



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: November 10, 2022

FROM: Kristina Serezhenkov, OLE

RE: #6098 Zip Kombucha

**Requested  
Action:**

Consider the application for a new Winery license application with a protest from the Municipality of Anchorage.

**Statutory &  
Regulation  
Authority:**

AS 04.11.510(b)(1): “if an application is denied, the notice of denial shall be furnished the applicant immediately in writing stating the reason for the denial in clear and concise language; the notice of denial must inform the applicant that the applicant is entitled to an informal conference with either the director or the board, and that, if not satisfied by the informal conference, the applicant is then entitled to a formal hearing conducted by the office of administrative hearings (AS 44.64.010); if the applicant requests a formal hearing, the office of administrative hearings shall adhere to AS 44.62.330 — 44.62.630 (Administrative Procedure Act); all interested persons may be heard at the hearing and unless waived by the applicant and the board, the formal hearing shall be held in the area for which the application is requested”

3 AAC 304.145(h) “The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed.”

**Background:** The application for a new Winery license was protested by the Municipality of Anchorage pending a Special Land use permit. The applicant submitted an updated diagram.

**Attachment:**

Updated Diagram  
Municipality of Anchorage Protest  
AB-00  
AB-02



**SDCS, LLC**  
 STUBBS DESIGN & CONSTRUCTION SERVICES, LLC  
 5900 W. DENVERBY DR. PH: (907) 357-5609  
 FA: (907) 357-5605  
 ANCHORAGE, AK 99503

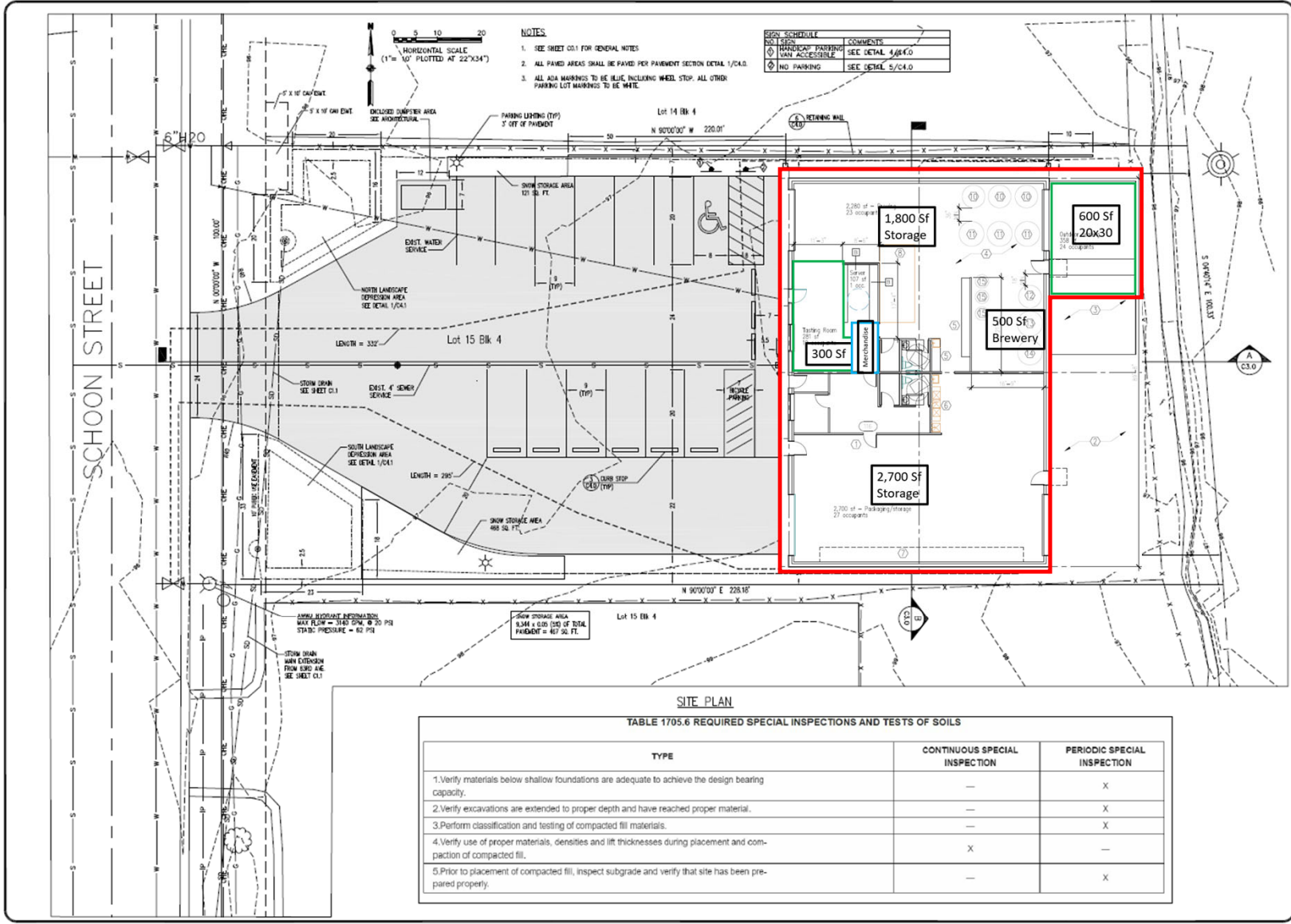
WAREHOUSE PROJECT  
 TONY WILSON  
 LOT 15, BLOCK 4, GUNNARD INDUSTRIAL CENTER #1  
 SCHOON STREET ANCHORAGE, AK

BY	DATE	REVISIONS

JOB NO.: 19-013  
 DATE: 10/11/2022  
 DRAWN: DES  
 REVIEWED: DES

SHEET TITLE  
 SITE PLAN

SHEET  
 C1.0



**NOTES**

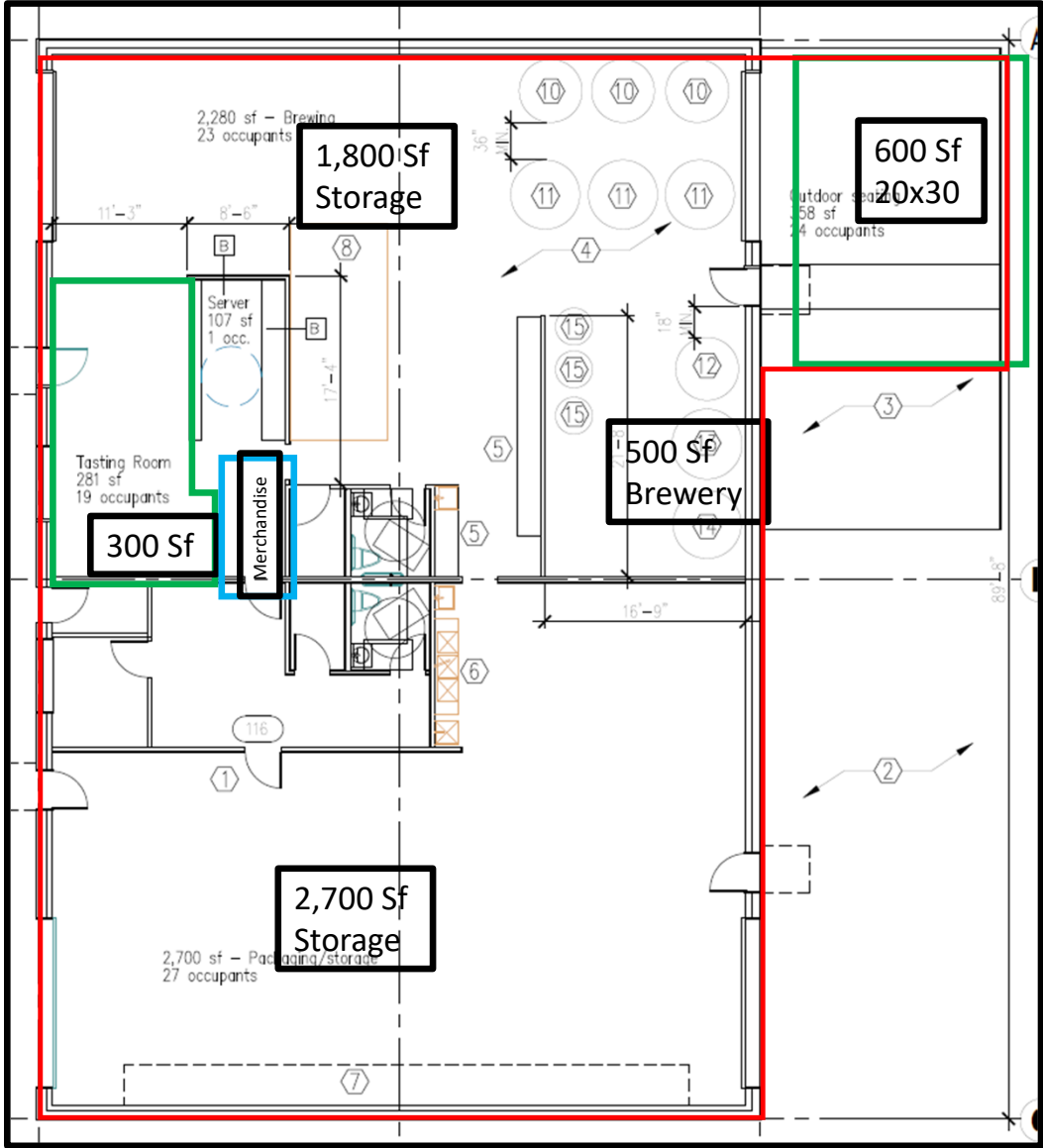
- SEE SHEET C0.1 FOR GENERAL NOTES
- ALL PAVED AREAS SHALL BE PAVED PER PAVEMENT SECTION DETAIL 4/C4.0.
- ALL ADA MARKINGS TO BE BLUE, INCLUDING WHEEL STOP. ALL OTHER PARKING LOT MARKINGS TO BE WHITE.

SYMBOL	SCHEDULE	COMMENTS
(P)	MANUAL PARKING	SEC DETAIL 4/B4.0
(V)	NO PARKING	SEC DETAIL 5/C4.0

**SITE PLAN**

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X
2. Verify excavations are extended to proper depth and have reached proper material.	—	X
3. Perform classification and testing of compacted fill materials.	—	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	—
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	—	X





# Municipality of Anchorage

P.O. Box 196650 Anchorage, Alaska 99519-6650 Telephone: (907) 343-4316 Fax: (907) 249-7533 [www.muni.org/clerklicensing](http://www.muni.org/clerklicensing)

## Office of the Municipal Clerk Licensing

November 10, 2022

Ms. Carrie Craig  
Alaska Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Ave. Ste. 1600  
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Craig:

The Anchorage Municipal Assembly at its regular meeting on **November 9, 2022**, took the following actions:

### **WAIVE OF PROTEST**

#### **New Liquor License** – AM 645-2022

- **Restaurant/Eating Place:**  
Birch & Alder, LL#6096;

#### **Transfer Liquor License**

- **Restaurant/Eating Place:**  
Tempura Express, LL#5160 – AM 646-2022;  
BurgerFi, LL#5324 – AM 647-2022
- **Beverage Dispensary-Tourism:**  
Flight Deck Bar, LL#402; - AM 648-2022

#### **Renewal Liquor License** – AM 649-2022

- **Beverage Dispensary:**  
Piper's Restaurant & Lounge, LL#67;
- **Beverage Dispensary-Tourism:**  
Flight Deck Bar/Arctic Inn, LL#402

### **PROTEST**

#### **New Liquor License**

- **Beverage Dispensary-Tourism Duplicate:**  
Glacier Lounge, LL#6095– AR 2022-336  
Pending approval by the Assembly of a special land use permit and certification from the State Fire Marshal.  
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the November 9, 2022 Assembly Meeting.
- **Winery:**  
Zip Kombucha, LL#6098– AR 2022-337  
Pending approval by the Assembly of a special land use permit.

AMCO Received 11/10/22

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the November 9, 2022 Assembly Meeting.

- **Brewery:**

Zip Kombucha, LL#6097– AR 2022-338

Pending approval by the Assembly of a special land use permit.

-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the November 9, 2022 Assembly Meeting.

If you require additional information or if I can be of any assistance, please contact me.

Cordially,

Amelia Rutz  
Business License Assistant

CC: Francis McLaughlin, Current Planning  
Above listed licensees.



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Business License Assistant

CC: Francis McLaughlin, Current Planning  
Above listed licensees.





Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

### Why is this form needed?

This new license application form is required for all individuals or entities seeking to apply for a new liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 304.105.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.

### Section 1 - Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	Zip Kombucha LLC		
License Type:	Winery	Statutory Reference:	04.11.140
Doing Business As:	Zip Kombucha		
Premises Address:	8161 Schoon Street		
City:	Anchorage	State:	AK
		ZIP:	99518
Local Governing Body:	Municipality of Anchorage		
Community Council:	Taku/Campbell		

Mailing Address:	PO Box 111504		
City:	Anchorage	State:	AK
		ZIP:	99511

Designated Licensee:	Jessie Janes		
Contact Phone:	907-227-7166	Business Phone:	907-351-7821
Contact Email:	Info@zipkombucha.com		

Seasonal License?  Yes  No If "Yes", write your six-month operating period: \_\_\_\_\_

OFFICE USE ONLY			
Complete Date:	9-23-22	License Years:	License #: 6098
Board Meeting Date:	12-12-2022	Transaction #:	100460826
Issue Date:		Examiner:	KRS





Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
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 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-00: New License Application

### Section 2 – Premises Information

Premises to be licensed is:

- an existing facility       a new building       a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

### Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant       affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an:  applicant       affiliate

Name:					
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board

# Form AB-00: New License Application

## Section 4 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more of the stock in the corporation*, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more* and for each *general partner*.

Entity Official:	Jessie Janes				
Title(s):	Member	Phone:	907-227-7166	% Owned:	100
Address:	3910 Alitak Bay Cir				
City:	Anchorage	State:	AK	ZIP:	99515

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

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Address:					
City:		State:		ZIP:	



Alcohol and Marijuana Control Office  
 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<http://www.commerce.alaska.gov/web/amco>  
 Phone 907 269 0350

Alaska Alcoholic Beverage Control Board  
**Form AB-00: New License Application**

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10071812	AK Formed Date:	11/15/17	Home State:	Alaska
Registered Agent:	Andrew Milton		Agent's Phone:	907 -602-8360	
Agent's Mailing Address:	405 W 36TH A VE STE 200				
City:	Anchorage	State:	AK	ZIP:	99503

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?

**Section 5 - Other Licenses**

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Zip Kombucha LLC - Brewery (5902) Pending Brewery '6098'

**Section 6 - Authorization**

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Jennifer Swanson (Operations Manager)





Alaska Alcoholic Beverage Control Board  
**Form AB-00: New License Application**

**Section 7 – Certifications**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

JJ

I certify that all proposed licensees have been listed with the Division of Corporations.

JJ

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

JJ

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

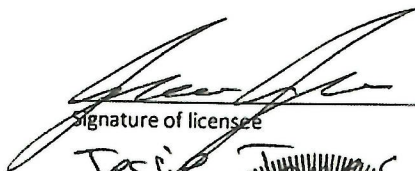
JJ

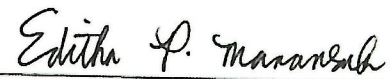
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

JJ

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

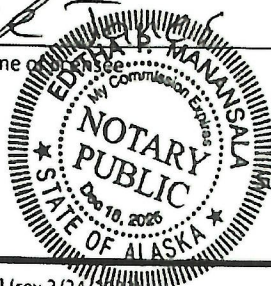
JJ

  
 Signature of licensee  
 Jessie  
 Printed name of licensee

  
 Editha P. Manansala  
 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 12-16-2025



Subscribed and sworn to before me this 19<sup>th</sup> day of September, 2022.



## Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

### Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

**The second page of this form may not be required.** Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.**

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Zip Kombucha LLC	License Number:	
License Type:	Winery		
Doing Business As:	Zip Kombucha		
Premises Address:	8161 Schoon		
City:	Anchorage	State:	AK
		ZIP:	99518



Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

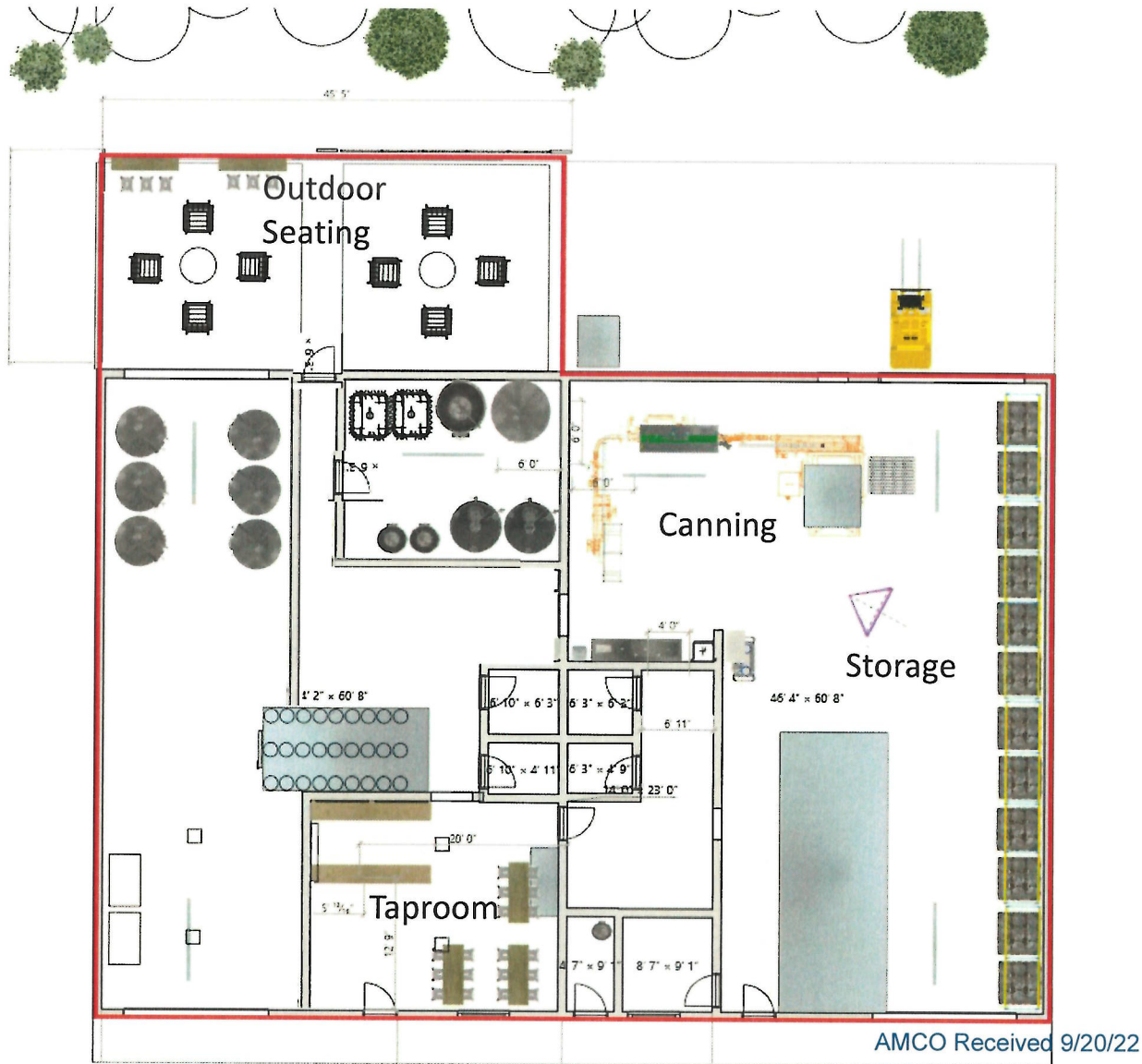
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### Section 2 – Detailed Premises Diagram

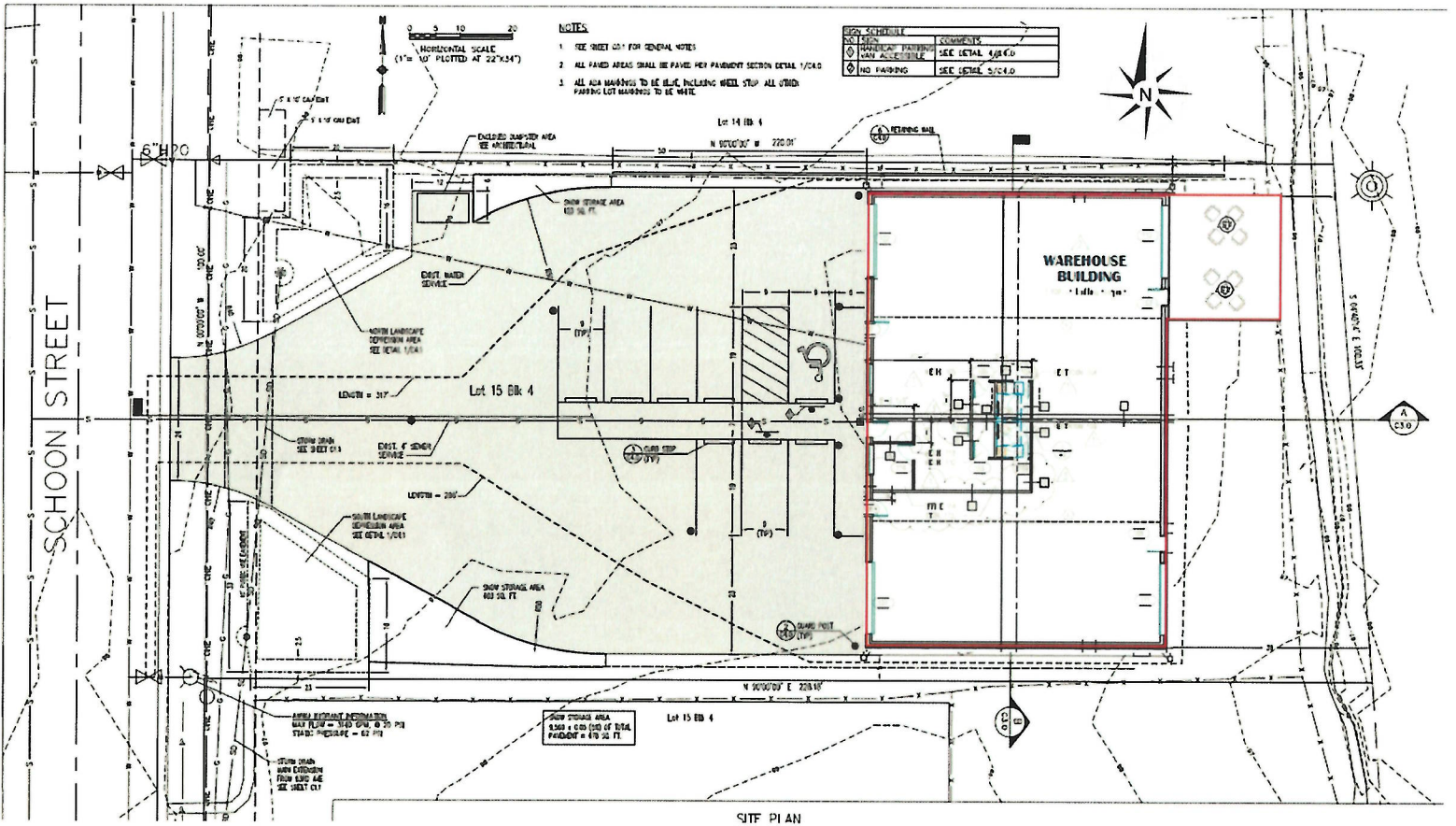
Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.



#6097 & #6098



Winery #6098 co-located  
with Brewery #6097



AMCO Received 9/20/22

Zip Kombucha LLC  
Outdoor/Indoor Serving Security Plan

1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
2. All new patrons are carded upon ordering alcohol.
3. All staff is trained in the identification of fake IDs (TAPS Certification).
4. 6 Foot Wooden fence is around the outdoor servicing area.
5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
6. Proper egress from the outdoor service area will always remain unobstructed.
7. ABC mandated posters as required by law are posted inside Zip Kombucha and at the entrances of the outdoor seating area.
8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
14. Servers will be present in the outdoor area to monitor consumption. CCTV Camera will also be available to ensure security and view of the area at all times.