

CITY COUNCIL REPORT



Meeting Date: October 5, 2021
General Plan Element: ***Land Use***
General Plan Goal: ***Support a diversity of businesses.***

ACTION

Liquor License Request for 63-LL-2021 Hecho A Mano Cigar Lounge (153987). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (Beer and Wine Bar) State liquor license for an existing location and new owner.

OWNER

Hecho A Mano Cigar Lounge LLC

APPLICANT CONTACT

ANDREA DAHLMAN LEWKOWITZ

LOCATION

34482 N Scottsdale Rd Suite 130

REQUEST

The applicant is seeking a favorable recommendation on a Series 7 (Beer and Wine Bar) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2005 as a restaurant.

This liquor license allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises.

The applicant has indicated that this establishment will serve liquor between the hours of 10AM and 9PM; however, due to State liquor license processing requirements, they are not required to notify the City or the State if they change their hours of operation.

IMPACT ANALYSIS

Reliability and Location

A.R.S. Section 4.-203.A and R19-1-702 Granting a License for a New Owner for a Certain Location.

The capability, qualifications and reliability of the applicant has been shown.

Zoning

This site is zoned C-2 ESL (Central Business District, Environmentally Sensitive Lands). The C-2 ESL district allows beer and wine bars as a permitted use. The applicant has been notified of the City's expectation that the business will operate as a beer and wine bar as defined by City Code.

Public Safety

Police Department: No Opposition

Major life safety issues: None noted

Public Notice and Proximity

A.R.S. Section 4-201.B. Petitions from Persons in Close Proximity.

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests were received during the 20 (twenty) day posting period.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, disapproval or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

Staff advises that the license request meets the criteria imposed for determining the capability, qualifications, and reliability of the applicant.

Next Steps

The City Council's recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Bronte Ibsen, Planning Specialist, bibsen@ScottsdaleAZ.gov
Planning and Development Services

Thomas Myers, Lieutenant, tmyers@scottsdaleaz.gov
Police Special Investigations

APPROVED BY



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/20/2021

Date

ATTACHMENTS

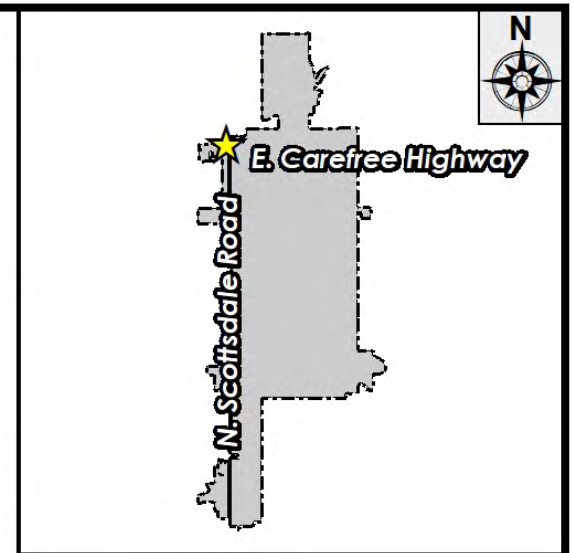
1. Map
2. City of Scottsdale Applicant Questionnaire
3. State Application (Front Page)
4. Floor Plan



Q.S.
58-44

G.I.S. Orthophoto 2021

63-LL-2021



Hecho A Mano Cigar Lounge (153987)

Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Name of Business: HECHO A MANO CIGAR LOUNGE

Business Address: 34482 N. SCOTTSDALE ROAD, #130, SCOTTSDALE, AZ 85266

Total Gross Square Footage of Establishment (Minus the Patio): 1,170 SQ FT

Is this business under construction or being remodeled? ☒ Yes ☐ No

Patio no longer included,
per amendment

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio _____

Does this business have a proposed patio? ☒ Yes ☐ No Dimensions of patio 133 SQ FT

Was liquor sold at this location prior to this application? ☐ Yes ☒ No

If yes, what type of license? _____

Is this business currently open? ☐ Yes ☒ No

If yes, is this business operating with an Interim license? ☐ Yes ☐ No

If no, what is the proposed opening date? NOVEMBER 11, 2021

For Restaurants, Bars and Restaurants/Bars:

(SERIES 7)

Will the bar service area be less than 15% of the gross floor area? ☐ Yes ☒ No*

Gross square footage of bar service area: 190 SQ FT
(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks. NOT kitchen/backroom storage)

Will the kitchen be less than 15% of the gross floor area? ☐ Yes* ☒ No

Gross square footage of kitchen: N/A - NO KITCHEN

Will the full kitchen close before 9:00 p.m.? ☐ Yes* ☐ No (N/A)

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes* ☐ No (N/A)

During what hours will the establishment offer liquor sales? MON-SAT: 10AM to 9PM + SUN: 11AM to 7PM

For admittance:

Will age verification be required/requested at any time during business operations? ☐ Yes* ☒ No

For admittance:

Is a cover charge required at any time during business operations? ☐ Yes* ☒ No

*May require a Conditional Use Permit

Please check **one** of the following that best describes the primary business operation:

- ☒ packaged retail
retail tobacco ☐ restaurant ☒ bar ☐ personal service ☐ education service
☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

Liquor License Questionnaire

(Existing Location)

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)



Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Karaoke?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Live Bands?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	DJ?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Amplified music?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Games?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Adult Entertainment?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Four or more pool tables?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
After hours?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No			

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: Except for a person to person transfer of a transferable license for use at the same location and as otherwise provided in section 4-203, subsection A, in all proceedings before the governing body of a city or town, the board of supervisors of a county or the board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of a license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.

2. Please describe your business:

Hecho A Mano Cigar Lounge will offer premium cigars and tobacco products for on and off premises enjoyment. Applicant would like to offer beer and wine to guests as an ancillary use at the retail tobacco store.

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated Improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: ANDREA DAHLMAN LEWKOWITZ Signature:  Date: 09/01/2021

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov

State of Arizona
Department of Liquor Licenses and Control

Created 08/18/2021 @ 03:44:31 PM

Local Governing Body Report

LICENSE

Number:	07070610	Type:	007 BEER AND WINE BAR
Name:	HECHO A MANO CIGAR LOUNGE		
State:	Pending		
Issue Date:		Expiration Date:	02/28/2022
Original Issue Date:	12/13/1984		
Location:	34482 N SCOTTSDALE ROAD #130 SCOTTSDALE, AZ 85266 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(000)000-0000		
Alt. Phone:	(602)200-7222		
Email:	ANDREA@LEWKLA.COM		

Currently, this license has pending applications.

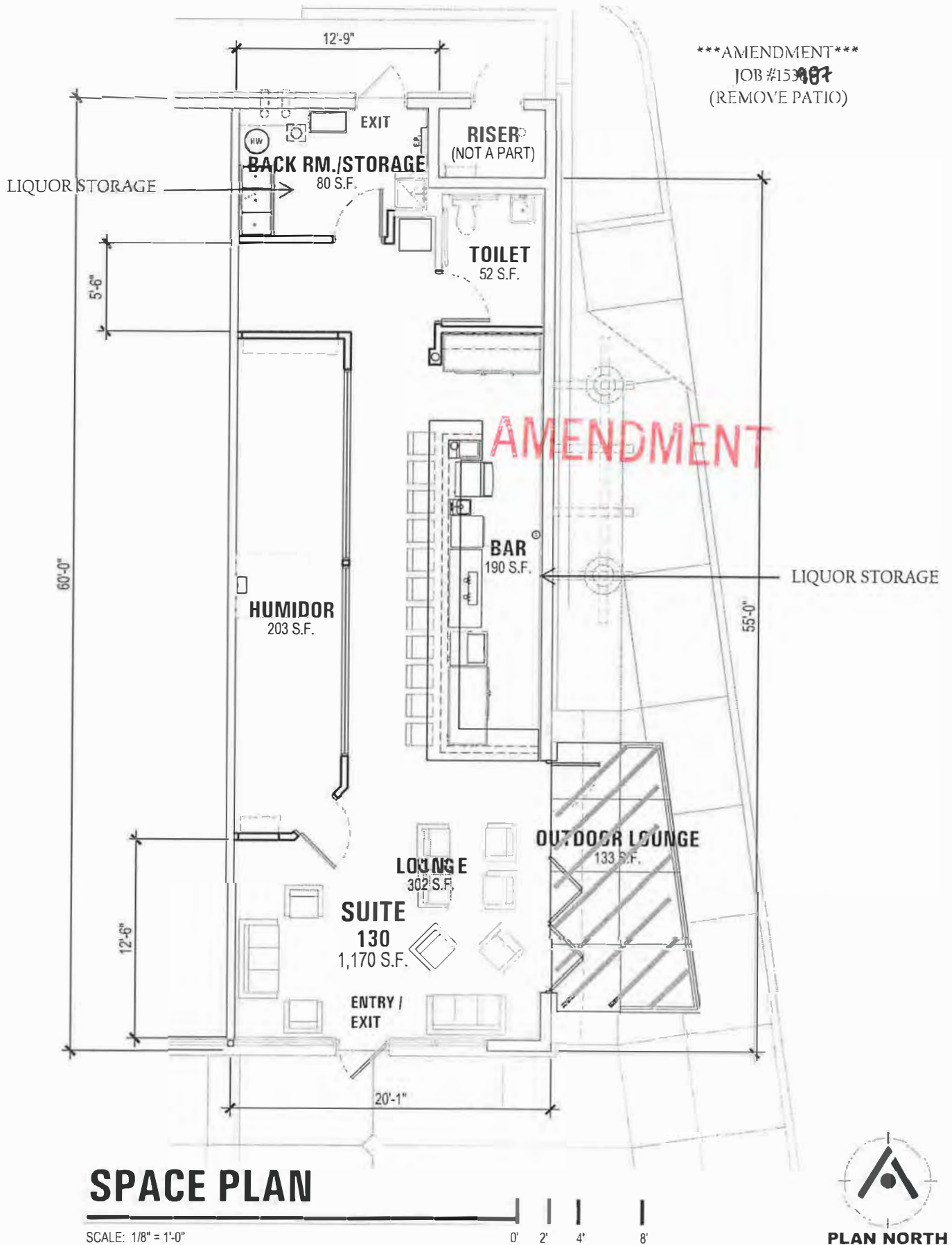
AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA
Phone:	(602)200-7222
Alt. Phone:	
Email:	ANDREA@LEWKLA.COM

OWNER

AMENDMENT

JOB #153 ~~107~~
(REMOVE PATIO)



HECHO a MANO

TERRAVITA MARKETPLACE, 34482 N. SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA 85266
(SUITE 130)

ATTACHMENT 4

S.P. | LWA
PROJECT NUMBER 1508
DATE 01 JUNE 2021
LAVA Architecture, Inc.
3433 E. McDowell Road
Phoenix, AZ 85028 602.954.5765