

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Planning Department  
For reading: January 9, 2007

CLERK'S OFFICE

APPROVED

Date: 1-9-07, Anchorage, Alaska  
AR No. 2007-1

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A  
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN  
3 THE B-3 DISTRICT FOR A RESTAURANT/EATING PLACE USE PER AMC  
4 21.40.180 D.8, FOR KANSHA, INC., DBA KANSHA JAPANESE RESTAURANT,  
5 LOCATED WITHIN DIMOND INDUSTRIAL CENTER #1, BLOCK 4, LOT 24;  
6 GENERALLY LOCATED BETWEEN EAST DIMOND BOULEVARD AND ARCTIC  
7 SLOPE AVENUE, EAST OF KING STREET.

8  
9 (Taku Campbell Community Council) (Case 2006-164)

10  
11  
12 THE ANCHORAGE ASSEMBLY RESOLVES:

13  
14 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the  
15 B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180 D.8, for Kansha Inc.,  
16 dba Kansha Japanese Restaurant, located on Dimond Industrial Center #1, Block 4, Lot  
17 24; generally meets the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

18  
19 **Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use for a  
20 Restaurant/Eating Place Use is for a 1,375 square-foot lease area located within Dimond  
21 Industrial Center #1, Block 4, Lot 24.

22  
23 **Section 3.** The conditional use permit is approved subject to the following conditions:

24  
25 A Notice of Zoning Action shall be filed with the District Recorder's Office within 120  
26 days of the Assembly's approval of a final conditional use approval for a  
27 Restaurant/Eating Place Use in the B-3 District, and compliance with the other conditions  
28 set forth herein.

29  
30 All uses shall conform to the plans and narrative submitted with this conditional use  
31 application.

32  
33 This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3  
34 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new restaurant,  
35 Kansha Japanese Restaurant. The restaurant consists of 1,375 leaseable square feet.  
36 Based on a floor diagram and the application, there are a total of 48 non-fixed seats. The  
37 facility occupant capacity is approximately 50.  
38

1 On-premise sale of alcohol beverages will be Monday through Saturday, from 11:00  
2 A.M. to 3:00 P.M., and 4:00 P.M. to 10:00 P.M., and closed on Sundays. Liquor sales  
3 will constitute approximately 10 percent of total gross receipts.  
4

5 Upon demand, the applicant shall demonstrate compliance with a Liquor "Server  
6 Awareness Training Program," approved by the State of Alaska Alcoholic Beverage  
7 Control Board, such as or similar to, the program for "Techniques in Alcohol  
8 Management" (T.A.M.).  
9

10 The use of the property by any person for the permitted purposes shall comply with all  
11 current and future Federal, State and local laws and regulations, including but not limited  
12 to, laws and regulations pertaining to the sale, dispensing, service and consumption of  
13 alcoholic beverages and the storage, preparation, sale, service and consumption of food.  
14 The owner of the property, the licensee under the Alcoholic Beverage Control license and  
15 their officers, agents and employees, shall not knowingly permit, or negligently fail to  
16 prevent the occurrence of illegal activity on the property.  
17

18 A copy of the conditions imposed by the Assembly in connection with this conditional  
19 use approval shall be maintained on the premise.  
20

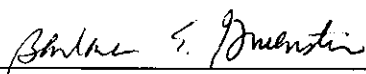
21 **Section 4.** Failure to comply with the conditions of this conditional use permit shall  
22 constitute grounds for its modification or revocation.  
23

24 **Section 5.** This resolution shall become effective immediately upon passage and  
25 approval by the Anchorage Assembly.  
26

27 PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of  
28 January 2007.  
29

ATTEST:

  
Chair

  
Municipal Clerk

(2006-164) (013-082-18)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 1-2007

Meeting Date: January 9, 2007

**From:** Mayor

**Subject:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3 (GENERAL BUSINESS DISTRICT) FOR A RESTAURANT/EATING PLACE USE PER AMC 21.40.180 D.8 FOR KANSHA, INC., DBA KANSHA JAPANESE RESTAURANT.

1 Kانشا, Inc., dba Kانشا Japanese Restaurant, has made application for a  
2 Restaurant/Eating Place Alcoholic Beverage Conditional Use in the B-3 District for  
3 Dimond Industrial Center Subdivision #1, Block 4, Lot 24, at 209 East Dimond Boulevard.  
4

5 The proposal is for a Restaurant/Eating Place Alcoholic Beverage Conditional Use within  
6 an established commercial structure. The restaurant will occupy 1,375 square feet of space  
7 in a one-story building within a commercial mall structure. The dining area has a total of  
8 48 non-fixed seats with occupancy of approximately 50. This use is to be located in an  
9 existing structure within an area designed for restaurant use.  
10

11 There are two places of education within 1,000 feet of the petition site. However, these are  
12 trade schools for iron workers and for carpenter apprentices, which are not for children.  
13 There appear to be no churches within 200 feet. This is a request for a restaurant/eating  
14 place license and is not subject to this requirement.  
15

16 There is one (1) restaurant/eating place license, two (2) beverage dispensary licenses, and  
17 one (1) package store license with a 1,000-foot radius of the petition site. Approving this  
18 restaurant/eating place license will add the second restaurant/eating place license within a  
19 1,000-foot radius of the petition site.  
20

21 On-premise sale of alcohol beverages will be Monday through Saturday, from 11:00 A.M.  
22 to 3:00 P.M., and 4:00 P.M. to 10:00 P.M., and closed on Sundays. The petitioner  
23 estimates that 10 percent of total sales will be for alcohol compared to 90 percent food  
24 sales. Employees involved in the dispensing of alcoholic beverages will be trained in

1 accordance with the Alcoholic Beverage Control Board's "Liquor Server Awareness  
2 Training Program," (TAM) and will hold the necessary certifications.

3  
4 The Anchorage Police Department reported no incidents occurring within the last two  
5 years at the site. At the time this report was prepared, the Department of Health and  
6 Human Services did not provide comments. There are no personal or business taxes  
7 owing.

8  
9 THIS CONDITIONAL USE FOR A RESTAURANT/EATING PLACE USE AND  
10 LICENSE IN THE B-3 DISTRICT GENERALLY MEETS THE APPLICABLE  
11 PROVISIONS OF AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.100.

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

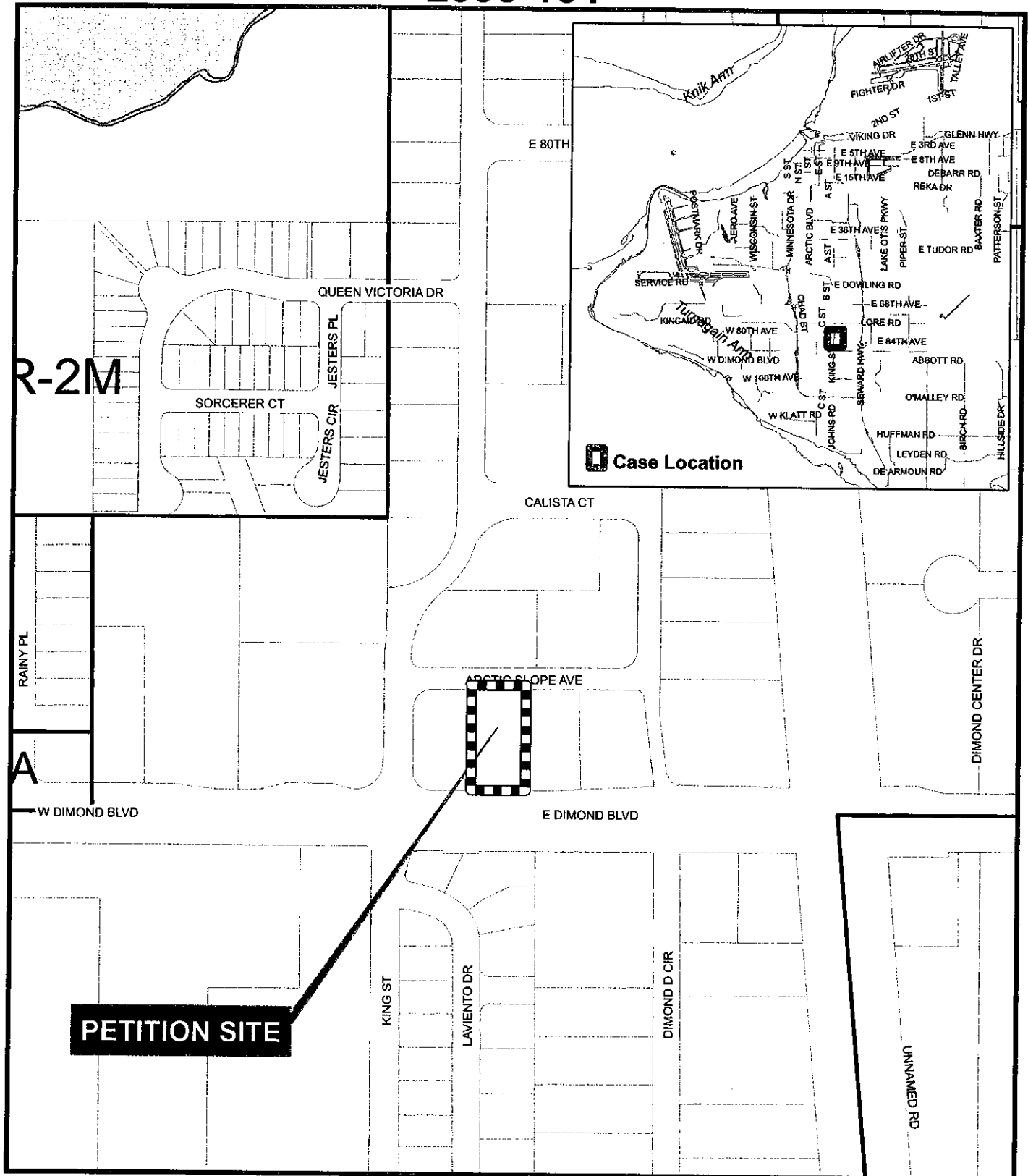
14 Concur: Tom Nelson, Director, Planning Department

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

17 Concur: Denis C. LeBlanc, Municipal Manager

18 Respectfully submitted: Mark Begich, Mayor

# ALCOHOL-CONDITIONAL USE 2006-164



Municipality of Anchorage  
Planning Department

Date: October 31, 2006

**Flood Limits**

	100 Year
	500 Year
	Floodway



001

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

**DATE:** January 9, 2007

**CASE NO.:** 2006-164

**APPLICANT:** Kansha, Inc., dba Kansha Japanese Restaurant

**REPRESENTATIVE:** Jennie P. Denis-Mixson

**REQUEST:** Conditional Use for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use and License per AMC 21.40.180.D.8

**LOCATION:** Dimond Industrial Center #1, Block 4, Lot 24;; generally located between East Dimond Boulevard and Arctic Slope Avenue, east of King Street.

**STREET ADDRESS:** 209 East Dimond Boulevard

**COMMUNITY COUNCIL:** Taku/Campbell

**TAX PARCEL:** 013-082-18/ Grid SW 2231

**ATTACHMENTS**

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

**RECOMMENDATION SUMMARY:**

This conditional use generally meets the required standards of AMC Title 10 and Title 21.

**SITE:**

Acres: 0.65 acres /28,214 SF  
Vegetation: None  
Zoning: B-3  
Topography: Generally Level  
Existing Use: Restaurant, Retail Uses  
Soils: Public Sewer & Water

### **COMPREHENSIVE PLAN**

Classification: *Anchorage 2020 – N/A*  
*1982 Plan - Commercial*  
Density: N/A

### **SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3	B-3	B-3	B-3
Land Use:	Commercial Retail	School, Multi- Family Residential	Multi-Family Residential	Commercial, Office

### **SITE DESCRIPTION AND PROPOSAL:**

The petition property is a 0.65-acre lot located between East Dimond Boulevard and Arctic Slope Avenue, east of King Street. It contains a mall with multiple restaurant and retail uses.

The petitioner is seeking final conditional use approval for an alcoholic beverages conditional use in the B-3 District for a Restaurant/Eating Place license per AMC 21.40.180.D.8 for a new restaurant, Kansha Japanese Restaurant. The restaurant consists of 1,375 leaseable square feet. Based on a floor diagram and the application, there are a total of 48 non-fixed seats. The facility occupant capacity is approximately 50.

The sale of alcoholic beverages will represent 10 percent compared to 90 percent food sales. On-premise sale of alcohol beverages will be Monday through Saturday, from 11:00 AM to 3:00 PM, and 4:00 PM to 10:00 PM, closed on Sundays.

Entertainment includes recorded music. All employees with direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. Non-alcoholic beverages will be available, notices of penalties for driving intoxicated will be posted, and patrons will have access and assistance to public transportation. There will be no entertainment defined as "indecent material" or "adult entertainment," no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited.

## **PUBLIC COMMENTS:**

Fifty-five hearing notices (PHNs) were mailed. At the time this report was written no PHNs were returned: no written comment has been received from the Taku/Campbell 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 not depicted on the Land Use Policy Map of the *Anchorage 2020 Comprehensive Plan* as being within a designated 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 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. Hotel dining, night clubs, bars and restaurants which serves alcohol enhances the hospitality and tourism industry in Anchorage, and provide eating places for local residents and downtown employees. 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).

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

This standard is met.

The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section



21.50.160. The restaurant is not expanding or changing use, so there is no requirement to upgrade the parking lot.

**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 B-3 District is intended for general commercial uses, including restaurants that serve alcoholic beverages. The restaurant is compatible with the B-3 and existing uses in area. The petition site has had various restaurants over the years that serve alcoholic beverages.

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. There are one (1) restaurant/eating place license, two (2) beverage dispensary licenses, and one (1) package store license with a 1,000-foot radius of the petition site. Approving this restaurant/eating place license will add the second restaurant/eating place license within a 1,000-foot radius of the petition site.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. This is a request for a restaurant/eating place license and is not subject to this requirement. There are two places of education within 1,000-feet of the petition site. However, these are trade schools for iron workers and for carpenter apprentices, which are not for children. There appear to be no churches within 200 feet. This is a request for a restaurant/eating place license and is not subject to this requirement.

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

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

This standard is met.

The B-3 District provides that all required parking be provided on site. This is an existing building, and is not a use change.

The Traffic Department and the State of Alaska Department of Transportation had no comments on this request.

There are adequate entrances and exits for vehicles to and from adjacent streets and roadways. The nearest bus route is on Dimond Boulevard, adjacent to the petition site. There are sidewalks located on the north and east sides of the petition site, and a signalized intersection nearby at King Street for safe pedestrian crossing of Dimond Boulevard.

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

This standard is met.

The addition of a restaurant serving alcohol at this location will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas. This is an existing restaurant building.

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

This standard is met.

As a land use, a restaurant/eating place conditional use and license will not cause or contribute to any environmental pollution. The public parking lot is paved, which control air 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 license. This is an existing restaurant building.

**Standards Chapter 10.50 Alcoholic Beverages**

**In the exercise of its powers and under AS 04.11.480 and 13 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.**

There are two places of education within 1,000-feet of the petition site, but both are trade schools for adults. There are one (1) restaurant/eating place license, two (2) beverage dispensary licenses, and one (1) package store license with a 1,000-foot radius of the petition site. Approving this restaurant/eating place license will add the second restaurant/eating place license within a 1,000-foot radius of the petition site.

Approving this restaurant/eating place license will add the second restaurant/eating place license within a 1,000-foot radius of the petition site.

Costco #10	330 W. Dimond Boulevard	License #2020	Package Store
La Mex - Dimond	8330 King Street	License #3807	Beverage Dispensary
Red Robin Burger & Spirits #2	401 E. Dimond Boulevard	License #3304	Beverage Dispensary
Genghiskhan Mongolian BBQ	301 E. Dimond Boulevard	License #3821	Restaurant

**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 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.

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

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. 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.

According to the application the petitioner states that employees will be certified by the State, and instructed to ask for identification of all persons appearing to be under the age of 30. No additional safety procedures are mentioned in the application. Comments from the Anchorage Police Department reported no incidents at this location in the last two years.

- 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**

This standard is met.

There are no delinquent Personal Property Taxes, Real Property Taxes or Downtown Improvement Special Tax Assessments owing at this time according to the Treasury Division.

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

No comments were received from the Department of Health and Human Services at the time this report was 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-3 District for a Restaurant/Eating Place Use and license generally meets the required standards of AMC Title 10 and Title 21.

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

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of a final conditional use approval for a Restaurant/Eating Place Use in the B-3 District and compliance with the other conditions set forth herein.
2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-3 District for a Restaurant/Eating Place Use per AMC 21.40.180.D.8 for a new restaurant, Kansha Japanese Restaurant. The restaurant consists of 1,375 leaseable square feet. Based on a floor diagram and the application, there are a total of 48 non-fixed seats. The facility occupant capacity is approximately 50.
4. On-premise sale of alcohol beverages will be Monday through Saturday, from 11:00 AM to 3:00 PM, and 4:00 PM to 10:00 PM, closed on Sundays. Liquor sales will constitute approximately 10 percent of total gross receipts.
5. 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.).
6. 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.

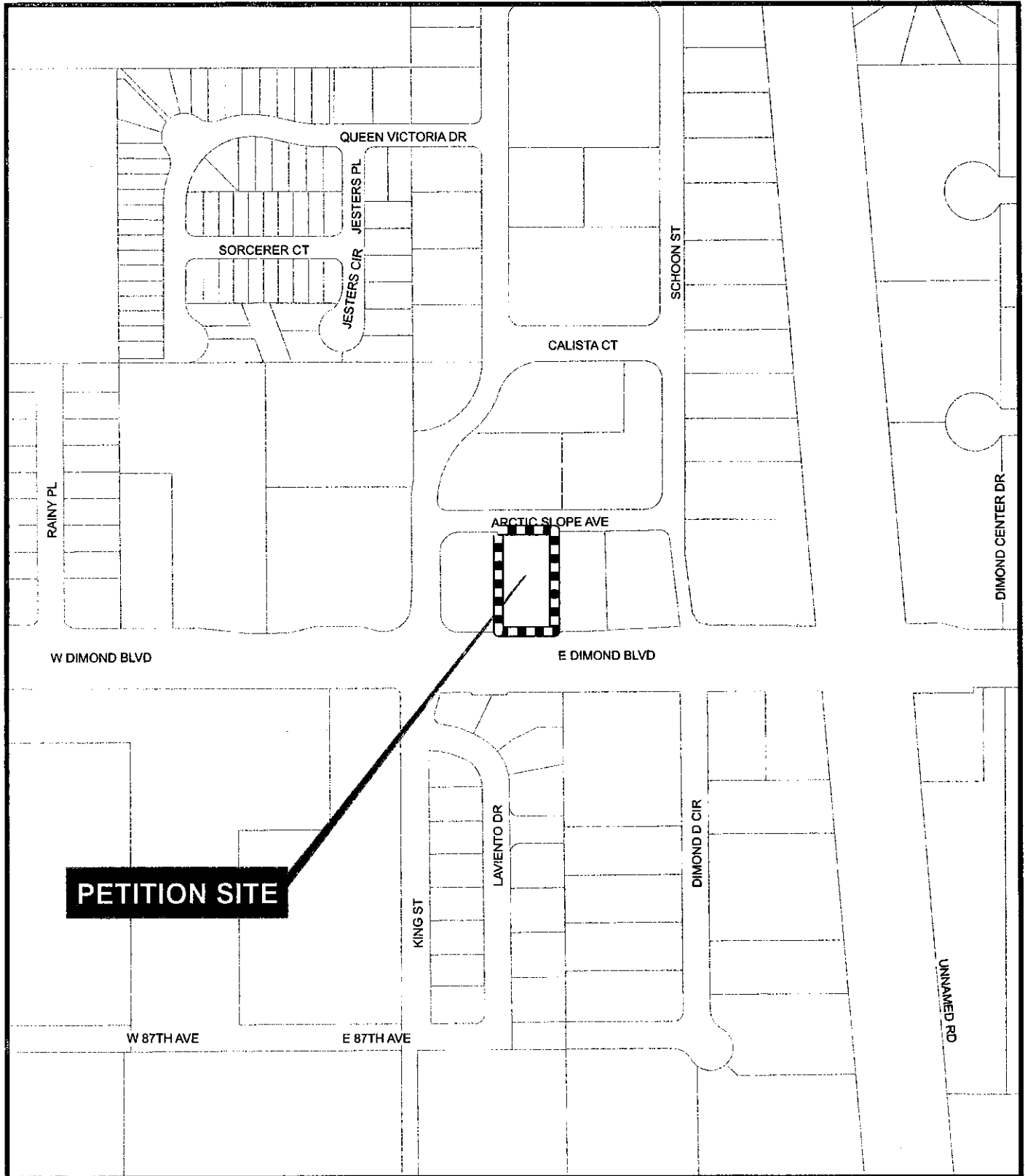
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise.

# 2

## **HISTORICAL MAPS AND AS-BUILTS**






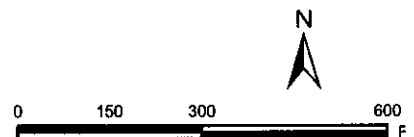
# ALCOHOL-CONDITIONAL USE 2006-164



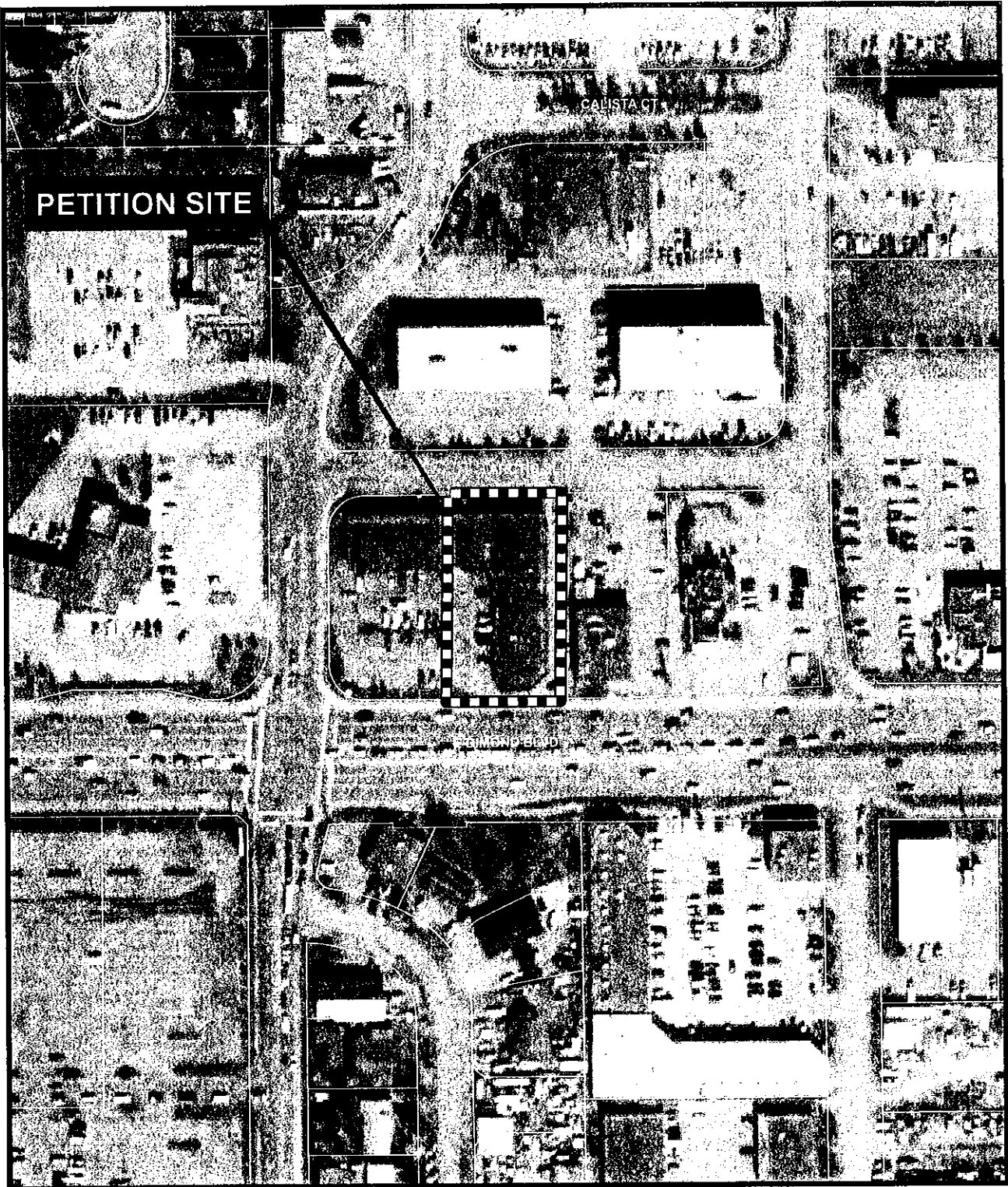
Municipality of Anchorage  
Planning Department

Date: October 31, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park



2006-164



Municipality of Anchorage  
Planning Department

Date: October 31, 2006



0 120 240 4

# 3

**DEPARTMENTAL**

**COMMENTS**

# 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  
(TTY 269-0473)

RECEIVED

DEC 05 2006

December 4, 2006

RE: MOA Zoning Review

Municipality of Anchorage  
Zoning Division

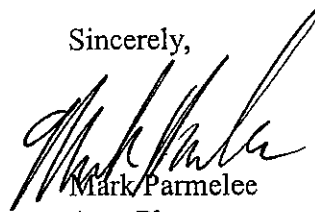
Mr. Jerry Weaver, Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following zoning cases and has no comment:

2006-163 Variance, Lot 12 Block 6, Thompson Subdivision, Ryan Winn  
2006-164 Final Approval, Kings Row Shoppe, 209 E. Dimond Blvd, Kansha Inc.  
2007-001, Rezoning to R-6 Suburban Residential District, Sue Tawn Estates, James Stone  
2007-003 Site Plan Review, Skyway Park Estates, Lot 2 Block 1A, Church of JCLDS  
2007-005, Site Plan Review, Mountain View Development Subdivision, Municipal Light and Power

Sincerely,

  
Mark Parmelee  
Area Planner

/em



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** November 29, 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 Planning and Zoning Commission case(s) for the Meeting of January 9, 2007.

**RECEIVED**

NOV 29 2006

Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due December 12, 2006.

06-164

**Dimond Industrial Center, Block 4, Lot 24, grid 2231**

**(Conditional Use, Restaurant Serving Alcohol)**

Right of Way Division has no comments at this time.

Review time 15 minutes.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**RECEIVED**

**MEMORANDUM**

NOV 20 2006

DATE: November 16, 2006  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THRU: Leland R. Coop, Associate Traffic Engineer *LC*  
FROM: Mada Angell, Assistant Traffic Engineer *MA*  
SUBJECT: Traffic Engineering and Transportation Planning Comments for the  
January 9, 2007 Municipal Assembly Public Hearing

Municipality of Anchorage  
Zoning Division

06-164

Dimond Industrial Center #1; Conditional Use to permit restaurant  
serving alcohol; Grid 2231

Traffic Engineering and Transportation Planning have no comment.

**E-MAILED**

**Pierce, Eileen A**

---

**From:** Cartier, Richard D.  
**Sent:** Thursday, November 16, 2006 12:23 PM  
**To:** Pierce, Eileen A; Stewart, Gloria I.  
**Subject:** FW: Comments

**FYI these case reviews**

-----Original Message-----

**From:** Radvansky, Glenda J.  
**Sent:** Thursday, November 16, 2006 10:53 AM  
**To:** Cartier, Richard D.  
**Subject:** Comments

Rich

I'm going through the stack in my in-box. Here are the PM&E Comments for the following cases:

2006-140  
PM&E has no comment.

2006-150  
PM&E has no comment.

2006-164  
PM&E has no comment.

Sorry some are late.

Glenda

**RECEIVED**

NOV 16 2006

**POLICE DEPARTMENT CHECK LIST**  
**FOR INVESTIGATION OF LICENSED LIQUOR ESTABLISHMENTS**

**Municipality of Anchorage  
Zoning Division**

2006-164

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>
Kansha Japanese Restaurant	209 E. Dimond Blvd
<u>BUSINESS NAME</u>	<u>LOCATION</u>
Kansha 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.**

11.10.06  
DATE

*LT Gillman*

for CHIEF OF POLICE

*[Signature]*





# Bar File



Activity for: 209 E DIMOND BL

*Ka'n Sha Japanese Restaurant*

Report#	Nature of Call	Report	Officer	MO Location
---------	-------------------	--------	---------	-------------

\*\*\*\*\*

*2006-164*  
**Municipality of Anchorage**  
**Treasury Division**  
**Memorandum**

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**RECEIVED**

NOV 06 2006

**Municipality of Anchorage**  
**Zoning Division**

**Date:** November 3, 2006  
**To:** Rich Cartier, Planning Dept.  
**From:** Daisy VanNortwick, Revenue Officer *DS*  
**Subject:** Liquor License Conditional Use Comments

Liquor License Conditional Use Application Case # 2006-164 for Kansha Japanese Restaurant located at 209 E Dimond Blvd. Anchorage AK

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



## FLOOD HAZARD REVIEW SHEET for PLATS

**RECEIVED**

Date: 11-09-06

Case: 2006-164

Flood Hazard Zone: C

Map Number: 0243

NOV 13 2006

Municipality of Anchorage  
Zoning Division

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

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

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

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

☒ I have no comments on this case.

Reviewer: Jack Puff

**Pierce, Eileen A**

**From:** Staff, Alton R.  
**Sent:** Tuesday, November 07, 2006 4:19 PM  
**To:** Stewart, Gloria I.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.; Bergt, Randy; Karcz, Jody M.  
**Subject:** Zoning and Plat Case Reviews

**RECEIVED**

NOV 08 2006

**Municipality of Anchorage  
Zoning Division**

Plat Case No. S11549, S11550 People Mover anticipates extending bus service out to the new Veteran's Hospital to be built immediately across Muldoon Road/Oilwell Road from this plat. With this in mind, eastbound off street bus stops with convenient pedestrian access should be incorporated into the plans far-side of the northwest entrance and also far-side of the main entrance road to the Ciri-Gateway subdivision.

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

S11533-1  
S11540-1  
S11544-1  
S11545-1  
S11546-1  
S11547-1  
S11548-1  
S11551-1  
S11552-1

Zoning Case No. 2006-155, 2006-154 People Mover anticipates extending bus service out to the new Veteran's Hospital to be built immediately across Muldoon Road/Oilwell Road from this plat. With this in mind, eastbound off street bus stops with convenient pedestrian access should be incorporated in the plans far-side of the northwest entrance and also far-side of the main entrance road to the Ciri-Gateway subdivision

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

2006- 138  
164\*

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor  
People Mover 343-8230

# 4

## 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) Kangsha INC	Name (last name first) Jennie P. Denis-Mixson
Mailing Address PO Box 233803	Mailing Address PO Box 233803
Anchorage, AK 99523	Anchorage, AK 99523
Contact Phone: Day: 272-8888 Night:	Contact Phone: Day: 351-2677 Night:
FAX: 272-8890	FAX:
E-mail:	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):	013-082-18-002	
Site Street Address:	209 E. Dimond Blvd, Anchorage, AK 99515	
Property Owner (if not the Petitioner):	Kangsha INC	
Current legal description: (use additional sheet in necessary)	Kings Row Shoppe, 209 E. Dimond Blvd B1k 4 Lot 24 Dimond Industrial Ctr #1	
Zoning: B3	Acreage:	Grid #

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 10-24-06	Signature (Agents must provide written proof of authorization)
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Accepted by:	Poster & Affidavit:	Fee: \$1825	Case Number: 2006-167 026
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**COMPREHENSIVE PLAN INFORMATION**Anchorage 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/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: \_\_\_\_\_  
☐ 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.

10/30/16

Date

Dante &amp; Debra

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):

Kansha Japanese Restaurant

What is the gross leaseable floor space in square feet?

1375

What is the facility occupant capacity?

about 50

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

0

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

48

What will be the normal business hours of operation?

Monday - Saturday 11-3:00, 4:00-10:00, closed Sundays

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

11-3:00, 4:00-10:00

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

0

0



### PACKAGE STORES

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

50 % less than \$5.00

50 % \$5.00 to \$10.00

0 % \$10.00 to \$25.00

0 % greater than \$25.00

### CONDITIONAL USE STANDARDS

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

A 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 restaurant is located in an area with concentrations of office and commercial development. It is within walking distance of tourist related uses such as hotels, restaurants, movie theatres, banks, and office buildings. The sale of alcoholic beverage is part of the social, recreational and economic environment of the community.

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

This standard is met. The B-3 Business District zoning regulations allow alcoholic beverage sales through the conditional use permit process: AMC 21.40.180 D.8. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160.

2 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.

The B-3 District is intended for general commercial uses. The area includes restaurants that serve food and alcohol, such as La Mex and Genghis Khan Mongolian B-B-Q. A restaurant license is limited to serving beer and wine.

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.

This standard is met. The B-3 District provides that all required parking be provided on site. Past building permit reviews have examined parking lot design, lighting, and vehicular and pedestrian traffic circulation and safety.

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

This standard is met. Kansha Japanese Restaurant, formerly known as Sunrise Deli, has been at this location since 2006 and has not impacted public services. Electrical, water, sewer, natural gas are available on site. Road infrastructure and public transit are already in place.

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

This standard is met. As a land use, a conditional site conditional use and license will not cause or contribute to any environmental pollution. The public parking lots are paved, which control air 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 land use will not change as a result of this conditional use permit for a restaurant site license.

## STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

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

**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?

2, La Mex and Genghis Khan Mongolian B-B-Q

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?

8 restaurant/leaving place licenses, 3 beverage dispensary licenses, 3 package store licenses.

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

no

030

**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 serving alcohol will be trained and complete the T.A.M. class. One employee is already certified. Employees will be instructed to ask for identification of all persons appearing to be under 30 years of age.

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

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

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

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

inside facility: Employees will be TAM certified, and instructed to ask for id of all persons appearing to be under the age of 30.

outside facility:

Comments from the Anchorage Police Department were not available at the time this report was prepared.

**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

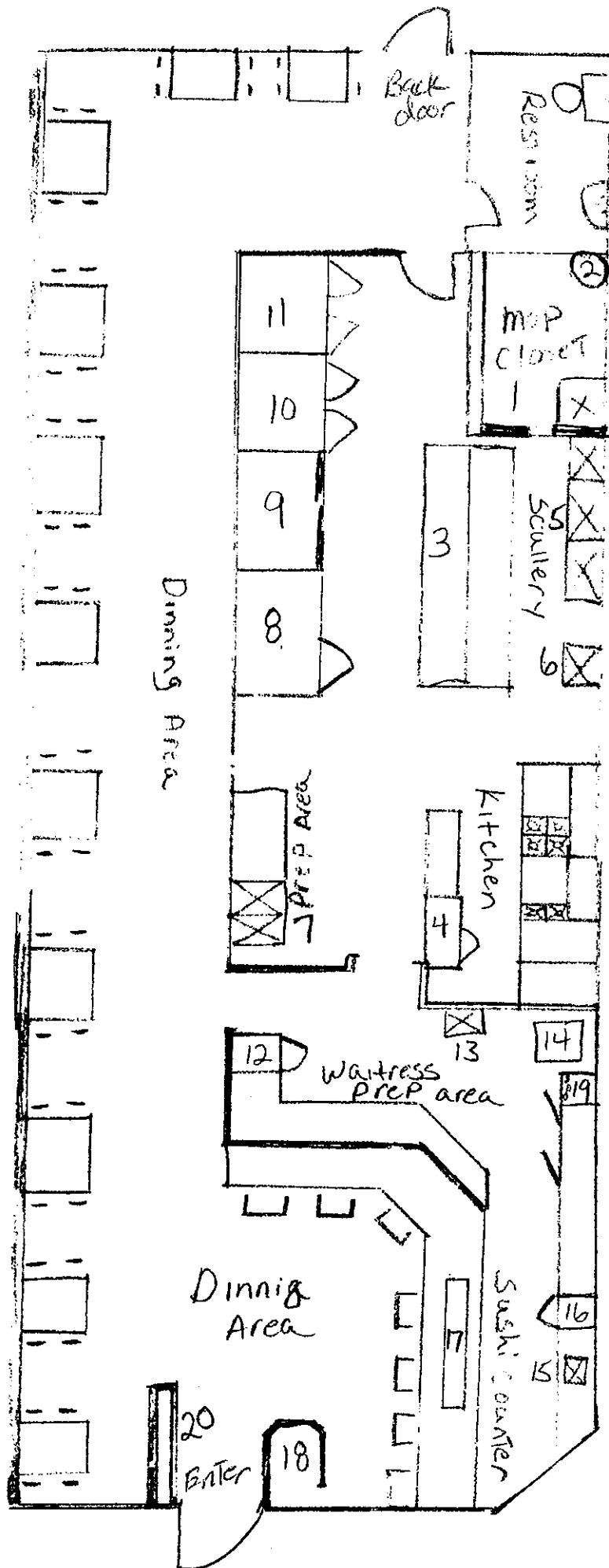
☒ Yes ☐ No *Are real estate and business property taxes current?*  
☐ Yes ☒ No *Are there any other debts owed to the Municipality of Anchorage?*

**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*

Additional space if needed.

033



## Equipment Schedule

1. Mop Sink
2. Hot Water Heater
3. Dish Storage
4. Preparation Refrigerator
5. 3 Compartment Pot and Pan Wash Sink
6. Hand Sink
7. 2 Compartment Prep Sink and Counter
8. Reach-in Freezer
9. Reach-in Refrigerator
10. Reach-in Refrigerator
11. Reach-in Freezer
12. 4.3 cube- Reach-in Refrigerator
13. Hand Sink
14. Ice Machine
15. Hand Sink
16. 4.3 cube- Reach-in Refrigerator
17. Sushi Case
18. Cashier Counter
19. Beverage Dispenser
20. Fish Tank

## Finish Schedule

Floor \_\_\_\_\_

Kitchen: Tile with Tile Coving  
 Restroom: Tile with Tile Coving  
 Dining: Low Fill Carpet  
 Garbage: Outside Building Parking (Pavement)  
 Wait Station: Tile with Tile Coving  
 Sushi: Vinyl with Base Coving

Wall \_\_\_\_\_

Kitchen: Gypsum Board with FRP  
 Cookline: Stainless Steel  
 Dishwash: Gypsum Green Board with FRP  
 Restroom: Gypsum Board with FRP and BD  
 Dining: Gypsum Board with Enamel Paint  
 Wait Station: Plywood with FRP and Enamel Paint  
 Sushi: Gypsum Board with Enamel Paint

Ceiling \_\_\_\_\_

Kitchen: Suspended with Acoustical Tile with FRP  
 Dining: Suspended with Acoustical Tile  
 Restroom: Gypsum Board with Enamel Paint

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: Kaisha Japanese Restaurant

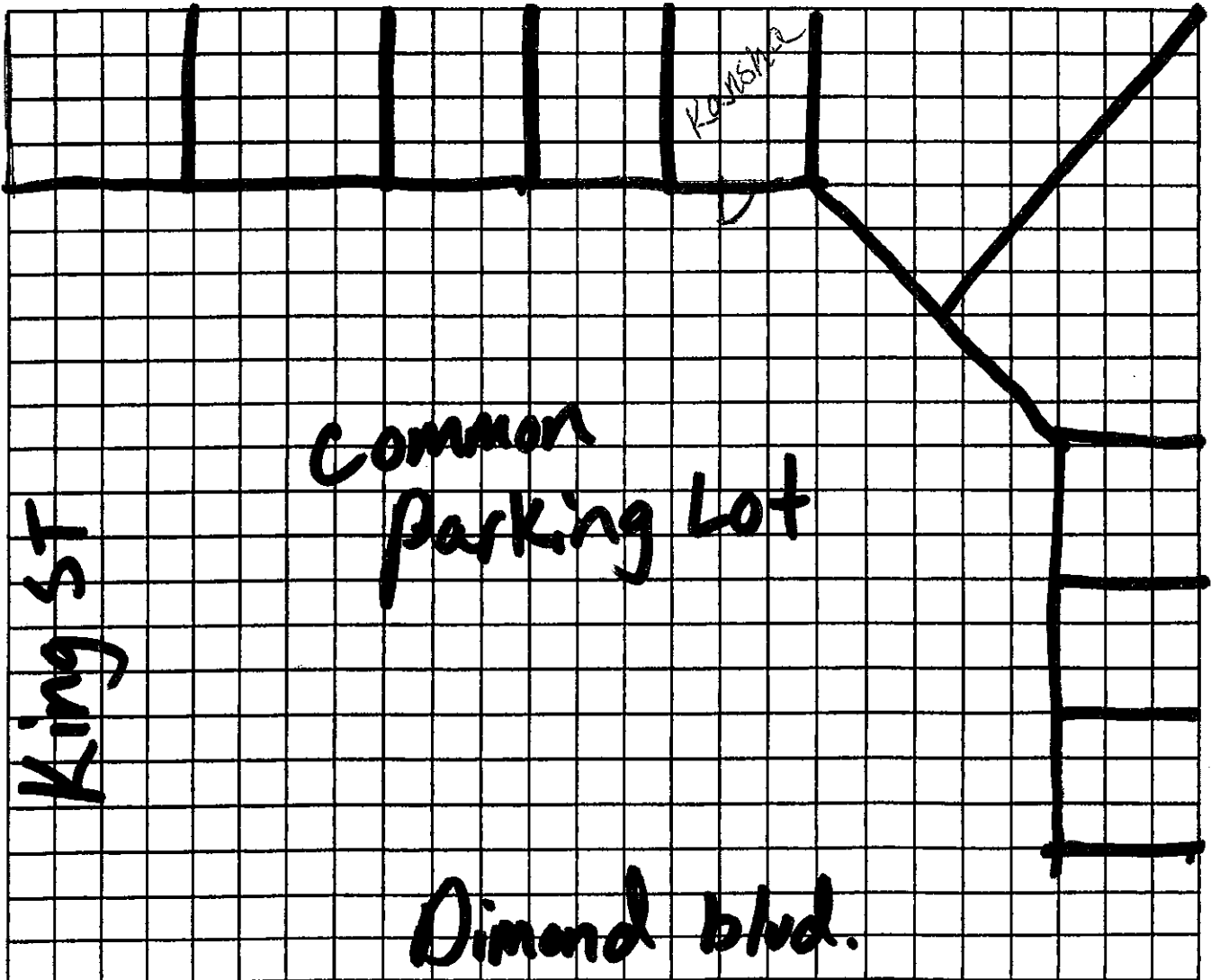
PREMISES LOCATION: 209 E Dimond Blvd.  
Anchorage, AK 99515

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

SCALE A: \_\_\_\_\_ 1 SQ. = 4 FT. SCALE B: \_\_\_\_\_ 1 SQ. = 1 FT.

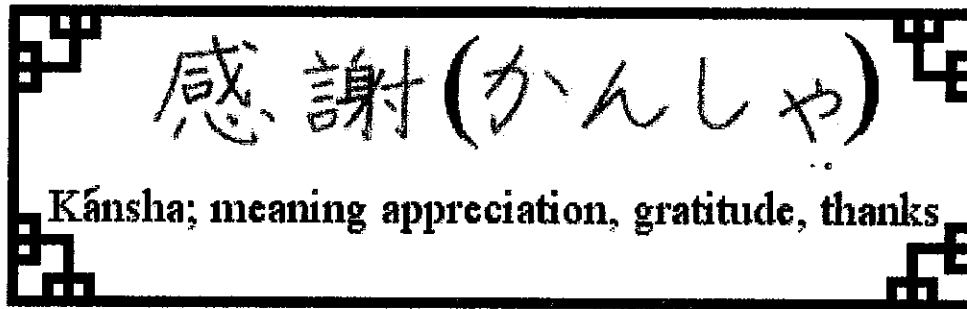
Length and width of premises in feet:

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.**



# KANSHA

Monday - Saturday  
Hours: 11:00 am. to 3:00 pm. & 4:00 pm. to 10:00 pm.



## 【GOHAN-MONO (RICE DISHES)】

Served with miso soup, salad, and hot tea.

<b>Gyoza don</b>	\$6.00
Pork and vegetable pan fried dumplings, with special sauce over rice.	
<b>Gyu don</b>	\$6.50
Beef and eggs prepared with special sauce served over rice.	
<b>Katsu don</b>	\$7.00
Pork cutlet and eggs prepared with special sauce served over rice.	
<b>Oyako don</b>	\$6.50
Chicken and eggs prepared with special sauce served over rice.	
<b>Sukiyaki Rice</b>	\$6.50
Beef or chicken, vegetables, and noodles prepared with special broth served over rice.	
<b>Ten don</b>	\$6.50
Tempura-style shrimp and vegetables prepared with special sauce served over rice.	
<b>Una don</b>	\$10.00
Grilled eel prepared with special sauce served over rice.	
<b>Vegetable don</b>	\$6.50
Fried vegetables prepared with special sauce served over rice.	

## 【FRIED RICE】

Served with miso soup, salad, and hot tea.

<b>Chicken Fried Rice</b>	\$6.00
<b>Pork Fried Rice</b>	\$6.00
<b>Shrimp Fried Rice</b>	\$7.00
<b>Seafood Fried Rice</b>	\$7.00
<b>Mixed Fried Rice (up to 3 choices)</b>	\$8.00
<b>Vegetable Fried Rice</b>	\$5.75



# KANSHA

## [ SUSHI CHART ]

*Amaebi	Sweet Shrimp
*Ebi	Shrimp
*Hamachi	Yellowtail
*Hotate	Scallops
*Ika	Squid
*Ikura	Salmon Roe
*Kampyo	Dried Gourd Shavings
*Kani	Crab
*Kappa	Cucumber Rolls
*Maguro	Tuna
*Mirugai	Giant Clam
*Negihama	Green Onions & Yellowtail Mix
*Oshinko	Pickled Radish
*Poke	Hawaiian Marinated Tuna
*Saba	Mackerel
*Sake	Salmon
*SMT	Scallop, Mayonnaise and Tobiko
*Suzuki	Sea Bass
*Tai	Sea Bream
*Tako	Octopus
*Tamago	Egg
*Toro	Fatty meat of Tuna
*Unagi	Eel
*Uni	Sea Urchin
*Masago	Smelt Roe

## [ ROLLS ]

**California** - Crab meat, cucumber & avocado.  
**Caterpillar** - Cali. roll w/avocado garnish.  
**Dragon** - Cali. roll w/eel garnish.  
**Rainbow** - Cali. roll or spicy tuna roll w/assorted sashimi.  
**Spider** - Soft shell crab, avocado & cucumber.  
**Tempura** - Deep fried shrimp roll w/avocado &cucumber.  
**Tekka** - Tuna roll.  
**Una-Q** - Eel and cucumber roll.  
**Vegi** - Avocado, cucumber, lettuce, carrot & seaweed.  
**Kappa** - Cucumber roll.  
**Temaki** - Spicy tuna, salmon skin hand roll.  
**Futomaki** - Fat sushi roll filled with rice, egg, gourd, and bits of vegetables.  
**Kansha Kona** - Deep fried Kona Style tuna poke w/tobiko & avocado.  
**Kansha Kenai** - Deep Fried Kona Style salmon poke w/tobiko & avocado.

# KANSHA

## **[ KODOMO SET (CHILDREN'S MEAL) ]** ~ages 12 and under~

Served with miso and choice of french fries, steamed rice, or fried rice.

1. Gyoza (4 pcs.), Ebi-Fry (breaded deep-fried shrimp)	\$5.00
2. Chicken Katsu, Ebi-Fry (breaded deep-fried shrimp)	\$5.50
3. Chicken Teriyaki, Ebi-Fry (breaded deep-fried shrimp)	\$5.50
4. Beef Teriyaki, Ebi-Fry (breaded deep-fried shrimp)	\$5.75

## **[ SIDE ORDERS ]**

Edamame (boiled green soy beans)	\$3.00
Hijiki (cooked seaweed)	\$3.00
Namasu (pickled vegetables)	\$2.50
Oshinko (pickled cabbage)	\$2.50
Yasai itame (stir-fried vegetables)	\$4.75
Gyoza (8 pcs.) (pan-fried dumplings)	\$5.50
Onigiri (riceball with seaweed wrap, choice of salmon, ume, okaka)	\$3.00
Agedashi tofu (deep-fried tofu)	\$4.75
Yu Tofu (boiled tofu)	\$4.75
Yakko Tofu (cold tofu)	\$4.75
Hamachi Kama (char-broiled, yellowtail collar)	\$8.00
Kushikatsu (tonkatsu-style pork and onions skewered)	\$10.25
Yakitori (grilled chicken and onions, skewered)	\$5.75
Kushiyaki (grilled beef and onions, skewered)	\$6.00
Miso Soup	\$1.75
Rice	\$1.75
Salad	(small) \$2.50 (large) \$5.00

## **[ DEZATO (DESSERT) ]**

Green Tea Ice Cream	\$2.50
Mochi Ice Cream (rice cakes filled with ice cream)	\$3.00

## **[ ONOMIMONO (BEVERAGES) ]**

Fountain Drinks	\$1.50
(Pepsi, Diet Pepsi, Mountain Dew, Sierra Mist, Root Beer, Iced-Tea.)	
Jusu (fruit juice)	\$2.00
(Lilikoi, Pass-O-Guava, Strawberry-Guava)	
Kohi or Ocha (coffee or hot tea)	\$1.50

# KANSHA

## [ SUSHI AND SASHIMI ]

### -Sushi-

Served with miso soup, salad, and hot tea.

<b>Futo-Maki</b>	\$8.50
Fat sushi roll filled with rice, egg, gourd, and bits of vegetables.	
<b>Tekka-Maki</b>	\$8.50
Fresh ahi (tuna) filled.	
<b>Kappa-Maki</b>	\$7.00
Cucumber filled.	
<b>Mix-Maki</b>	\$9.50
Tekka-maki, Kappa-maki, and Kanpyo-maki	
<b>Sushi Combination</b>	\$14.50
Maguro, hamachi, sake, ikura, tobiko, tako, ika, unagi,	

### -Sashimi-

Served with miso soup, salad, rice, and hot tea.




<b>Sashimi (9 pcs.)</b>	\$11.00
<b>Sashimi (13 pcs.)</b>	\$14.50
<b>Sushi (13 pcs.) &amp; Sashimi (9pcs) Combination</b>	\$19.00

## [ KANSHA SPECIALS ]

Served with miso soup, salad, rice, and hot tea.

<b>Beef Teriyaki &amp; Tempura</b>	\$11.25
<b>Chicken Teriyaki &amp; Tempura</b>	\$11.25
<b>Ginger Steak &amp; Tempura</b>	\$14.25
<b>Teriyaki Steak &amp; Tempura</b>	\$14.25
<b>Miso Butterfish &amp; Tempura</b>	\$14.25
<b>Sashimi (9 pcs.) &amp; Tempura</b>	\$13.25

## [ BENTO SPECIALS ]

 <b>Kansha 1 Bento</b>	\$9.75
Chicken Teriyaki, Tempura, Salmon, Gyoza, Miso soup, Salad, Rice, Oshinko, and Takuwon.	
 <b>Kansha 2 Bento</b>	\$14.75
Beef or Chicken Teriyaki, Tempura, Salmon, Gyoza, Sashimi, Miso soup, Salad, Rice, Oshinko, and Takuwon.	
 <b>Kansha 3 Bento</b>	\$19.75
Beef or Chicken Teriyaki, Tempura, Salmon, Gyoza, Sashimi, Sushi, Miso soup, Salad, Rice, Oshinko, and Takuwon.	

# KANSHA

## [ MENRUI (NOODLES) ]

Served with miso soup, salad, and hot tea.

### -Yakisoba-

[scrumptious fried soba noodles with vegetables]

<b>Beef Yakisoba</b>	\$6.50
<b>Chicken Yakisoba</b>	\$6.50
<b>Pork Yakisoba</b>	\$6.50
<b>Seafood Yakisoba</b>	\$7.00
<b>Tofu Yakisoba</b>	\$6.50

### -Yakiudon-

[scrumptious fried udon (thick white noodles) with vegetables]

<b>Beef Yakiudon</b>	\$6.50
<b>Chicken Yakiudon</b>	\$6.50
<b>Pork Yakiudon</b>	\$6.50
<b>Seafood Yakiudon</b>	\$7.00
<b>Tofu Yakiudon</b>	\$6.50

## [ NABEMONO (NOODLES IN HOT BROTH) ]

Served with salad and hot tea.

<b>Kansha Ramen</b> (miso, shoyu, or plain broth.)	\$8.25
Noodles topped with your choice of beef, chicken, or pork; fish cake, mushrooms, cabbage, and green onions.	
<b>Tempura Udon</b>	\$8.00
Shrimp and vegetable tempura served with udon noodles in tasty broth.	
<b>Beef Udon</b>	\$6.50
Stir-fried beef and vegetables served over udon noodles in tasty broth.	
<b>Vegetable Udon</b>	\$6.00
Stir-fried vegetables served over udon noodles in tasty broth.	
<b>Sukiyaki</b>	\$10.25
Beef or chicken with vegetables and noodles in tasty broth.	
<b>Sukiyaki Udon</b>	\$10.25
Beef or chicken with vegetables and udon noodles in tasty broth.	
<b>Nabeyaki Udon</b>	\$10.25
Casserole style dish with mushroom, assorted vegetables, egg, and tempura-style shrimp and vegetables in flavorful broth.	
<b>Yosenabe</b>	\$12.25
Fish, chicken, seafood, and vegetables prepared in a very flavorful broth.	

## [ TEMPURA (DEEP FRIED VEGETABLE AND SEAFOOD) ]

Served with miso soup, salad, rice, and hot tea.

<b>Ika Tempura</b> [squid]	\$9.00
<b>Ebi Tempura</b> [shrimp]	\$10.00
<b>Ohyo Tempura</b> [halibut]	\$10.00
<b>Yasai Tempura</b> [vegetable]	\$6.50
<b>Assorted Tempura</b>	\$7.50

Exquisitely deep fried shrimp, fish and vegetables with special dipping sauce.

# KANSHA

## [ SPECIALTY DISHES ]

Served with miso soup, salad, rice, and hot tea.

### -Beef-

<b>Teriyaki Beef</b>	\$8.25
Shredded beef cooked with teriyaki sauce.	
<b>Teriyaki Steak</b>	\$11.25
Rib-eye steak cooked with teriyaki sauce.	
<b>Ginger Steak</b>	\$11.25
Rib-eye steak cooked with ginger sauce.	
<b>Miso Steak</b>	\$11.25
Rib-eye broiled with deliciously flavored soy bean paste.	
<b>Kushiyaki</b>	\$8.25
Beef and vegetables skewered and broiled with special sauce.	

### -Chicken-

<b>Teriyaki Chicken</b>	\$7.50
Chicken cooked with teriyaki sauce.	
<b>Chicken Katsu</b>	\$9.25
Breaded deep fried chicken, eggs, and onions cooked with special sauce.	
<b>Chicken Yakitori</b>	\$8.25
Chicken skewered and broiled with special sauce.	
<b>Miso Chicken</b>	\$8.25
Chicken broiled with deliciously flavored soy bean paste.	

### -Pork-

<b>Teriyaki Pork</b>	\$8.00
Pork cooked with teriyaki sauce.	
<b>Tonkatsu</b>	\$9.75
Breaded deep fried pork served with special tonkatsu sauce.	
<b>Ginger Pork</b>	\$9.00
Pork cooked with special ginger sauce.	
<b>Kushikatsu</b>	\$11.50
Tonkatsu-style pork and onions, skewered.	
<b>Miso Pork</b>	\$8.75
Pork boiled with deliciously flavored soy bean paste.	

### -Fish and Seafood-

<b>Salmon Teriyaki</b>	\$9.00
Salmon grilled with teriyaki sauce.	
<b>Salmon Shio yaki</b>	\$9.00
Salmon lightly salted and grilled.	
<b>Halibut Teriyaki</b>	\$9.00
Halibut grilled with teriyaki sauce.	
<b>Miso Butterfish</b>	\$11.25
Cod marinated, then broiled in deliciously flavored soy bean paste (a true Japanese delicacy).	
<b>Ebi-Fry</b>	\$9.75
Breaded and deep fried shrimp with sauce.	
<b>Unagi</b>	\$13.00
Richly flavored grilled eel.	

# STATE OF ALASKA

DEPARTMENT OF PUBLIC SAFETY  
ALCOHOLIC BEVERAGE CONTROL BOARD  
5848 E. Tudor Road Anchorage AK 99507  
Phone: (907) 269-0350 Fax: (907) 272-9412

\$59 x 4 people

## NOTICE

### FINGER PRINT REQUIREMENTS

Each individual applicant, partner, shareholder or member holding at least 10% of the company stock; any officer, director, or manager having direct influence over the license; or any affiliate, must submit completed fingerprint cards with the liquor license application.

- *Affiliate is defined as "other persons determined by the Board to have significant control or influence over a person." (15 AAC 104.990) The Board has determined that a spouse or "significant other" is considered an affiliate when the license is held by an individual(s).*

You must submit two fingerprint cards for each applicant (including all affiliates) with the liquor license application and a check for \$59 per person.

### CHECKS MUST BE MADE PAYABLE TO:

#### Alcoholic Beverage Control Board

This fee is for the criminal history investigation only and is separate from and in addition to any other fees submitted as part of your application.

Your local law enforcement agency will either provide fingerprinting services or will refer you to vendors who provide the service for a fee.

Send your completed fingerprint cards with the application, to the ABC Board at the above address.

### >>>> CAUTION! <<<<

1. DO NOT fold, tape, staple, or otherwise damage the fingerprint card.
2. DO NOT fill out the cards yourself. The fingerprint service provider will fill in the appropriate codes in each specified block.
3. Fingerprints MUST be submitted on the cards furnished by the Alcoholic Beverage Control Board. These cards contain authorized codes that must be used.

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: <b>2006</b>	License Type: <b>Restaurant or eating place</b>	Statute Reference: <b>Sec. 04.11.100</b>	License Fee: <b>\$50</b>
(Office Use Only) License #:			Filing Fee: \$100.00
Local Governing Body: (City, Borough or Unorganized) <b>Anchorage</b>	Community Council Name(s) & Mailing Address: <b>Taku Campbell Ronald Jordan 8170 Woodgreen Cr Anch. AK 99518</b>		Fingerprint: <b>236</b> (\$59 per person)
Federal EIN or SSN: <b>10-54160 20-5562764</b>			Total Submitted: \$ <b>386</b>
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): <b>Kainsha, INC.</b>	Doing Business As (Business Name): <b>Kainsha Japanese Restaurant</b>	Business Telephone Number: <b>272-8888</b> Fax Number: <b>272-8890</b>	
Mailing Address: <b>PO Box 233803</b>	Street Address or Location of Premise: <b>209 E. Diamond Blvd. Anchorage, AK 99515</b>	Email Address:	
City, State, Zip: <b>Anchorage, AK 99523</b>			

SECTION B. PREMISES TO BE LICENSED. Must be completed.	
Closest school grounds <b>Approx Diamond High 4 mile</b> Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Closest church <b>Diamond 4.5 mile</b> Distance measured under: <input type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building	<input type="checkbox"/> Not applicable <input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings) <input 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?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach written explanation.				

Office use only

Date Approved	Director's Signature
---------------	----------------------

New App 11/05

043

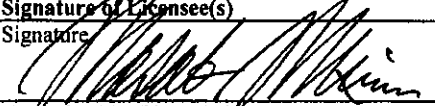
# Liquor License

<b>Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.</b>			
Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership)		Telephone Number	Fax Number
Kansha, INC		351-2677	
Corporate Mailing Address:	City	State	Zip Code
PO Box 233803	Anchorage	Alaska	99523
Name, Mailing Address and Telephone Number of Registered Agent		Date of Incorporation OR Certification with DCED	State of Incorporation
Jennie P. Denis-Mixson, PO Box 233803, Anchorage, AK 99523		9-15-06	Alaska
Is the Entity 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. Your entity <b>must</b> 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
Jennie P. Denis-Mixson	President	51	PO Box 233803, Anch, AK 99523	351-2677	7-24-68
Masato D. Mixson	Vice-President	9	PO Box 233803, Anch, AK 99523	350-4471	3-4-68
Charlotte Izuno	Sec/Treasur	15	PO Box 862, Kealahou, HI 96750 (808) 324-0034		1-14-54
Moani Denis-McRight	Shareholder	15	PO Box 820, Kealahou, HI 96750 (808) 443-6310		1-17-72
NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.					

In Alaska, the Board defines an "Affiliate" as the spouse, partner, or other family member of a licensee. Each Affiliate must be listed.)			
Name: Masato D. Mixson	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/>	Name: Jennie P. Denis-Mixson	Applicant <input checked="" type="checkbox"/> Affiliate <input type="checkbox"/>
Address: PO Box 233803, Anchorage, AK 99523		Address: PO Box 233803, Anchorage, AK 99523	
Home Phone: (907) 349-9382	Date of Birth: 3-4-68	Home Phone: (907) 349-9382	Date of Birth: 7-24-68
Work Phone: (907) 350-4471		Work Phone: (907) 351-2677	
Name: Clive B. Izuno	Applicant <input type="checkbox"/> Affiliate <input checked="" type="checkbox"/>	Name: Michael McRight	Applicant <input type="checkbox"/> Affiliate <input checked="" type="checkbox"/>
Address: PO Box 862, Kealahou, Hawaii		Address: PO Box 820, Kealahou, Hawaii	
Home Phone: (808) 324-0034	Date of Birth: 4-17-49	Home Phone: (808) 443-6310	Date of Birth: 8-15-69
Work Phone: 96750		Work Phone: 96750	

<b>Declaration</b>
<ul style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.</li></ul>

<b>Signature of Licensee(s)</b>	
Signature:  ADL 673750 3/4/09	Signature:
Name & Title (Please Print): Masato Mixson U.P.	Name & Title (Please Print):
Subscribed and sworn to before me this 13th day of March 2009	Subscribed and sworn to before me this _____ day of _____
Notary Public: Jane M. Hannah	Notary Public in and for the State of Alaska
My commission expires: Jan 1, 2009	My commission expires:



Back

Toilet

Storage

Kitchen

Stoves  
Ovens  
ETC.  
hood w/  
fire Supp  
system

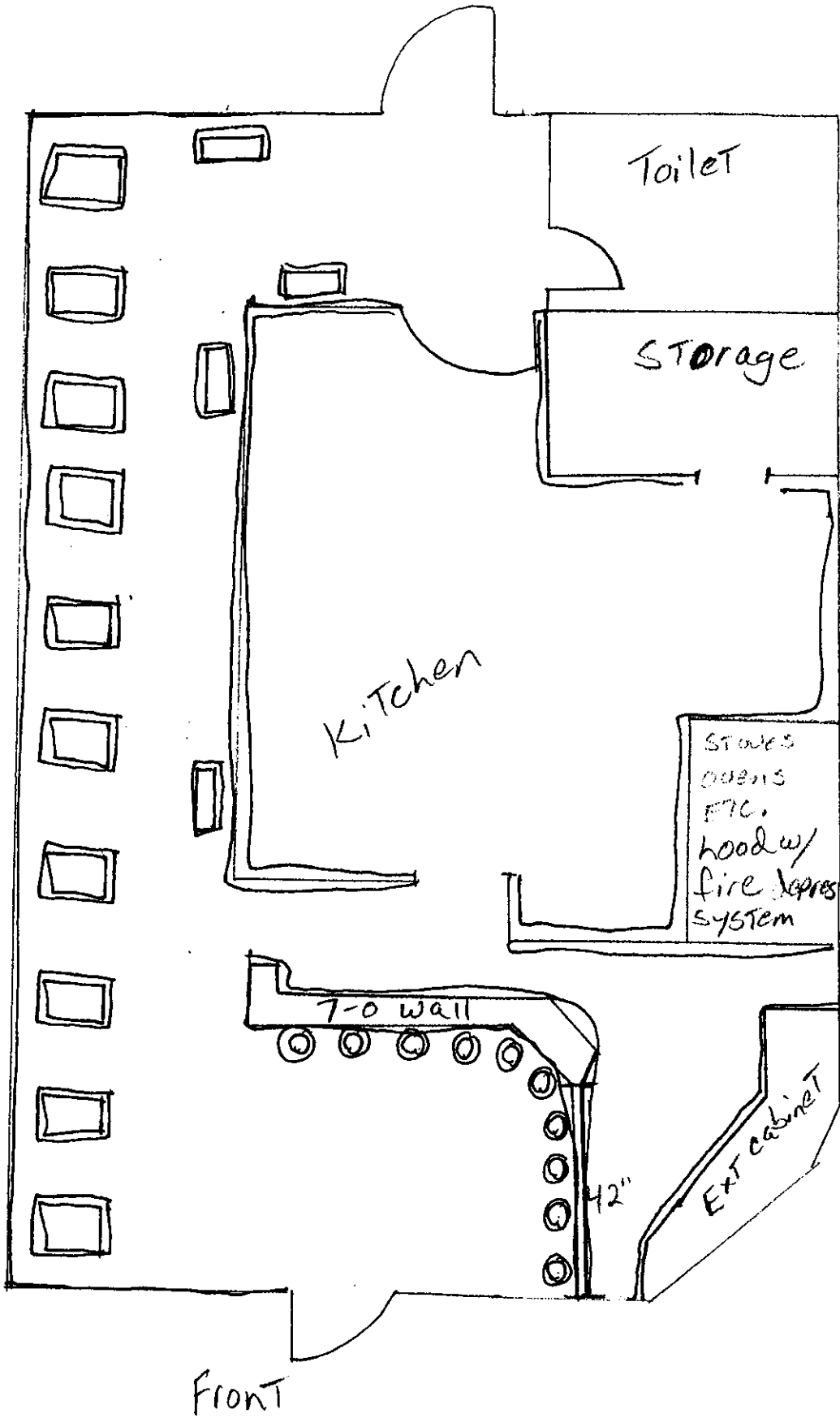
7-0 wall

42"

Ext cabinet

Front

Floor Plan



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: \_\_\_\_\_

*Kaisha Japanese Restaurant*

PREMISES LOCATION: \_\_\_\_\_

*209 E Dimond Blvd.  
Anchorage, AK 99515*

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

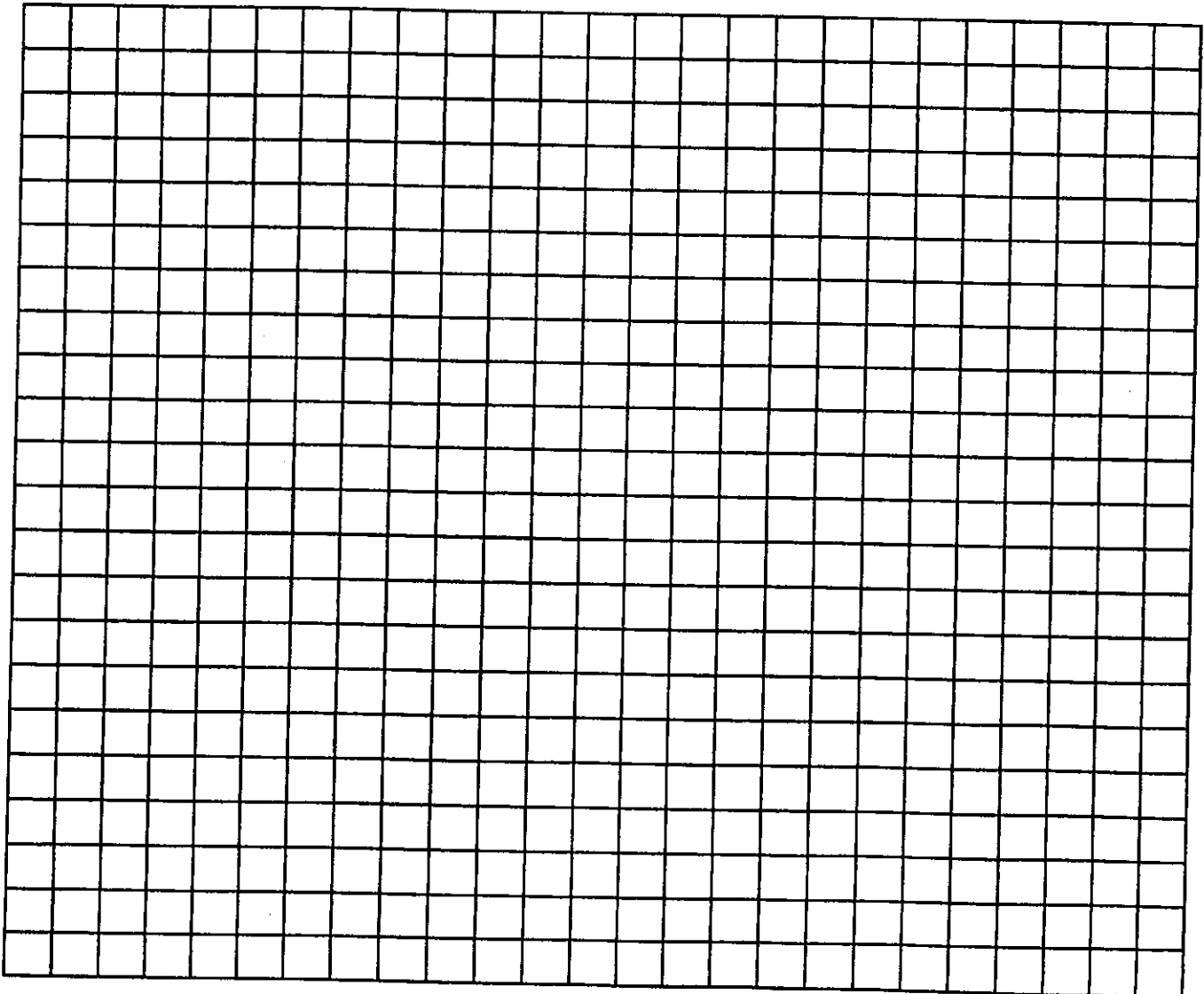
SCALE A: \_\_\_\_\_ 1 SQ. = 4 FT.

SCALE B: \_\_\_\_\_ 1 SQ. = 1 FT.

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.**



**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 or eating place liquor license  
for Kansha Japanese Restaurant  
located at 209 E. Dimond Blvd  
Anchorage, Alaska 99515 (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:

\_\_\_\_\_ to \_\_\_\_\_

\*\*\* 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 209 E Dimond Blvd  
Anchorage, Ak 99515  
b. Other conspicuous location in the area Huffman 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.  
e. ( ) lodge license.

\_\_\_\_\_  
(signature)

SUBSCRIBED and SWORN to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Alaska  
My commission expires: \_\_\_\_\_

047

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. (15 AAC 104.745).

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

- 1 ☒ Under AS 04.16.010(c) Bona fide restaurant/eating place.
- 2 ☒ Person 16 & 20 may dine unaccompanied.
- 3 ☒ Persons under 16 may dine accompanied by a person 21 years or older.
- 4 ☒ Persons between 16 and 20 years may be employed. (See note below).

LICENSEE: Kansha INC, Jennie P. Davis-Mixson

D/B/A: Kansha Japanese Restaurant

ADDRESS: 209 E. Diamond Blvd.

1. Hours of Operation: 11:00 am to 10:00 pm Telephone # (907) 272-8888
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: Service Japanese Restaurant bus table, wash dishes, hostess, cashier
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. (15 AAC 104.795)

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

[Signature]  
Applicant(s) signature

Subscribed and sworn to before me this

13th day of October, 2006  
[Signature]  
STATE OF ALASKA  
NOTARY PUBLIC  
Jane W. Minneman  
My Commission Expires Jan. 1, 2009

Application approved (15 AAC 104.725(e))  
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 employee who is under 19 years of age. Persons 19 and 20 years of age are not required to have the consent or exemption.

\* Describe how food is served on back of form.

Format for Advertising

New Applications  
13 AAC 104.125

Applicants must advertise once each week for three (3) consecutive weeks, seven (7) days apart by newspaper of general circulation in the area of the license; or if by radio, two (2) times each week for three (3) consecutive weeks. See instruction sheet. This public notice must be completed within the sixty (60) days immediately preceding the filing of the application.

*Under 13 AAC 104.125(e), notice by radio MAY NOT substitute for newspaper notice in the following areas: Municipality of Anchorage; City & Borough of Juneau, and Fairbanks North Star Borough.*

Kaisha INC.

Applicant [Individual(s); Partners; Corporation; or, Limited Liability Organization]

is making application for a new

AS. 04.11.100

Restaurant or eating place license  
[Type of License & Statute Reference Number]

liquor license, doing business as

Kaisha Japanese Restaurant  
[Name of Establishment]

located at

209 E. Dimond Blvd., Anchorage, AK 99515  
[Premise Address & City]

Interested persons should submit written comment to their local governing 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

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
<i>Kaisha INC.</i>	<i>Kaisha Japanese Restaurant</i>
<i>PO Box 233803</i>	<i>209 E Dimond Blvd</i>
<i>Anchorage, AK 99523</i>	<i>Anchorage, AK 99515</i>

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
<i>D</i>			

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

*[Signature]*  
13 Oct 06

Date

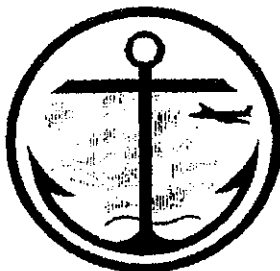
Subscribed and sworn to before me this

13<sup>th</sup> Day of Oct 2006  
NOTARY PUBLIC  
Jane M. Hannan  
My Commission Expires Jan 1, 2009

Notary Public in and for the State of Alaska  
My commission expires 01/01/09

**5**

**POSTING  
AFFIDAVIT**



RECEIVED

NOV 01 2006


Municipality of Anchorage  
Zoning Division

# AFFIDAVIT OF POSTING

Case Number: 2006-164

I, Masato Mixson, 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 Alcohol license. The notice was posted on 31 October 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 31 day of Oct, 2006

  
Signature

## LEGAL DESCRIPTION

Tract or Lot 24

Block 4

Subdivision Diamond industrial center add. #1



# 6

## **HISTORICAL INFORMATION**

# Alcohol Existing License List Report

Case Number: 2006-164 Description: 1000 feet

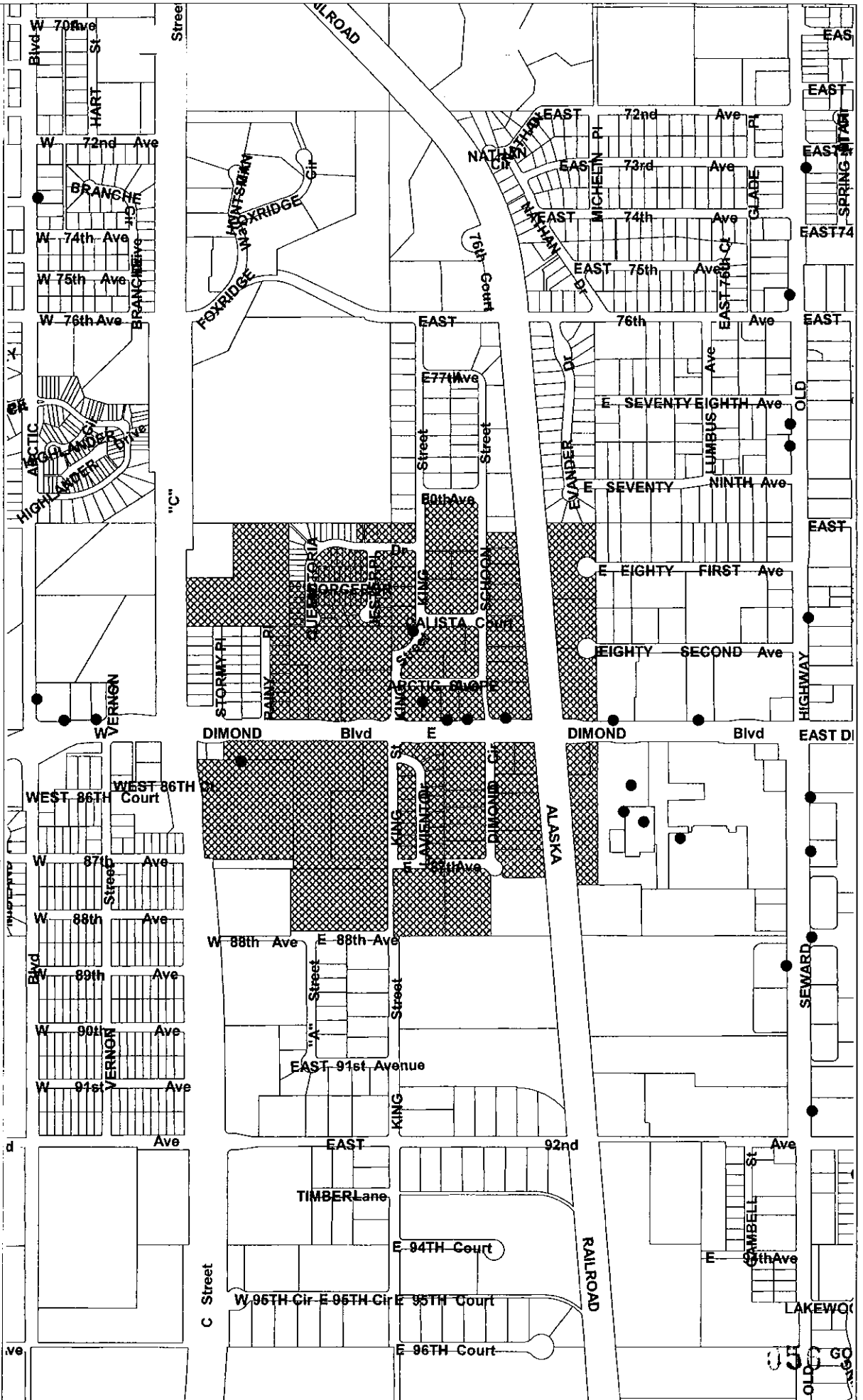
Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
01231290000 Costco #10	COSTCO WHOLESALE CORP Costco Wholesale Corp	999 LAKE DRIVE 330 W. Dimond Blvd	ISSAQUAH 2020	WA 11	98027 Package Store
01307150000 La Mex - Dimond	KING STREET PROPERTIES LLC King Dimond, Inc.	PO BOX 92480 8330 King St.	ANCHORAGE 3807	AK 11	99509 Beverage Dispensary
01308217000 Genghiskhan Mongolian BBQ	MA SHAN AU & LIU SHIH & Han, Richard & Young Ok	2600 E TUDOR ROAD 301 E. Dimond Blvd	ANCHORAGE 3821	AK 11	99507 Restaurant/Eating Place
01308236000 Red Robin Burger & Spirits #2	DIMOND DEVELOPMENT COMPANY Red Robin Alaska, Inc.	4450 CORDOVA STREET STE 110 401 E. Dimond Blvd	ANCHORAGE 3304	AK 11	99503 Beverage Dispensary

# Alcohol Church and School List Report

Case Number: 2006-164

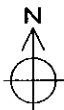
Description: 1000 feet

Parcel	Parcel Owner Name	Parcel Site Address	Description
01308208000	ALASKA IRON WORKERS TRAINING PROGRAM	8141 SCHOON ST	EDUCATION PRIVATE
01309123000	SOUTHCENTRAL & SOUTHEASTERN ALASKA CARPENTER APPRENTICE PROGRA	8751 KING ST	EDUCATION PRIVATE



Wed Nov 01, 09:37:27, 2006

### Map: Parcels--Basic Layers



**Scale 1:10000**

**Legend:**



## ALCOHOL

**Txt**

STRNAME\_BI\_

## PARCELS



## PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F

Parcel 013-082-18-002  
Owner HEIER DAVID F



# Descr CONDOMINIUM  
Site Addr 209 E DIMOND BLVD

2770 S SKY RANCH LP  
PALMER

AK 99645 0000

### 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 2006-164 # of Parcels 1 Hearing Date 10/31/2006

Case Type Assembly conditional use for a restaurant serving alcohol

Legal An alcoholic beverage conditional use for a restaurant license; Kansha Japanese Restaurant. Dimond Industrial Center #1 Subdivision, Block 4, Lot 24, Kings Row Shoppe. Located at 209 E Dimond Blvd.

### PLAT



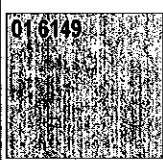
Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

### PERMITS



Permit Number 01 6149

Project KINGS BURGER / HOT DIGGITY D

Work Desc Tenant renovation - new restaurant in space of previous sandwich shop

Use RESTAURANT

### BZAP



Action No.  
Action Date  
Resolution

Status  
Type

### ALCOHOL LICENSE



Business  
Address

Applicants Name  
Conditions



License Type  
Status

# PARCEL INFORMATION

**OWNER**  
HEIER DAVID F

2770 S SKY RANCH LP  
PALMER

AK 99645 0000

Deed 2184 0000897

CHANGES: Deed Date Aug 26, 1991

Name Date Aug 29, 1991

Address Date Jun 14, 2006

## PARCEL

Parcel ID 013-082-18-002

Status

Renumbr ID 000-000-00-00000

Site Addr 209 E DIMOND BLVD

Comm Concl TAKU/CAMPBELL

Comments

# 01

## TAX INFO

2006 Tax

2,287.41

Balance 0.00

District 003

## LEGAL

DIMOND INDUSTRIAL CENTER #1

BLK 4 LT 24

KINGS ROW SHOPPE

Unit F

SQFT 0

Plat 800049

Zone I1

Grid SW2231

## HISTORY

	Year	Building	Land	Total
Assmt Final	2004	129,800	0	129,800
Assmt Final	2005	145,200	0	145,200
Assmt Final	2006	149,700	0	149,700
Exemptions				0
State Credit				0
Tax Final				149,700

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	CONDOMINIUM

## SALES DATA

Mon	Year	Price	Source	Type
08	1991	66,000	BUYER	LAND & BLDG



## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F

Parcel 013-082-18-002

# 01 of 01

Owner HEIER DAVID F

Site Addr 209 E DIMOND BLVD

2770 S SKY RANCH LP  
PALMER

AK 99645

### LAND INFORMATION

Land Use CONDOMINIUM  
Class COMMERCIAL  
Living Units 001  
Community Council 02E TAKU/CAMPBELL  
Entry: Year/Quality 01 1980 0  
01 198C 0  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED CURB & GUTTER  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 608,330.00

# RESIDENTIAL INVENTORY

## APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
 Site Addr 209 E DIMOND BLVD  
 Property Info # Descr CONDOMINIUM

Parcel 013-082-18-002

# 01 of 01

# 01

Owner HEIER DAVID F

## RESIDENTIAL STRUCTURE INFORMATION

Style CONDOMINIUM  
 Exterior Walls WOOD  
 Year Built 1983  
 Remodeled  
 Effective Year Built 1983  
 Heat Type CENTRAL  
 Heat System HOT WATER  
 Fuel Heat Type ELECTRIC  
 Extra Value 0  
 0  
 Grade GOOD  
 Cost&Design Factor  
 Condition AVERAGE

Story Height 1.0  
 Total Rooms 01  
 Bed Rooms 00  
 Recreation Rooms 0  
 Full Baths 1  
 Half Baths 0  
 Additional Fixtures 0  
 Fireplace Stacks 0  
 Openings 0  
 Free Standing 0  
 E-Z Set Fireplace 0

## AREA

1st Floor 1142  
 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 1,142

## CONDOMINIUM INFO

Condo Style COMMERCIAL  
 Condo Level 01

## ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

## OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

## COMMERCIAL INVENTORY

### APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F  
Site Addr 209 E DIMOND BLVD  
Prop Info # CONDOMINIUM

Parcel 013-082-18-002

# 01 of 01

# 01

Owner HEIER DAVID F

2770 S SKY RANCH LP  
PALMER

AK 99645

### BUILDING INFORMATION

Structure Type  
Building SQFT  
Year Built  
Grade  
Effective Year Built

Property Information # 01  
Building Number  
Identical Units  
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 DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F

Parcel 013-082-18-002

# 01 of 01

#

01

Owner HEIER DAVID F

Prop Info # CONDOMINIUM  
Site Addr 209 E DIMOND BLVD

2770 S SKY RANCH LP  
PALMER AK 99645

**BUILDING PERMITS**

Permit # 01 6149

Class Type C

Class Use RESTAURANT

Date Dec 18, 2001

Address 209 E DIMOND BLVD, F

Cond Occ/Occ 20020618 20020618

Certification

Contract Type OWNER

Name HEIER DAVID F

E-mail

Phone ( ) -

Fax ( ) -

Address 4121 TAHOE DRIVE

City/State/Zip ANCHORAGE AK 99515-1159

Project KINGS BURGER / HOT DIGGITY D

Sewer / Water PUBLIC PUBLIC

Work Type ALTERATION

Work Tenant renovation - new restaurant in space of previous  
Description sandwich shop

**CASES**

2006-164

Case Number 2006-164

# of Parcels 1

Hearing Date Tuesday, October 31, 2006

**PERMIT COMMENT**

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24

Parcel 013-082-18-002

# 01 of 01

01

#

Property Info # Descr CONDOMINIUM

Site Address 209 E DIMOND BLVD

**Current** 08/26/91

HEIER DAVID F

2770 S SKY RANCH LP

PALMER AK 99645 0000

**3rd**

0000 0000 //

00000

**Prev**

1053 0000 00/00/00

R M INVESTMENTS

PO BOX 10149

TRUCKEE CA 95737

**4th**

0000 0000 //

00000

**2nd**

1053 0000 //

LA CUISINE INC

219 E DIMOND BLVD

ANCHORAGE AK 99502

**5th**

0000 0000 //

00000

# ON-SITE WATER \ WASTE WATER

## APPRAISAL INFORMATION

Legal DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F  
Site Addr 209 E DIMOND BLVD  
Land Use CONDOMINIUM

Parcel 013-082-18-002

# 01 of 01

Owner HEIER DAVID F

#

2770 S SKY RANCH LP  
PALMER

AK 99645

## 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 DIMOND INDUSTRIAL CENTER #1  
BLK 4 LT 24  
KINGS ROW SHOPPE  
F

Parcel 013-082-18-002

# 01 of 01

Owner HEIER DAVID F

Site Addr 209 E DIMOND BLVD  
Prop Info # CONDOMINIUM

2770 S SKY RANCH LP  
PALMER

AK 99645

### ASSESSMENT

Assessment

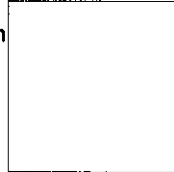


Description

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

### RESOLUTION

Resolution



PLAT

800049

Status

Total Area

### LAST PAYMENT INFORMATION

Date

Principal

Payment

Delinquent Interest

Penalty

Bond Interest

Cost

## Chambers, Angela C.

---

**From:** Barrett, Al W. (Zoning)  
**Sent:** Tuesday, December 12, 2006 11:34 AM  
**To:** Chambers, Angela C.  
**Subject:** RE: Dedication of the NW Corner of Section 25 to Park Land

I have a signed copy of the agreement. It has a deadline of six months from effective date of 6 Nov. 06.

The section in question is outside of the area of the application AAP previously submitted. Their site 4 does include parts of section 25, but the site plan they submitted does not include the northwest corner covered by the Muni agreement. Also site 4 at this time is indicated only for gravel processing. Any excavation would be incidental.

Alfred Barrett  
Senior Planner, Zoning Division  
343-7936 phone  
343-7927 fax  
barrettaw@muni.org

-----Original Message-----

**From:** Chambers, Angela C.  
**Sent:** Tuesday, December 12, 2006 11:18 AM  
**To:** Lutz, Susan B.; Michael, Mary Jane  
**Cc:** Weaver Jr., Jerry T.; Barrett, Al W. (Zoning)  
**Subject:** RE: Dedication of the NW Corner of Section 25 to Park Land

I don't know anything about any legislation going on, but this is what I do know:

The agreement between the State and the Muni on the gravel extraction has been signed by all parties. They have to then come in to the Muni within 6 months, I believe, for a Conditional Use for gravel extraction. Then, they are to do the NW corner first, within 3 years I believe, from CU approval, to turn it over to the Muni for park purposes, while they have 10 years to finish up the rest.

DOWL submitted a gravel extraction CU for several sites. Section 25 was a part of it (they call it site 4). However, that and site 1 had no real information for review. Thus, they will be resubmitting separately. The planner assigned to the case told me they could come back as soon as a few months on the Section 25 part.

You should verify these dates with Ralph Duerre, who was the attorney assigned to handle it by Rhonda, as I cannot seem to find my copy of the signed agreement. If you want, I can look for it and e-mail it to you.

I'm cc'ing this to Jerry in case he knows of something else going on.

*Angela C. Chambers, AICP*

Senior Planner  
Municipality of Anchorage  
Planning Department  
4700 Bragaw Street  
PO Box 196650  
Anchorage, AK 99519-6650

[chambersac@muni.org](mailto:chambersac@muni.org)  
tel. (907)343-7940  
fax (907)343-7927



-----Original Message-----

**From:** Lutz, Susan B.  
**Sent:** Tuesday, December 12, 2006 11:02 AM  
**To:** Michael, Mary Jane  
**Cc:** Chambers, Angela C.  
**Subject:** FW: Dedication of the NW Corner of Section 25 to Park Land

Mary Jane, I forgot to cc you.

-----Original Message-----

**From:** Lutz, Susan B. \*  
**Sent:** Tuesday, December 12, 2006 11:00 AM  
**To:** Chambers, Angela C.  
**Cc:** Abbott, Michael K.; Tucker, Julia  
**Subject:** Dedication of the NW Corner of Section 25 to Park Land

Angela, do you have information about legislation in process in this matter?

**Content Information****Content ID :** 004657**Type:** AR\_AllOther - All Other Resolutions

**Title:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3  
(GENERAL BUSINESS DISTRICT) FOR A RESTAURANT/EATING  
PLACE USE PER AMC 21.40.180 D.8 FOR KANSHA, INC., DBA  
KANSHA JAPANESE RESTAURANT.

**Author:** weaverjt**Initiating Dept:** Planning

**Description:** ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-3  
(GENERAL BUSINESS DISTRICT) FOR A RESTAURANT/EATING  
PLACE USE PER AMC 21.40.180 D.8 FOR KANSHA, INC., DBA  
KANSHA JAPANESE RESTAURANT.

**Date Prepared:** 12/14/06 3:09 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 1/9/07**MM/DD/YY:**

**Public Hearing**  
**Date MM/DD/YY:** 1/9/07

M.O.A.  
 2006 DEC 29 AM 12:20  
 CLEMENS OFFICE

**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	12/14/06 3:12 PM	Checkin	weaverjt	Public	004657
AllOtherARWorkflow	12/14/06 4:30 PM	Reject	nelsontp	Public	004657
AllOtherARWorkflow	12/14/06 4:36 PM	Checkin	weaverjt	Public	004657
Planning_SubWorkflow	12/15/06 5:44 PM	Approve	nelsontp	Public	004657
ECD_SubWorkflow	12/19/06 9:04 AM	Approve	barkleyva	Public	004657
MuniManager_SubWorkflow	12/29/06 9:49 AM	Approve	leblancdc	Public	004657
MuniMgrCoord_SubWorkflow	12/29/06 10:48 AM	Approve	abbottmk	Public	004657