

# City of Santa Fe, New Mexico

## memo

DATE: October 25, 2024

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

VIA: GERALYN F. CARDENAS, Interim City Clerk *GF*

FROM: Alexandria Mares, Marketing & Special Events Coordinator *AM*

### **ITEM & ISSUE**

Request from Zeng, LLC for a Waiver of the 300 Foot Location Restriction, and a Request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only.

### **BACKGROUND AND SUMMARY**

The applicant has requested the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Zeng Chinese Restaurant, 311 Old Santa Fe Trail, which is within 300 feet of San Miguel Chapel, located at 401 Old Santa Fe Trail.
- b) If the waiver of the 300 foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Zeng Chinese Restaurant, 311 Old Santa Fe Trail.

Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request.

Additionally, as a condition of doing business in the city, staff is recommending that it be noted that the applicant is required to comply with all of the city's ordinances.

### **ACTION REQUESTED**

Consideration of the above request

Attachments: Alcoholic Beverage Control Application  
Notice of Public Hearing and Publications  
Website Notice of Public Hearing  
Applicant's Proof of Publication  
Letter to Applicant  
Certified Letter to San Miguel Chapel  
Staff Reports

September 16, 2024

**Certified Mail No.: 7021 2720 0001 2205 2324**

**City of Santa Fe**

Attn: Alexandria Mares  
Community Engagement Dept.  
PO Box 909  
Santa Fe, NM 87504-0909

**Lic. No. /Appl. No.:**

Name of Applicant: Zeng, LLC  
Doing Business As: Zeng Chinese Restaurant  
Proposed Location: 311 Old Santa Fe Trail, Santa Fe, New Mexico 87501

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Conditional Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

**Notice of the Public Hearing** required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer”, we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and



regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;  
ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

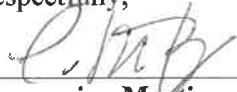
**THE APPLICANT IS SEEKING RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION ONLY. APPLICANT IS REQUESTING A WAIVER FROM THE CITY OF SANTA FE AS THE NEAREST CHURCH IS WITHIN 300 FEET FROM THE PROPOSED PREMISES**

**Pursuant to Rule 15.10.32.8 If the proposed licensed premises is within 400 feet of a church or school, and the applicant does not admit the proposed licensed premises is within 300 feet of a church or school, the application must be accompanied by a certified report of a registered engineer or duly licensed surveyor or may obtain a waiver from a local option district governing body for the proposed location. The applicant at this time is seeking a waiver.**

**Within thirty (30) days** after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



**Charmaine Martinez**

Admin Law Judge | Hearing Officer  
NM Regulation & Licensing Department  
Alcoholic Beverage Control Division  
Phone: (505) 476-4804 Fax: (505) 476-4595  
Email: [Charmaine.Martinez2@rld.nm.gov](mailto:Charmaine.Martinez2@rld.nm.gov)

**Enclosures:**

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of the Zoning Statement
4. Copy of Floor Plan
5. Copy of Posting Certificate





**NMRLD**  
NEW MEXICO  
REGULATION &  
LICENSING DEPARTMENT

Received  
JUL 08 2024  
Alcoholic Beverage Control

STATE OF NEW MEXICO  
MICHELLE LUJAN GRISHAM, GOVERNOR  
Linda M. Trujillo, Superintendent  
Andrew Vallejos, Director

**Restaurant Liquor License Application | \$200.00 Application Fee, non-refundable**

ABC USE ONLY: Application Fee \$200.00 Received on: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
License Fee \$ 200- Received on: 7/8/24 Receipt No. \_\_\_\_\_

Application Number: \_\_\_\_\_ Local Option District: \_\_\_\_\_

**TYPE of APPLICATION:** *Check appropriate box*

Restaurant A | Beer & Wine only | License Fee, pro-rated, due at final: \$1,050.00

Restaurant B | Beer, Wine & Spirits | License Fee, pro-rated, due at final: \$10,000.00

**Applicant is:**  Individual  Limited Liability Company  Corporation  Partnership (General/Limited)

Applicant /Company Name: ZENG LLC

D/B/A Name: Chinese  
ZENG CHINESE RESTAURANT

Email: (required) LIANG8808@YAHOO.COM Business Phone No: 505-228-9619

Mailing Address: 311 OLD SANTA FE TRAIL Santa Fe NM 87501

Physical location, if different: Same  
(Include Street number / Hwy number / State Road, City, State, and Zip Code)

County: Santa Fe

Are alcoholic beverages currently being dispensed at the proposed location?  Yes  No If Yes, License #/Type: \_\_\_\_\_

As defined in §60-3A-3. V. "Restaurant", means an establishment having a New Mexico resident as a proprietor or manager ... as a place where food is prepared and served primarily for on-premises consumption to the general public in consideration of payment and that has a dining room, a kitchen and the employees necessary for preparing, cooking and serving food; ... does not include establishments as defined in rules promulgated by the director serving only hamburgers, sandwiches, salads and other fast foods:

I qualify as a "Restaurant"?  Yes  No

Is food service the primary source of revenue and accounts for 60% or more of the total gross receipts at current licensed premises?  Yes  No

Is Food Service Permit current?  Yes, attached  No

I have attached photos of the Dining Room and Kitchen and included a copy of the Menu.  Yes  No

Days and Hours of Operation? 7 DAYS A WEEK

I understand that a restaurant license requires that the establishment is not a bar-like setting and the hours for sales and/or service of alcoholic beverages are only from 7:00am to 11:00pm or until food sale and service ceases, whichever is earlier?  Yes  No

Contact Person: JOYCE LIANG Phone #: 505-228-9619 Email: LIANG8808@YAHOO.COM



Application No. \_\_\_\_\_

You must sign before a Notary Public.

I, (print name) **SHIXIN ZENG**, as (Title) **OWNER**

being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

Signature of Applicant: Shi Xin Zeng Date: **05-28-2024**

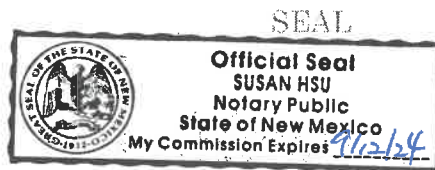
Notary Public Use Only: (State of New Mexico, County of Santa Fe)

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2024

By Affiant: Shixin Zeng

Notary Public: [Signature]

My Commission Expires on: 09/12/24



Local Option District Use Only:

Local Governing Body of \_\_\_\_\_ City, County, Town, Village

Public Hearing held on \_\_\_\_\_ 20\_\_\_\_ Decision:  Approved  Disapproved

Signature of Official: \_\_\_\_\_ Title: \_\_\_\_\_

**ABC USE ONLY:**

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APPROVED  DISAPPROVED, \_\_\_\_\_

Done this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED BY DIRECTOR: \_\_\_\_\_

ASSIGNED LICENSE NO. \_\_\_\_\_ EXPIRES ON: \_\_\_\_\_

Reviewed, with copy sent to Licensee via  Email,  Fax,  1<sup>st</sup> class mail

By: \_\_\_\_\_ Date: \_\_\_\_\_



Premises Location, Ownership, and Description | NMSA §60-6B-10 | Page 2

1. The land and building which is proposed to be the licensed premises is: (check one)

Owned by Applicant, copy of deed/document attached

Leased by Applicant, copy of lease/document attached

Other (provide details): \_\_\_\_\_

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): 311 OLD SANTA FE LLC

B. Date and Term of Lease: MAY 1 2024, 5 YEARS TERM, 5 YEARS OPTION.

3. Premises location is Zoned (example C-1, see Zoning Statement): BCD

Zoning Statement attached,  Yes  No Must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance\* from nearest Church: (Property line of church to closest point of licensed premises—shortest distance)

Name of Church: SANMIGUEL CHAPLE Trail Miles/feet: 524.82 FT

Address/location of Church: 401 OLD SANTA FE TRAIL SANTA FE NM 87501

5. Distance\* from nearest School: (Property line of school to closest point of licensed premises—shortest distance)

Name of School: WOOD GOUMLEY ELEMENTARY SCHOOL Miles/feet: 2007.05 FT

Address/location of School: 141 E BOOTH ST SANTA FE NM 87505

6. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8½ x 11 inches and must be labeled with designated areas highlighted, which will reflect the proposed Licensed Premises.

7. Type of Operation:  Hotel  Lounge  Package Grocery  Racetrack

Restaurant  Craft Distiller  Small Brewer  Winery  Wholesaler

Other (specify): \_\_\_\_\_

\*NOTE: If the distance is beyond 300 feet, but less than 400 feet, and the Applicant does not admit that the location is within 300 feet and requests a waiver from the LOD, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.



**ALCOHOLIC BEVERAGE CONTROL DIVISION**  
 PO BOX 25101 SANTA FE, NM 87504-5101  
**POSTING CERTIFICATE**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> RESTAURANT A (BEER/WINE ONLY) | <input type="checkbox"/> RETAILER (PACKAGE ONLY)     |
| <input type="checkbox"/> RESTAURANT B (BEER/WINE/SPIRITS)         | <input type="checkbox"/> DISPENSER (ON PREMISE ONLY) |
| <input type="checkbox"/> SMALL BREWER                             | <input type="checkbox"/> DISPENSER (FULL SERVICE)    |
| <input type="checkbox"/> CRAFT DISTILLER                          | <input type="checkbox"/> INTER-LOCAL DISPENSER       |
| <input type="checkbox"/> GOVERNMENTAL                             | <input type="checkbox"/> CANOPY (DISPENSER-C)        |
| <input type="checkbox"/> OTHER: _____                             | <input type="checkbox"/> LOTTERY                     |

LICENSE NUMBER \_\_\_\_\_ APPLICATION NUMBER \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> TRANSFER OF OWNERSHIP & LOCATION | <input type="checkbox"/> TRANSFER OF LOCATION ONLY |
| <input type="checkbox"/> TRANSFER OF OWNERSHIP ONLY       | <input type="checkbox"/> NEW LICENSE               |

TRANSFERRED FROM: \_\_\_\_\_

CURRENT LOCATION: \_\_\_\_\_

TRANSFERRED TO/APPLICANT: ZENG, LLC

PROPOSED LOCATION: 311 OLD SANTA FE TRAIL, SANTA FE, NEW MEXICO 87501

PROPOSED BUSINESS NAME: ZENG CHINESE RESTAURANT

I CERTIFY THAT I HAVE POSTED THE REQUIRED NOTICE OF LIQUOR LICENSE PURSUANT TO NMSA §60-6B-2, WHEN LOCATION IS WITHIN 500 FEET, DISTANCE SHALL BE NOTED IN FEET, AND FURTHER CERTIFY AS FOLLOWS:

- LOCATION POSTED IS WITHIN CORPORATE LIMITS OF: SANTA FE
- LOCATION POSTED IS IN UNINCORPORATED LIMITS OF: \_\_\_\_\_
- DISTANCE FROM NEAREST CHURCH IS: 257 FEET - ROSARAGE  
 NAME OF CHURCH IS: San Miguel Church
- DISTANCE FROM NEAREST SCHOOL IS: .4 miles  
 NAME OF SCHOOL IS: Wood-Gorham Elementary School
- IF RURAL, DISTANCE FROM NEAREST EXISTING LIQUOR LICENSE IS: \_\_\_\_\_  
 BY PASSABLE ROAD: \_\_\_\_\_ BY STRAIGHT AIRLINE: \_\_\_\_\_

6. NOTICE POSTED ON:
- |  |                                      |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> BUILDING         | <input type="checkbox"/> BILLBOARD   |
| <input type="checkbox"/> BUILDING UNDER CONSTRUCTION | <input type="checkbox"/> NO BUILDING |
| <input type="checkbox"/> BUILDING BEING REMODELED    |                                      |

DATE POSTED: 7/19/24 EXPIRES AT MIDNIGHT ON: 8/8/24

Shi Xing Zeng \_\_\_\_\_ Annabelle M. Gasca \_\_\_\_\_  
 APPLICANT SIGNATURE SIU AGENT SIGNATURE

Shi Xing Zeng \_\_\_\_\_ Annabelle M. Gasca \_\_\_\_\_  
 PRINT APPLICANT NAME PRINT AGENT NAME



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
www.santafenm.gov

*Alan Webber, Mayor*

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1  
Alma G. Castro, District 1  
Michael J. Garcia, District 2  
Carol Romero-Wirth, District 2  
Lee Garcia, District 3  
Pilar F.H. Faulkner, District 3  
Jamie Cassutt, District 4  
Amanda Chavez, District 4

June 7, 2024

Shixin Zeng  
Zeng LLC  
DBA Zeng Chinese Restaurant  
Santa Fe, New Mexico 87501

RE: Zoning Verification for 311 Old Santa Fe Trail, Santa Fe, NM

Dear Ms. Liang,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned BCD Business-Capitol District and is within the Old Santa Fe Trail Sub-district and lies within the Historic Transition Historic Overlay District.

#### 14-4.3 (E) BCD Business-Capitol District

(1) Purpose In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic wellbeing while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

#### (3) Townscape Subdistricts

(a) The existing townscape subdistricts include: Alameda Street, Barrio de Analco, Cerrillos Road, Don Gaspar, East Marcy/East Palace, Loretto, Marcy, McKenzie Street, Old Santa Fe Trail, Plaza/San Francisco, Rosario Boulevard/NW Paseo de Peralta, Sandoval/Montezuma, State Capitol and Westside.

(b) The townscape subdistricts are intended to:

- (i) preserve the overall aesthetic quality of the BCD;
- (ii) maintain diversity among the various subdistricts; and
- (iii) protect the unique features, recognizable historic character and other common identifying characteristics of each subdistrict.

(c) Property is eligible for rezoning to a townscape subdistrict if the land is located within or adjacent to the BCD and meets all other requirements of Chapter 14. 14-7.4 - BUSINESS-CAPITOL DISTRICT (1) Standards for Entire District

#### (B) Additional Regulations

(c) Drive-in or Drive-through Facilities, Drive-in or drive-through facilities are permitted as principal or accessory uses and structures in the Rosario Boulevard/Northwest Paseo de Peralta,

Sandoval/Montezuma and Cerrillos Road Subdistricts, where traffic generated by the use will not substantially interfere with existing vehicular and pedestrian traffic. Drive-in or drive through facilities are prohibited in the other subdistricts of the BCD.

(3) Design Objectives for Individual Townscape Subdistricts The best existing qualities of the individual townscape subdistricts should be preserved, while encouraging diversity of design in the individual townscape subdistricts. New development should be harmonious with the specific physical characteristics and development and design objectives listed below:

(i) Old Santa Fe Trail Subdistrict:

- (i) maintain the small scale quality of buildings and streets
- (ii) maintain the existing width of the Old Santa Fe Trail
- (iii) maintain the scale of building; and (iv) encourage compliance the state in design of future development standards for the Townscape Subdistricts may be found within Santa Fe City Code, Chapter 14, Table 14-7.4(A)-1, and development standards for the Historic Districts may be found within Santa Fe City Code, Chapter 14-5.2.

Full service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the BCD district.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14- 4 – Zoning Districts/14-6 Permitted Uses)

[https://library.municode.com/nm/santa\\_fe/codes/code\\_of\\_ordinances?nodeId=CH14LADE](https://library.municode.com/nm/santa_fe/codes/code_of_ordinances?nodeId=CH14LADE). All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

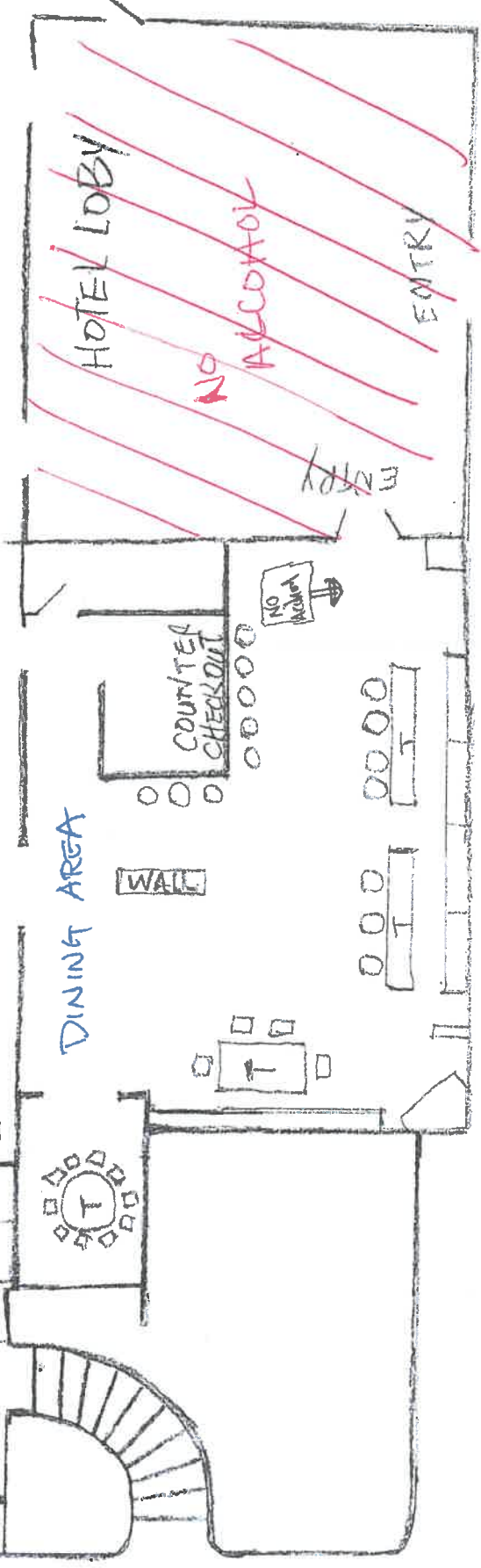
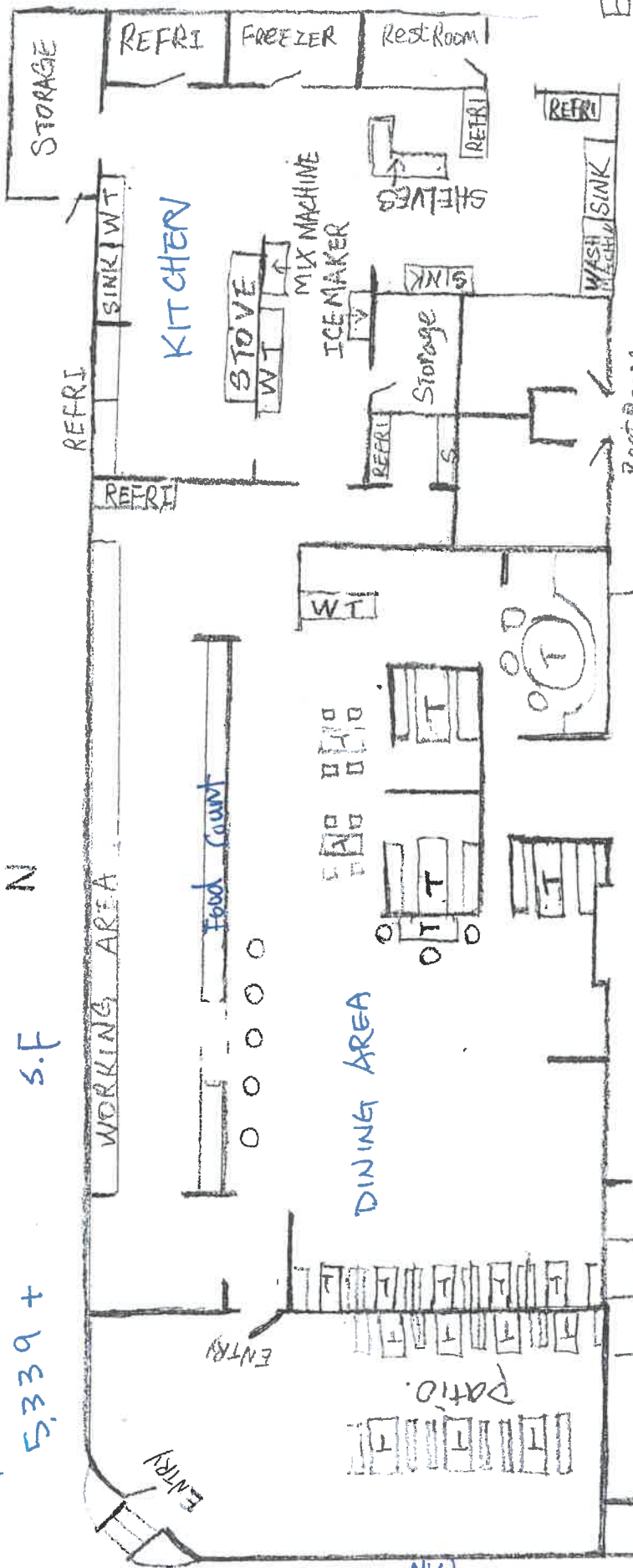
Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at [sjperea@santafenm.gov](mailto:sjperea@santafenm.gov)

Stephanie Perea  
Land Use Planner City of Santa Fe, New Mexico

FLOOR PLAN - CENT LLL  
 5339 + S.F

N



WT - WORKING TABLE

T - TABLE C - SHELVES S

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Monday, October 28, 2024.

The purpose of this public hearing is to discuss a request from Zeng, LLC, for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300 foot location restriction to allow the sale of alcohol at Zeng Chinese Restaurant, 311 Old Santa Fe Trail, which is within 300 feet of San Miguel Chapel, located at 401 Old Santa Fe Trail.
- b) If the waiver of the 300 foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Zeng Chinese Restaurant, 311 Old Santa Fe Trail

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at [santafe.primegov.com/public/portal](http://santafe.primegov.com/public/portal).

\_\_\_\_\_  
Geraldyn F. Cardenas  
Interim City Clerk

Received by The Santa Fe New Mexican  
Date: September 24, 2024

To Be Published: September 27, 2024

AND  
October 4, 2024

By   
The Santa Fe New Mexican (Signature)

LEGAL #93066  
CITY OF SANTA FE  
NOTICE OF PUBLIC HEARING

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Geraldyn F. Cardenas  
Interim City Clerk

PUB: Sept. 27, Oct. 04, 2024.



**City of Santa Fe**

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**NOTICE OF LIQUOR LICENSE HEARING**  
**Monday, October 28, 2024 at 4:00 PM**

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NOTICE IS HEREBY GIVEN that a Liquor License Hearing is scheduled for Monday, October 28, 2024 at 4:00 PM.

Please visit <https://santafe.primegov.com/public/portal> to view agendas, participation information and corresponding materials.  
For additional information, contact the City Clerk's Office at 505-955-6521.

NOTICE OF MEETING

# SANTA FE NEW MEXICAN

150 Washington Ave., Ste 105  
 Mail Payments To:  
 PO Box 2048  
 Santa Fe, NM 87504  
 Phone: 505-983-3303  
 FAX: 505-984-1785

LEGAL #93066

CITY OF SANTA FE

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Geralyn F. Cardenas  
 Interim City Clerk

PUB: Sept. 27, Oct. 04, 2024.

## Ad Proof/ Order Confirmation/ Receipt Invoice

ZENG LLC  
 301 Old Santa Fe Trail  
 Santa Fe NM, 87501

505-396-0310

**Tagline:** LEGAL #93066

**Account Number:** STZL2

**Ad ID:** 81589

**Sales Rep:** Alejandra Molina

**Ordered By:** Joyce Liang

**Order Taken By:** Alejandra Molina

**Ad Cost:** \$125.20

**Tax Amount:** \$10.25

**Payment:** \$0.00

**Total Amount:** \$135.45

**Tagline:** LEGAL #93066

**Amount Due:** \$135.45

**PO Number:**

**Payment:** \$0.00

**Major Class:** LEGALS

**Product:**

**Classification:** Legals

**Placement:**

**Ad Size:** 1.22" x 6.880"

**Ad Type:** Legal (wrapper)

**Modular Size:**

**# of Words:** 177

**Color:**

**Run Dates:**

09/27/24, 10/04/24



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

[www.santafenm.gov](http://www.santafenm.gov)

*Alan Webber, Mayor*

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

**VIA EMAIL – [liang8808@yahoo.com](mailto:liang8808@yahoo.com)**

October 21, 2024

Joyce Liang  
Zeng, LLC  
311 Old Santa Fe Trail  
Santa Fe, New Mexico 87501

RE: Request from Zeng, LLC, for a waiver of the 300 foot location restriction to allow the sale of alcohol at Zeng Chinese Restaurant, 311 Old Santa Fe Trail, which is within 300 feet of San Miguel Chapel, located at 401 Old Santa Fe Trail, and consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Zeng Chinese Restaurant, 311 Old Santa Fe Trail.

Dear Ms. Liang:

The public hearing before the City of Santa Fe Liquor Hearing Officer for the above referenced request has been set for Monday, October 28, 2024, at 4:00 p.m. This will be a virtual hearing via Zoom. We will email you the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their November 13, 2024, meeting.

Attached is a copy of the notice for the public hearing.

Should you have any questions, or require anything further from our office, do not hesitate to call me at 505.955.6520.

Sincerely,

Geralyn F. Cardenas  
Interim City Clerk

/arm

CITY OF SANTA FE

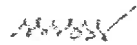
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The purpose of this public hearing is to discuss a request from Zeng, LLC, for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300 foot location restriction to allow the sale of alcohol at Zeng Chinese Restaurant, 311 Old Santa Fe Trail, which is within 300 feet of San Miguel Chapel, located at 401 Old Santa Fe Trail.
- b) If the waiver of the 300 foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Zeng Chinese Restaurant, 311 Old Santa Fe Trail

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at [santafe.primegov.com/public/portal](https://santafe.primegov.com/public/portal).



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Geralyn F. Cardenas  
Interim City Clerk

Received by The Santa Fe New Mexican  
Date: September 24, 2024

To Be Published: September 27, 2024

AND  
October 4, 2024

By   
The Santa Fe New Mexican (Signature)



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

[www.santafenm.gov](http://www.santafenm.gov)

*Alan Webber, Mayor*

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

**Certified Mail No. : 7013 0600 0000 5934 1120**

October 21, 2024

San Miguel Chapel  
401 Old Santa Fe Trail  
Santa Fe, New Mexico 87501

To Whom It May Concern,

The City Clerk's Office provides notification as a courtesy to schools and places of worship when a Liquor License request is received that is located within 300 feet of one of these entities. This letter is to notify San Miguel Chapel that there is a Liquor License being requested by Zeng, LLC, to be located at 311 Old Santa Fe Trail. The proposed liquor license location is located within 300 feet from your building that will serve and sell alcohol, pending Governing Body approval. The requesting applicant is required to obtain a waiver, due to the 300 foot location restriction.

If you have any additional questions, comments, or concerns, you can participate at the scheduled Liquor License Hearing. Please note participation is not required. Information for the scheduled Liquor License Hearing is below:

**Date:** October 28, 2024

**Time:** 4:00 PM

**Website Link:** <https://santafe.primegov.com/public/portal> - The Zoom link will be on the Meeting Agenda.

Should you have any questions, or require additional information, please do not hesitate to call me at 505.955.6520. Thank you!

Sincerely,

Geralyn F. Cardenas  
Interim City Clerk

/am

**Applicant Supplemental Information Form**

1. Name of Applicant: Zeng LLC  
D/B/A Name to be used: Zeng Chinese Restaurant  
Proposed License Location: 311 old Santa Fe Trail Santa Fe NM 87501  
Telephone number: 505-228-9619  
Email: liang8808@yahoo.com

2. Type of liquor license request:

- New License (indicate type: A)
- Transfer of location (indicate type: \_\_\_\_\_)
- Transfer of ownership (indicate type: \_\_\_\_\_)
- Transfer of ownership and location (indicate type: \_\_\_\_\_)

3. Are alcoholic beverages currently being dispensed at the proposed location?

- Yes (If yes, License # and Type: \_\_\_\_\_)
- No

4. Were alcoholic beverages previously dispensed by the requesting business?

- Yes (If yes, License # and address where alcohol was being dispensed: \_\_\_\_\_)
- No

5. Does this business have any record of violation?

- Yes (If yes, please explain: \_\_\_\_\_)
- No

6. What are the current/previous and proposed hours of operation of this business?

Current/Previous Hours of Operation: 7 days 11:00 am - 9:00 pm  
Proposed Hours of Operation: \_\_\_\_\_

7. Is an outdoor seating/patio area included in the licenses premise?

- Yes (If yes, is the area fully enclosed?  Yes  No)
- No

8. What, if any, are the anticipated peak days and times at the proposed business location?

What days? Friday, Saturday & Sunday  
What times? Dinner time

9. Do you have a business license with the City of Santa Fe?

Yes (If yes, what is your License #? 1001148)

No (Please contact the Business Licensing Department at 505-955-6551 to obtain a business license.)

10. Do you have a posted occupant load issued by the City of Santa Fe Fire Department?

Yes (If yes, what is your occupant load issued for your business? \_\_\_\_\_)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

11. Have you been issued a Certificate of Compliance from the City of Santa Fe Fire Department?

Yes (If yes, what is the date the Certificate was issued? 3-19-2024)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

12. Please indicate the anticipated daily occupant load due to the sale of alcohol at this location:

50

13. Please indicate the anticipated change in business volume due to the sale of alcohol and explain:

Business is expected to increase (additional number of customers per day: 300).

Business is expected to decrease (loss of customers per day: \_\_\_\_\_).

Business is expected to remain the same.

\* Please explain your answer: expect more customer order more drinks

14. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved and explain:

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

\* Please explain your answer: We have our own parking lot. It should not reflect traffic impacts.

Name of person completing this form: shuxin Zeng

Telephone number: 505-396-0310

Date: 9-23-2024

**(FOR CITY USE ONLY)**

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

**Geographic Information System Mapping (GIS) Department**

- Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*
- No, this business is not located within three hundred (300) feet of a church and/or school.

*(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)*

**Business Licensing Department**

- Yes, the requesting business has a business license issued by the City of Santa Fe. License # 236199.
- No, the requesting business does not have a business license issued by the City of Santa Fe.

**Code Enforcement Department**

- Yes, the applicant is in compliance with all Land Use Codes.
- No, the applicant is not in compliance with Land Use Code(s).

\*Note: N/A

*\*(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)*

Verification Completed By: Jason D. Sena

Title: Enforcement Division Manager

Date: Oct 15, 2024

**Traffic Engineering Department**

- Yes, it appears that the approval of this request will create unacceptable traffic impacts.
- \*Note: Existing Restaurant Location, would serve hotel customers, downtown area

- No, it does not appear that this request will create any unacceptable traffic impacts.

Verification Completed By: Jeanne Wolfenbarger

Title: Traffic Engineer

Date: Oct 8, 2024

**City of Santa Fe Fire Department**

- Yes, the applicant is in compliance with all Fire Codes.
- No, the applicant is not in compliance with Fire Code(s).

\*Note: Fire inspection completed and approved March 5, 2024. cert # 2023-33212  
Fire inspection completed and approved March 5, 2024. cert # 2023-33212

Verification Completed By: Geronimo Griego  
Geronimo Griego (Oct 5, 2024 10:35 AM MDT)

Title: Fire Marshal

Date: Oct 5, 2024

# 300ft Buffer Map 311 Old Santa Fe Trl

Note: Above mentioned location IS within 300' of a school, church or daycare.

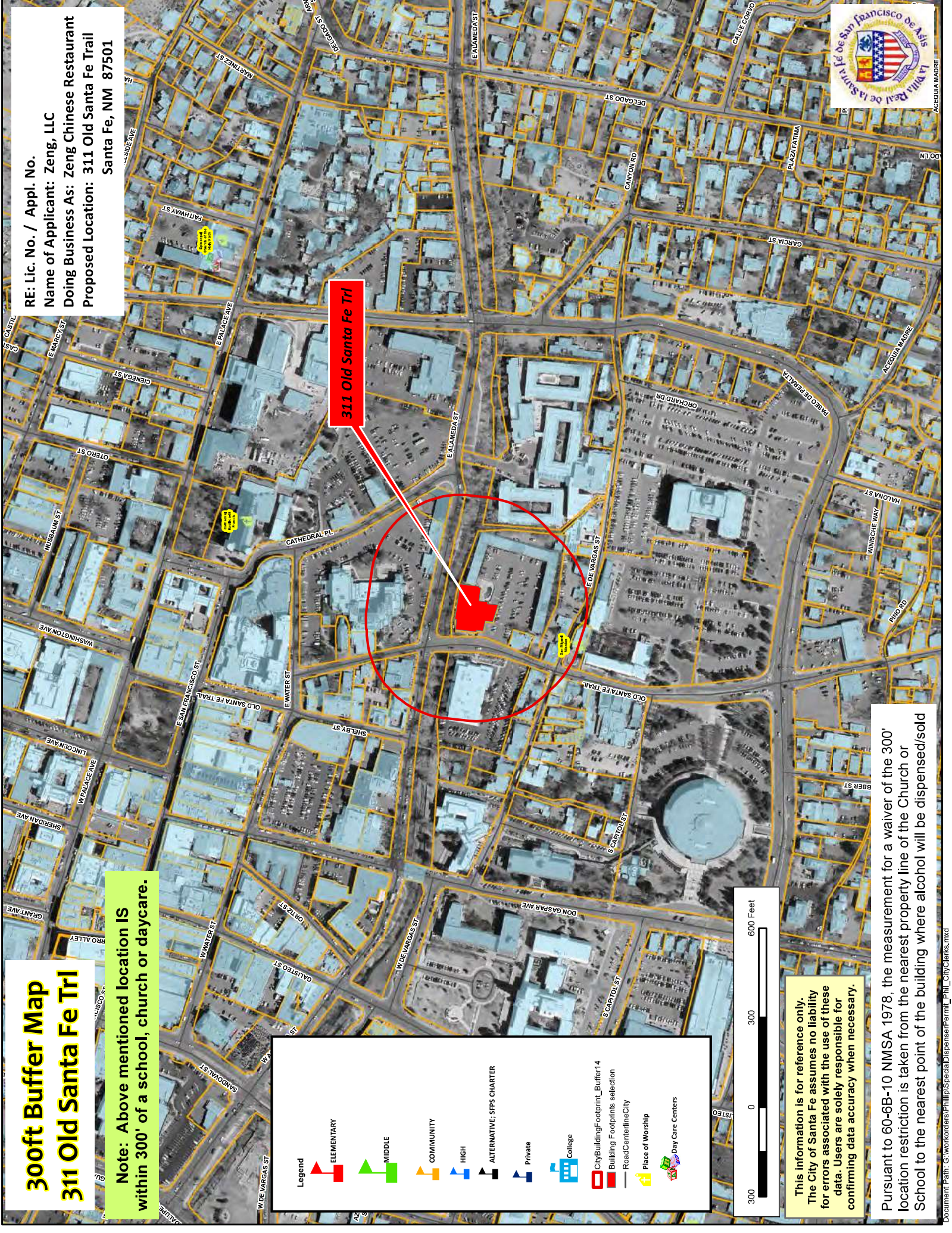
RE: Lic. No. / Appl. No.

Name of Applicant: Zeng, LLC

Doing Business As: Zeng Chinese Restaurant

Proposed Location: 311 Old Santa Fe Trail

Santa Fe, NM 87501



**Legend**

- ELEMENTARY
- MIDDLE
- COMMUNITY
- HIGH
- ALTERNATIVE; SPPS CHARTER
- Private
- College
- City/Building Footprint\_Buffer14
- Building Footprints selection
- Road/Centline/City
- Place of Worship
- Day Care Centers



This information is for reference only. The City of Santa Fe assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary.

Pursuant to 60-6B-10 NMSA 1978, the measurement for a waiver of the 300' location restriction is taken from the nearest property line of the Church or School to the nearest point of the building where alcohol will be dispensed/sold



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909  
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Carol Romero-Wirth, District 2  
Lee Garcia, District 3  
Pilar F.H. Faulkner, District 3  
Jamie Cassutt, District 4  
Amanda Chavez, District 4

**DATE:** October 10, 2024

**TO:**

Thomas M. Graham, Assistant Planning & Land  
Use Department Director

**VIA:**

*Vidal Garcia*

**FROM:**

Vidal Garcia Acting Enforcement Supervisor

## ITEM & ISSUE

Litter and noise impact assessment, due to a request from Zeng, LLC, for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300 foot location restriction to allow the sale of alcohol at Zeng Chinese Restaurant, 311 Old Santa Fe Trail, which is within 300 feet of San Miguel Chapel, located at 401 Old Santa Fe Trail.
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## BACKGROUND AND SUMMARY

It is not anticipated that there will be a substantial change in litter and noise because of this request.



311 OLD SANTA FE TRL

Show search results for 311 OL...

310 OLD SANTA FE TRL

311 OLD SANTA FE TRL  
BCD

OLD SANTA FE TRAIL

E ALAMEDA ST

250 E ALAMEDA ST UNIT 509

250 E ALAMEDA ST UNIT 614

250 E ALAMEDA ST UNIT 612

250 E ALAMEDA ST UNIT 608

250 E ALAMEDA ST UNIT 606

250 E ALAMEDA ST UNIT 600

315 OLD SANTA FE TRL

147 E DE VARGAS ST 4

151 E DE VARGAS ST

147 E DE VARGAS ST 3

330 OLD SANTA FE TRL

147 E DE VARGAS ST 1

147 E DE VARGAS ST 2

E DE VARGAS ST

40ft

-105.937 35.684 Degrees

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - I	RC-5, - RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs <a href="#">14-6.2</a>
Bar, cocktail lounge, nightclub, no outdoor entertainment								S <sup>3,10</sup>	S <sup>3</sup>		P+			P	P	P		P+	P+	P+	P <sup>2</sup>	
Bar, cocktail lounge, nightclub, with outdoor entertainment								S <sup>3,10</sup>	S <sup>3</sup>		P+			P+	P+	P+		P+	P+	P+	P+ <sup>2</sup>	
Restaurant - full service, with or without incidental alcohol service								S <sup>3,10</sup>	S <sup>3</sup>		P			P	P	P	S	P	P	P	P	
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.								S <sup>3,10</sup>	S+ <sup>3</sup>		P+			P+	P	P		P+	P+	P+	P+ <sup>2</sup>	
Restaurant - Fast service/take-out, no drive-through/drive-up								S <sup>3,10</sup>		P <sup>4</sup>	P	P <sup>4</sup>		P	P	P	S	P	P	P	P	
Restaurant - with drive-through/drive-up											P+			P+	P+	P+	S	P+	P+	P+	P+ <sup>2</sup>	

**Signature:** 

**Email:** [gfcardenas@santafenm.gov](mailto:gfcardenas@santafenm.gov)