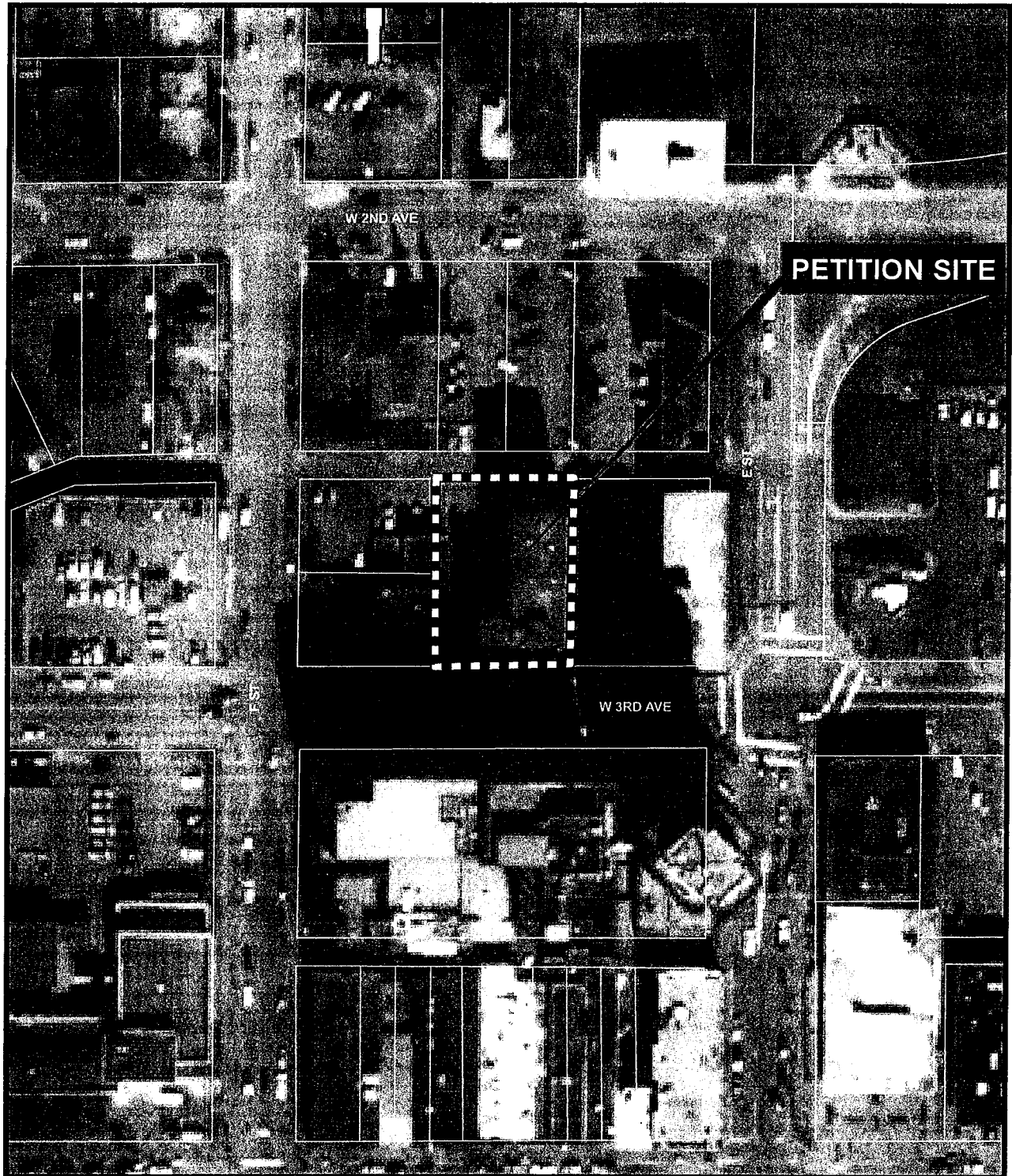
Date: April 5, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park

0 1530 60
Feet



2006-063



Municipality of Anchorage
Planning Department

Date: April 5, 2006

0 10 20 40
Feet



Alcohol Extract from List Report

Case Number: 2006-063

Description: 1000 feet alcohol licenses

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
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 Cyranos 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 B.V., Inc.	HC 34 BOX 2434 312 W. 4th Ave.	WASILLA 825	AK B2A	99654 Beverage Dispensary
00210350000 D Street Café	LOUSSAC-SOON 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

<u>Parcel</u> <u>---</u>	<u>Parcel Owner Name</u> <u>-</u>	<u>Parcel Owner Address</u>	<u>City</u> <u>---</u>	<u>State</u> <u>---</u>	<u>Zip</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>
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 Rumrunners 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 Rumrunners 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> <u>Business Name</u>	<u>Parcel Owner Name</u> <u>Applicant Name</u>	<u>Parcel Owner Address</u> <u>Business Address</u>	<u>City</u> <u>Lic. Number</u>	<u>State</u> <u>Lic. Zone</u>	<u>Zip</u> <u>Lic. Type</u>
00210605000 Downtown Del	DOWNTOWN INVESTMENTS CO Downtown Del, 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	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DRIVE 500 W. 3rd Ave.	FORT MITCHEL 152	KY B2B	41017 Package Store Tourist
00210625000 Bruins	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DRIVE 500 W. 3rd Ave.	FORT MITCHEL 1043	KY B2B	41017 Beverage Dispensary
00210625000 Chartroom, The	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DRIVE 500 W. 3rd Ave.	FORT MITCHEL 1414	KY B2B	41017 Beverage Dispensary Dup
00210625000 Top Of The World	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DRIVE 500 W. 3rd Ave.	FORT MITCHEL 1157	KY B2B	41017 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 Café	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

2006 063 1000 ft

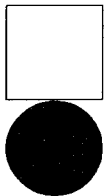
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Map: Parcels--Basic Layers



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Legend:



PARCELS

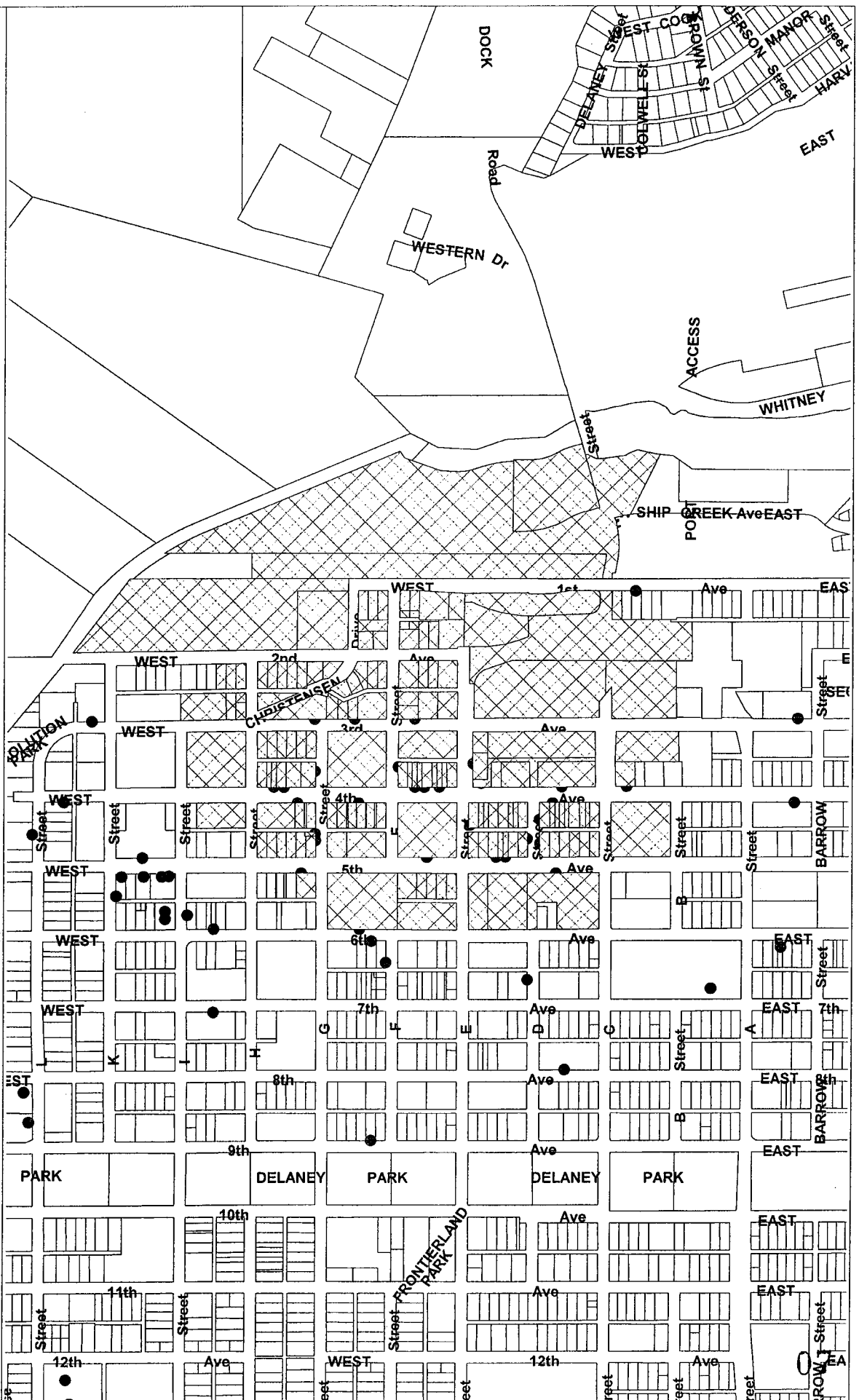
ALCOHOL

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Municipal Software Corporation



2006 063 1000 ft

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Map: Parcels--Basic Layers



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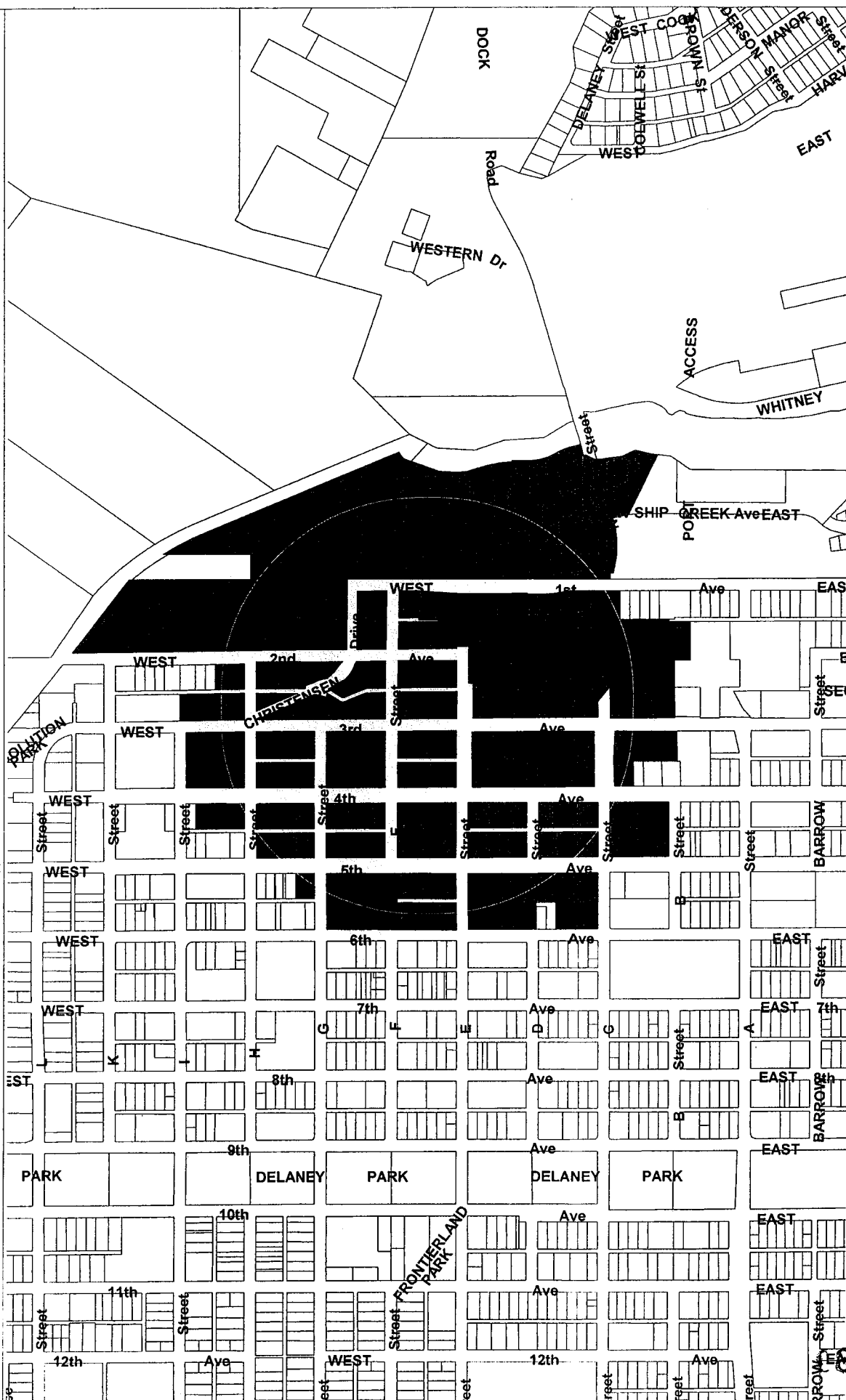
PARCELS

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CityView™

Municipal Software Corporation



Alcohol Church and School List Report

Case Number: 2006-063

Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
002-107-38	SKOLINE LLC	508 W 2nd Ave	WINTERGREEN PUBLIC CHARTER SCHOOL

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

DATE: June 6, 2006

CASE NO.: 2006-063

APPLICANT: Robert & Karen Obermann dba Sizzlin' Cafe

REPRESENTATIVE: Robert Obermann

REQUEST: Conditional Use for an Alcoholic Beverages Conditional Use in the B-2C District for a Restaurant/Eating License and Use per AMC 21.40.170 D.14

LOCATION: Anchorage Original Township, Block 17, Lot 9A: generally located on the north side of West Third Avenue between "E" Street and "F" Street.

STREET ADDRESS: 523 W Third Avenue

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-107-06-025/ 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: 14,107 SF
Vegetation: none

Zoning: B-2C
Topography: Level
Existing Use: Mixed Use Commercial-Residential
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-2C	B-2C/PLI	B-2B	B-2C
Land Use:	Commercial	Commercial	Hotel	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. Sizzlin' Café leases 1,666 square feet of street level space. The property is located on the north side of West Third Avenue between E and F Streets. Surrounding property are zoned B-2B, B-2C, and PLI.

Sizzlin' Cafe offers non-alcoholic beverages such as coffee, sodas, and teas, and offers salads, soups, sandwiches and desserts. The public area of the restaurant has nine tables and 24 non-fixed chairs. The restaurant is open 6-days a week, Monday – Saturday 9:00 AM to 3:00 PM. Alcohol will be dispensed between the hours of 11:00 AM and 3:00 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 20% of his total sales will be from alcohol. All employees serving alcoholic beverages will be TAM trained.

There are thirty-nine (39) licenses located within 1,000 feet of this location: twenty-eight (20) beverage dispensary licenses, four (4) beverage dispensary duplicate licenses, eleven (11) restaurant licenses, two (2) brewpub licenses, one (1) package store tourist license, and one (1) theatre license. There are no churches or schools within 200 feet of the restaurant. Winterberry Public Charter School is located at 508 West Second Avenue, approximately 400 feet from the subject site.

PUBLIC COMMENTS:

Ninty-three (93) 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.

Several goals of the Anchorage 2020 Plan address recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational, economic and tourism environment of the community. Restaurants and bars enhance 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-2C Central Business District Periphery 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, east and west are zoned B-2C. Land is zoned PLI on the east side of West Third Avenue. To the south, land is zoned B-2B.

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 thirty-nine (39) licenses are located within 1,000 feet of this location: twenty-eight (20) beverage dispensary licenses, four (4) beverage dispensary duplicate licenses, eleven (11) restaurant licenses, two (2) brewpub licenses, one (1) package store tourist license, and one (1) theatre license. Approving this restaurant beer and wine license will add an additional license within a 1,000 foot radius.

Name	Address	License Number	Type of License
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
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
Glacier Brew House	737 W. 5 th Avenue #110	3985	Brewpub
Orso Ristorante	737 W. 5 th Avenue #540	4258	Brewpub
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-2C, 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-2C District for a restaurant use to serve beer and wine.

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 has no record of criminal history or incidents for this location.

- 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-2C 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 Sizzlin' Cafe restaurant eating place serving alcoholic beverages in the B-2C 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-2C District for a restaurant/eating place use per AMC 21.40.170.D located at 523 W. Third Avenue, Anchorage Original Townsite, Block 17, Lot 9A. The restaurant occupies a street level lease space of approximately 1,666 SF. The public area includes nine (9) tables and twenty-four (24) non-fixed seating. The menu offers a variety of non alcoholic drinks, including coffee, sodas, and teas. Food items include salads, soups, sandwiches and desserts. The restaurant is open 6-days a week, Monday – Saturday 9:00 AM to 3:00 PM. Alcohol will be dispensed between the hours of 11:00 AM and 3:00 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 20% 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. 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

(Tax Parcel #002-107-06-025)

DEPARTMENTAL COMMENTS

Reviewing Agency Comment Summary Case No.: 2006-063

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PAV			
Anchorage Police Department	X		
APAWO			
Code Enforcement			
Development Services			
DIHS Environmental			
DIHS Social Services			
Community Control			
Fire Prevention		X	
Flood Hazard		X	
MI&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning			
Project Work Engineering		X	
Right of Way		X	
School District			
Health		X	
Highway	X		
Marine & Transportation Planning		X	

RECEIVED

To: Planning/Zoning Rich Cartier

APR 28 2006

2006-063

POLICE DEPARTMENT CHECK LIST Municipality of Anchorage
FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS 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
None	0

<u>OLD BUSINESS NAME</u>	<u>OLD LOCATION</u>
Sizzlin' Cafe	523 West 3 rd Avenue
<u>BUSINESS NAME</u>	<u>LOCATION</u>
Grizzly Group Inc.	None
<u>NAME OF APPLICANT (S)</u>	<u>CURRENT LICENSEE (S)</u>

☒ 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.

04.25.06

DATE

LT G. Gyllman

for CHIEF OF POLICE



Municipality of Anchorage
Treasury Division
Memorandum

APR 11 2006

Date: April 10, 2006
To: Rich Cartier, Planning Dept.
From: Scott S Lee, Revenue Officer SSL
Subject: Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-063 for Sizzlin' Cafe located at 523 West 3rd Ave. Anchorage, AK 99501 I can find no reason not to approve this application.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: May 1, 2006
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 June 6, 2006.

MAY 01 2006

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due May 9, 2006.

- 06-063** Anchorage Townsite, Block 17, Lots 4-A and 9-A, grid 1230
(Conditional Use, Alcohol Dispensing)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 06-064** Girdwood Elementary School, Tract E3, grid 4715
(Conditional Use, Alcohol Dispensing)
Right of Way Division has no comments at this time.
Review time 15 minutes.

RECEIVED

MAY 01 2006

Fire
Prevention
Site plan
review

Municipality of Anchorage
Zoning Division

S11492-1	J. Weaver	Yes 05/01/06	No Objection
S11055-3	J. Weaver	Yes 05/01/06	No Objection
S11464-2	J. Weaver	Yes 05/01/06	No Objection
S11485-1	J. Weaver	Yes 05/01/06	No Objection
S11493-1	J. Weaver	Yes 05/01/06	No Objection
S11494-1	J. Weaver	Yes 05/01/06	No Comment
S11495-1	J. Weaver	Yes 05/01/06	No Comment
S11487-1	J. Weaver	Yes 05/01/06	No Objection
S11488-1	J. Weaver	Yes 05/01/06	No Objection
S11489-1	J. Weaver	Yes 05/01/06	No Objection
S11490-1	J. Weaver	Yes 05/01/06	No Objection
S11498-1	J. Weaver	Yes 05/01/06	No Objection
S11499-1	J. Weaver	Yes 05/01/06	No Objection
S11500-1	J. Weaver	Yes 05/01/06	No Objection
2006-036	R. Cartier	Yes 05/01/06	No Comment
<u>2006-063</u>	R. Cartier	Yes 05/01/06	No Objection
2006-064	R. Cartier	Yes 05/01/06	No Comment
2006-067	R. Cartier	Yes 05/01/06	No Comment
2006-068	R. Cartier	Yes 05/01/06	No Objection
2006-070	R. Cartier	Yes 05/01/06	No Objection
2006-071	R. Cartier	Yes 05/01/06	No Comment
2006-072	R. Cartier	Yes 05/01/06	No Objection
2006-073	R. Cartier	Yes 05/01/06	No Objection
2006-074	R. Cartier	Yes 05/01/06	No Comment
2006-077	R. Cartier	Yes 05/01/06	No Comment
2006-078	R. Cartier	Yes 05/01/06	No Objection

<u>2006-065</u>	R. Cartier	Yes 05/01/06	Comment: 1) Hammerhead emergency vehicle turnaround shall meet the requirements of IFC figure D103.1. Provide detail. 2) Fire Apparatus access road shall meet the requirements of IFC Section 503 and appendix D to include maximum grade allowed, minimum width, and minimum load design.
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<u>2006-066</u>	R. Cartier	Yes 05/01/06	Comment: No Comment with respect to request for variance to allow encroachment into stream easement. 1) Number of units shown conflicts with number shown on 2006-065. Resolve. 2) Future development shall include site plan review for fire apparatus access road(s) per IFC 503 and appendix D107.
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<u>S11491-1</u>	J. Weaver	Yes 05/01/06	Comment: Provide Fire apparatus access roads per IFC section 503 and appendix D.
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MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

APR 25 2006

Municipality of Anchorage
Zoning Division

DATE: April 25, 2006
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Department and Transportation Planning Comments for the
June 6, 2006 Assembly Hearing

06-063 AOT; Conditional Use to permit alcohol service; Grid 1230

Traffic Department & Transportation Planning have no comment.

06-064 Girdwood Elementary School; Conditional Use to permit a
beverage dispensary; Grid 4715

- Shared parking between lots requires a recorded access agreement.
- The ADA parking stall is required to be a Van Accessible space and it requires an 8' wide access aisle.
- Parking must meet AMC Title 21 requirements.

Pierce, Eileen A

From: Staff, Alton R.
Sent: Thursday, April 13, 2006 5:33 PM
To: Pierce, Eileen A; Stewart, Gloria I.
Cc: Taylor, Gary A.
Subject: Plat and Zoning Comments

RECEIVED

APR 17 2006

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

S11406
S11475-1
S11476-1
S11477-1
S11478-1
S11482-1

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

2006-060
2006-063

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor
Public Transportation Department
People Mover
907-343-8230
Right Fax 907-249-7492

FILED

APR 17 2006



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 04-14-06

Case: 2006-063

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
Office of Planning, Development, & Public Works
Project Management & Engineering Department



PZC Case Comments

DATE: 4/6/2006
TO: Eileen Pierce, P&Z
FROM: Anastasia Taylor, PM&E
SUBJECT: Comments for hearing date: **6/6/06**

RECEIVED

APR 06 2006

Municipality of Anchorage
P&Z Division

Case No. 2006-063 Conditional Use Alcohol – Sizzlin' Cafe
Project management and engineering has no adverse comment for this case.



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



MEMORANDUM

MAY 04 2006

DATE: May 3, 2006

Municipality of Anchorage
Zoning Division

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

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

SUBJECT: Comments on Cases due May 9, 2006

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

2006 – 063 A request concept/final approval of a conditional use to permit a restaurant serving alcohol

No objection

2006 – 064 A request concept/final approval of a conditional use to permit a beverage dispensary

No objection

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.

343-7943

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <i>Obermann, Robert, & Karen</i>		Name (last name first)	
Mailing Address <i>2103 Kimberly Lynn Circle</i> <i>Anchorage, AK 99515</i>		Mailing Address	
Contact Phone: Day: <i>929-5400</i> Night: <i>522-0963</i>		Contact Phone: Day: _____ Night: _____	
FAX: <i>929-5401</i>		FAX: _____	
E-mail: <i>grizzlygroup@a.net</i>		E-mail: _____	

*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): <i>002-107-06-025</i>		
Site Street Address: <i>523 W. 3rd Ave.</i>		
Property Owner (if not the Petitioner): <i>Charles E. and Helen Louise Gulin</i>		
Current legal description: (use additional sheet in necessary) <i>Part of Turnagain Arms Condos - condo located @ 523 W 3rd Avenue as part of the building on lots 4-A and 9-A Block 17 Original Townsite of Anchorage</i>		
Zoning: <i>Business B2C</i>	Acreage: <i>wa</i>	Grid # <i>unknown SW 1230</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input checked="" 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

Signature (Agents must provide written proof of authorization)

Accepted by: _____	Postage Affidavit: <i>Yes</i>	Fees: <i>\$1450.00</i>	Case Number: <i>2006-06333</i>
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COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 West Anchorage Planning Area: ☒ Inside ☐ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☒ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion site affected)

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

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

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

DOCUMENTATION

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

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

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

Date March 9 2006 Signature Aileen Louise Rubin Charlotte

*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):

Sizzlin' Cafe

What is the gross leaseable floor space in square feet?

1666 sq ft (750 sq ft) Service Area

What is the facility occupant capacity?

40

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?

6 AM - 3pm

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

11 A - 3pm

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

% Alcoholic beverage sales 20

% Food sales 80

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

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.

see Attached

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

see Attached

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.

Sizzlin' Cafe is on the edge of the downtown district and adjacent to the ~~the~~ main tourist areas of downtown. It gives customers a choice of where to dine and relax in the downtown area.

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.
Sizzlin' Cafe intends to serve pedestrian traffic, whether it be tourist or business people downtown. There are no dedicated parking spaces for the cafe, but many lots with walking distance.
2. The demand for and availability of public services and facilities.
Another choice of dining, catering in the downtown area.
3. Noise, air, water or other forms of environmental pollution.
We will not have live bands,
4. The maintenance of compatible and efficient development patterns and land use intensities.
Sizzlin' Cafe took over another food service establishment in the same space. There is much emphasis on food + wine pairing. We intend to do just that.

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? *0*

Within 1,000 feet of your site are how many active liquor licenses? *Wood Shed; Hilton, 7 Street;*

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high *3*

How many active liquor licenses are within the boundaries of the local community council? *Wood Shed; Hilton, Rum Runners; Hauk's, Barney's, Pioneer, 515, Gaslight, Capt. Cooks, Ono, Wastman;*

In your opinion, is this quantity of licenses a negative impact on the local community? *NO, many tourists in this area.*

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?

5 - chef + 4 servers

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: monitoring customers in-take, behavior, un-usual situations.

outside facility: No Alcohol will be allowed to leave the facility.

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

N/A



Where Food Tantalizes Your Taste Buds

523 West 3rd. Ave.
Anchorage, Alaska 99501

Phone: (907) 929-5400
Fax: (907) 929-5401

grizzlygroup@gci.net
www.sizzlincafe.com

Sizzlin' Cafe is open Mon-Sat, 9 Am-3 Pm.

The beer + wine will be dispensed by counter servers at the time they are filling food orders, or brought by servers when ordered from the menu at the table.

Attachment to
Application for conditional use Retail Sale Alcoholic Beverages
Grizzly Group, Inc.
d/b/a Sizzlin' Cafe

Conditional Use Standards (page 4)

AMC 21.05.020, Purpose, explains that the purpose of the comprehensive plan is to further land use development in the municipality. This conditional use application for the retail sale of beer and wine would compliment the comprehensive plan. §21.050.050(B)(1) provide for a balanced mixed of land use for community well being. This conditional use permit would provide the public, both local and those visiting Anchorage, another choice in the downtown area to enjoy a mug of beer or a glass of wine while enjoying a meal.

The location is surrounded by hotels, office buildings and retail merchants. Granting this conditional use permit will assist the current business owners in expanding the menu options for the customers, thereby increasing the flow of business in the surrounding establishments and to the downtown area.

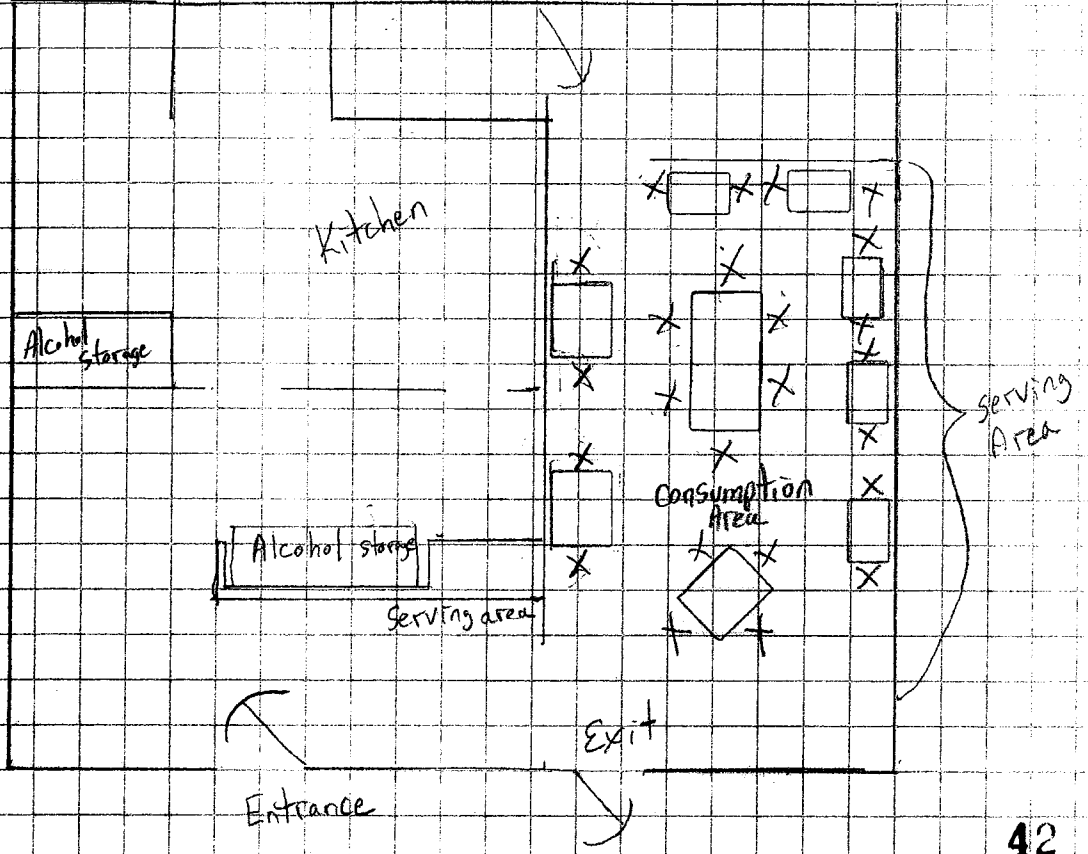
This conditional use permit would be compatible with existing and planned land use in the downtown area since it would enhance the businesses located on 3rd Avenue between E and F Streets by providing a cozy, friendly atmosphere for the public to relax and enjoy a meal with their beverage.

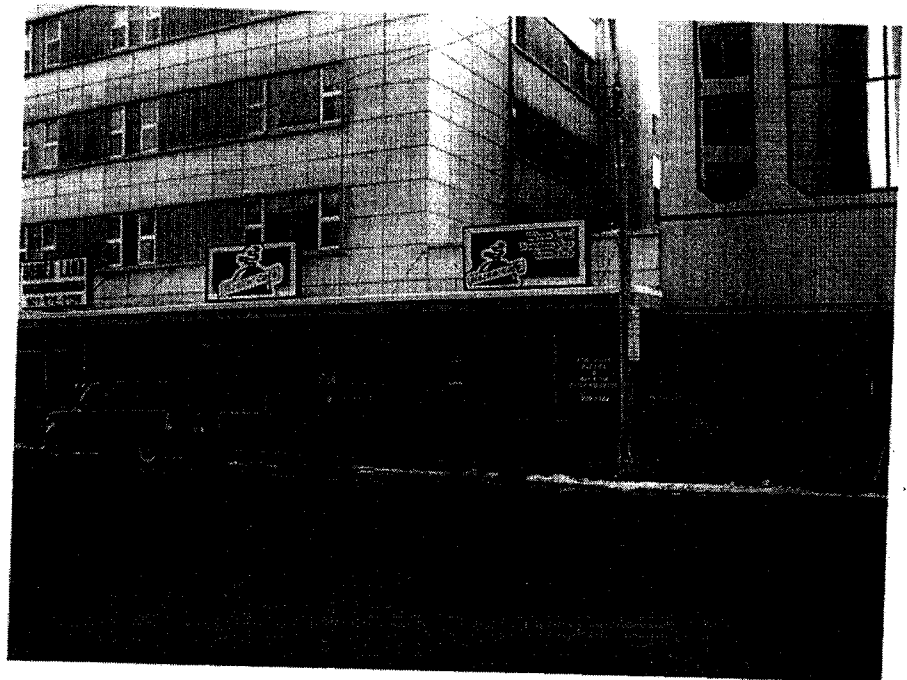
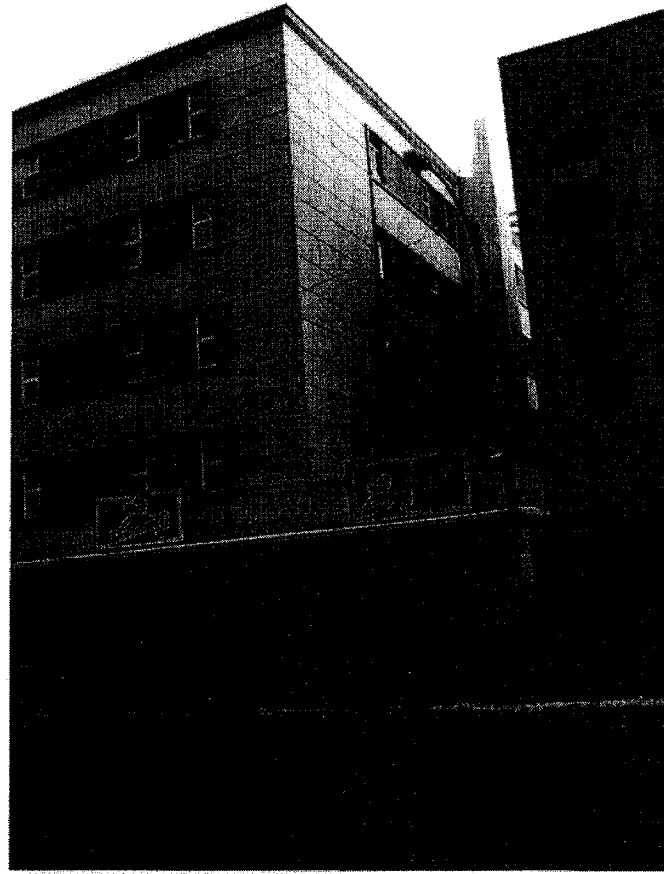
The granting of this application would not negatively affect pedestrian and vehicular traffic circulation and safety. There are numerous parking lots within walking distance of the café and the sidewalks are well maintained. No forms of noise, air, water or environmental polluting are anticipated in the granting of this permit.

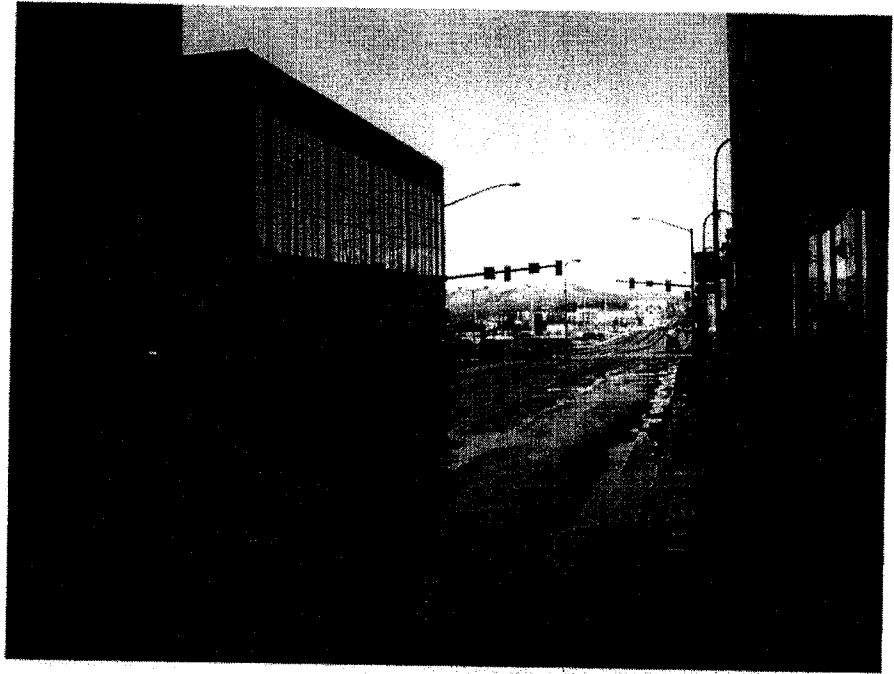
The granting of this permit would maintain the compatible and efficient development patterns and land uses in the downtown area. It would enhance the business of the café and would draw business to the downtown area by giving the public another option to enjoy a beverage with a great meal.

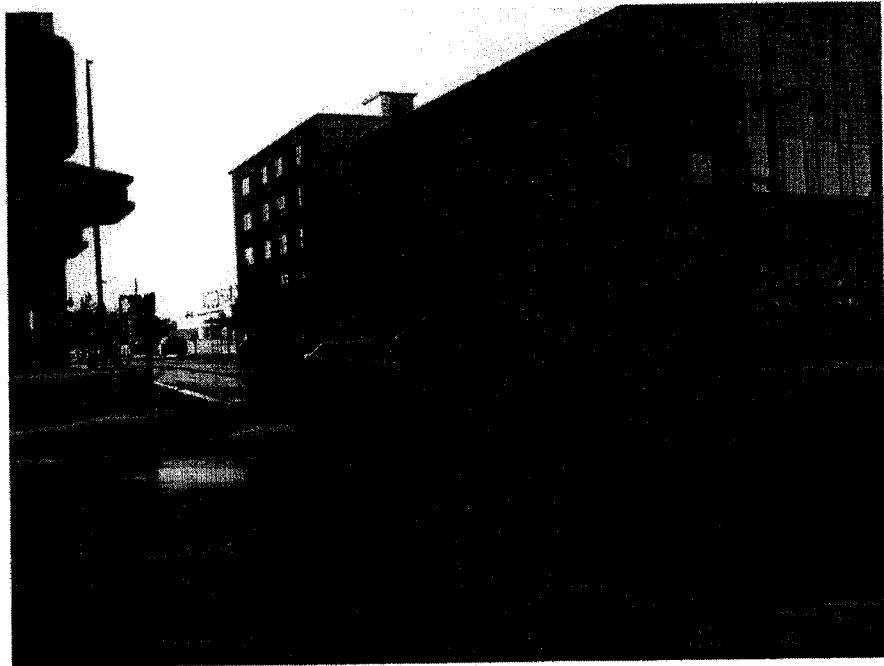
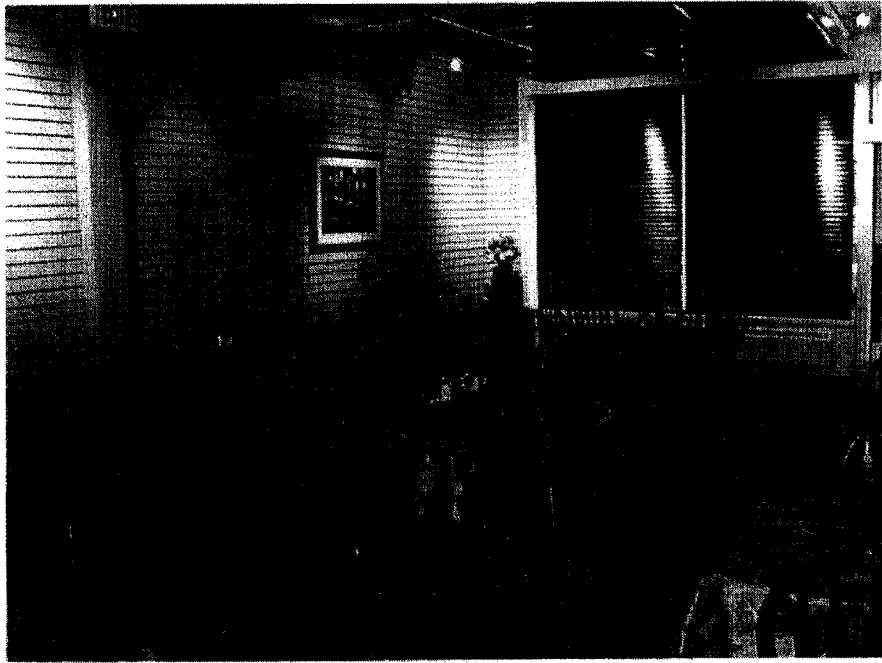
Sizzlin' Cafe

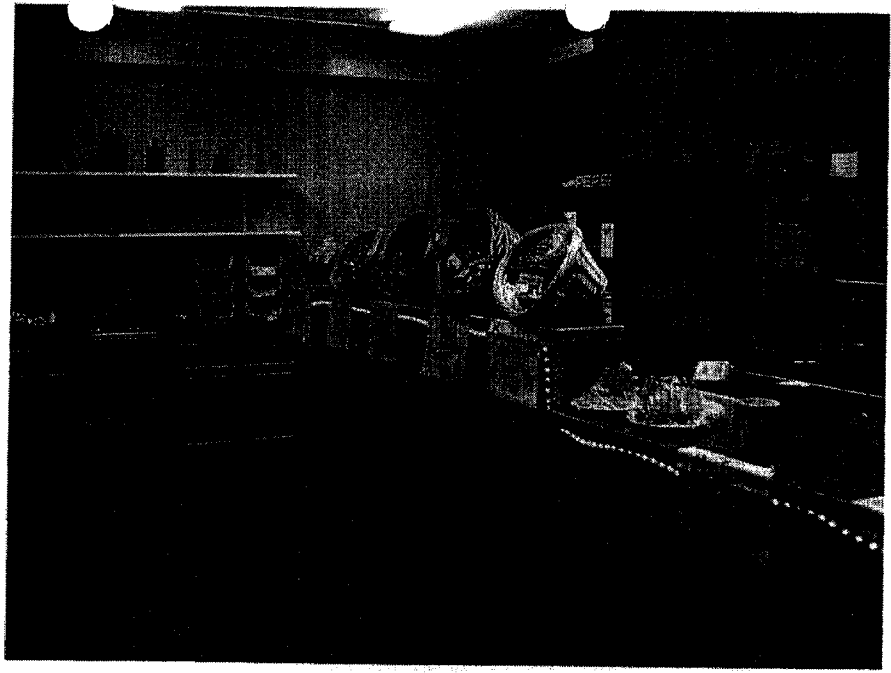
1 Square = 2 ft.

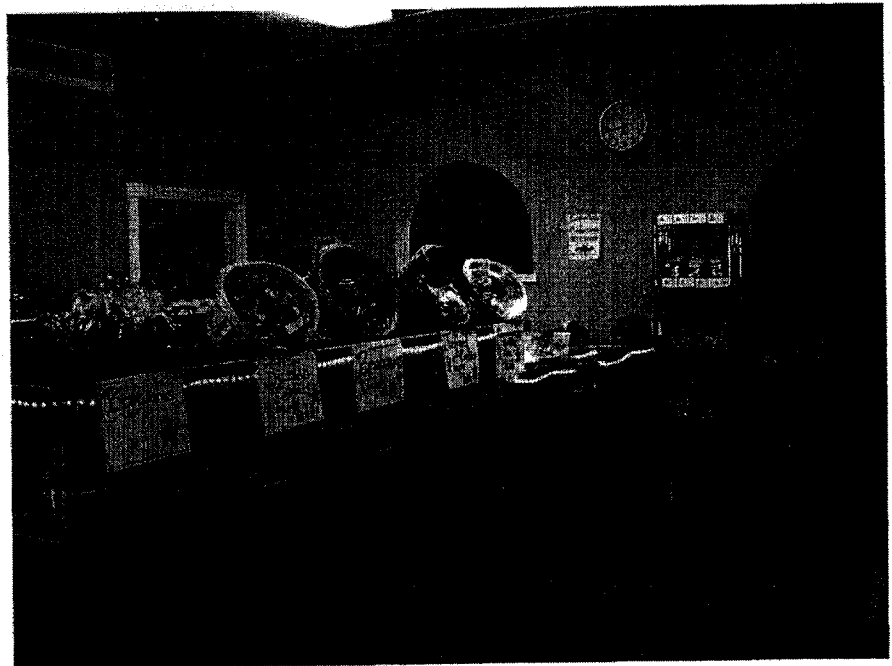
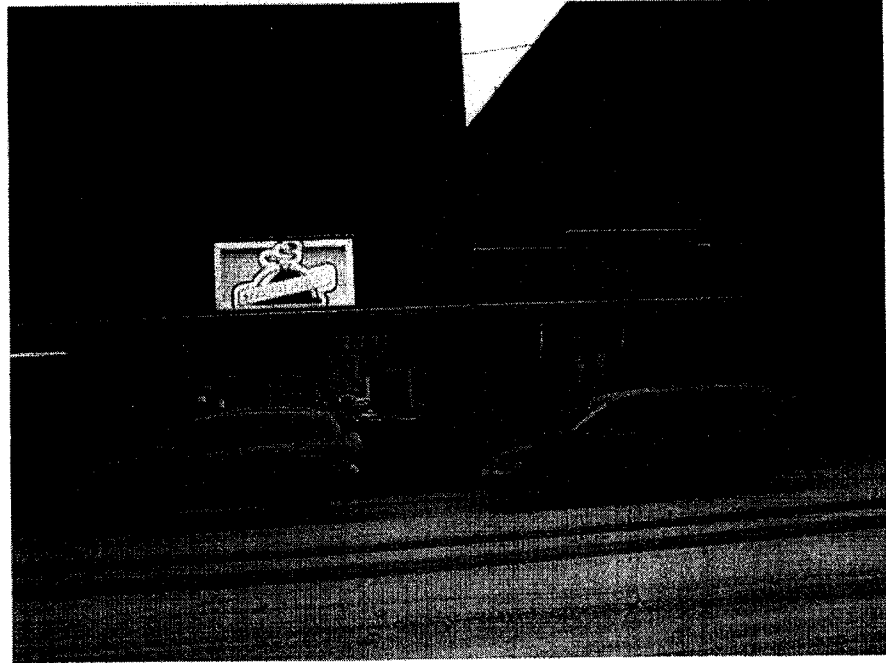


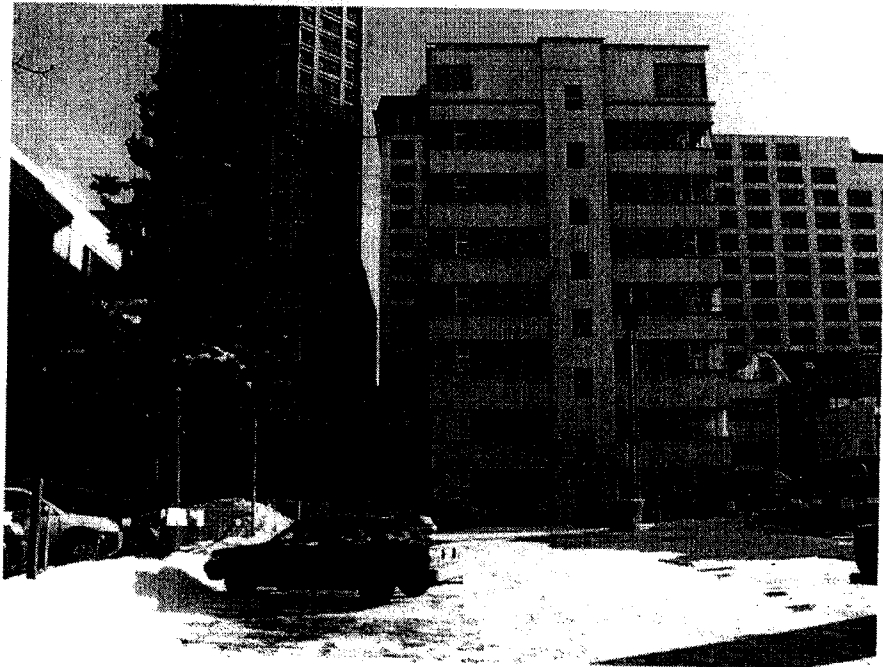
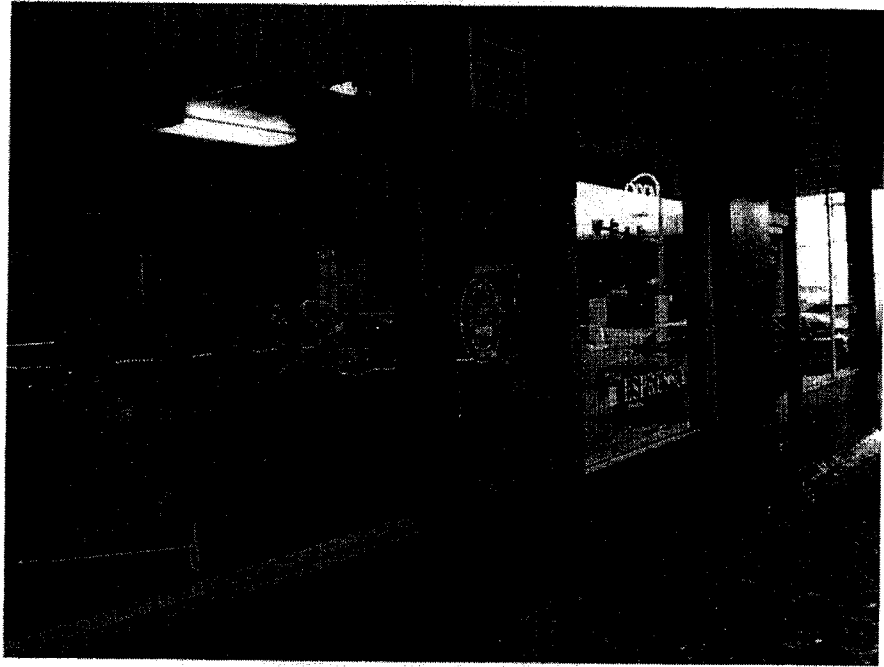












Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

New Liquor License

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

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.			FEEs
License Year: <u>2006 + 2007</u> <small>(Office Use Only)</small> License #:	License Type: <u>Restaurant Eating Place License</u>	Statute Reference Sec. 04.11. <u>100</u>	License Fee: \$ Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) <u>M.O.A.</u>	Community Council Name(s) & Mailing Address: <u>Downtown Community Council</u> <u>121 W. 7th Ave,</u> <u>Anch. AK, 99501</u>		Fingerprint: <small>(\$59 per person)</small> <u>118</u> Total Submitted: \$
Federal EIN or SSN: <u>86-1149022</u>	Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): <u>Grizzly Group Inc,</u>	Doing Business As (Business Name): <u>Sizzlin' Cafe</u>	Business Telephone Number: <u>907-929-5400</u> Fax Number: <u>907-929-5401</u>
Mailing Address: <u>2103 Kimberly Lyn Cir</u> City, State, Zip: <u>Anchorage, AK, 99515</u>	Street Address or Location of Premise: <u>523 West 3rd Ave,</u>		Email Address: <u>grizzlygroup@gc.net</u>

SECTION B. PREMISES TO BE LICENSED. Must be completed.	
Closest school grounds <u>1.88 miles</u>	<small>Distance measured under:</small> <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.
Closest church: <u>1.33 miles</u>	<small>Distance measured under:</small> <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input checked="" type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality. <input type="checkbox"/> Not applicable <input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input checked="" type="checkbox"/> Diagram of premises attached

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

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

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

Name	Name of Business	Type of License	Business Street Address	State

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

☐ Yes ☒ No If Yes, attach written explanation.

Office use only

Date Approved

Director's Signature

Liquor License

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership) Grizzly Group Inc.	Telephone Number 907-929-5400	Fax Number 907-929-5401
Corporate Mailing Address: 2103 Kimberly Lyn circle	City Anchorage	State Alaska
Name, Mailing Address and Telephone Number of Registered Agent Karen Obermann, 2103 Kimberly Lyn circle, Anch. AK, 907-522-0963	Date of Incorporation OR Certification with DCED 5/16/05	State of Incorporation Alaska

Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? ☒ Yes ☐ No If no, attach written explanation.
Your entity **must** be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)					
Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Karen Obermann	President	50	2103 Kimberly Lyn circle	278-7000	6/30/60
Robert Obermann	Secretary	50	2103 Kimberly Lyn circle	929-5400	11/11/59



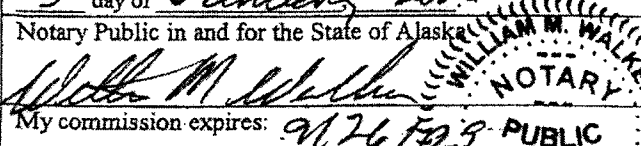
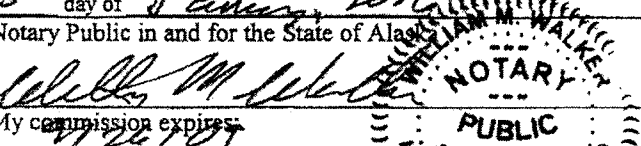
NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse of a licensee. Each Affiliate must be listed.)

Name: Robert Obermann Address: 2103 Kimberly Lyn circle Home Phone: 907-522-0963 Work Phone: 907-929-5400	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: 11/11/59	Name: Karen Obermann Address: 2103 Kimberly Lyn circle Home Phone: 907-522-0963 Work Phone: 907-278-7000	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/> Date of Birth: 6/2/60
--	---	---	---

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 officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, 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) Robert Obermann Secretary	Name & Title (Please Print) Karen Obermann President
Subscribed and sworn to before me this 5 day of January , 2006	Subscribed and sworn to before me this 5 day of January , 2006
Notary Public in and for the State of Alaska 	Notary Public in and for the State of Alaska 
My commission expires: 9/26/09	My commission expires: 9/26/09

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

STATEMENT OF FINANCIAL INTEREST

CONFIDENTIAL

TO BE COMPLETED BY EACH APPLICANT, EITHER INDIVIDUAL OR CORPORATE

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

APPLICANT'S NAME AND MAILING ADDRESS	DBA (BUSINESS NAME) AND LOCATION
Grizzly Group Inc. 2103 Kimberly Ann Cir, Anch. AK 99515	Sizzlin' Cafe 523 W. Third Ave. Anch. AK 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

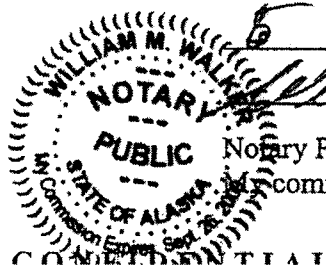
Under the penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct, and complete.

Signature of Applicant/Transferee

Subscribed and sworn to before me this

Jan. 5, 2006
Date

Day of January 2006



Notary Public in and for the State of Alaska
commission expires 9/26/09

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD
APPLICATION FOR RESTAURANT DESIGNATION PERMIT - AS 04.16.049 & 15 AAC 104.715-794
FEE: \$50.00

The granting of this permit allows access of persons under 21 years of age to designated licensed premises for purposes of dining, and persons under the age of 19 for employment. If for employment, please state in detail, how the person will be employed, duties, etc. (13 AAC 104.745).

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

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

LICENSEE:

Grizzly Group, Inc.

D/B/A:

Sizzlin' Cafe

ADDRESS:

523 W. 3rd Ave. Anchorage AK 99501

1. Hours of Operation: 11:00 AM to 2:00 PM Telephone # 907-429-5400
2. Have police ever been called to your premises by you or anyone else for any reason: ☐ Yes ☒ No
If yes, date(s) and explanation(s).

3. Duties of employment: Serving of food, food preparation, Dishwashing, customer service

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

5. Do you provide entertainment: ☐ Yes ☒ No If yes, describe.

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

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

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

This permit remains in effect until the liquor license is transferred OR at the discretion of the Alcoholic Beverage Control Board. (13 AAC 104.795)

I certify that I have read AS 04.16.049, AS 04.16.060, 13 AAC 104.715-795 and have instructed my employees about provisions contained therein.

[Signature]
Applicant(s) signature

Subscribed and sworn to before me this

6 day of January 2006

[Signature]
Notary Public in and for Alaska

My Commission expires

9-26-09

[Signature]
Application approved (13 AAC 104.725(c))
Governing Body Official

Date: _____

Director, ABC Board

Date: _____

NOTE:

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

* Describe how 19 and 20 year olds are kept off of form.

~ SIZZLIN' CAFÉ ~

Dine-in or Dine out
Please call us for your next catering!
523 West 3rd. Avenue, Anchorage, Alaska 99501
Phone: 907-929-5400 Fax: 907-929-5401
sizzlincafe.com

SIZZLIN' SALADS

All of our salads are served with a fresh baked roll & butter.

Caesar Salad	\$7.00
Romaine Lettuce, Croutons, Parmesan Cheese, Caesar Dressing	
Blackened Chicken Caesar	\$10.00
Our Classic Caesar Topped with Blackened Chicken Breast	
House Salad	\$7.00
Mixed Greens, Almonds, Dried Cherries, Croutons, Lime Vinaigrette	
Steak Salad	\$10.00
Seared & Roasted Dry Rubbed Beef, Mixed Greens, Caramelized Onions, Red Bell Peppers, Lime Vinaigrette	
Mandarin Chicken Salad	\$10.00
Seasonal Greens, Asian Dressing, Carrots, Green Onions, Red Peppers, Mandarin Oranges, Roasted Breast of Chicken, Chow Mein Noodles	

SIZZLIN' SOUPS

Our soups are created daily and served with a fresh baked roll & butter.

Chef's selection of soups for the day.	\$4.00
---	--------

SIZZLIN' SANDWICHES

All Sandwiches served with Pasta Salad and Pickle Spear

Chicken Sandwich	\$8.00
Grilled Breast of Chicken, Havarti Cheese, Spring Greens, Fresh Tomato, Pesto Ranch, Home made Roll.	
Roasted Chicken Wrap	\$8.00
Roasted Breast of Chicken, Spring Greens, Tomato, Caramelized onion, Pesto Ranch, Garlic Herb Wrap.	
Leonardo da Veggies	\$8.00
Lettuce, Tomato, Caramelized Onion, Avocado, Red Peppers & Horseradish Aioli on Home Made Roll	
Tuna Salad	\$7.00
Full-Flavored Tuna Salad, with Spring Greens and Fresh Tomato, Homemade Roll.	
Curry Almond Chicken Salad	\$7.00
Curry Flavored Chicken Salad & Sliced Almonds on a Home Made Roll.	

Smoked Turkey Sandwich	\$8.00
Breast of Smoked Turkey, Hickory Smoked Bacon, Swiss Cheese, Spring Greens, Tomato & Pesto Aioli on a Home made Roll.	
Steak Sandwich	\$8.00
Seared & Roasted Dry Rubbed Beef, Cheddar Cheese, Caramelized Onions & Horseradish Aioli on a Home Made Roll.	

PANINI SANDWICHES

A traditional grilled sandwich. We lightly brush our bread with garlic butter, fill with fresh ingredients and grill to perfection.

Steak Panini Seared & Roasted Dry Rubbed Beef, Havarti Cheese, Sautéed Portobello & White Mushrooms, Caramelized Onions, Horseradish Aioli on Panini Grilled Rosemary Herb Focaccia bread. \$9.00
Smoked Turkey Panini Sliced Smoked Turkey, Hickory Smoked Bacon, Havarti Cheese, Sliced Tomato, Caramelized Onions & Pesto Aioli on Panini Grilled Rosemary Herb Focaccia Bread. \$9.00
Chicken Panini Roasted Breast of Chicken, Swiss Cheese, Fresh Tomato and Sautéed Portabella & White Mushrooms on Panini Grilled Rosemary Herb Focaccia bread \$9.00
Leonardo da Veggies Lettuce, Tomato, Caramelized Onion, Sautéed Portabella & White Mushrooms, Avocado, Red Peppers & Horseradish Aioli on Panini Grilled Rosemary Herb Focaccia bread. \$9.00

SIZZLIN' DESSERTS

Junkyard Cookies Chocolate Chips, Coconut, Almonds & Pecans \$3.00
Chocolate Chip Cookies Lots of Chocolate Chips! \$3.00
Chocolate Lover Brownie A chocolate lovers dream - white chocolate, milk chocolate and dark chocolate chunks, Ooooodles of 'em! \$1.50

BEVERAGES

Soda's	\$2.00
Tea's	\$2.00
Sobe's	\$2.50
Water's	\$2.00

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: Sizzlin' Cafe

PREMISES LOCATION: 523 W 3rd Ave. Anchorage AK 99501

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

SCALE A: _____ 1 SQ. = 1 FT.

SCALE B:

Length and width of premises in feet:

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.

The diagram shows a large grid for drawing a floor plan. At the bottom left, a small area is outlined in black and divided into three sections. The top-left section is labeled 'consumption', the top-right section is labeled 'serving', and the bottom section is labeled 'kitchen storage'.

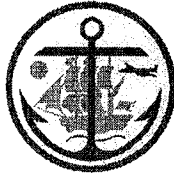
POSTING

AFFIDAVIT

RECEIVED

APR 28 2006

Municipality of Anchorage
Zoning Division

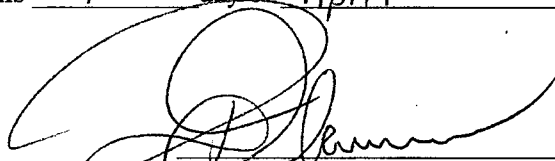


AFFIDAVIT OF POSTING

CASE NUMBER: 2006-063

I, Robert Obermann 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 Restaurant serving alcohol. The notice was posted on April 4, 2006 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 4th day of April, 2006


Signature Grizzly Group, Inc.

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision _____

D/B/A
Sizzlin' Cafe
523 W. 3rd
Anchorage, AK
99501

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL

BLK 17 LT 9A

TURNAGAIN ARMS

523

Descr CONDOMINIUM

Site Addr

Parcel 002-107-06-025

Owner TULIN CHARLES E & HELEN L

#



1422 K STREET

ANCHORAGE

AK 99501 4955

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 = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE



Case Number 2006-063

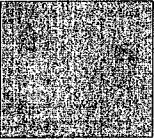
of Parcels 1

Hearing Date 04/05/2006

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An alcoholic beverage conditional use for a restaurant license at the Sizzlin Cafe. Anchorage Original Township, Block 17, Lots 4A and 9A. Located at 523 West 3rd Avenue.

PLAT



Case Number

Grid

Proposed Lots 0

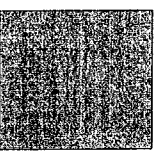
Existing Lots

Action Type

Action Date

Legal

PERMITS



Permit Number

Project

Work Desc

Use

BZAP



Action No.

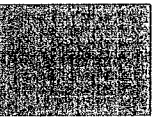
Action Date

Resolution

Status

Type

ALCOHOL LICENSE



Business

Address

Applicants Name

Conditions

License Type

Status



PARCEL INFORMATION

OWNER TULIN CHARLES E & HELEN L 1422 K STREET ANCHORAGE AK 99501 4955 Deed 3764 0000433 CHANGES: Deed Date Feb 05, 2001 Name Date Feb 22, 2001 Address Date Feb 22, 2001	PARCEL Parcel ID 002-107-06-025 Status Renumber ID 000-000-00-00000 Site Addr Comm Concl DOWNTOWN Comments <div style="float: right; border: 1px solid black; padding: 2px;">01</div>																																			
LEGAL ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS Unit 523 Plat 740135 Zone B2C <div style="text-align: right;">13-227</div> <div style="text-align: right;">SQFT 0</div> <div style="text-align: right;">Grid SW1230</div>	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>2004</td> <td>62,300</td> <td>0</td> <td>62,300</td> </tr> <tr> <td>Assmt Final</td> <td>2005</td> <td>67,600</td> <td>0</td> <td>67,600</td> </tr> <tr> <td>Assmt Final</td> <td>2006</td> <td>69,700</td> <td>0</td> <td>69,700</td> </tr> <tr> <td>Exemptions</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>State Credit</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td></td> <td></td> <td></td> <td>69,700</td> </tr> </tbody> </table>		Year	Building	Land	Total	Assmt Final	2004	62,300	0	62,300	Assmt Final	2005	67,600	0	67,600	Assmt Final	2006	69,700	0	69,700	Exemptions				0	State Credit				0	Tax Final				69,700
	Year	Building	Land	Total																																
Assmt Final	2004	62,300	0	62,300																																
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State Credit				0																																
Tax Final				69,700																																
PROPERTY INFO <table border="1"> <thead> <tr> <th>#</th> <th>Type</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>COMMERCIAL</td> <td>CONDOMINIUM</td> </tr> </tbody> </table>	#	Type	Land Use	01	COMMERCIAL	CONDOMINIUM	SALES DATA <table border="1"> <thead> <tr> <th>Mon</th> <th>Year</th> <th>Price</th> <th>Source</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Mon	Year	Price	Source	Type																								
#	Type	Land Use																																		
01	COMMERCIAL	CONDOMINIUM																																		
Mon	Year	Price	Source	Type																																
TAX INFO 2006 Tax 1,101.20 Balance 0.00 District 001																																				

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 17 LT 9A
TURNAGAIN ARMS
523

Parcel 002-107-06-025

01 of 01

Owner TULIN CHARLES E & HELEN L

Site Addr

1422 K STREET
ANCHORAGE

AK 99501

LAND INFORMATION

Land Use CONDOMINIUM
Class COMMERCIAL
Living Units 001
Community Council 006 DOWNTOWN
Entry: Year/Quality 03 1999 LAND ONLY
03 1999 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic MEDIUM
Street PAVED CURB & GUTTER
Topography EVEN HILLY
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 191,800.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ORIGINAL
 Site Addr
 Property Info # Descr CONDOMINIUM

Parcel 002-107-06-025

01 of 01

01

Owner TULIN CHARLES E & HELEN L

RESIDENTIAL STRUCTURE INFORMATION

Style CONDOMINIUM	Story Height 1.0
Exterior Walls MASONRY	Total Rooms 03
Year Built 1950	Bed Rooms 00
Remodeled	Recreation Rooms 0
Effective Year Built 1950	Full Baths 1
Heat Type CENTRAL	Half Baths 0
Heat System HOT WATER	Additional Fixtures 0
Fuel Heat Type NATURAL GAS	Fireplace Stacks 0
Extra Value 0	Openings 0
0	Free Standing 0
Grade AVERAGE	E-Z Set Fireplace 0
Cost&Design Factor	
Condition VERY GOOD	

AREA

1st Floor 0694
 2nd Floor 0000
 3rd Floor 0000
 Half Floor 0000
 Attic Area 0000
 Recroom Area 000000
 Basement 0000
 Finished Basement 000000
 Basement Garage 0
 Total Living Area 694

CONDOMINIUM INFO

Condo Style HIGH RISE
 Condo Level 03

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area
	ASSIGNED PRKG SP			0250

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION		Parcel 002-107-06-025	# 01 of 01	# <div style="border: 1px solid black; padding: 2px; display: inline-block;">01</div>
Legal ORIGINAL BLK 17 LT 9A TURNAGAIN ARMS 523		Owner TULIN CHARLES E & HELEN L		
Site Addr		1422 K STREET		
Prop Info # CONDOMINIUM		ANCHORAGE AK 99501		

BUILDING INFORMATION		Property Information # 01
Structure Type	Building Number	
Building SQFT	Identical Units	
Year Built	Effective Year Built	
Grade	Number of Units	

INTERIOR DATA							
Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional

EXTERIOR DATA							
Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS			
Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS					
Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 17 LT 9A
TURNAGAIN ARMS
523
Prop Info # CONDOMINIUM
Site Addr

Parcel 002-107-06-025 # 01 of 01
Owner TULIN CHARLES E & HELEN L
1422 K STREET
ANCHORAGE AK 99501

01

BUILDING PERMITS

Permit #

Class Type

Class Use

Date

Address

Cond Occ/Occ

Certification

Contract Type

Name

E-mail

Phone () -

Fax () -

Address

City/State/Zip

Project

Sewer / Water

Work Type

Work

Description

CASES

2006-063

Case Number 2006-063

of Parcels 1

Hearing Date Wednesday, April 05, 2006

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION Legal ORIGINAL BLK 17 LT 9A Property Info # Descr CONDOMINIUM		Parcel 002-107-06-025 Site Address	# 01 of 01 <div style="border: 1px solid black; padding: 2px; display: inline-block;">01</div>
---	--	---------------------------------------	---

Current 02/05/01 TULIN CHARLES E & HELEN L 1422 K STREET ANCHORAGE AK 99501 4955	3rd 0000 0000 // 00000
Prev 2596 0000 02/14/94 FRASCATI ROBERT J & PAULINE M REVOCABLE LIVING TRUST 686 SUDDEN VALLEY BELLINGHAM WA 98226	4th 0000 0000 // 00000
2nd 0000 0000 // FRASCATI ROBERT J PAULINE M 686 SUDDEN VALLEY BELLINGHAM WA 98226	5th 0000 0000 // 00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 17 LT 9A
TURNAGAIN ARMS
523

Parcel 002-107-06-025 # 01 of 01

Owner TULIN CHARLES E & HELEN L

#

01

Site Addr
Land Use CONDOMINIUM

1422 K STREET
ANCHORAGE AK 99501

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 17 LT 9A
TURNAGAIN ARMS
523

Parcel 002-107-06-025 # 01 of 01

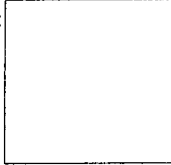
Owner TULIN CHARLES E & HELEN L

Site Addr
Prop Info # CONDOMINIUM

1422 K STREET
ANCHORAGE AK 99501

ASSESSMENT

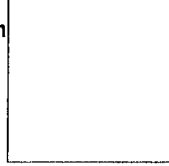
Assessment



Description
Assessment Area
Original Assessment
Original Principal
Annual Payment
YTD Payment
Delinquent Payment
Unbilled Payment

RESOLUTION

Resolution



PLAT
740135

Status
Total Area

LAST PAYMENT INFORMATION

Date
Principal
Payment
Delinquent Interest
Penalty
Bond Interest
Cost

Content Information**Content ID :** 003985**Type:** AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2C
DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC
21.40.170 D.14 FOR ROBERT & KAREN OBERMANN, DBA
SIZZLIN' CAFÉ.

Author: weaverjt**Initiating Dept:** Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2C
DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC
21.40.170 D.14 FOR ROBERT & KAREN OBERMANN, DBA
SIZZLIN' CAFÉ.

Date Prepared: 5/10/06 3:32 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 6/6/06**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 6/6/06

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	5/10/06 3:35 PM	Checkin	weaverjt	Public	003985
Planning_SubWorkflow	5/11/06 8:08 AM	Approve	nelsontp	Public	003985
ECD_SubWorkflow	5/11/06 8:53 AM	Approve	thomasm	Public	003985
MuniManager_SubWorkflow	5/12/06 11:00 AM	Approve	leblancdc	Public	003985
MuniMgrCoord_SubWorkflow	5/12/06 11:28 AM	Approve	abbottmk	Public	003985

2006 MAY 12 PM 12:55
6/6/06 3:10 PM
M. Nelson

