

CITY COUNCIL REPORT



Meeting Date: **October 20, 2026**
General Plan Element: **Land Use**
General Plan Goal: **Support a diversity of businesses.**

ACTION

Liquor License Request for LL-0062-2026 Mendocino Farms (410118). 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

Mendocino Farms LLC

APPLICANT CONTACT

Andrea Lewkowitz

LOCATION

16203 N Scottsdale Rd., Bldg. 8 #16D

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 2018 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 between the hours of 10 am and 9 pm; 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 2,651 sq. ft. in size, **plus** an existing/proposed 406 sq. ft. patio. The bar service area is 0 sq. ft. or 0% of gross floor area, and the kitchen area is 952 sq. ft. or 36% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant.

Outdoor Patio

The existing patio, on the east side of the building is 406 sq. ft. and does not encroach into the adjacent pedestrian walkway.

Zoning

This site is zoned Planned Regional Center (PRC). The PRC 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)

Jason McWilliams, Planning Technician, jmcwilliams@scottsdaleaz.gov
Planning and Development Services

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

APPROVED BY



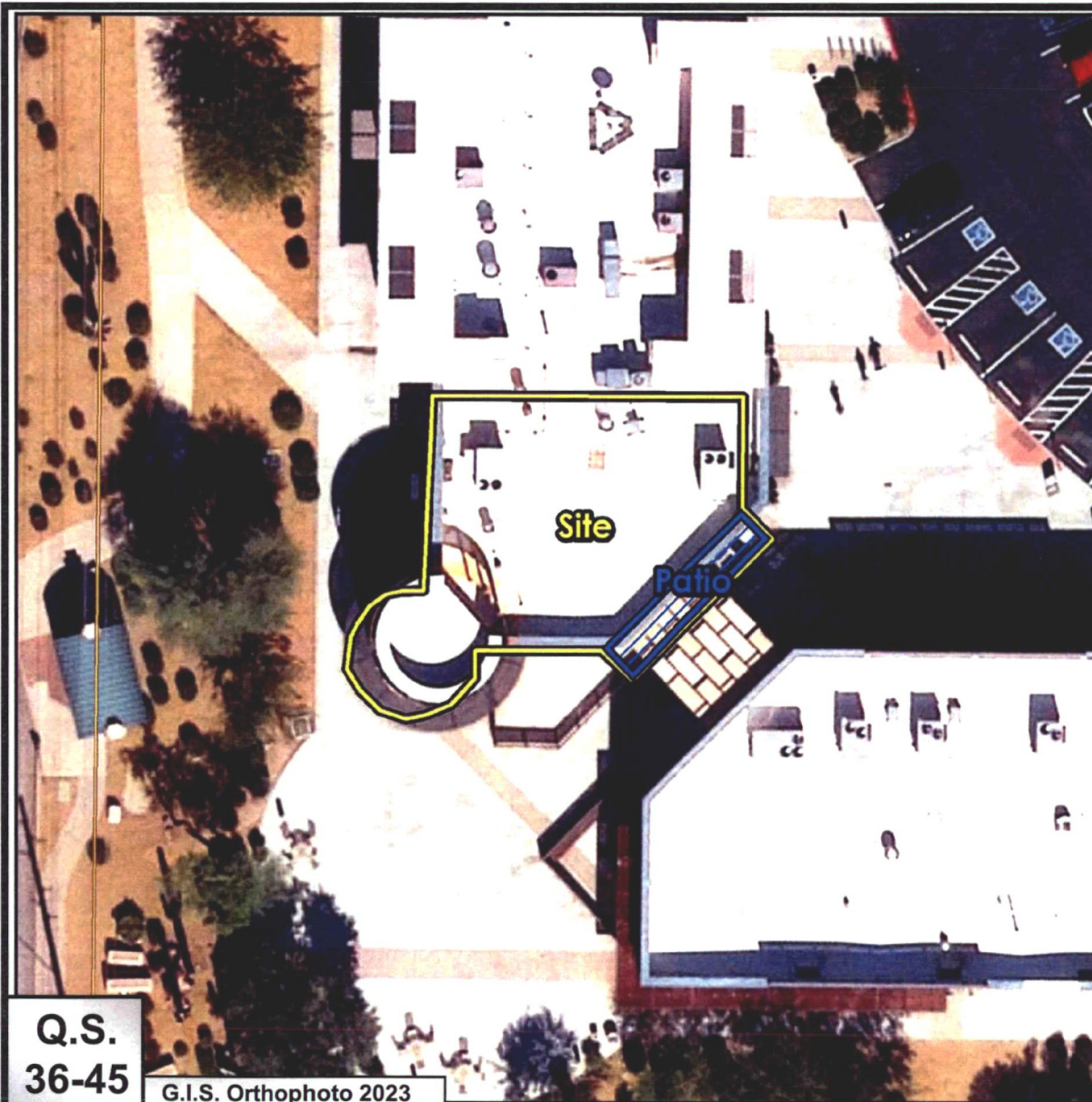
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/5/2026

Date

ATTACHMENTS

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



Q.S.
36-45

G.I.S. Orthophoto 2023



LL-0062-2026

Mendocino Farms (410118)

Liquor License Questionnaire (New Location)

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



Please complete all questions and return within 3 business days.

Name of Business: MENDOCINO FARMS

Business Address: 16203 N. Scottsdale Rd., Bldg 8, #16D, Scottsdale, AZ 85254

Total Gross Square Footage of Establishment (Minus the Patio): 2,651 SF

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

Does this business have an existing patio? ☒ Yes ☐ No Dimensions of patio 406 SF

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

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

If yes, what type of license? SERIES 12

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?

For Restaurants, Bars and Restaurants/Bars:

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

Gross square footage of bar service area: N/A

(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: 952 SF

Will the full kitchen close before 9:00 p.m.? ☐ Yes* ☒ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes* ☒ No

During what hours will the establishment offer liquor sales? 10am to 9pm

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 ☒ 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

(New 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?	☐ Yes*	☒ No	Karaoke?	☐ Yes*	☒ No
Live Bands?	☐ Yes*	☒ No	DJ?	☐ Yes*	☒ No
Amplified music?	☐ Yes*	☒ No	Games?	☐ Yes*	☒ No
Adult Entertainment?	☐ Yes*	☒ No	Four or more pool tables?	☐ Yes*	☒ No
After hours?	☐ Yes*	☒ 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 to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service.

2. The best interest of the community will be substantially served by the issuance of the liquor license because:

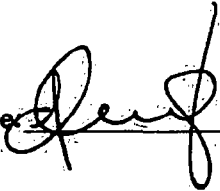
Mendocino Farms features fresh, creative salads, sandwiches and more in a casual family-friendly environment. Applicant would like to offer guests 21 and over the opportunity to order alcohol beverages as an incident to the dishes they enjoy.

3. Please describe your business:

Restaurant.

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: 9/16/2026

Planning and Development Services

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

ATTACHMENT 3

State of Arizona
Department of Liquor Licenses and Control

Created 09/15/2026 @ 01:22:45 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	MENDOCINO FARMS		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	16203 N SCOTTSDALE ROAD BLDG 8 #16D SCOTTSDALE, AZ 85254 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(480)536-8151		
Alt. Phone:	(602)200-7222		
Email:	ANDREA@LEWKLA.COM		

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

both day
11-14-2026

CHEF'S SPECIALS

AVAILABLE FOR A LIMITED TIME!

Hot Honey Peach & Prosciutto Sandwich 13.95
 @ This sandwich is made with honey, peach, prosciutto, and a special sauce. It is a delicious and healthy meal.

Watermelon "Poke" Salad (it's vegan!) 13.15
 @ This salad is made with watermelon, cucumber, and a special sauce. It is a refreshing and healthy meal.

Sweet Peach & Goat Cheese Salad 14.95
 @ This salad is made with sweet peach, goat cheese, and a special sauce. It is a delicious and healthy meal.

Summer Heirloom BLT 15.50
 @ This sandwich is made with heirloom tomatoes, lettuce, and a special sauce. It is a delicious and healthy meal.

SALADS

Avocado & Quinoa Superfood Ensalada 13.50
 @ This salad is made with avocado, quinoa, and a special sauce. It is a healthy and delicious meal.

Mama Chen's Chinese Chicken Salad 13.95
 @ This salad is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

Thai Mango Salad 15.75
 @ This salad is made with mango, chicken, and a special sauce. It is a delicious and healthy meal.

Baja Green Goddess 14.55
 @ This salad is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

The Modern Caesar 11.95
 @ This salad is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

DRINKS

HOUSEMADE BEVERAGES (non-alcoholic) see attached 3.95

BEER	WINE	
NY Pils, Modern Times	6 Rose A. Longbook	7
White Rascal Ale, Avery	6 Chardonnay, Lyle JV	6
Cloud City Honey IPA, Three Monkeys	7 Pinot Noir, Lyle JV	U
IPA, Smog Life	7 Cabernet, Stockbury	7

SANDWICHES

"Not So Fried" Chicken 13.95
 @ This sandwich is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

Peruvian Steak 15.95
 @ This sandwich is made with steak, vegetables, and a special sauce. It is a delicious and healthy meal.

Prosciutto & Chicken 14.55
 @ This sandwich is made with chicken, prosciutto, and a special sauce. It is a delicious and healthy meal.

Chimichurri Steak & Bacon 15.95
 @ This sandwich is made with steak, chimichurri, and a special sauce. It is a delicious and healthy meal.

Vegan Banh Mi 12.50
 @ This sandwich is made with vegetables, and a special sauce. It is a delicious and healthy meal.

Chicken & Hummus Crunch Wrap 14.40
 @ This sandwich is made with chicken, hummus, and a special sauce. It is a delicious and healthy meal.

The Farm Club 13.95
 @ This sandwich is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

Chicken Parm Dip 13.95
 @ This sandwich is made with chicken, parmesan, and a special sauce. It is a delicious and healthy meal.

Chicken Pesto Caprese 11.75
 @ This sandwich is made with chicken, pesto, and a special sauce. It is a delicious and healthy meal.

Turkey Avo Salsa Verde 12.75
 @ This sandwich is made with turkey, avocado, and a special sauce. It is a delicious and healthy meal.

The Happy Hippie 14.25
 @ This sandwich is made with chicken, vegetables, and a special sauce. It is a delicious and healthy meal.

SIDES & SOUPS

DELI SIDES

Small 3.50 • Medium 5.95 • Large 11.95

Spicy Curried Couscous @

Kale & Apple Rainbow Salad @ @

Chorizo Potato Salad @

Beef Pesto Shells

SOUPS

Cup 5.95 • Bowl 9.95

Lean Chicken & Fennel Soup

Chorizo Potato Soup

Chorizo & Hatch Chile Soup

Chorizo & Hatch Chile Soup

SANDWICH COMBO

CHOOSE FROM "Not So Fried" Chicken, Vegan Banh Mi, The Farm Club, Chicken Pesto Caprese, Turkey Avo Salsa Verde	
Half Sandwich w/Small Side	11.40
Half Sandwich w/Medium Side or Soup	12.45

KIDS MEALS

For ages 8 & under. Includes sliced apples and a drink (extra for organic milk)

Grilled Turkey & Cheddar Sandwich 7.50

Grilled Cheddar Cheese Sandwich 7.50

Peanut Butter & Strawberry Jelly 7.50

Pepperoni Pizza Melt 8.00

Crispy Chicken Tenders 8.00



@ Vegan @ Vegetarian @ Gluten Free @ Contains Nuts
 @ Request Gluten Free by substituting the bread - \$1.75

ADDITIONS Avocado 1.50 Chicken 1.50 Turkey 1.50 Pork 1.50 Beef 1.50

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Chef's Creations

Cheffy Sandwiches

Soulful Salads

1/2 Sandwich Combos

Kids

Deli Sides & Soups

Housemade Beverages

Soup

a hearty chicken soup with whole-grain farro, carrot, celery, onion, baby spinach, and lemon

HOUSEMADE BEVERAGES

Currently only available in-store



Classic Lemonade

Passion Fruit Black Tea

Rose Lemonade

hibiscus, rose water, agave

Get Your Greens

cucumber, kale, arugula, ginger, lemon

Pomegranate Mint Lemonade

pomegranate juice, fresh mint, lemon juice

ORDER NOW



ATTACHMENT 4

MENDOCINO FARMS

16203 N. Scottsdale Rd., Bldg 8, #16D,

Scottsdale, AZ 85254

3,057 SF

