



Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – PZ Memo No. 16-057

DATE: JULY 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*

SUBJECT: LUP16-0025 THE LIVING ROOM CAFÉ & LOUNGE

Request: Liquor Use Permit approval to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, and continue live entertainment

Location: 2475 West Queen Creek Road, Suite 1, west of the southwest corner of Queen Creek and Dobson roads

Applicant: Living Room Wine Café #1, LLC, Thomas Aguilera

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The Living Room Café & Lounge is an existing business located at 2475 West Queen Creek Road, Suite 1, west of the southwest corner of Queen Creek and Dobson roads, in Downtown Ocotillo. The expansion will occupy Suite 5, the former location of Marreel Slater Insurance. Clemente Ranch is the nearest single-family subdivision located to the northeast. The new Cays at Ocotillo condominiums are within Downtown Ocotillo, located to the south. Kindercare and Ocotillo Bay apartments are located at the southeast corner of Dobson and Queen Creek roads. The newly constructed Home2 Suites by Hilton is located north, across Queen Creek Road.

The café and lounge currently operates under a Series 6 Bar license, approved in September, 2011. A condition of the approval stated if expansion to the floor plan is proposed, a new liquor use permit application would be required. The request is for Liquor Use Permit approval to expand the floor area and continue to sell and serve all types of spirituous liquors as permitted under a Series 6 Bar License, and continue live entertainment.

July 20, 2016

The expansion is approximately 2,676 square feet and provides approximately 80 additional seats. Hours of operation are from 11 a.m. until 10 p.m. Sunday through Thursday, and 11 a.m. until Midnight on Friday and Saturday. Live acoustical performances may occur on Sunday, from 3 p.m. until 7 p.m. and on Monday and Tuesday, from 6 p.m. until 10 p.m. A DJ is scheduled from 7 p.m. until 11 p.m. on Thursday, Friday, and Saturday. An additional menu, featuring Latin fusion and modern Mexican cuisine, is proposed.

Planning Staff is including conditions to address any potential noise from the live entertainment due to the proximity to the new residential condominiums.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 11, 2016. No one other than the applicant attended.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of LUP16-0025 THE LIVING ROOM CAFÉ & LOUNGE, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 6 Bar license, and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to other locations.
4. The site shall be maintained in a clean and orderly manner.
5. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
6. No noise shall be emitted from televisions, speakers, or live entertainment so that it exceeds the general level of noise emitted by uses outside the premises of the business and further will not disturb adjacent businesses and residential areas.
7. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
8. The establishment shall provide a contact phone number of a responsible person (bar owner and/or manager) to interested neighbors to resolve noise complaints quickly and direct.

PZ Memo No. 16-057

Page 3 of 3

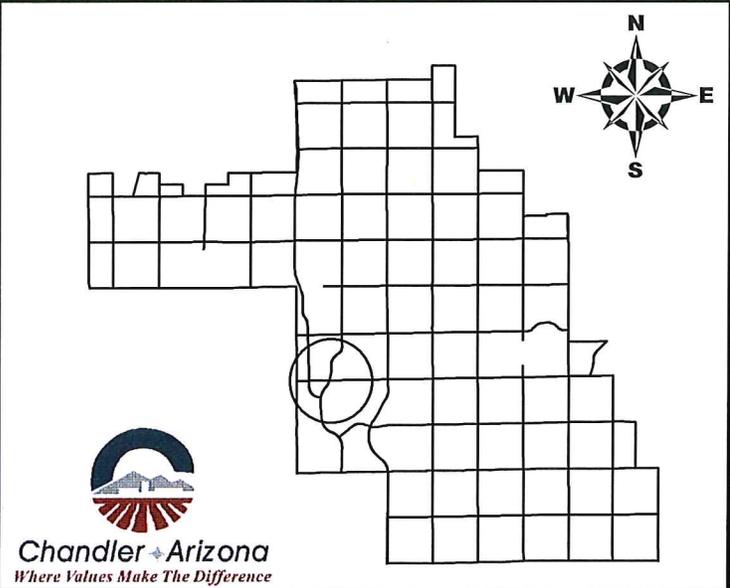
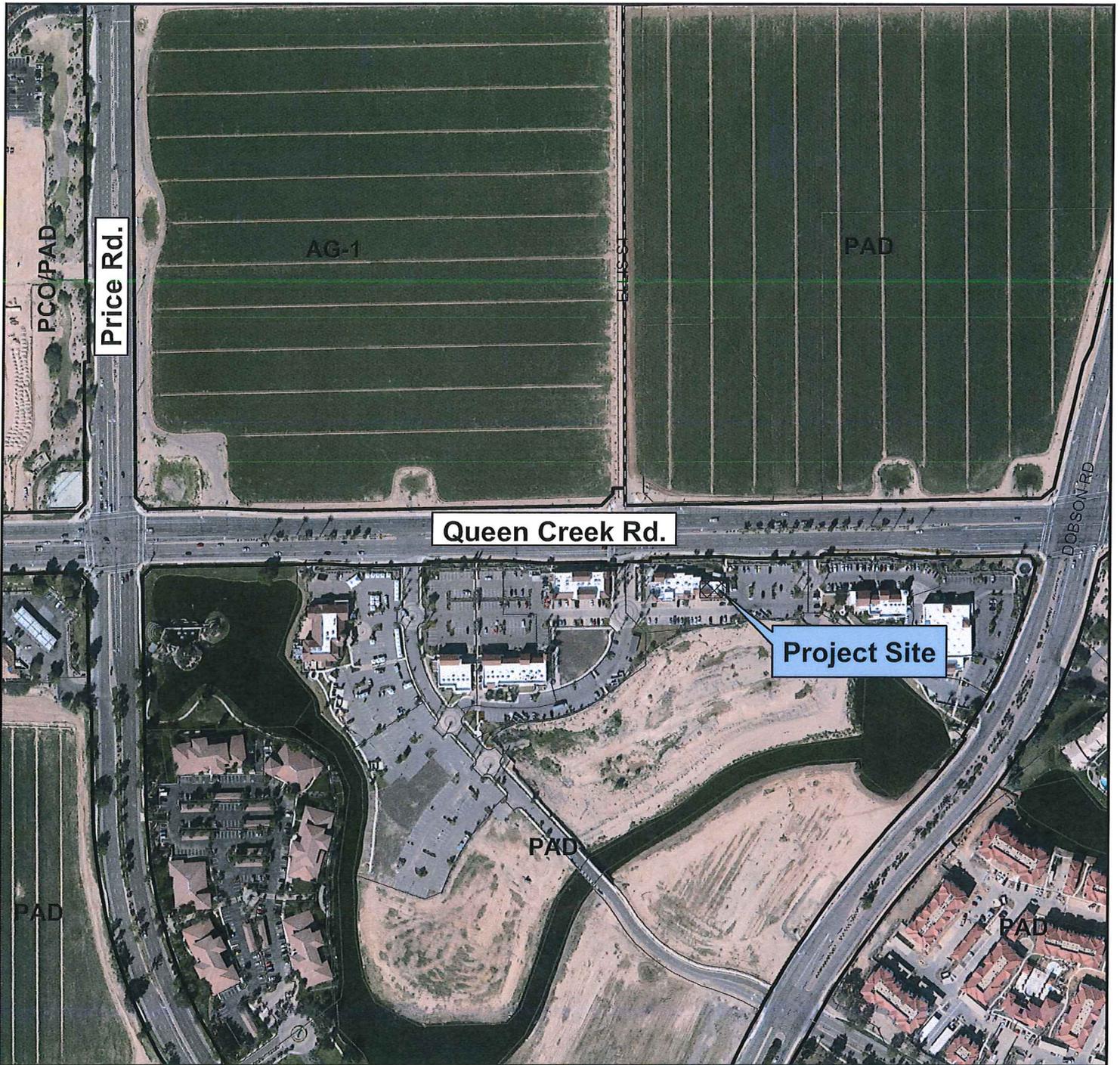
July 20, 2016

PROPOSED MOTION

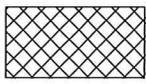
Motion Planning Commission to recommend approval of Liquor Use Permit case of LUP16-0025 THE LIVING ROOM CAFÉ & LOUNGE, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative
5. Menu



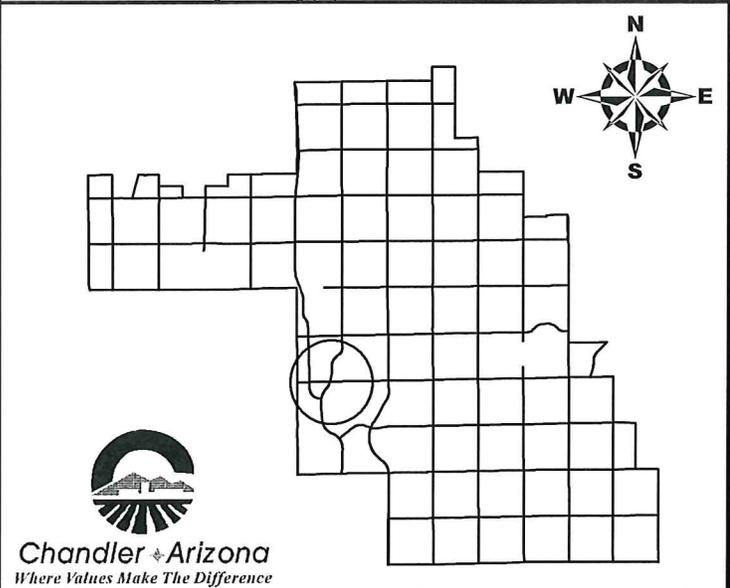
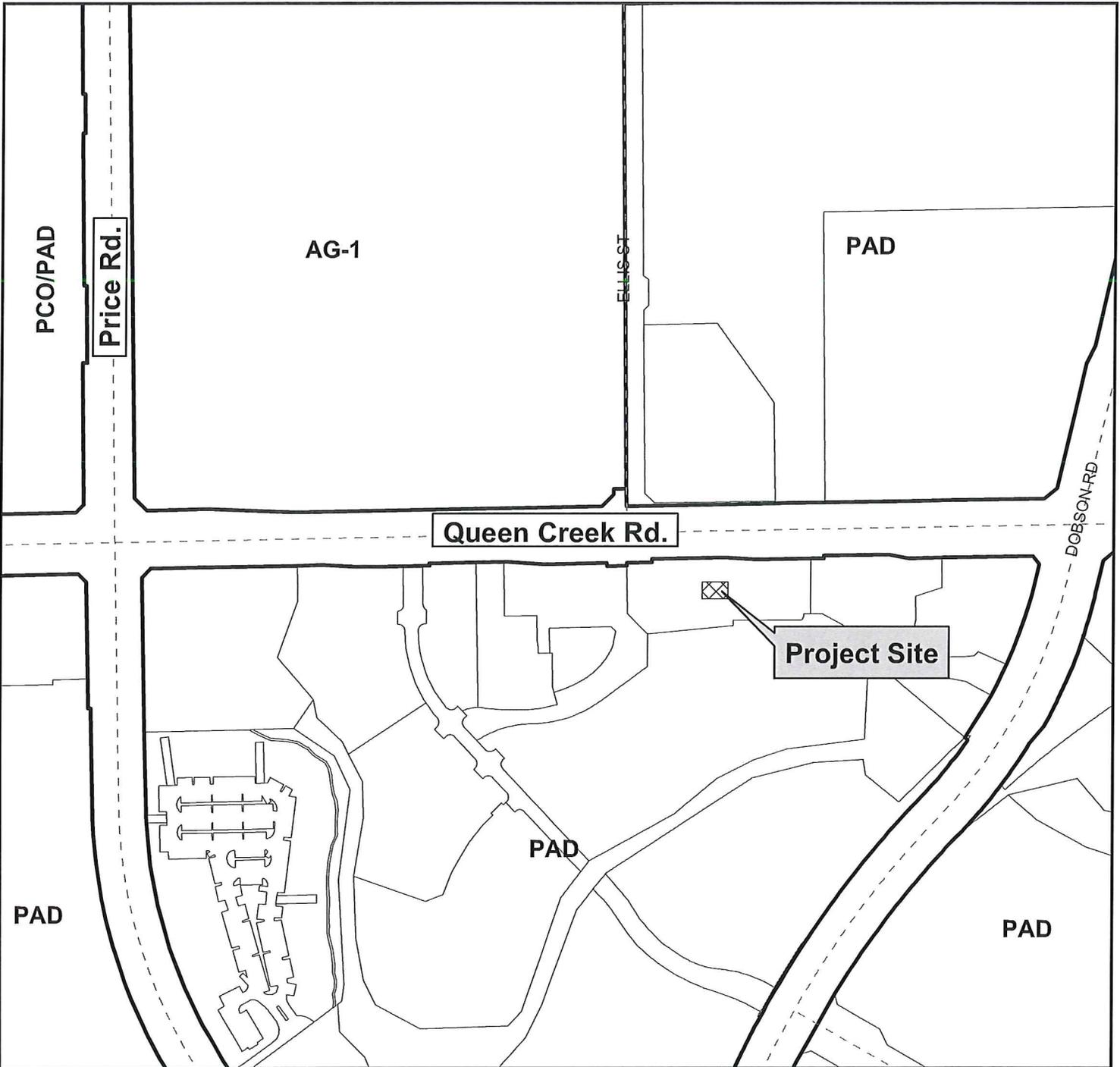
Vicinity Map



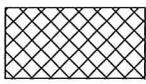
LUP16-0025

**Living Room Wine Cafe & Lounge
Liquor Use Permit**





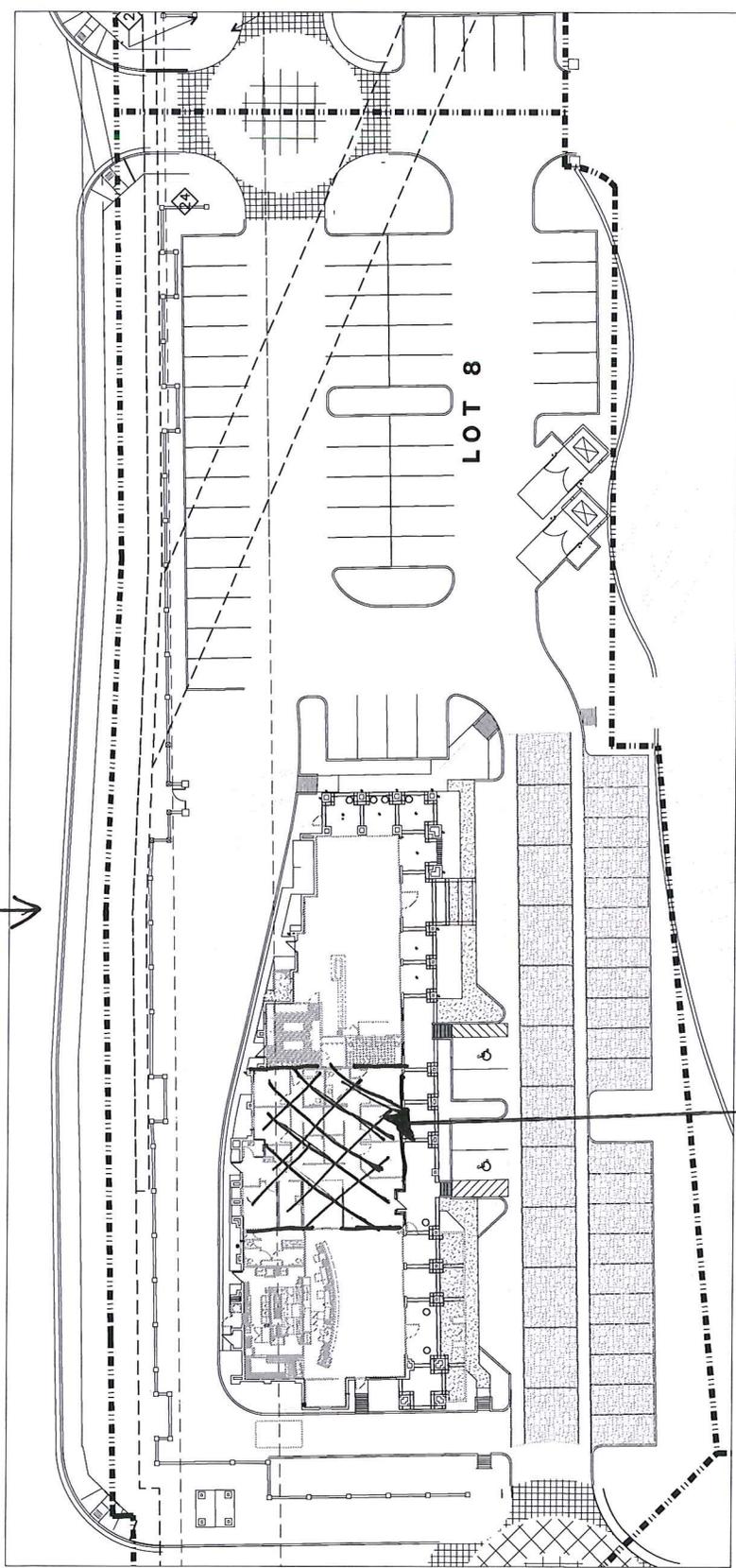
Vicinity Map



LUP16-0025

**Living Room Wine Cafe & Lounge
Liquor Use Permit**

QUEEN
CREEK



LOT 8

ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

SUBJECT SPACE

Copyright © 2016, Whitneybell Perry Inc. All rights reserved. This drawing is the property of Whitneybell Perry Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Whitneybell Perry Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.

LIVING ROOM
DOWNTOWN OCOTILLO
CHANDLER, ARIZONA

WHITNEYBELL PERRY INC
1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602) 985-1891



ARCHITECTURE AND PLANNING

1.40
0473

COPYRIGHT WHITNEYBELL PERRY INC
20 JUN 2016

ENLARGED SITE PLAN

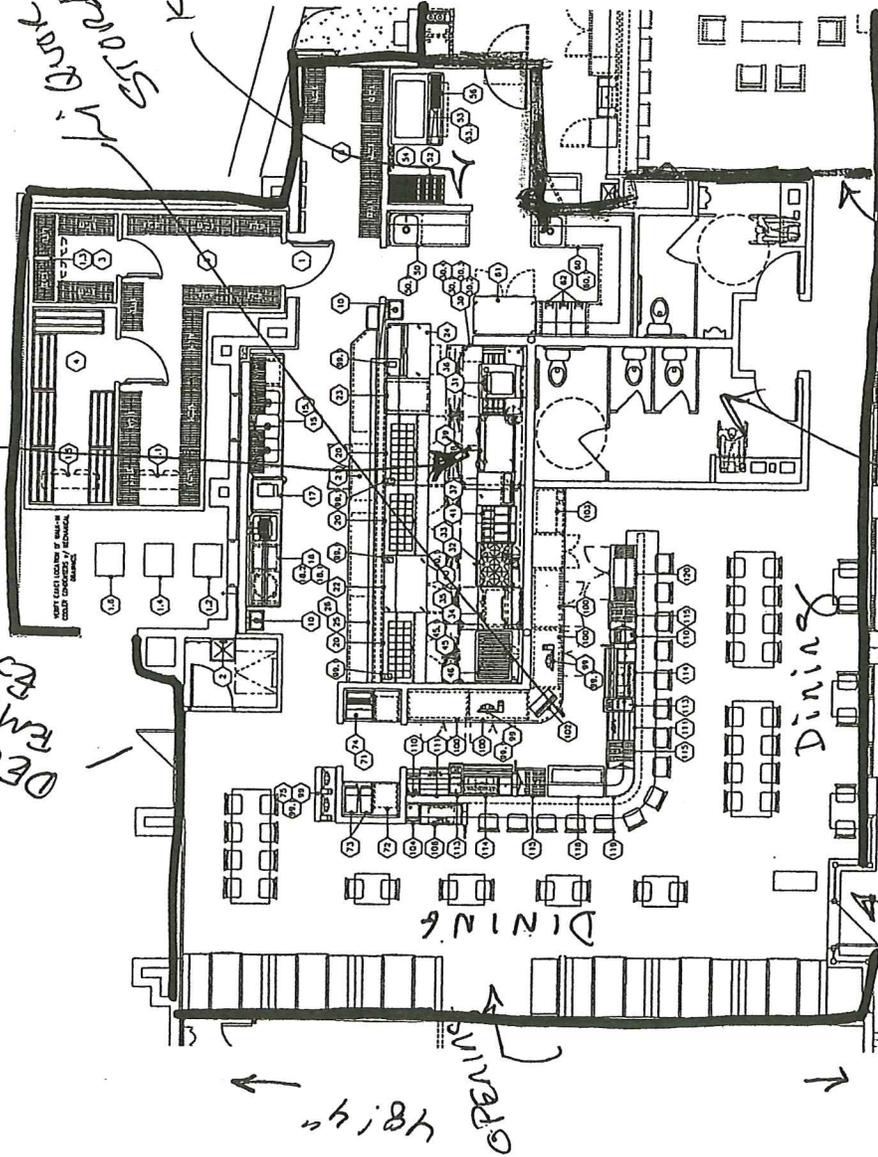
SITE PLAN

EXTENSION

KITCHEN

DETAILED EMERGENCY EXIT

STRAKATZ
KITCHEN



48'4" OPENING

67'3"

BATHROOMS

OPENING

EXISTING LICENSED PREMISES

TOTAL SQ FT ADDED
2,672

EXPANSION OF
THE LIVING ROOM CHANDLER

RE: **LUP, Narrative for the Living Room, Wine Café & Lounge**
2475 W Queen Creek Road, Building H, Suite #1, Chandler, Arizona 85248

From: Thomas R. Aguilera, for the Applicant
Date: June 21, 2016

To Whom It May Concern,

The Living Room Wine Café & Lounge (Applicant) is located in Downtown Ocotillo at 2475 W Queen Creek Road, Building H, Suite #1, Chandler, Arizona 85248 ("Existing Space"). This existing Santa Barbara style suite has 1430 SF interior and 729 SF of patio with a total of 2159 SF and occupancy of 144 people. The Applicant is expanding into the office space immediately adjoin it to the west (the "Expansion Space"). The Expansion Space is 2676 square feet and will have two access doors with access from the parking lot to the interior and one will also be able to enter the Expansion Space once inside the Existing Space. Two televisions will be located in the bar area, light background music inside and our live DJ 7-11pm Thursday, Friday and Saturday. Live acoustical performers may be scheduled depending on need and availability on Sunday from 3-7pm and on Monday and Tuesdays 6-10pm. We have no plans for pool tables or games.

The Applicant currently operates with a Series 6 Liquor License. The Existing Space already has an extensive menu and the Expansion Space will boost an additional menu featuring Latin fusion and modern Mexican cuisine. The Expansion space will also have a bar area in addition to more dining tables to accommodate 80 additional seats. The Living Room offers a relaxed, comfortable, and welcoming wine lounge and café and adding modern Mexican and Latin cuisine will complement the entire guest experience. The Applicant is adding menu items such as Pork Belly "Candied Apple", Tlacoyo de Maiz morado, mini chile rellenos, tacos, empanadas, ceviche and main courses including roasted chicken, lamb mole and charred rib-eye steaks. (see attached menu). Additional kitchen space is being added (884.88 Sq ft)

The Living Room is a unique and successful restaurant/lounge in Chandler. In addition to our existing lunch and dinner selections, locally roasted coffees and sharable desserts are offered, all in a cozy living room setting we are adding the Expansion Space to offer even more dining options to the public. The Living Room's hours of operation will be 11am-10pm daily, 11am-Midnight on Friday and Saturday. The Living Room employs a staff of 15-18 people.

The Living Room fills a void in the "chain heavy" Ocotillo area and provides a very comfortable, locally owned experience. It is a great place to come for brunch, lunch or dinner, or meet after work with friends and co-workers to enjoy great food, great wine and a great atmosphere. Now, we will offer more choices and more space to Love, laugh and lounge at the Living Room!

Exhibit A

MODERN MEXICAN

Botanas - Appetizers

Pork belly "candied apple" 8
Slow roasted pork belly, apple glaze. Apple and jicama slaw.

Tlacoyo de Maiz morado 9

CHOOSE 1

-vegetarian: zucchini, summer squash, marinated grape tomatoes, queso fresco, spinach.

-pork: chicharron, tomatillos, avocado, crema.

-chicken: chicken and mushrooms in traditional mole.

Queso quemado 10
Mexican cheese blend fondue, served with a spicy tomato jam.

Mimi Chile Relleno 11
Tuna stuffed shishitos, cheese stuffed jalapenos. Tempura battered served with side sauces.

Empanadas de mole 12
White chicken, English peas, carrots, potato.

Tiraditos - Ceviche - Crudos

White fish tiradito 10
Citrus and aji Amarillo cured fish, celery curls, avocado cream, toasted corn. Cilantro

Cebiche de camaron 10
Cebiche style shrimp, red onion, spicy tomato, cucumber and avocado.

Pulpo asado en salsas negras 10
Grilled baby octopus tossed in soy, fresh chiles and citrus.

Scallop cebiche 10
Thinly sliced scallops marinated in citrus, chiltepin, red onion. Toasted blue corn

Tacos

Served on fresh made blue corn tortillas

Fish, red slaw, pickled veg

Roasted leg of lamb, aji serrano, avocado, pickled shallot

Steak 'carne asada' avocado, salsa, cabbage.

Pork carnitas, cilantro onion, tomatillo jam.

Shrimp al pastor, pineapple salsa, cilantro.

Grilled octopus with red mojo, roasted pearl onions.

Main courses

Roasted leg of lamb in Mole Verde 29
Served over a bed of chickpeas and spinach.

Pollo a la Braza 22
Roasted chicken over roasted heirloom carrots, potatoes and rapini. Aji rocoto sauce.

Red Mojo Ribeye 28
Charred ribeye, purple corn grits, shallot jam

Pan seared Grouper over mulato rice 24
Green papaya, green mango, aji Amarillo. Jasmine and forbidden rice.