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MEMORANDUM **Planning & Development - PZ Memo No. 10-059**

DATE: MAY 24, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: JASON CRAMPTON, CITY PLANNER JC

SUBJECT: LUP10-0023 CHEF CHIANG

Request: Use Permit approval to allow the sale of alcohol (Series 12 Restaurant License) for on-premise consumption only within an existing restaurant.

Location: 4929 W. Chandler Blvd. #3

Applicant: Hsiu and Guey Chiang

RECOMMENDATION

The request is for Use Permit approval to allow the sale of alcohol (Series 12 Restaurant License) for on-premise consumption only within an existing restaurant. Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval with conditions.

BACKGROUND

The subject site is located on the southeast corner of Chandler Blvd. and Rural Rd. within the Twelve Oaks Plaza commercial shopping center. The subject site is located within suite 3 of the middle building of the three buildings in the shopping center. A Walgreens is located to the west, and a Baker Bros Area Rugs and Flooring store is located to the east of the site. Directly south and east of the commercial center is the Twelve Oaks single-family residential subdivision.

The subject site is an approximate 2,800 square foot suite. The dining area is approximately 1,000 square feet and can accommodate approximately 80 patrons. There is also a small bar area within the restaurant. There is a small outdoor patio with two tables adjacent to this suite, although the restaurant rarely allows customers to sit on the patio. Alcohol will not be served on

the patio. There are no outdoor speakers or televisions on the patio. The restaurant will be open from 11 a.m. to 9:30 p.m. Monday through Saturday and from 12 p.m. to 9 p.m. on Sunday. In addition to family members that work at the restaurant, Chef Chiang employs approximately 5 people.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-site consumption only. The establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Wednesday, May 26, 2010. One neighbor attended and supported the Use Permit request.

Staff has received one telephone call from a neighboring resident in support of this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of LUP10-0023 CHEF CHIANG, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. The Use Permit is non-transferable to other store locations.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is granted for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.

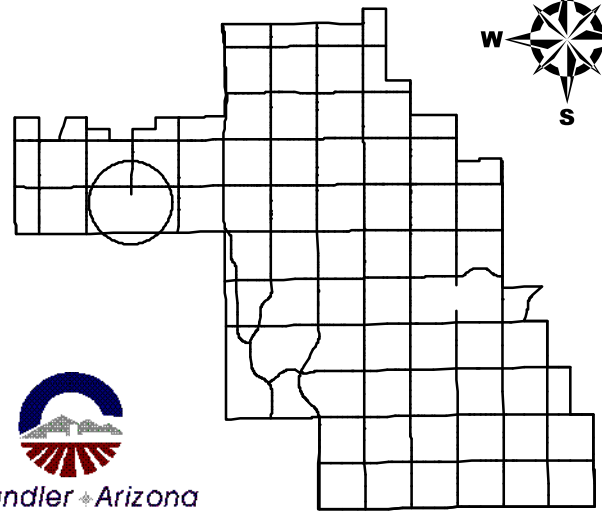
PROPOSED MOTION

Motion to recommend approval of LUP10-0023 CHEF CHIANG, subject to the conditions recommended by Staff.

Attachments

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

Vicinity Map

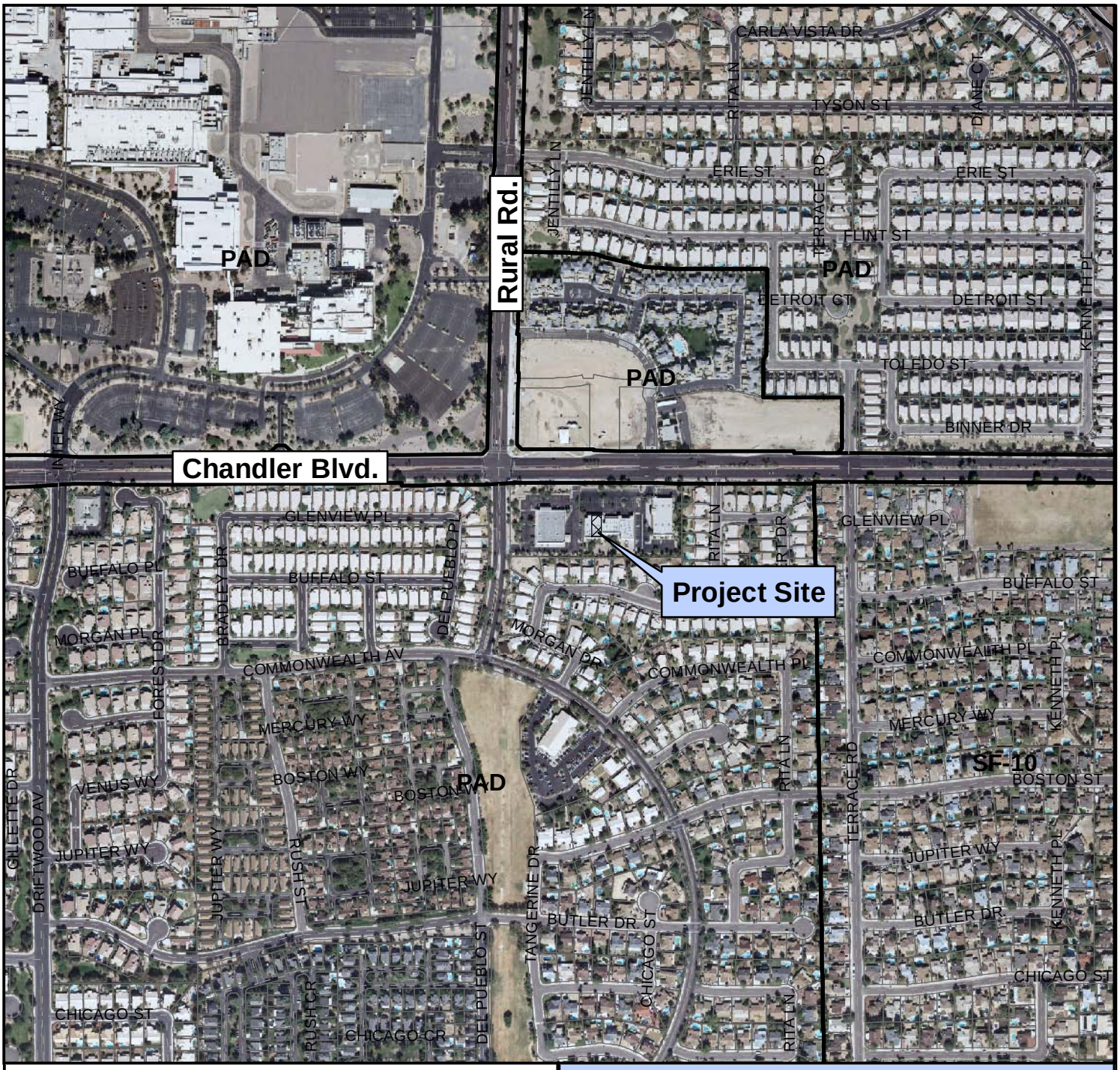


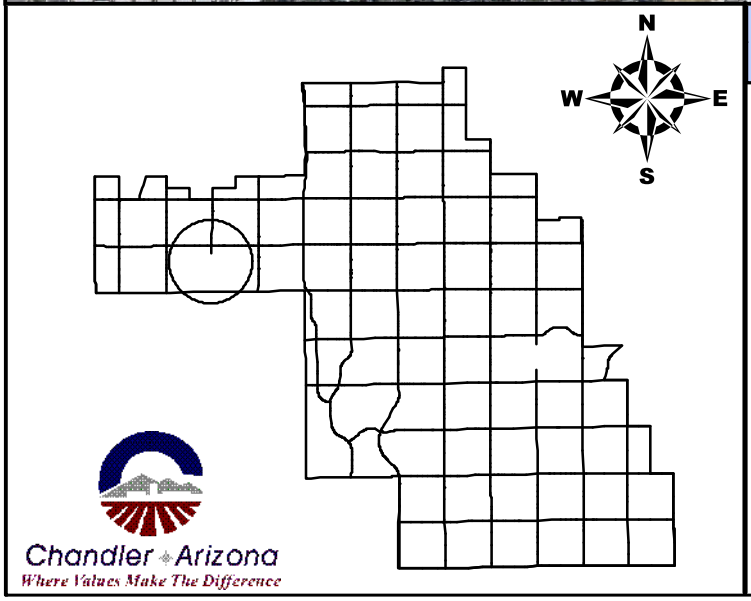
LUP10-0023

Chef Chiang
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 4/28/2010





Vicinity Map

LUP10-0023

Chef Chiang
Liquor Use Permit

CITY OF CHANDLER 4/28/2010

Chef Chiang
4929 W, Chandler Blvd #3
Chandler, AZ 85226

City of Chandler Planning and Development
21 5 E. Buffalo Street
Chandler, Arizona 85225

Use Permit Narrative

We are respectully requesting Use Permit approval to sell beer, wine and liquor as permitted under a Series 12 - Restaurant liquor license within an indoor dining area for Chef Chiang located at 4929 W. Chandler Blvd. #3, Chandler, AZ, 85226, in the Twelve Oaks shopping plaza.

Chef Chiang is a 2800 square foot establishment with about 1000 square foot dining room area. We have the seating capacity of eighty with two additional tables outside adjoining our neighbors. Though we do have two tables in the patio area, we will not be permitting alcoholic beverages outside our doors. While we do not offer live music, we do have one t.v in our dining room area. We do not have speakers outside but do have the radio running inside the dining area. We share about seventy parking spaces with our neighboring businesses.

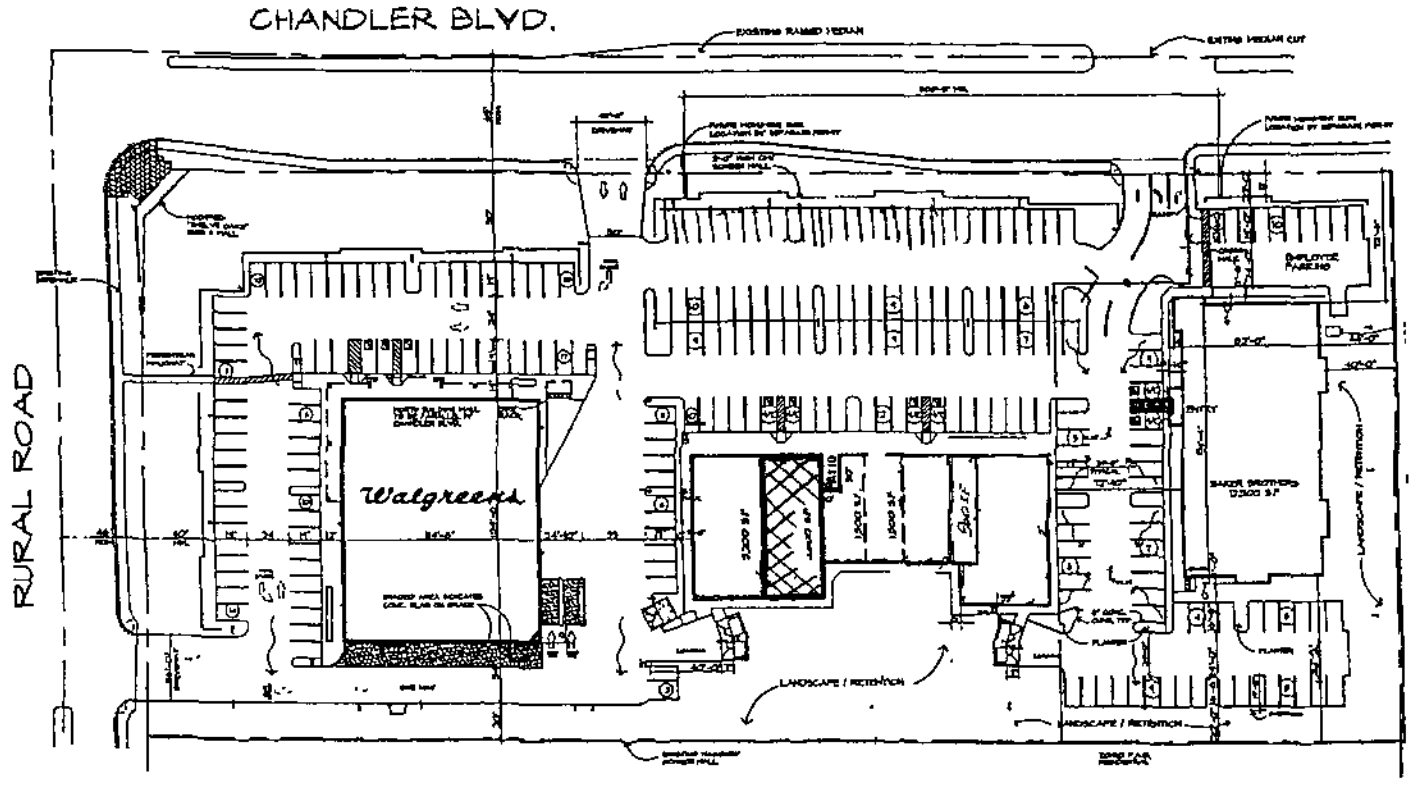
Chef Chiang is open for business Monday Through Saturday from 11:00am to 9:30pm, and Sundays from 12:00pm to 9:00pm. Chef Chiang is a family run business. As for non related staff, we have five employees: 2 servers, and 3 kitchen staff.

Thank you for your consideration.

Respectfully submitted,

Hsiu M. Chiang

SITE PLAN



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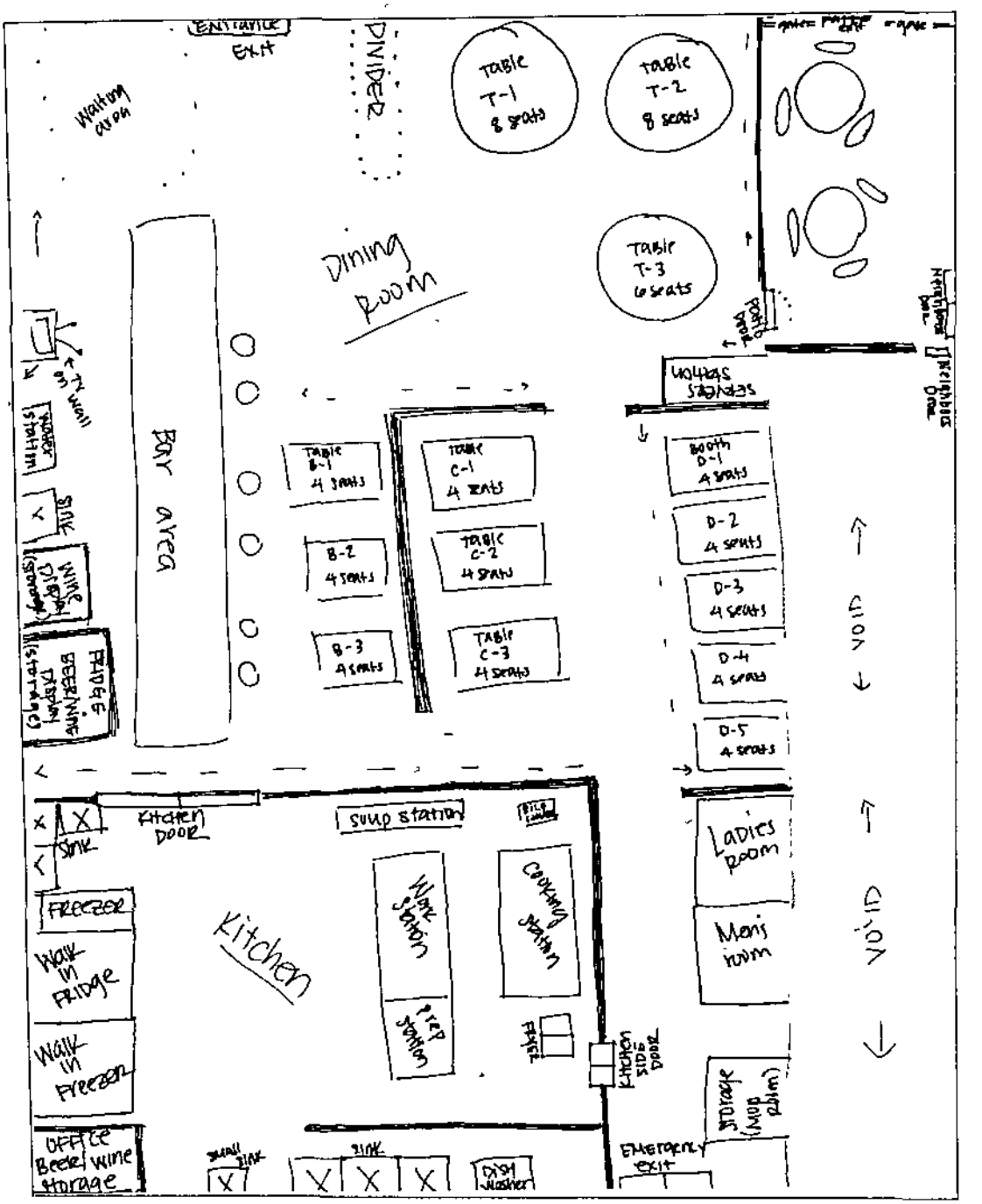
Chef Chiang

FLOOR PLAN



ENTRANCE
EXIT
DIVIDER
Waiting area
Table T-1 8 seats
Table T-2 8 seats
Table T-3 6 seats
Dining Room
Bar area
Table B-1 4 seats
B-2 4 seats
B-3 4 seats
Table C-1 4 seats
Table C-2 4 seats
Table C-3 4 seats
Booth D-1 4 seats
D-2 4 seats
D-3 4 seats
D-4 4 seats
D-5 4 seats
Kitchen door
Soup station
Sink
Freezer
Walk in Fridge
Walk in Freezer
Kitchen
Work station
Cooking station
Prep station
Kitchen side door
Ladies room
Men's room
Storage (Mop room)
Office Beer/wine storage
Small sink
Sink
Dish washer
Emergency exit
Void
Void

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APPETIZERS

101.	EGG ROLL (2 ROLLS)	2.50
102.	FRIED WONTONS (8)	3.25
103	CRAB ANGELS (4)	4.55
104	FRIED DUMPLINGS (8)	6.95
105	BEEF SKEWERS (4)	6.95
106.	FRIED SHRIMP (6)	6.95
107	BARBECUED PORK	6.95
108	BARBECUED SPARE RIBS (4)	7.95
109	HONEY WINGS (8)	6.95
110	HOT WINGS (8)	6.95
111	CHICKEN LETTUCE WRAP	7.95
112	CHEF CHIANG'S APPETIZER PLATTER PER PERSON (minimum of 2 people) BBQ Ribs, Beef Skewers, Egg Rolls, Crab Angels Fried Shrimp and Fried Wontons	9.95

SOUP (32 OZ.)

201	EGG DROP SOUP	PER PERSON	1.95
202	HOT & SOUR SOUP	PER PERSON	1.95
203	TOFU & VEGETABLE SOUP	LARGE	5.95
204	WOR WONTON SOUP	LARGE	7.95
205	SIZZLING RICE SOUP	LARGE	7.95
206.	SEAFOOD TOFU SOUP	LARGE	7.95

POULTRY DISHES

301.	CRYSTAL CHICKEN White meat chicken stir-fried with fresh vegetables in a delicious white sauce	8.55
302	MOO GOO GAI PAN White meat chicken stir-fried with fresh vegetables in a tasty brown sauce	8.55
303	HOUSE SPECIAL CHICKEN Deep fried boneless chicken, cut into strips and topped with our own special house sauce	8.55
304	SWEET & SOUR CHICKEN	8.55
305	TERIYAKI CHICKEN	8.55
306	KUNG PAO CHICKEN	8.55
307.	ALMOND OR CASHEW NUT CHICKEN	8.55
308.	CHICKEN WITH VEGETABLES	8.55

LUNCH SPECIALS 6.95

Monday-Friday 11:00 am - 3 pm

Served with 1 Entree, Fried Wonton and Egg Roll

White or Fried Rice and your choice of Hot and Sour Soup or Egg Drop Soup

Sweet & Sour Chicken	Broccoli Beef
Hot & Spicy Chicken	Hunan Beef
Kung Pao Chicken	Double Cooked Pork
General Chicken	Sweet & Sour pork
Broccoli Chicken	Crystal Veggies
Chicken Chow Mein	Veggie Chow Mein
Hunan Chicken	House Special Chicken
Moo Goo Gai Pan	Teriyaki Chicken

Substitutions Available prices vary

CHEF'S DINNER SPECIALS 8.45

EMPEROR'S FEAST

Served with your choice of Hot and Sour Soup or Egg Drop Soup

Egg Roll, Crab Angel and White or Fried Rice

You may choose one dish from the following options:

**Including Shrimp. Additional $1.50*

Mongolian Beef	Orange Chicken
Chow Mein	Broccoli Beef
Orange Beef	Sweet & Sour Pork
Sesame Chicken	General Tso Chicken
Kung Pao Chicken	Assorted Vegetables
Moo Goo Gai Pan	Tofu with Vegetablees
Double Cooked Pork	Hunan Beef
Curry Chicken	

Substitutions Available prices vary

Chef Chiang

Fine Chinese Dining

Dine-In • Take-Out

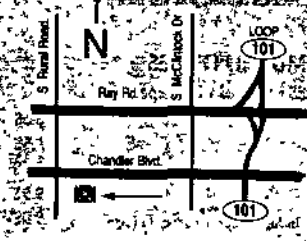
Party Trays & Catering

(480) 940-4000

Fax (480) 940-4002

4929 W. Chandler Blvd. # 3

Chandler, AZ 85226



Hours:

Mon. - Sat.
11am - 9:30 pm

Sunday
12 noon - 9 pm

SEAFOOD DISHES

610	SWEET & SOUR SHRIMP	9.95
611	SHRIMP WITH VEGETABLES	9.95
612	SHRIMP WITH LOBSTER SAUCE	9.95
613	KUNG PAO SHRIMP	9.95
614	HUNAN SHRIMP	9.95
615	SHRIMP WITH SNOW PEAS	9.95
616	ALMOND OR CASHEW SHRIMP	9.95
617	WALNUT SHRIMP	11.95
618	GARLIC SHRIMP	9.95
619	SHRIMP WITH BROCCOLI	9.95
620	CRYSTAL SHRIMP	9.95
621	SIZZLING RICE SHRIMP Fresh shrimp sauteed with fresh vegetables in a special sauce served on sizzling rice crackers	12.95
622	MANDARIN SPICY SHRIMP Deep fried prawns stir-fried with fresh vegetables in a spicy garlic sauce	11.95
623	HAPPY FAMILY Shrimp, calamari, chicken and scallops stir-fried with fresh vegetables in a delisious chef's special sauce	12.95

NOODLE DISHES

710 CHOW MAIN - (Soft Noodles)

VEGETABLE	7.95
CHICKEN	8.55
BEEF OR PORK	8.95
SHRIMP	9.95
HOUSE SPECIAL Includes chicken, pork and shrimp	9.95

MUSHU DISHES

810. MUSHU DISHES - (Served with crepes)

VEGETABLE	8.55
CHICKEN	8.55
BEEF OR PORK	8.95
SHRIMP	9.95
HOUSE SPECIAL Includes chicken pork and shrimp	9.95

POULTRY DISHES

309.	HOT & SPICY CHICKEN Deep fried white meat chicken topped with our special hot and spicy sauce	8.55
310	GENERAL TSO CHICKEN Deep fried white meat chicken topped with our special spicy and tangy sauce	8.55
311	LEMON CHICKEN Deep fried white meat chicken with our own special lemon sauce	8.55
312	ORANGE CHICKEN	8.55
313	HUNAN CHICKEN Chicken and fresh vegetables stir-fried in a spicy hunan sauce	8.55
314	GARLIC CHICKEN	8.55
315	CHICKEN WITH SNOW PEAS	8.55
316	SESAME CHICKEN	8.55
317	CURRY CHICKEN	8.55
318	BROCCOLI CHICKEN	8.55
319.	CHICKEN WITH STRING BEANS	8.55
320	MANDARIN CHICKEN	10.95

PORK DISHES

410	SWEET & SOUR PORK	8.95
411.	SZECHUAN SPICY PORK Pork stir-fried with fresh bell peppers, carrots, onions and bamboo shoots	8.95
412.	DOUBLE COOKED PORK	8.95
413	PORK WITH STRING BEANS	8.95

BEEF DISHES

510.	MONGOLIAN BEEF Grade A flank steak beef stir-fried with white and green onions in mongolian sauce	8.95
511	BROCCOLI BEEF	8.95
512.	PEPPER STEAK	8.95
513	HUNAN BEEF	8.95
514	SWEET & SOUR BEEF	11.95
515.	ORANGE FLAVORED BEEF	11.95
516	BEEF WITH MUSHROOMS	8.95

Indicates Spicy Dishes

EGG FOO YOUNG

901. EGG FOO YOUNG - *Made to order, never frozen*

VEGETABLE	7.95
CHICKEN	7.95
BEEF OR PORK	8.95
SHRIMP	9.95
HOUSE SPECIAL Includes chicken, pork and shrimp	9.95

CHOP SUEY

1001. CHOP SUEY - *Made fresh with your choice of*

VEGETABLE	8.25
CHICKEN	8.55
BEEF OR PORK	8.95
SHRIMP	9.95
HOUSE SPECIAL Includes chicken, pork and shrimp	9.95

RICE

1101	WHITE RICE	2.00
1102	FRIED RICE Vegetable, Chicken, Beef or Pork	6.95
	Shrimp	7.95
1103	HOUSE SPECIAL Includes chicken, pork and shrimp	7.95

BEVERAGES

SODA - (Coke, Diet Coke, Sprite, Mr Pibb, Hi-C)	1.75
ICED TEA	1.75

We Appreciate Your Business.. Thank You