Item 5

CITY COUNCIL REPORT

Meeting Date: *November 10, 2026*
General Plan Element: ***Land Use***
General Plan Goal: ***Support a diversity of businesses.***

ACTION

Liquor License Request for LL-0070-2026 Kai Sushi & Grill (415431). To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a New Application Series 12 (Restaurant) State liquor license for an existing location and new owner.

OWNER

Kai Sushi 88 LLC

APPLICANT CONTACT

Bingcai Chen

LOCATION

9011 E Via Linda

REQUEST

The applicant is seeking a favorable recommendation on a Series 12 (Restaurant) liquor license for an existing location with new owner. This has been a licensed location most recently operating with liquor since 2014 as a restaurant.

This liquor license allows the licensee to sell and serve spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its total revenue from the sale of food.

The applicant has indicated that this establishment will serve liquor Monday through Thursday between the hours of 11am and 9:30pm, Friday through Saturday between the

hours of 11am and 10pm and Sunday between the hours of 12pm and 9:30pm; 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.

Restaurant

A.R.S. Section 4-205.02 and R19-1-206 Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. This establishment is 3,850 sq. ft. in size. The bar service area is 418 sq. ft. or 11% of gross floor area, and the kitchen area is 602 sq. ft. or 16% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Zoning

This site is zoned C-3 PCD (Highway Commercial Planned Community District). The C-3 district allows restaurants as a permitted use. The applicant has been notified of the city's expectation that the business will operate as a restaurant.

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)

John Kelly, Planning Technician, Jkelly@scottsdaleaz.gov
Planning and Development Services

Matt Evans, Commander, mevans@scottsdaleaz.gov
Special Operations Division

APPROVED BY



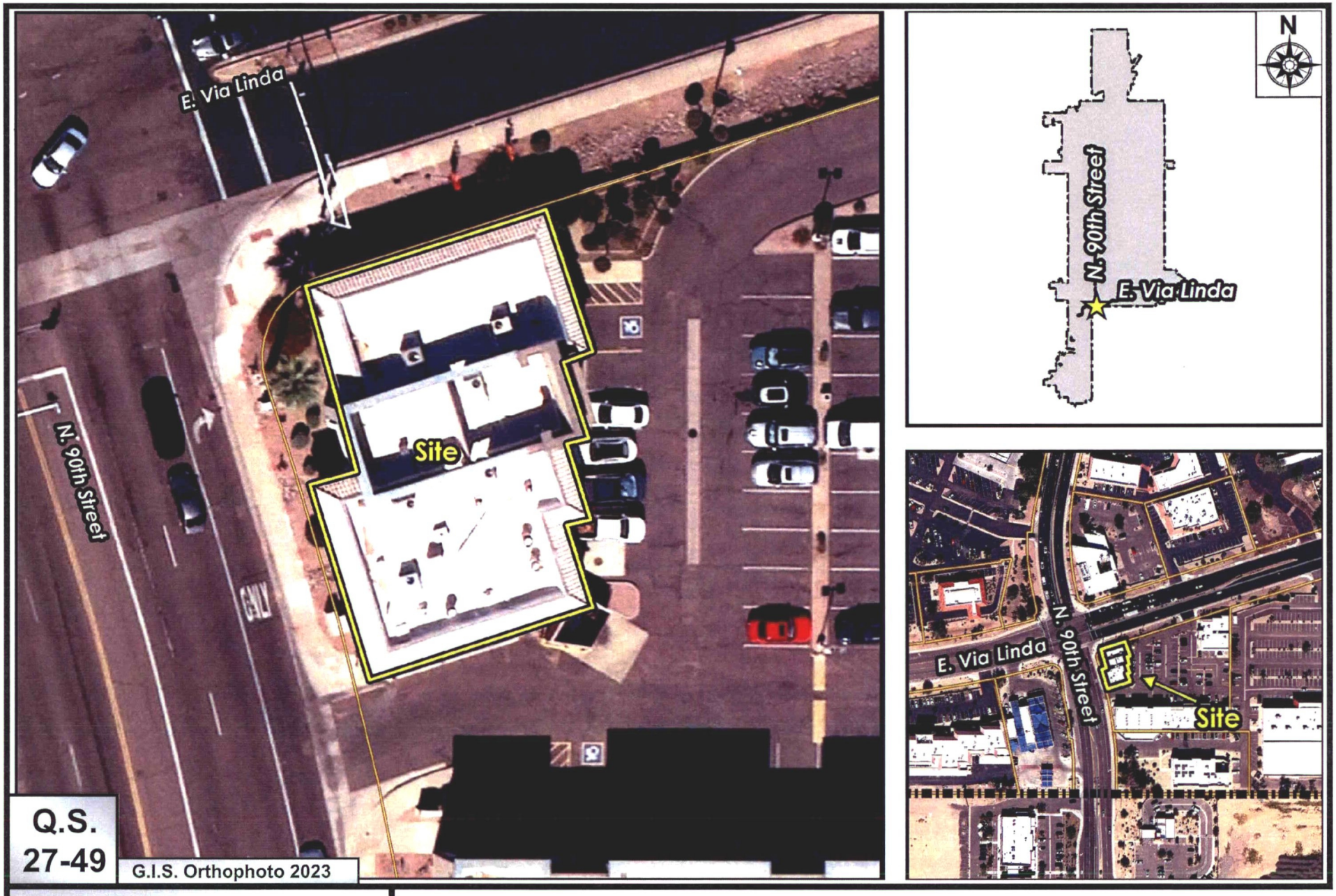
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/26/2026
Date

ATTACHMENTS

1. Map
2. State Application (Front Page, including menu)
3. Floor Plan

ATTACHMENT 1



Q.S. 27-49

G.I.S. Orthophoto 2023

LL-0070-2026

Kai Sushi & Grill (415431)

State of Arizona
Department of Liquor Licenses and Control

Created 10/08/2026 @ 04:30:34 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	KAI SUSHI & GRILL		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	9011 E VIA LINDA SCOTTSDALE, AZ 85258 USA		
Mailing Address:	39524 N PINION HILLS COURT ANTHEM, AZ 85086 USA		
Phone:	(602)550-6886		
Alt. Phone:			
Email:	BINGCAICHEN88@GMAIL.COM		

AGENT

Name:	BINGCAI CHEN
Gender:	Male
Correspondence Address:	39524 N PINION HILLS COURT ANTHEM, AZ 85086 USA
Phone:	(602)550-6886
Alt. Phone:	
Email:	BINGCAICHEN88@GMAIL.COM

OWNER

Name:	KAI SUSHI 88 LLC		
Contact Name:	BINGCAI CHEN		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	25088727	State of Incorporation:	AZ
Incorporation Date:	07/01/2026		
Correspondence Address:	39524 N PINION HILLS COURT ANTHEM, AZ 85086 USA		
Phone:	(602)550-6886		
Alt. Phone:			
Email:	BINGCAICHEN88@GMAIL.COM		

60th Day
12-7-2026

Officers / Stockholders

SOUP


Miso Soup

Miso Soup.....(S)$4(L)$8
Japanese fermented soybean soup base w. seaweed, tofu, and scallions

SALADS

Green Salad w. Ginger Dressing.....$5
Cucumber Salad.....$6
Avocado Salad.....$6
Avocado, green salad w. ginger dressing
#Kani Salad.....$6
Seaweed Salad.....$6
Squid Salad.....$7
*Kai Special Salad.....$13
1 kind of fish over green salad served with chef sauce


Squid Salad

Regular Rolls & Hand Rolls

Regular Rolls (6-8pcs)

California Roll.....$8
Crab, cucumber, Avocado Ham) Roll Regular Roll (8 pcs)
*Tuna Roll.....$8
#*Spicy Tuna Roll.....$9
*Yellowtail Roll.....$9
#*Spicy Yellowtail Roll.....$9
*Salmon Roll.....$8
*Salmon Avocado Roll.....$8
*Salmon Cucumber Roll.....$8
#*Spicy Salmon Roll.....$9
Eel Cucumber Roll.....$9
*Philadelphia Roll.....$8
Smoked salmon, avocado, cream cheese
#Spicy Crab Roll.....$9
Shrimp California Roll.....$9
Shrimp, cucumber and avocado
Salmon Skin Roll.....$8
Crabmeat Tempura Roll.....$8
Chicken Tempura Roll.....$8
Shrimp Tempura Roll.....$10
Jumbo shrimp tempura, crab mix, cucumber
Mango Avocado Roll.....$7
Vegetable Roll.....$7
Avocado Roll.....$6
Cucumber Roll.....$6
Cucumber&Avocado Roll.....$7
Oshinko Roll.....$6
Japanese Pickled Radish
Asparagus Roll.....$6
Sweet Potato Roll.....$7
With eel sauce
Inari Roll (Tofu Skin).....$6
Crunchy Roll.....$10
Shrimp, Cucumber, Crab Mix Top With Crunchy

#Indicated Spicy

SPECIAL ROLLS

House Signature Rolls

Pink Lady Roll.....$18
Shrimp tempura, cucumber, avocado, crab meat wrapped with pink soybean pepper, comes with eel sauce
#Shrimp Killer Roll.....$15
Shrimp tempura roll, topped with cooked shrimp, avocado, wasabi mayo, eel sauce
#Tiger Roll.....$15
Shrimp Tempura, cream cheese& inside, topped with spicy crab, spicy mayo and eel sauce
Caterpillar Roll.....$15
Eel, cucumber inside, topped with avocado, masago, eel sauce, bonito flakes
Yellow Mango Roll.....$15
Shrimp tempura, crab mix, cucumber, topped with mango and sweet chili sauce
*Hawaii Roll.....$16
California roll topped with tuna and avocado
*Rainbow Roll.....$16
California roll topped with salmon, tuna, shrimp and red snapper
*#Phoenix Roll.....$16
Spicy crab, avocado, cucumber inside, spicy tuna, sliced jalapeno, crunchy on top with spicy mayo & eel sauce
Spider Roll (6 pcs).....$16
Deep fried soft shell crab, avocado, cucumber, lettuce inside with eel sauce on the top
*Seattle Bay Roll.....$17
Fried shrimp, mango, avocado inside, with yellowtail, jalapeno, sriracha and lemon juice on the top
*#Sweet Heart Roll.....$17
Spicy tuna, avocado, cucumber topped with tuna
#Scottsdale Roll.....$17
Tempura shrimp, cucumber topped with lobster salad, jalapeno and sriracha sauce
*Sunset Roll.....$17
California roll topped with salmon & lemon sauce
Dragon Roll.....$18
Jumbo shrimp tempura, crab meat, cucumber inside, topped with eel avocado. Drizzle with eel sauce
*Lollipop Roll.....$18
Tuna, salmon, yellowtail, white fish, avocado, crab stick wrapped with cucumber, drizzle with ponzu and sriracha sauce
#Sedona Roll.....$18
Tempura shrimp, cream cheese topped with mayo, spicy mayo, eel sauce
Lobster Lover.....$25
Shrimp tempura, avocado, topped with crab mix, lobster, tuna and yellowtail, eel sauce & spicy mayo
*Toro Roll.....$28
Fresh fatty bluefin tuna, avocado, cucumber, topped with premium toro, scallions, and ponzu sauce

BAKED ROLLS

#Volcano Roll (baked).....$16
Spicy tuna, cucumber, avocado, spicy crab salad, crunchy, spicy mayo
Happy Ending Roll.....$16
Tempura Shrimp, cucumber, crab mix, filet of sweet fish (eel, fire to be baked)
#Baked Scallop Roll (Baked).....$18
Tempura shrimp, cream cheese, avocado
Topped with scallop, crab meat stick, eel sauce & spicy mayo
#Golden Dragon Roll.....$18
Fried shrimp, avocado and crab meat inside, topped with salmon, spicy mayo and eel sauce on top, with green onions (baked)

Las Vegas Roll (6 pcs).....$12
Cream cheese, asparagus, smoked salmon, deep fried w. eel sauce
Golden California.....$13
Deep fried California roll topped with eel sauce
Golden Phoenix Roll.....$17
Fried shrimp, with avocado, spicy crab meat, cream cheese inside, deep fried, topped with spicy mayo, eel sauce and masago

Hot Appetizer

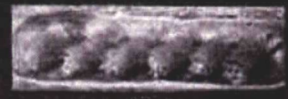
Edamame.....$5
#Spicy Edamame.....$6
French Fries.....$6
Chicken Egg Roll (2pcs).....$6
Chicken Katsu.....$9
Vegetable Spring Roll (2pcs).....$5
Crab Rangoon (6pcs).....$9
Gyoza (6pcs Deep Fried pork Dumpling).....$7
Vegetable Tempura.....$8
Chicken & Veggie Tempura.....$9
Shrimp & Veggie Tempura.....$10
Takoyaki (6pcs).....$9
Soft Shell Crab (Deep Fried).....$10
Fried Jumbo Shrimp (6pcs).....$10
Avocado Boat, crab mix, cream cheese deep fried with spicy mayo & eel sauce

Appetizer From Sushi Bar

*Sushi Appetizer (5 pcs).....$13
*Sashimi Appetizer (6pcs).....$15
*Pepper Tuna (6pcs).....$14
Sliced seared tuna, served with Ponzu sauce
Jalapeno Boat.....$10
#Yellowtail Jalapeno.....$13
Yellowtail Jalapeno served with ponzu sauce
**Angry Crab.....$14
Seared tuna w. topped with spicy crab meat w. chef's special sauce
**Sexy Salmon.....$14
Spiced seared salmon w. topped with mango& sweet chili sauce
*Baked Mussel (5).....$11
Octopus Carpaccio.....$13
Thinly sliced octopus served with ponzu sauce and hot sauce


Sexy Salmon


Yellowtail Jalapeno

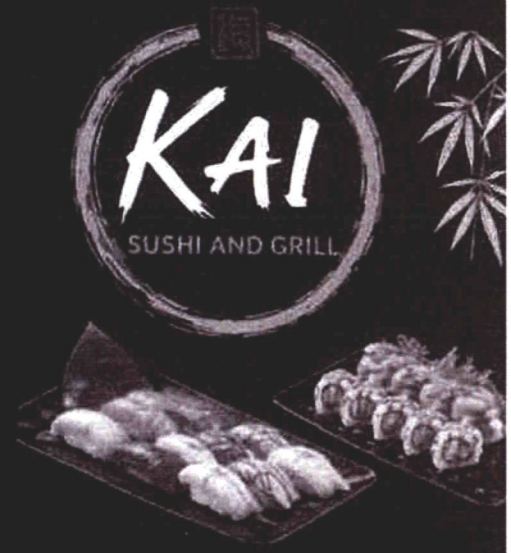

Angry Crab


Baked Mussels

Nigiri Sushi & Sashimi

2 pieces per order

Tofu Skin.....$5
Crab Stick.....$6
*White Tuna.....$7
*Pepper Tuna.....$7
*Tuna.....$8
*Salmon.....$8
Octopus.....$8
*Tobiko.....$8
Seared Tuna.....$9
Seared Salmon.....$9
*Sweet Shrimp.....$10
*Toro (Fatty Tuna).....$15
Egg Omelet.....$5
*Red Snapper.....$6
Shrimp.....$7
*Red Clam.....$7
*Yellowtail.....$8
*Eel.....$8
*Smoked Salmon.....$8
*Albacore.....$8
Seared Yellowtail.....$9
*Ikura (Salmon Roe).....$9
*Uni (Sea Urchin).....$15
*A5 Wagyu.....$15



9011 E Via Linda,
Scottsdale, AZ 85258
480-451-8888
www.kaisushiaz.com

ORDER ONLINE
chowbus.com

BUSINESS HOURS

Seven Days a Week

Mon-Thur: 11:00 am - 9:30 pm
Fri-Sat: 11:00 am - 10.00 pm
Sunday: 12:00 pm - 9:30 pm



YAKI UDON

Chicken Yaki Udon / Soba Noodles $16
Steak Yaki Udon / Soba Noodles $17
Shrimp Yaki Udon / Soba Noodles $17
Vegetable Yaki Udon / Soba Noodles $16

FRIED RICE

Chicken Fried Rice $15
Beef Fried Rice $16
Shrimp Fried Rice $17

RAMEN

Tonkotsu Ramen $17
Miso Ramen $17
Curry Ramen $18

ENTREE FROM SUSHI BAR

Served with Miso Soup or Salad

•House Sushi Combo $25
7 pcs of chef's Choice of nigiri with one California roll

•Deluxe Sushi Combo $28
9 pcs of chef's Choice of nigiri with one California roll

•Sriracha Combo $19
Spicy tuna roll, spicy salmon roll, spicy yellowtail roll

•House Sashimi Combo $28
12 pcs of chef's choice of sashimi

•Deluxe Sashimi Combo $35
18 pcs of chef's choice of sashimi

•Salmon Lover $28
9 pcs of sashimi, 3 pcs of sushi w. roll

•Tuna Lover $28
9 pcs of sashimi, 3 pcs of sushi w. roll

•Yellowtail Lover $28
9 pcs of sashimi, 3 pcs of sushi w. roll

Unagi Don $22
8 pcs eel over rice, oshinko, seaweed salad



Tuna Lover

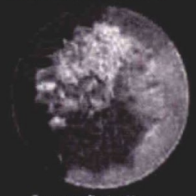
*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness

POKE BOWL

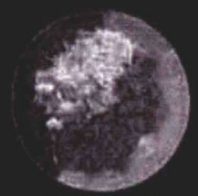
Cube fish, avocado, and seaweed salad with spicy crab over salad

•Salmon Poke Bowl $16
•Tuna Poke Bowl $18
•Deluxe Poke Bowl $20

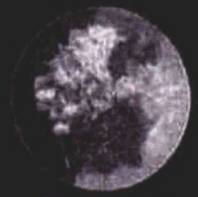
Assorted 2 kinds of fish



Salmon Poke Bowl



Tuna Poke Bowl



Deluxe Poke Bowl

PARTY PLATTERS

•Party For 4 ..... $45
California Roll, Spicy Tuna Roll, Eel avocado Roll, Alaska roll, Rainbow roll, Las Vegas Roll

•Party For 6 ..... $70
12 pcs sushi (chef's choice), Spicy Tuna Roll, California Roll, Alaska Roll, Las Vegas Roll, Green Dragon Roll

•Party For 8 ..... $100
16 pcs sashimi (chef's choice), 12 pcs sushi (chef's choice), Spicy Tuna Roll, California Roll, Alaska Roll, Las Vegas Roll, Pink Lady Roll

DESSERT

Strawberry Mochi Ice cream $5
Green Tea Mochi Ice cream $5
Green Tea Icecream $5
Vanilla Ice cream $5
Mango Mochi Ice cream $5
Cheese Cake $5
Tiramisu $6
Fried Cheese Cake $6

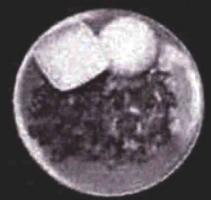
HIBACHI

Cooked with homemade Teriyaki Sauce
served with white rice & mix veggies
Substitute Fried Rice +$2 / Lo Mein +$3

Hibachi Vegetable $18
Hibachi Chicken $23
Hibachi Steak $25
Hibachi Shrimp $26
Hibachi Scallop $26
Hibachi Salmon $26
Hibachi Seafood (Lobster, scallop, & shrimp) $45



Hibachi Chicken



Hibachi Steak

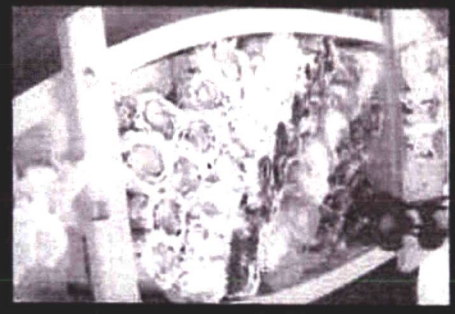
KIDS MENU

Served with white rice & mixed veggies

Kids Hibachi Chicken $9
Kids Hibachi Vegetable $9
Kids Hibachi Steak $10
Kids Hibachi Shrimp $10

White Rice $2
Brown Rice $2
Fresh Wasabi $4

Party For 4



LUNCH MENU

SERVED WITH MISO SOUP OR SALAD
11:00AM-4:00PM MONDAY - SATURDAY
(EXCLUDE HOLIDAYS)

LUNCH SUSHI BAR

served with miso soup or salad

•Sushi Lunch $16
5 pcs chef's choice of sushi & California roll

•Sashimi Lunch $18
7 pcs chef's choice of sashimi

•Sushi & Sashimi Lunch $20
3 pcs sushi, 4 pcs sashimi & tuna roll



Sushi & Sashimi Lunch

LUNCH HIBACHI

(Cooked With Homemade Teriyaki Sauce, Served With White Rice, Mix Veggies)

(L) Hibachi Mix Veg $11
(L) Hibachi Chicken $15
(L) Hibachi Shrimp $17
(L) Hibachi Steak $19
(L) Hibachi Salmon $19
(L) Hibachi Scallop $19

LUNCH ROLL SPECIAL

Served w. Miso Soup or Salad Choice of Regular Rolls only. Special Rolls are excluded

Choice of any 2 rolls $13
Choice of any 3 rolls $16

•1. California Roll
•2. Tuna Roll
•3. Spicy Tuna Roll
•4. Yellowtail Roll
•5. Spicy Yellowtail Roll
•6. Salmon Roll
•7. Salmon Avocado Roll
•8. Salmon Cucumber Roll
•9. Spicy Salmon Roll
10. Eel Cucumber Roll
•11. Philadelphia Roll
•12. Spicy Crab Roll
13. Shrimp California Roll
14. Salmon Skin Roll
15. Crabmeat Tempura Roll
16. Chicken Tempura Roll
17. Shrimp Tempura Roll
18. Mango Avocado Roll
19. Vegetable Roll
20. Avocado Roll
21. Cucumber Roll
22. Cucumber&Avocado Roll
23. Oshinko Roll
24. Asparagus Roll
25. Sweet Potato Roll
26. Inari Roll (Tofu Skin)
27. Crunchy Roll

'26 10 7 Liqr. Dept PM 3:56

Kai Sushi & Grill

Pepsi-Diet Pepsi-Dr. Pepper-Orange Crush-Mug Root Beer-Starry	$3.59
Ramune Original-Ramune Lychee-Ramune Strawberry	$4.99
Mango Cream Soda-Melon Cream Soda	$5.99
Iced Tea (green tea)-Iced Tea (unsweetened)-Hot Tea-Lemonade	$3.59
Smart Wate	$4.99

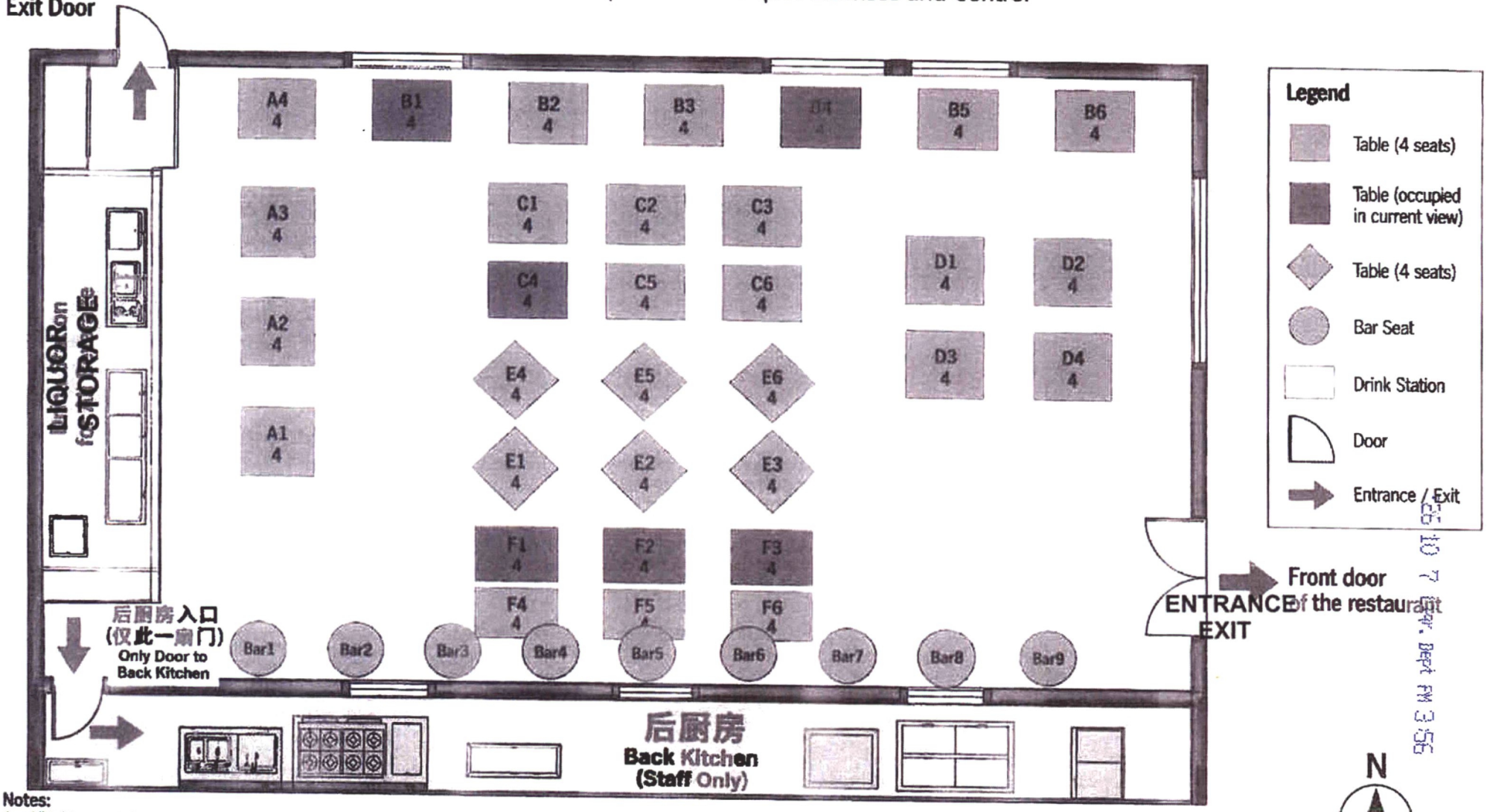
3,850 Square Feet

KAI SUSHI

FLOOR PLAN – DINING AREA

For Arizona Department of Liquor Licenses and Control

Address: [Restaurant Address]
Phoenix, AZ
Date: _____



Notes:

1. All tables seat 4 persons unless otherwise noted.
2. Layout is based on current restaurant floor plan (not to scale).
3. Not to scale – for illustration purposes only.

ATTACHMENT 3