

Submitted by:

Chair of the Assembly at the
Request of the Mayor
Planning Department
December 18, 2007

Prepared by:
For reading

CLERK'S OFFICE
APPROVED

Date: 12-18-07

Anchorage, Alaska
AR 2007-281

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 MINOR AMENDMENT TO RELOCATE AN EXISTING ALCOHOLIC BEVERAGES
3 CONDITIONAL USE AND LICENSE NUMBER 4353 IN THE B-2B DISTRICT, PER
4 AMC 21.15.030.G, FOR CLUB SORAYA, LOCATED WITHIN THE ANCHORAGE
5 ORIGINAL TOWNSITE, BLOCK 24A, LOT 5; GENERALLY LOCATED ON THE
6 NORTHWEST CORNER OF WEST 4TH AVENUE AND C STREET.
7

8 (Downtown Community Council) (Case 2007-179)
9

10 THE ANCHORAGE ASSEMBLY RESOLVES:
11

12 **Section 1.** A conditional use permit for an Alcoholic Beverages Conditional Use in the
13 B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13, for Club Soraya,
14 located within the Anchorage Original Townsite, Block 24A, Lot 5, was granted on April
15 23, 2002 in accordance with AR 2002-124.
16

17 **Section 2.** This minor amendment will allow the location transfer of Beverage
18 Dispensary License Number 4353 from Suite number 207 to Suite number 228, within
19 the Ship Creek Center mall located at 333 West 4th Avenue. Suite number 228 consists
20 of 5,790 square feet.
21

22 **Section 3.** A new floor plan of Suite Number 228 shows a restaurant/dining area
23 containing eight booths and five tables, a dance area containing a small stage, a fixed bar
24 with eleven non-fixed stools, and fifty-five tables. Each table has non-fixed seating for
25 four people. No off-street parking is required in the B-2B District. There is no change to
26 the business hours: 5:00 P.M. to 2:00 A.M. Tuesday through Sunday.
27

28 **Section 4.** This change of location within the mall has no significant effect to the
29 surrounding neighborhood and is a minor amendment. This minor amendment generally
30 meets the applicable provision of AMC 21.15.030.G.2 (a).
31

32 **Section 5.** The minor amendment is approved subject to the following conditions:
33

- 34 1. A Notice of Zoning Action shall be filed with the District Recorder's Office
35 within 120 days of the Assembly's approval of a minor amendment to an existing
36 conditional use approval for a beverage dispensary use in the B-2B District.
37
- 38 2. All uses shall conform to the plans and narrative submitted with this conditional
39 use application.
40

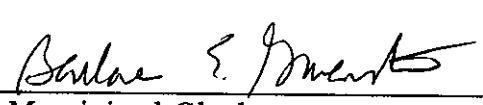
- 1 3. This minor amendment to an existing conditional use approval is for an Alcoholic
2 Beverages Conditional Use in the B-2B District for a Beverage Dispensary Use
3 per AMC 21.40.160D.13, to relocate License Number 4353 to Suite number 228,
4 consisting of 5,790 square feet, within the Ship Creek Center Mall, is located at
5 333 West 4th Avenue, Lot 5, Block 24A, Anchorage Original Townsite.
6
- 7 4. Except as modified by this approval, all previous conditions of approval from AR
8 2002-124 remain in effect.
9

10 **Section 6.** This resolution shall become effective immediately upon passage and
11 approval by the Anchorage Assembly.
12

13 PASSED AND APPROVED by the Anchorage Assembly this 18th
14 day of December, 2007.

ATTEST:


Chair


Municipal Clerk

(2007-179)

(002-104-15)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 759-2007

Meeting Date: December 18, 2007

From: Mayor

Subject: A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2B DISTRICT TO RELOCATE AN EXISTING BEVERAGE DISPENSARY USE AND LICENSE NUMBER 4353, PER AMC 21.15.030.G, FOR CLUB SORAYA, LOCATED AT 333 WEST 4TH AVENUE, SUITE NUMBER 228, ANCHORAGE ORIGINAL TOWNSITE, BLOCK 24A, LOT 5; GENERALLY LOCATED ON THE NORTHWEST CORNER OF WEST 4TH AVENUE AND C STREET.

1 Club Soraya has made application for a minor amendment in accordance with
2 AMC 21.15.030.G, to an existing beverage dispensary alcoholic beverages conditional use
3 and license in the B-2B District, to relocate the conditional use within the Ship Creek
4 Center Mall, located at 333 West 4th Avenue, from the east side of the mall and Suite
5 Number 207, to Suite Number 228. Suite number 228 consists of 5,790 square feet, and is
6 located on the west side of the mall.

7
8 A valid alcoholic beverages conditional use for a beverage dispensary use and license is
9 currently in place at 333 West 4th Avenue, Suite number 207, for Club Soraya (License
10 Number 4353). The property is zoned B-2B. Assembly Resolution AR 2002-124 was
11 approved on April 23, 2002.

12
13 A new floor plan of Suite number 228 shows a restaurant/dining area containing eight
14 booths and five tables, and a dance area containing a small stage, a fixed bar with eleven
15 non-fixed stools, and fifty-five tables. Each table has non-fixed seating for four people.
16 No off-street parking is required in the B-2B District. There is no change to the business
17 hours: 5:00 P.M. to 2:00 A.M., Tuesday through Sunday.

18
19 Approving this minor amendment does not alter the existing thirty-four alcohol licenses
20 within 1,000 feet of this site: seventeen beverage dispensary licenses; four beverage
21 dispensary duplicate licenses; one beverage dispensary tourism license; eleven
22 restaurant/eating place licenses; and one package store/tourist license. There do not appear
23 to be any churches or schools within 200 feet of the subject site.

24
25 The conditions of approval, except as modified by the new floor plan, will remain
26 unchanged from that which was approved by AR 2002-124.

1
2 AMC 21.15.030.G.2 (a) requires "the Assembly, upon an express finding that the proposed
3 modifications will have a significant effect on the surrounding neighborhood or on owners
4 or occupiers of adjacent property...may determine that a public hearing is necessary. In
5 such event the hearing shall be scheduled as soon as practicable after the matter first comes
6 before the body for conclusion."
7

8 Approval of this memorandum will determine that the proposed modifications are minor in
9 nature and have no significant effect on the surrounding neighborhood.
10

11 THE ADMINISTRATION BELIEVES THIS TO BE A MINOR AMENDMENT TO THE
12 EXISTING CONDITIONAL USE.
13
14

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

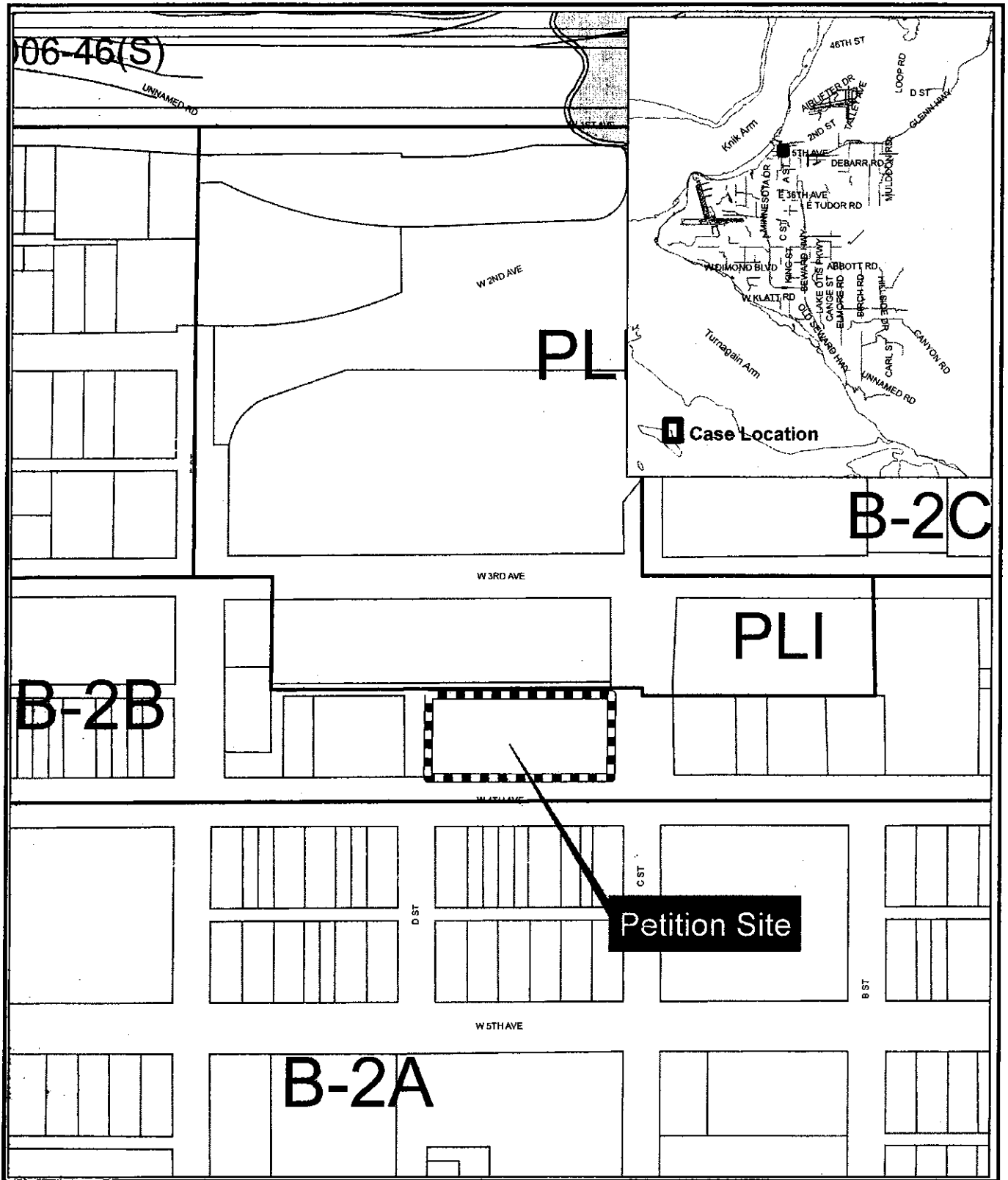
16 Concur: Tom Nelson, Director, Planning Department

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

19 Concur: Denis C. LeBlanc, Municipal Manager

20 Respectfully submitted: Mark Begich, Mayor
21
22

(Tax Parcel number 002-104-15; Case 2007-179)

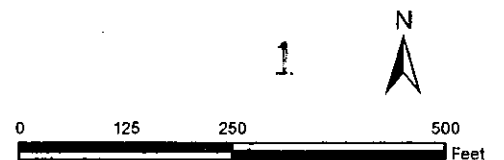


Municipality of Anchorage
Planning Department

Date: December 4, 2007

Flood Limits

- 100 Year
- 500 Year
- Floodway



LATIN CONNECTION ENTERTAINMENT, LLC
d/b/a CLUB SORAYA
333 W 4TH, STE 207
ANCHORAGE, ALASKA 99501
Tel: 563-6940

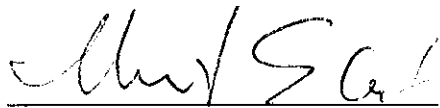
200 7-179

Subject: Request a minor amendment for Beverage Dispensary and conditional use permit for license number 4353.

To: Municipality of Anchorage
Planning Division
Attn: Mrs. Autor

We are moving 333 W 4th Ave, Ste 207 to 333 W 4th Ave., Ste 228, Anchorage, AK 99501.

A floor plan for the building and suite 228 are attached.

 12/17/07

Hector J Ortiz
Owner Latin Connection Entertainment, LLC
d/b/a Club Soraya

Green Dots are Tables
for four people

**Dance
Floor**

**Pool
Tables**

Men's Bathroom

Ladies' Bathrooms

**Restaurant
Dining
Room**

Bar and Stools

Kitchen

Entrance

Floor Plan for Club Savaya Victor 964-5498,
2007-179

LIQUOR LICENSE BROWSE

LICENSE INFORMATION

List	License Number	4353	Action Type	Renewal	Action Date	05/01/2007
4293	Approval Date	05/01/2007	Protest Date	05/22/2007	License Document	AM 286-2007
4294	Restaurant Date	09/30/2003	License Status	Valid/Active	Status Date	06/21/2007
4295	Soc. Sec. Num.		Fed. EIN Num.	731682376	ABC App. Date	05/03/2007
4317	License Type	Beverage Dispensary			License Years	07-08
4328	Comment	AM 5-2004 (1/6/04) app transfr Former Lic #3670 Blondie's Alaskan Steak & Seafood, former owner Kenneth J. Fuller				
4337		AM 286-2007 ap renewal 5.1.07				
4338	Tax ID	002-104-15-000	Tax ID Verified	Yes		
4340						
4345						
4347						
4350						
4353						

BUSINESS INFORMATION

Name	Club Soraya		
Address	333 W 4th Ave Ste 207		
	Anchorage, AK 99501		
Phone 1		Phone 2	(907) 276-0670
Community Councils	Downtown	Primary	

APPLICANT INFORMATION

Name	Latin Connection Entertainment
Address	333 W 4th Ave #207
	Anchorage, AK 99501

CONDITION DOCUMENTS

Document Num.	Condition Type	Request Date	Approval Date
AR 2002-124	License Conditions		April 23, 2002
AO 2004-6	Land Use/License Conditions		January 20, 2004
AM 39-2004	License Conditions		January 20, 2004
Comment	case 2002-080		

OWNER INFORMATION

Owner Name	Address	City	State	Zip
Hector Ortiz	4110 North Star	Anchorage	AK	99503

Alcohol Existing License List Report

Case Number: 2007-179 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00208453000 Yukon Yacht Club	NORTHERN LODGING LLC 115 E. 3rd Avenue LLC	115 E 3RD AVE 115 E 3rd Ave	ANCHORAGE 1036	AK B2C	99501 Beverage Dispensary Tour
00210242000 Sullivan's Steakhouse	NORTHWESTERN SIMON INC Sullivans of Alaska	PO BOX 6120 320 W 5th Ave Unit C100	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's	LOUSSAC BUILDING JOINT VENTURE Sandy Harper	413 D STREET 413 D St	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVE 338 W 4th Ave	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210328000 Panhandle Bar	PAPAGIANNIS KONSTANTINOS & BJV, Inc.	KARAPANOU 3-5 312 W 4th Ave	ARTA GREECE 825	FC B2A	47100 Beverage Dispensary
00210415000 Club Soraya	JRW VENTURES 81.15% & WINDWAR Latin Connection Entertainment	411 W 4TH AVE #200 333 W 4th Ave Ste 207	ANCHORAGE 4353	AK B2B	99501 Beverage Dispensary
00210415000 La Costa Loca Resaurant & Bar	JRW VENTURES 81.15% & WINDWAR Sorayas, Inc.	411 W 4TH AVE #200 333 W 4th Ave #208	ANCHORAGE 4367	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Song, Wae	315 E STREET 443 W 4th Ave	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba Corporation	315 E STREET 335 E St	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210438000 Brisam Anchorage, LLC	IMPAC HOTELS III LLC Howard Johnson Plaza	PO BOX 35527 239 W 4th Ave	TULSA 4682	OK B2B	74153 Beverage Dispensary
00210446000 Howard Johnson Plaza Hotel	BRISAM ANCHORAGE LLC Hallelujah Corporation	420 GREAT NECK RD 239 W 4th Ave	GREAT NECK 519	NY B2B	11021 Beverage Dispensary
00210501000 Phyllis' Cafe	TSAKRES JOHN/TRUST Letourneau, R.E. & P.E.	101 W 36TH AVENUE #419 436 D St	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place
00210504000 Club Paris	MOMA SHEILA D & H & T, Inc.	417 W 5TH AVENUE 417 W 5th Ave	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210506000 Ginger	LUPINE COMMERCIAL COMPANY & Ginger LLC	1403 P STREET 425 W 5th Ave	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place
00210509000 William Convention Center	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 4455	AK B2A	99519 Beverage Dispensary
00210509000 William Egan Convention Ctr	MOA SMG of Alaska Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210540000 Rumrunner's Old Time Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc	1433 W 13TH AVENUE 415 E St	ANCHORAGE 4157	AK B2A	99501 Beverage Dispensary
00210554000 4th Avenue Theatre, Inc.	IDITAROD PROPERTIES INC Fourth Avenue Theatre, Inc.	630 W 4TH AVENUE #300 630 W 4th Ave	ANCHORAGE 3518	AK B2A	99501 Beverage Dispensary
00210603000 515 Club	DOWNTOWN INVESTMENTS CO LLP Clark & Eddy, Inc.	1146 S STREET 515 W 4th Ave	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO LLP Downtown Deli, Inc.	1146 S STREET 525 W 4th Ave	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W 4th Ave	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVE 325 F St	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210625000 Bootleggers Cove	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 152	KY B2B	41017 Package Store Tourist
00210625000 Bruins	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1043	KY B2B	41017 Beverage Dispensary
00210625000 Chartroom, The	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1414	KY B2B	41017 Beverage Dispensary Dup
00210625000 Top Of The World	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1157	KY B2B	41017 Beverage Dispensary Dup
00210706025 Sizzlin Cafe	TULIN CHARLES E & HELEN L Grizzly Group, Inc	1422 K ST 523 W 3rd Ave	ANCHORAGE 4573	AK B2C	99501 Restaurant/Eating Place

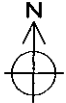
<u>Parcel</u> - - -	<u>Parcel Owner Name</u> -	<u>Parcel Owner Address</u>	<u>City</u> - - -	<u>State</u> - -	<u>Zip</u> - -
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
00210708000 The Wood Shed	CORDOVA DEVELOPMENT CO INC U.P.E., Inc.	PO BOX 101039 535 W 3rd Ave	ANCHORAGE 4231	AK B2C	99510 Beverage Dispensary Dup
00210708000 Woodshed, The	CORDOVA DEVELOPMENT CO INC U.P.E. Inc.	PO BOX 101039 535 W 3rd Ave	ANCHORAGE 1244	AK B2C	99510 Beverage Dispensary
00210712000 Marx Bros Cafe	BAND OF RENOWN ENTERPRISES IN Band of Renown Ent. Inc.	627 W 3RD AVE 627 W 3rd Ave	ANCHORAGE 1422	AK B2C	99501 Restaurant/Eating Place
00211165000 Marx Bros. Café at the Museum	MOA Gourmet Asso., LLC	PO BOX 196650 121 W 7th Ave	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211272000 Bernie's Bungalow	SOUPHANAVONG BERNARD Bernard Souphanavong, Owner	626 D ST 626 D St	ANCHORAGE 4425	AK B2B	99501 Beverage Dispensary Dup
00211272000 Bungalow Lounge, The	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D ST 626 D St	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary
00211380000 Cafe Savanah	VARGAS ALEX 50% & Cafe' Savanah LLC	PO BOX 111846 508 W 6th Ave	ANCHORAGE 4295	AK B2A	99511 Restaurant/Eating Place

CO

Parcels--Basic Layers

Thu Oct 25, 07:48:25, 2007

Map: Parcels--Basic Layers



Scale 1:4000

Legend:

Txt STRNAME_BI_L

Txt ZONE_TYPE



ALCOHOL

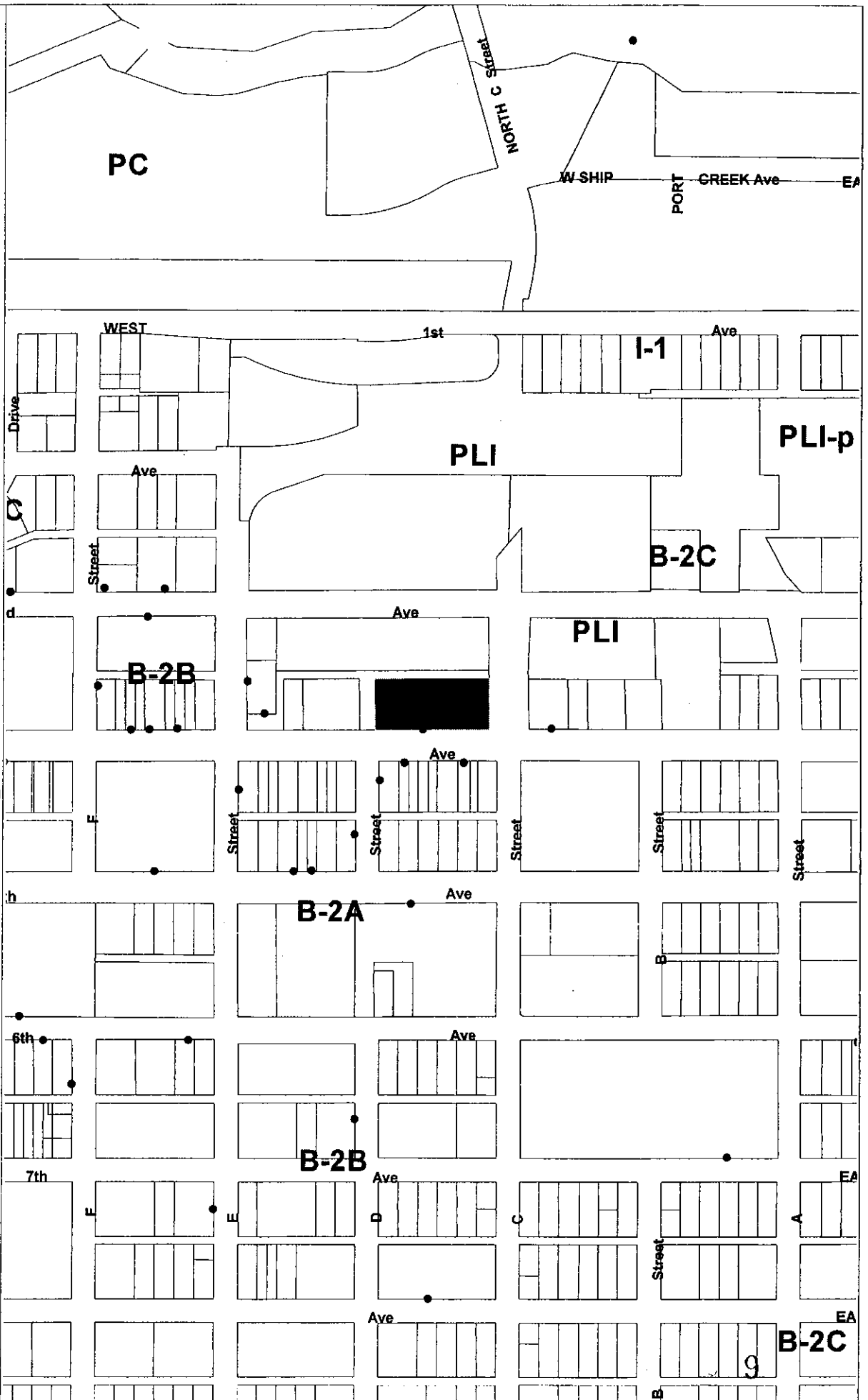


PARCELS

2007-179
Distance
1000'

CityView™

Municipal Software Corporation



Alcohol Church and School List Report

Case Number: 2007-179 Description: 1000'

Parcel	Parcel Owner Name	Parcel Site Address	Description
00210303000	NINE STAR ENTERPRISES INC	125 W 5TH AVE	EDUCATION PRIVATE
00211387000	COVENANT HOUSE ALASKA	609 F ST	CHARITABLE

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-23-02

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: APRIL 23, 2002

Anchorage, Alaska
AR 2002- 124

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING A
2 CONDITIONAL USE FOR AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN
3 THE B-2B DISTRICT FOR A BEVERAGE DISPENSARY USE PER AMC
4 21.40.160D.13, FOR SORAYA'S LATIN DANCE CLUB, LOCATED ON
5 ANCHORAGE ORIGINAL TOWNSITE, BLOCK 24A, LOT 5; GENERALLY
6 LOCATED ON THE NORTHWEST CORNER OF WEST 4TH AVENUE AND C
7 STREET.

8
9 (Downtown Community Council) (Case 2002-080)

10
11 THE ANCHORAGE ASSEMBLY RESOLVES:

12
13 **Section 1.** The conditional use permit for an Alcoholic Beverages Conditional Use in the
14 B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13, for Soraya's
15 Latin Dance Club, located on Anchorage Original Townsite, Block 24A, Lot 5, meets the
16 applicable provisions of AMC 21.50.020 and AMC 21.50.160.

17
18 **Section 2.** The conditional use permit for an Alcoholic Beverages Conditional Use for a
19 Beverage Dispensary Use is for 4,548 square feet of a 7,105 square foot leased defined as
20 suite #207 located on Anchorage Original Townsite, Block 24A, Lot 5.

21
22 **Section 3.** The conditional use permit is approved subject to the following conditions:

- 23
24 1. A notice of Zoning Action shall be filed with the District Records Office within
25 120 days of the Assembly's approval of a final conditional use approval for a
26 beverage dispensary use in the B-2B District.
27
28 2. All uses shall conform to the plans and narrative submitted with this conditional
29 use application.
30
31 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in
32 the B-2B District for a Beverage Dispensary Use per AMC 21.40.160D.13 for
33 4,548 SF within 7,015 SF lease area (Suite 207) of a 88,384 SF building, for
34 Soraya's Latin Dance Club located on Lot 5, Block 24A, Anchorage Original
35 Townsite. The dance club and bar area proposes combined non-fixed seating of
36 422 including 30 non-fixed bar stools at the bar. Prior to this conditional use
37 becoming effective, resolve maximum allowable seating occupancy with Land
38 Use Enforcement. Provide proof of compliance with the Department of Planning
39 and the Municipal Clerk's Office.
40

- 1
2 4. Subject to further restrictions for hours of operation in Alaska Statutes and
3 Municipal Code; on-premise sale of alcohol beverages is limited to the period
4 between 5 PM. Tuesdays through 2 AM on Sundays. Liquor sales shall constitute
5 no more than 90% of total gross receipts.
6
7 5. Upon demand the applicant shall demonstrate compliance with a liquor "Server
8 Awareness Training Program approved by the State of Alaska alcoholic Beverage
9 Control Board, such as or similar to the program for techniques in alcohol
10 management (T.A.M.).
11
12 6. The use of the property by any person for the permitted purposes shall comply
13 with all current and future federal, state and local laws and regulations including
14 but not limited to laws and regulations pertaining to the sale, dispensing, service
15 and consumption of alcoholic beverages and the storage, preparation, sale, service
16 and consumption of food. The owner of the property, the licensee under the
17 Alcoholic Beverage Control license and their officers, agents and employees shall
18 not knowingly permit or negligently fail to prevent the occurrence of illegal
19 activity on the property
20
21 7. A copy of the conditions imposed by the Assembly in connection with this
22 conditional use approval shall be maintained on the premise at a location visible
23 to the public.
24
25 8. This conditional use runs with the land in accordance with municipal code. Any
26 future written notice concerning problems, issues or concerns regarding this
27 conditional use shall be issued to the land owner and said notice shall constitute
28 sufficient notice to all lessees, tenants and alcohol beverage licensee's.
29

30 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
31 constitute grounds for its modification or revocation.
32

33 **Section 5.** This resolution shall become effective immediately upon passage and
34 approval by the Anchorage Assembly.
35

36 PASSED AND APPROVED by the Anchorage Assembly this 23rd
37 day of April, 2002.

ATTEST:


Chair
Municipal Clerk

(2002-080)
(002-104-15)

Amendment to AR 2002-124

Add a new #9 under Section 3, as follows:

9. Those conditions approved by the Downtown Community Council as set forth in Mr. Coffey's memorandum of 4/22/02 to the Anchorage Assembly. SEE ATTACHED

MEMORANDUM TO ASSEMBLY

TO: ANCHORAGE MUNICIPAL ASSEMBLY
CC: DOWNTOWN COMMUNITY COUNCIL
FROM: THE LAW OFFICE OF DAN K. COFFEY P.C.
RE: SORAYA'S & ASSEMBLY MEMORANDUM 383-2002
DATE: April 22, 2002

The purpose of this Memo is to provide the Assembly with additional information relative to the conditional use application for Soraya's, which is pending before the Assembly. The Assembly has already been provided with the following documents which are referred to by the Memorandum:

- 1) Proposed Resolution approving Conditional Use: AR 2002-124;
- 2) Assembly Memorandum AM 383-2002;
- 3) Planning Department Staff Analysis, Case No 2002-080.

This Memo addresses the discussion and the results of Soraya's meeting with the Downtown Community Council on April 4th. Attached to this Memo is a Memo my Firm sent to the Planning Department reporting on our meeting with the Downtown Community Council on April 4th. Also attached is a document entitled Outline of Operations Plan. This is the Plan as amended after the meeting with the Council.

The initial Operations Plan was developed in discussions with other downtown establishments to insure that such issues as security, hours of operation and the intended use of the facility could be disclosed to all interested parties and openly discussed by the Council. The Operations Plan represents Soraya's commitment to the downtown area that it will be a "good neighbor" and that it will work with others in the community to enhance the downtown experience. It is requested that the Operations Plan be incorporated into the Conditional Use Resolution.

As a result of the meeting with the Council, the initial Operations Plan was amended. The single amended included Soraya's commitment to regularly attend the monthly meetings of the Downtown Community Council. This commitment is set out in the Outline of Operations Plan attached to this Memo.

During the discussions at the Council, the fact that Soroyas operated for 14 months under a catering permit without incident and that it worked cooperatively with other downtown businesses to insure that the parking lot behind the facility did not become a source of problems, were positive considerations for the Council.

After the discussions, the Council voted 9 yes and 1 no to support Soraya's conditional use application. The one no vote was based upon the blanket statement that the downtown area "already has too many liquor licenses". The better reasoned view was based upon comments by others that the 2020 Comprehensive Plan envisions more of these types of activities in the downtown area and that the focus should be on the nature of the business and the quality of the operator to conduct a licensed business in a lawful manner. These were the important considerations which we believe lead to the 9 to 1 favorable vote.

DATED at Anchorage, Alaska this 20th day of April , 2002.

Law Offices of Dan K. Coffey
Attorneys for Applebees

By:

Dan K. Coffey
Ak Bar No. 75-05011

Content Information**Content ID :** 005778**Type:** AR_AllOther - All Other ResolutionsA MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES
CONDITIONAL USE IN THE B-2B DISTRICT TO RELOCATE AN**Title:** EXISTING BEVERAGE DISPENSARY USE AND LICENSE NUMBER
4353, PER AMC 21.15.030.G, FOR CLUB SORAYA, LOCATED AT 333
WEST 4TH AVENUE, SUITE NUMBER 228, ANCHORAGE ORI**Author:** weaverjt**Initiating
Dept:** Planning**Description:** A MINOR AMENDMENT TO AN ALCOHOLIC BEVERAGES
CONDITIONAL USE IN THE B-2B DISTRICT FOR CLUB SORAYA,
LOCATED AT 333 WEST 4TH AVENUE, SUITE NUMBER 228,
ANCHORAGE ORIGINAL TOWNSITE, BLOCK 24A, LOT 5**Date
Prepared:** 12/5/07 11:34 AM**Director
Name:** Tom Nelson**Assembly
Meeting Date:** 12/18/07M.O.A.
2007 DEC 14 PM 4:19
CLERK'S 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	12/5/07 11:37 AM	Checkin	weaverjt	Public	005778
Planning_SubWorkflow	12/11/07 12:12 PM	Approve	nelsontp	Public	005778
ECD_SubWorkflow	12/11/07 12:14 PM	Approve	villareallm	Public	005778
MuniManager_SubWorkflow	12/14/07 1:52 PM	Approve	leblancdc	Public	005778
MuniMgrCoord_SubWorkflow	12/14/07 3:59 PM	Approve	abbottmk	Public	005778

Adrian