




DATE: February 11, 2026
TO: Renee Barela-Gutierrez, Liquor Hearing Officer
FROM: Emily Aragon, Constituent Services Specialist 

ITEM & ISSUE:

Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at Yamas, 2411 Cerrillos Rd Santa Fe, New Mexico.

BACKGROUND AND SUMMARY:

Request from Yamas, LLC for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only to be located at Yamas, 2411 Cerrillos Rd., 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 currently is 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
Reminder Letter to Applicant
Staff Reports



January 28, 2026

Certified Mail No.: 7021 2720 0001 2204 5203

City of Santa Fe

Geralyn Cardenas, Interim City Clerk

PO Box 909

Santa Fe, NM 87504-0909

Email: gfcardenas@santafenm.gov

RECEIVED - CITY CLERK
20 FEB 2

Lic. No. /Appl. No.: BLA-0000014831
Name of Applicant: Yamas, LLC
Doing Business As: Yamas Greek Rotisserie
Proposed Location: 2411 Cerrillos Rd. Santa Fe, NM 87505

The Director of the Alcoholic Beverage Control Division (ABC) 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 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 license”, 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 A RESTAURANT A – BEER AND WINE LICENSE WITH ON PREMISES CONSUMPTION AND NO PATIO SERVICE

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 of 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,

**Trinidad
Alderete**

Digitally signed by Trinidad
Alderete
Date: 2026.01.28 14:01:23
-07'00'

Trinidad Alderete
Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 469-3172
Email: trinidad.alderete@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) *(must be signed and returned w/notices of publication)*
2. Page 2 of the Application (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan



**Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014831**



Business Information

Business Information

Business Name: Yamas LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX1-00-9
Business Email: jjustinsalazar@gmail.com
Type of Business: Alcohol
FEIN: XX-XXX9461
Business Phone: 5056033337

Contact Person Information

Contact Person Name: John Salazar
Contact Person Email: jjustinsalazar@gmail.com
Contact Person Phone: 5056033337

Business Mailing Address

Mailing Street: 2411 Cerrillos Rd.
Mailing State: NM
Mailing Country: US
Mailing City: Santa Fe
Mailing Zip Code: 87505

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-0000014831



Premises Information

Premises DBA

Premises Doing Business As (DBA): Yamas Greek Rotisserie

Proposed Premises Physical Address

Physical Street: 2411 Cerrillos Rd.

Physical Zip Code: 87505

Physical County: Santa Fe

Local Option District: Santa Fe City

Physical City: Santa Fe

Physical State: New Mexico

"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.

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: 2411 Cerrillos LLC, John Algermissen and Rob Bridges

Specify Date and Terms of Lease/Operating Agreement: July 1, 2024 to June 30, 2029

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): C-2

Distance from nearest School

Name of School: Salazar Elementary School

School City: Santa Fe

School Zip Code: 87505

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: 1231 Apache Ave.

School State: New Mexico

School Country: United States

Distance from nearest Church

Name of Church: St. John the Baptist Catholic Church

Church City: Santa Fe

Church Zip Code: 87505

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: 1301 Osage St.

Church State: New Mexico

Church Country: United States



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000014831



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.

Business ownership has changed.

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.

License Number: RES-000592

License Type: Restaurant

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?	Yes
Explain: Odra Mancina previously had 4% ownership in the business but as of March 31, 2025 she withdrew as a member of the LLC. On April 1, 2025 the ownership structure of the LLC changed as follows: John Salazar 20%, Daniel Razatos 20%, Margeurite Razatos 20%, Jared Garcia 20%, and Yana Razatos 20%.	
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



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
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

December 17, 2025

J. Justin Salazar, Owner
Yamas Greek Rotisserie
2411 Cerrillos Road
Santa Fe, NM 87507

Subject: Zoning Verification for 2411 Cerrillos Road, Santa Fe, NM

Dear Mr. Salazar,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned C-2 General Commercial District and is in the Cerrillos Road Highway Corridor Protection District (CRHC) 2 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.

14-5.5 - HIGHWAY CORRIDOR PROTECTION DISTRICTS

(B) CRHC Cerrillos Road Highway Corridor Protection District

(1) Purpose and Intent Cerrillos Road is one of Santa Fe's busiest thoroughfares, one of Santa Fe's primary entranceways, and one of the community's major commercial strips. For these reasons, it is the purpose and intent of the CRHC district to assure that Cerrillos Road:

- (a) accommodates, in a safe and efficient manner, both through and local traffic;*
- (b) provides for a visually attractive and aesthetically appropriate introduction to Santa Fe;*
- (c) allows for clear identification of, and easy access to, all commercial and institutional establishments;*
- (d) provides for a gradual transition between the rural character of the county and the urban character of the city; and*
- (e) accentuates, to the greatest extent possible, architecture and landscaping rather than parking lots and commercial signage.*

(3) Uses The uses permitted in the CRHC district are the same as those permitted in the underlying district.



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Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

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. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

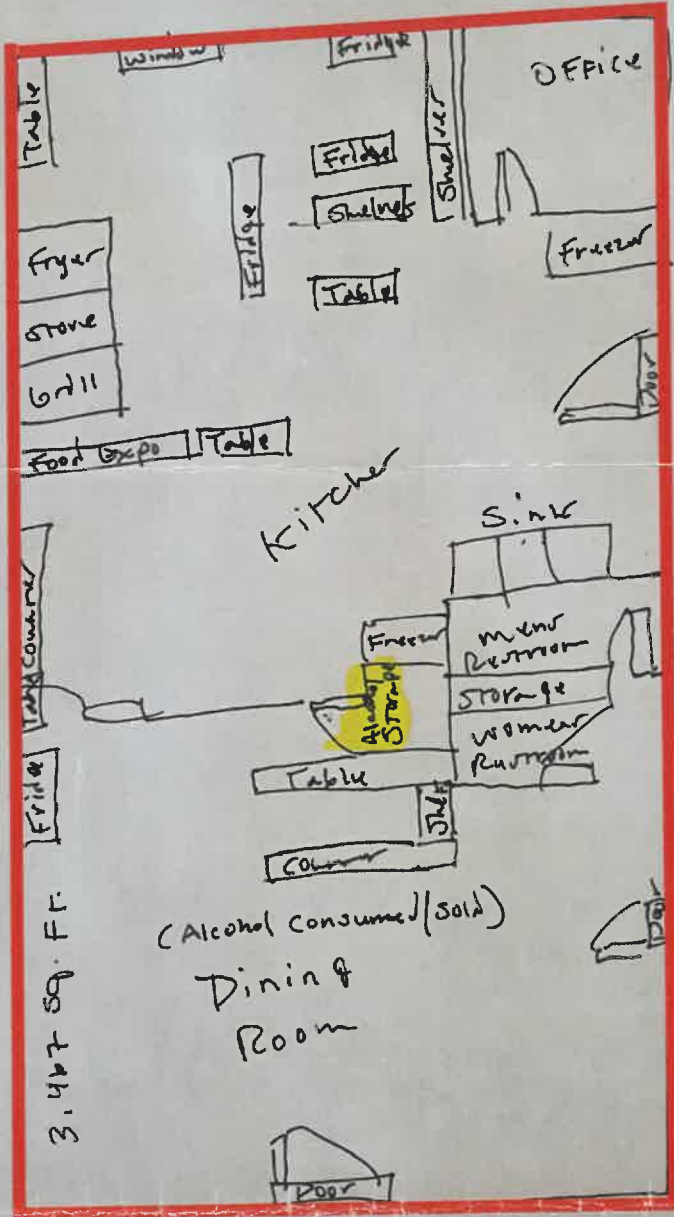
Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning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

Stephanie Perea

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

Parking Lot



Luana St.

Side walk



Side walk

Carroll St.

Parking Lot

Parking Space

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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 Wednesday, February 18, 2026.

The purpose of this hearing is to discuss a request from Yamas, LLC for a Restaurant A (Beer and Wine) license with on premises consumption only to be located at Yamas, 2411 Cerrillos Rd.

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
Interim City Clerk

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 02/09/2026

AND

02/16/2026

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 #94841

CITY OF SANTA FE

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/s/ GERALYN F.
CARDENAS
Interim City Clerk

PUB: February 12, 2026

Ad Proof/ Order Confirmation/ Receipt Invoice

YAMAS GREEK ROTISSERIE
4134 Arboles Bonitos
Santa Fe NM, 87507-1006

505-603-3337

Tagline: LEGAL #94841

Account Number: STYGR

Ad ID: 112770

Sales Rep: Sebastian Garcia

Ordered By:

Order Taken By: Sebastian Garcia

Ad Cost: \$86.70

Tax Amount: \$7.10

Payment \$93.80 Credit
Card - Visa:3553

Total Amount: \$93.80

Tagline: LEGAL #94841

Amount Due: \$0.00

PO Number:

Payment: \$93.80 Credit Card - Visa:3553

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.280"

Ad Type Legal (wrapper)

Modular Size:

of Words 106

Color:

Run Dates:

02/09/26, 02/16/26



Michael J. Garcia, Mayor

VIA EMAIL:

jjustinsalazar@gmail.com

02/09/2026

Yamas, LLC
2411 Cerrillos Rd.
Santa Fe, New Mexico 87505

RE: Request from Yamas, LLC, for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption and no patio service, to be Located at 2411 Cerrillos Rd., Santa Fe, NM 87505.

Good day,

The public hearing before the City of Santa Fe's Liquor Hearing Officer for the above referenced request has been scheduled for **Wednesday, February 18, 2026, at 4:00 p.m.** This will be a virtual hearing via Zoom. You will be provided with 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 February 25, 2026, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have any questions, or require anything further from our office, please do not hesitate to call me at 505-955-6521.

Sincerely,

Geralyn F. Cardenas
Interim City Clerk

ema

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1

Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2

Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4
Amanda Chavez, District 4

(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. Silva

Title: Enforcement Manager

Date: Feb 10, 2026

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 Capubel

Title: Interim Complete Streets Division Director

Date: Feb 10, 2026

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: DFM Tapia confirmed that the business is in compliance with the IFC 2021

DFM Tapia confirmed that the business is in compliance with the IFC 2021

Verification Completed By:  GERONIMO GRIEGO (Feb 9, 2026 13:33:31 MST)

Title: Fire Marshal

Date: Feb 9, 2026



Michael J. Garcia, Mayor

DATE: February 5, 2026

TO: Maggie Moore
Maggie R. Moore, Assistant Planning & Land
Use Department Director

VIA: *Jason D. Sena*

FROM: Jason D. Sena, Enforcement Manager

ITEM & ISSUE : Litter and noise impact assessment, due to a request from Yamas, LLC, for the following:

- a) The purpose of this hearing is to license discuss with on a request premises from consumption Yamas, LLC only to for be a located Restaurant at A Yamas, (Beer 2411 and Wine) license with on premises consumption only to be located at Yamas, 2411 Cerrillos Rd.

BACKGROUND AND SUMMARY

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

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1

Elizabeth "Liz" Barrett, District 2
Paul C. Bustamante, District 2

Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4
Amanda Chavez, District 4

Signature: Maggie Moore

Maggie Moore (Feb 9, 2026 07:51:37 MST)

Email: mrmoore@santafenm.gov








Yamas Assessment Letter

Final Audit Report

2026-02-09

Created:	2026-02-05
By:	Jason Sena (jdsena@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0u_VEOYarIJDZA2PVMQQ8plcpH5OzGs7

"Yamas Assessment Letter" History

-  Document created by Jason Sena (jdsena@santafenm.gov)
2026-02-05 - 10:30:11 PM GMT- IP address: 63.232.20.2
-  Document emailed to mrmoore@santafenm.gov for signature
2026-02-05 - 10:31:58 PM GMT
-  Email viewed by mrmoore@santafenm.gov
2026-02-05 - 10:32:03 PM GMT- IP address: 62.10.205.21
-  Email viewed by mrmoore@santafenm.gov
2026-02-09 - 2:51:05 PM GMT- IP address: 63.232.20.2
-  Signer mrmoore@santafenm.gov entered name at signing as Maggie Moore
2026-02-09 - 2:51:35 PM GMT- IP address: 63.232.20.2
-  Document e-signed by Maggie Moore (mrmoore@santafenm.gov)
Signature Date: 2026-02-09 - 2:51:37 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Agreement completed.
2026-02-09 - 2:51:37 PM GMT