

City of Santa Fe, New Mexico

memo

DATE: January 14, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

FROM: GERALYN F. CARDENAS, Interim City Clerk and Director of Community Engagement

ITEM & ISSUE:

Request from La Sushi & Hibachi, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only, to be Located at La Sushi & Hibachi, 3486 Zafarano Dr., Unit 2A, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from La Sushi & Hibachi, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only, to be Located at La Sushi & Hibachi, 3486 Zafarano Dr., Unit 2A, Santa Fe, New Mexico.

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. The proposed location is not within 300 feet of a church, school, or daycare.

The applicant is currently pending a business license with the City of Santa Fe therefore as a condition of approval staff is recommending that it be noted that the applicant will be required to obtain all necessary permits and licenses and comply with all Fire, Building and Land Use Code requirements prior to issuance of the City Liquor License.

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

ACTION REQUESTED

Consideration of the above request

Attachments: Alcoholic Beverage Control Application
Notice of Public Hearing and Publications
Staff Reports



December 4, 2025

By Certified Mail No.: 9171 9690 0935 0299 2420 41

9171 9690 0935 0299 2420 41

City of Santa Fe

% Andrea Salazar, City Clerk
PO Box 909
Santa Fe, NM 87504-0909

RECEIVED - CITY CLERK
'25 DEC 9

Lic. No. | Appl. No.: Restaurant A Liquor Lic. APPL #BLA-14243
Name of Applicant: LA SUSHI & HIBACHI LLC
Doing Business as: LA SUSHI & HIBACHI
Proposed Location: 3486 ZAFARANO DR., UNIT 2A
SANTA FE, NM 87507

The Director of the Alcoholic Beverage Control Division has reviewed the referenced Application and granted **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 by the Alcohol & Gaming Division;
- (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 Division, 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 the 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 A RESTAURANT A (BEER AND WINE) LICENSE WITH ON-PREMISES CONSUMPTION.

Within thirty (30) days after the Public Hearing, the governing body shall notify the Alcoholic Beverage Control Division 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,

Tammy Sandoval

Tammy Sandoval, Hearing Officer
Alcoholic Beverage Control Division
Phone: (505) 795-4165
Email: tammy.sandoval@rld.nm.gov

Enclosures:

1. Original Application (*Application must be signed and returned w/ LOD Approval Letter and Both Notices of Publication*)
2. Copy of Zoning Statement
3. Copy of Floor Plan





Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014243



Business Information

Business Information

Business Name: La Sushi & Hibachi LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX9-00-6
Business Email: zhengqiao173@yahoo.com

Type of Business: Alcohol
FEIN: XX-XXX7571
Business Phone: 5756211164

Contact Person Information

Contact Person Name: Marge Chickering
Contact Person Email: marge@nmlicensingassociates.com

Contact Person Phone: 5059273245

Business Mailing Address

Mailing Street: 3486 Zafarano Dr, Unit 2A
Mailing State: NM
Mailing Country: US

Mailing City: Santa Fe
Mailing Zip Code: 87507

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____ Please check one: Approved Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: Approved Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014243



Premises Information

Premises DBA

Premises Doing Business As (DBA): La Sushi & Habachi

Proposed Premises Physical Address

Physical Street: 3486 Zafarano Dr. Unit 2A

Physical Zip Code: 87507

Physical County: Santa Fe

Local Option District: Santa Fe City

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Physical City: Santa Fe

Physical State: New Mexico

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: San Isidro Plaza, LLC PO Box 2328 Santa Fe, NM 87504

Specify Date and Terms of Lease/Operating Agreement: Lease date. 10/25/2024 Term: 60 months Options: 3 additional terms of 60 months each

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): C2-PUD

Distance from nearest School

Name of School: Pinon Elementary School

School City: Santa Fe

School Zip Code: 87507

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

School Street: 2921 Camino De Los

School State: New Mexico

School Country: United States

Distance from nearest Church

Name of Church: Freedom Church

Church City: Santa Fe

Church Zip Code: 87507

Church Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Church Street: 3732 Cerrillos Rd

Church State: New Mexico

Church Country: United States



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014243



Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- A license has never been issued to the location of the proposed premises.
- A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- Alcohol operations are currently being performed at the proposed premises by the applicant business.
- Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.
Previous restaurant is out of business, applicant is a new tenant.

Licenses at Proposed Premises

Please specify the active New Mexico licenses currently held by the proposed premises.

If you need to view, edit, or delete any records, click the down arrow under action for that specific record.

No records to display.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014243



Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	250.00

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: La Sushi & Hibachi LLC

Date: 09/19/2025



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

September 17, 2025

Marge Chickering
NM Licensing Associates
87 Tulane Road
Venice, FL 34293

RE: Zoning Verification for 3486 Zafarano Dr 2A, Santa Fe, NM

Dear Ms. Chickering,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C2-PUD General Commercial District and is located within the PUD (Planned Unit Development) District and is not located within any overlay district.

14-4.3 (B) C-2 GENERAL COMMERCIAL DISTRICT

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-5.7 - PUD PLANNED UNIT DEVELOPMENT DISTRICT

(A) Purpose and Intent

(1) This section is intended to allow the creation of planned districts, each conceived as a unit of cohesive development and integrated uses in either a single development operation or a planned series of development operations that may take place over a period of several years. It is also intended to allow and encourage innovative site planning and design to ensure that each planned unit development compatibly integrates with development on adjoining properties and creates an attractive, healthful, sustainable and stable environment for living and working that is superior to the development attainable under existing zoning regulations.

(2) It is further intended that PUD regulations in this section and throughout Chapter 14 accomplish the purposes of land use regulation to the same degree that existing zoning regulations do in cases where planning and development are not on a unified basis.

Full-service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption, are permitted uses in the C-2 General Commercial 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. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

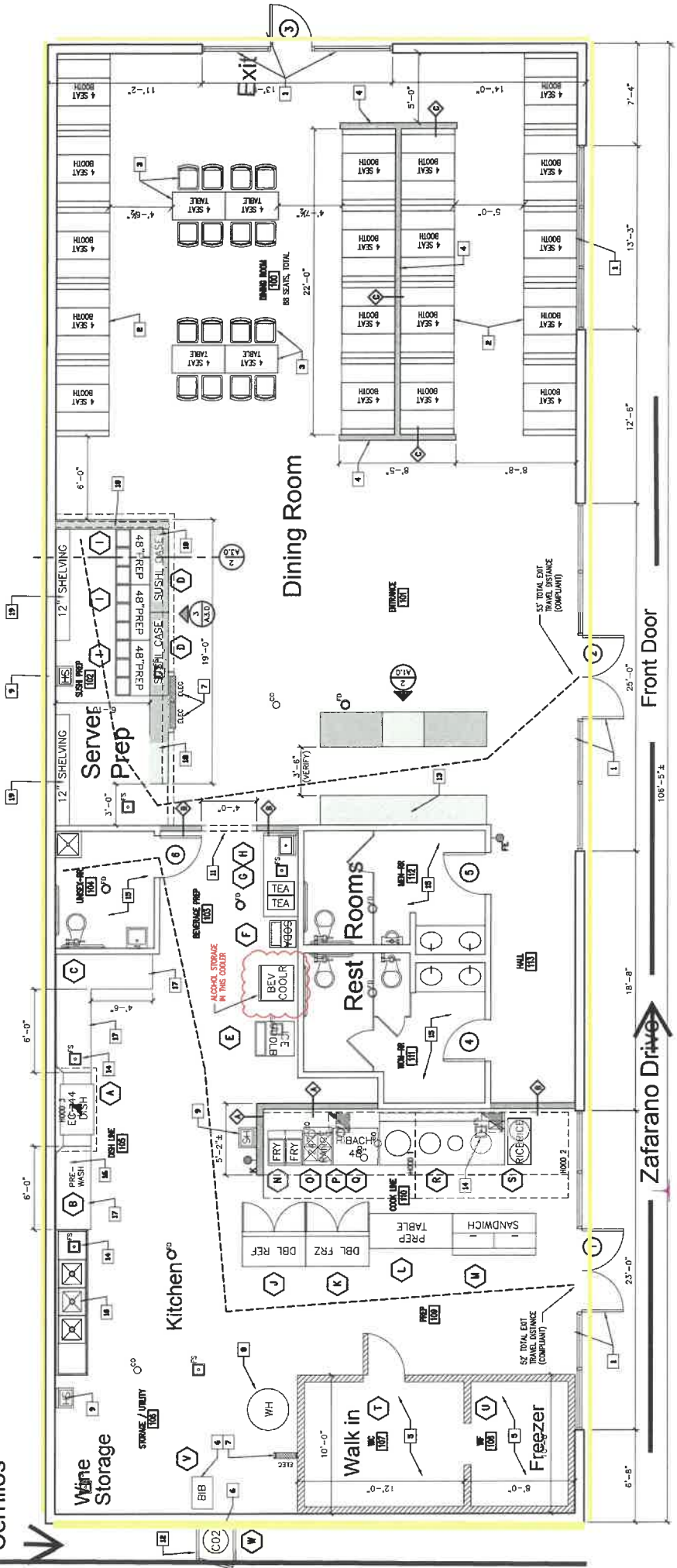
Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning 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 further questions, please contact me at sjperea@santafenm.gov.

Stephanie Perea

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

Cerrillos



1 - IMPROVEMENT PLAN (PROVIDED TO SUPPORT LIQUOR LICENCE, NM ABC)

4134 Sq Ft

LEGEND

La Sushi & Hibachi LLC

LA SUSHI & HIBACHI - 3486 ZAFRANO DRIVE, SANTA FE, NM 87507
Unit 2A

Zafarano Drive

Front Door

106'-5 1/2"

NOT TO SCALE

Applicant Supplemental Information Form

1. **Name of Applicant:** La Sushi & Hibachi LLC
D/B/A Name to be used: La Sushi & Hibachi
Proposed License Location: 3486 Zafrano Drive, Santa Fe, NM 87507
Telephone number: 917-769-6888 contact Qiao Zheng
Email: zhengqiao173@yahoo.com

2. **Type of liquor license request:**

- New License (indicate type: _____)
- 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: _____
Proposed Hours of Operation: Hours: Monday - Sunday 11:00am - 9:30pm

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? Perhaps weekends

What times? 5:00 - 7:00pm

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

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

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? _____)

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:

The sale of beer and wine should not change the normal occupant load,
people come for the food not beer and wine.

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: _____).

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

Business is expected to remain the same.

* Please explain your answer: We feel the business will remain the same, as the beer and
wine option will be a minimal addition to our offerings.

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: This location was previously a restaurant and shouldn't impose
any negative traffic changes to the area.

Name of person completing this form: Marge Chickering

Telephone number: 505-927-3245

Date: 12/11/2025

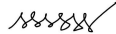
CITY OF SANTA FE

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 Thursday, January 15, 2026.

The purpose of this hearing is to discuss a request from La Sushi & Hibachi, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only, to be located at La Sushi & Hibachi, 3486 Zafarano Dr., Unit 2A.

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 <https://santafenm.portal.civicclerk.com/>.



Geralyn F. Cardenas
Deputy City Clerk

Received by The Santa Fe New Mexican

Date: _____

To Be Published: 12/17/2025

AND

12/24/2025

By _____
The Santa Fe New Mexican (Signature)

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 #94664

CITY OF SANTA FE

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Geralyn F. Cardenas
Deputy City Clerk

PUB.: December 17, 24,
2025

Ad Proof/ Order Confirmation/ Receipt Invoice

NM LICENSING ASSOCIATES
87 Tulane Rd
Venice FL, 34293-6552

505-927-3245

Tagline: LEGAL #94664

Account Number: STNLA

Ad ID: 109284

Sales Rep: Nathaniel Martinez

Ordered By: MargE Chickering

Order Taken By: Nathaniel Martinez

Ad Cost: \$89.30

Tax Amount: \$7.32

Payment \$96.62 Credit
Card - Visa:6716

Total Amount: \$96.62

Tagline: LEGAL #94664

Amount Due: \$0.00

PO Number:

Payment: \$96.62 Credit Card - Visa:6716

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.380"

Ad Type Legal (wrapper)

Modular Size:

of Words 116

Color:

Run Dates:

12/16/25, 12/24/25

(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 # _____.

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 manager

Date: Dec 15, 2025

Traffic Engineering Department

Yes, it appears that the approval of this request will create unacceptable traffic impacts.

*Note: _____

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

Verification Completed By: Marcos Aguilera

Title: Interim Complete Streets Division Director

Date: Dec 15, 2025

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: As per DFM Jason Tapia This building is under construction and is not estimated to be cc
As per DFM Jason Tapia This building is under construction and is not estimated to be cc

Verification Completed By:  GERONIMO GRIEGO (Dec 15, 2025 13:07:54 MST)

Title: Fire Marshal

Date: Dec 15, 2025