





DATE: May 12, 2026

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

VIA: Geralyn F. Cardenas, City Clerk/Director of Community Engagement 

FROM: Emily Aragon, Constituent Services Specialist 

ITEM & ISSUE:

Request from Zeng S, LLC regarding a Restaurant A (Beer & Wine) Liquor License with on-premises consumption only to be located at Fu Sushi, 2400 Cerrillos Rd., Unit 2428, Santa Fe, NM 87505.

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 does have a current business license with the City of Santa Fe and will be required to 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 recommends 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



March 24, 2026
 By Certified Mail No.: 9171 9690 0935 0299 2423 31

9171 9690 0935 0299 2423 31

City of Santa Fe

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

RECEIVED - CITY CLERK
 '26 MAR 30

Lic. No. | Appl. No.: APPLICATION #BLA-15583
 Name of Applicant: ZENG S LLC
 Doing Business as: FU SUSHI
 Proposed Location: 2400 CERRILLOS RD., UNIT 2428
 SANTA FE, NM 87505

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-0000015583



Business Information

Business Information

Business Name: ZENG S LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX8-00-9
Business Email: fusushi7940@yahoo.com

Type of Business: Alcohol
FEIN: XX-XXX3317
Business Phone: 5052691058

Contact Person Information

Contact Person Name: James Moye
Contact Person Email: jmoye6@icloud.com

Contact Person Phone: 5052691058

Business Mailing Address

Mailing Street: 2400 CERRILLOS RD, UNIT #2428
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-0000015583



Premises Information

Premises DBA

Premises Doing Business As (DBA):FU SUSHI

Proposed Premises Physical Address

Physical Street: 2400 Cerrillos Rd. Unit #2428

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: College Plaza SF Shopping Center, LLC

Specify Date and Terms of Lease/Operating Agreement: Commencement of the lease 11/14/2024 through 11/13/2034

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: Santa Fe High 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: 2100 Yucca St

School State: New Mexico

School Country: United States

Distance from nearest Church

Name of Church: 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 Ave

Church State: New Mexico

Church Country: United States



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000015583



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.

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-0000015583



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: SHIXIN ZENG

Date: 11/24/2025



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

November 19, 2025

James Moye
2400 Cerrillos Road
Santa Fe, NM 87507

Subject: Zoning Verification for 2400 Cerrillos Road, Santa Fe, NM

Dear Mr. Moye,

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.

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.

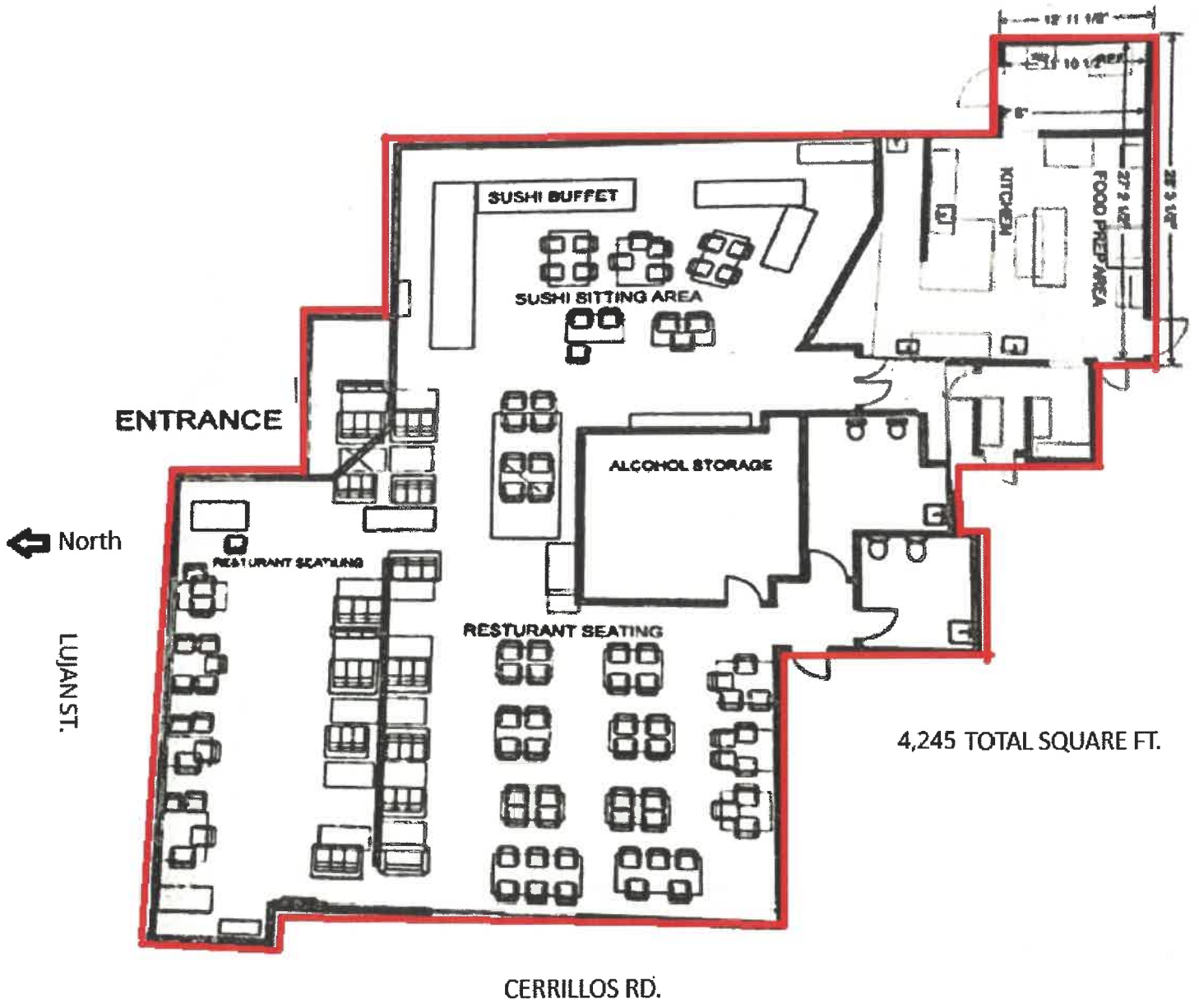
For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses) https://library.municode.com/nm/santa_fe/codes. All uses are subject to compliance with applicable development standards such as parking, lot coverage, 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



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 Tuesday May 19, 2026.

The purpose of this hearing is to discuss a request from Zeng S, LLC for a Restaurant A (Beer & Wine) License with on premises consumption to be located at Fu Sushi 2400 Cerrillos Rd. Unit 2428 Santa Fe, NM 87505. This location is not within 300 feet of a church or school.

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/>.



Xavier Vigil
Assistant City Clerk
(On Behalf of City Clerk: Geralyn F. Cardenas)

Received by The Santa Fe New Mexican

Date: 4/27/26

To Be Published: 4/20/2026

AND

4/27/2026

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

Ad Proof/ Order Confirmation/ Receipt Invoice

ZENG S. LLC
2400 Cerrillos Rd Unit 2428
Santa Fe NM, 87505-3392

505-490-5384

Tagline: LEGAL #95174
Account Number: STZSL
Ad ID: 116975

Sales Rep: Sebastian Garcia

Ordered By:

Order Taken By: Sebastian Garcia

Ad Cost: \$97.10

Tax Amount: \$7.95

Payment: \$0.00

Total Amount: \$105.05

Tagline: LEGAL #95174

Amount Due: \$105.05

PO Number:

Payment: \$0.00

Major Class: LEGALS

Product:

Classification: Legals

Placement:

Ad Size: 1.22" x 4.790"

Ad Type: Legal (wrapper)

Modular Size:

of Words: 132

Color:

LEGAL #95174

CITY OF SANTA FE

NOTICE OF PUBLIC
HEARING

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(signed)
Xavier Vigil
Assistant City Clerk
(on Behalf of City Clerk: Geralyn F. Cardenas)

April 20, 27, 2026

Run Dates:

04/20/26, 04/27/26



City of Santa Fe

200 Lincoln Ave, Santa Fe, NM 87501 | santafenm.gov

Michael J. Garcia, Mayor

05/11/2026

VIA EMAIL: jmoye6@yahoo.com

Zeng S, LLC
2400 Cerrillos Rd.
Santa Fe, New Mexico 87505

RE: Request from Zeng S, LLC for a Restaurant A (Beer & Wine) Liquor License with on premises consumption to be located at Fu Sushi, 2400 Cerrillos Rd. Unit 2428, 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 **Tuesday, May 19, 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 May 27, 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,

A handwritten signature in black ink, appearing to read "G. Cardenas".

Geralyn F. Cardenas
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 #1006409.

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: Apr 30, 2026

Traffic Engineering Department

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

*Note: N/A

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

Verification Completed By: MARCOS ESQUIBEL

Title: Interim Complete Streets Division Director

Date: Apr 30, 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: Fire inspection performed today. Corrections need to be made to become compliant. Fire Marshal Griego

Fire inspection performed today. Corrections need to be made to become compliant. Fire Marshal Griego

Verification Completed By: GERONIMO GRIEGO (Apr 30, 2026 11:21:56 MDT)

Title: Fire Marshal

Date: Apr 30, 2026

Applicant Supplemental Information Form

1. Name of Applicant: Zeng S LLC
D/B/A Name to be used: Fu Sushi
Proposed License Location: 2400 Cerrillos Rd Unit 2428, Santa Fe, NM 87505
Telephone number: (505) 269-1058
Email: jmoye6@icloud.com

2. Type of liquor license request:

- New License (indicate type: Alcohol and Beverage)
- 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: Monday - Friday 12:00PM - 9:30PM Saturday & Sunday 12:00PM to 10:00PM.
Proposed Hours of Operation: SAME Monday - Friday 12:00PM - 9:30PM Saturday & Sunday 12:00PM to 10:00PM.

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? None

What times? None

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

Yes (If yes, what is your License #? 1006409)

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? 90)

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? 4/1/2025)

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:

90

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 already have a stable customer base and Adding wine and beer will only support the quality of their experience.

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 do not expect the traffic will increase because our customers will not increase.

Name of person completing this form: James M Moye

Telephone number: (505) 269-1058

Date: 04/27/2026



Michael J. Garcia, Mayor

DATE: May 4, 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 Zeng S, LLC, for the following:

- a) The purpose of this hearing is to discuss a request from Zeng S, LLC for a Restaurant A (Beer & Wine) License with on premises consumption to be located at Fu Sushi 2400 Cerrillos Rd. Unit 2428 Santa Fe, NM 87505. This location is not within 300 feet of a church or school.

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