



AGENDA

LIQUOR HEARING
AUGUST 16, 2021 4:00 PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR LIQUOR HEARING

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Library Board meeting will be conducted virtually.

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

The video recording of this meeting will also remain available for viewing at any time on the City's YouTube channel at <https://www.youtube.com/user/cityofsantafe>. Staff is available to help members of the public access pre-recorded meetings on-line at any time during normal business hours. Please call 955-6521 for assistance.

Public Comment: To provide public comment prior to the meeting, please click the virtual "comment" button next to the meeting at <https://santafe.primegov.com/public/portal>. To provide live public comment you must join the Zoom meeting by internet or phone, as follows:

Internet: To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenm.gov.zoom.us/j/98037855734?pwd=RU1NWXPd01FQjloWTdzUFNrYmFUdz09>

Passcode: 649325

Attendees should use the "Raise Hand" function to be recognized by the Liquor Hearing Officer to speak at the appropriate time.

Phone: To join the Zoom meeting using a phone, use the following phone number: 1 (346) 248-7799

Webinar ID: 980 3785 5734

Passcode: 649325



AGENDA

LIQUOR HEARING
AUGUST 16, 2021 4:00 PM
ATTEND VIRTUALLY

Phone attendees should press *9 to use the “Raise Hand” function to be recognized by the Liquor Hearing Officer to speak at the appropriate time.

Agenda: The agenda for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

1. **CALL TO ORDER**

2. **PUBLIC HEARINGS**

a. Request from Santa Fe Playhouse for a Waiver of the 300 Foot Location Restriction to Allow the Dispensing/Consumption of Alcohol at the Santa Fe Playhouse, 142 East De Vargas Street which is within 300 Feet of the San Miguel Mission Church, 401 Old Santa Fe Trail. This Request for the the Santa Fe Melodrama Events to be Held on the Following Dates from 6:00 P.M. to 8:00 P.M. (Geraldyn Cardenas, Assistant City Clerk, gfcardenas@santafe.nm.gov, 955, 6519)

- Thursday, August 26, 2021
- Friday, August 27, 2021
- Saturday, August 28, 2021
- Thursday, September 9, 2021
- Friday, September 10, 2021
- Saturday, September 11, 2021
- Thursday, September 16, 2021
- Friday, September 17, 2021
- Saturday, September 18, 2021

b. Request from SF Wine & Spirits, Inc. for a Transfer of Location Only of Dispenser Liquor License No. 0156 from 1005 S. St. Francis Drive, Suite 101, Santa Fe, to Susan’s Fine Wine and Spirits, 632 Agua Fria, Santa Fe. (Geraldyn Cardenas, Assistant City Clerk, gfcardenas@santafenm.gov, 955-6519)

3. **ADJOURN**

City of Santa Fe, New Mexico

memo

DATE: August 12, 2021

TO: Chris Graeser, Liquor Hearing Officer

FROM: *Kristine Mihelcic*
Kristine Mihelcic (Aug 12, 2021 14:45 MDT)
Kristine M. Mihelcic, City Clerk

ITEM & ISSUE

Request from Tumbleroot Brewing LLC for a waiver of the 300 foot location restriction and approval to allow the dispensing/consumption of alcohol at the Santa Fe Playhouse, 142 East De Vargas Street, which is within 300 feet of San Miguel Mission Church, 401 Old Santa Fe Trail.

BACKGROUND AND SUMMARY

Pursuant to §60-6B-10 NMSA 1978, a request from Tumbleroot Brewery LLC for a waiver of the 300 foot location restriction has been submitted to allow the dispensing/consumption of alcohol for the Santa Fe Fiesta Melodrama to be held on: August 26, 27, 28, 2021, September 9, 10, 11, 2021, and September 16, 17, 18, 2021 with alcohol service times from 6:00 p.m. to 8:00 p.m.

Attached is a letter of no opposition from David Blackman, San Miguel Chapel Director.

ACTION REQUESTED

Consideration of the above requests.

Attachments: Public Celebration Permit Applications (3)
Sponsor Letter
Letter from San Miguel Mission Church
City of Santa Fe's Letter to San Miguel Mission Church
§60-6B-10 NMSA 1978
§15.11.25.10 NMAC

ALCOHOLIC BEVERAGE CONTROL | PUBLIC CELEBRATION PERMIT APPLICATION

Fee Per Day: \$10.00 (do not submit cash) Date Application Filed: _____

A copy of all approved permits are sent to the Special Investigations Division of the Department of Public Safety, and DPS will request additional information, if needed.

LICENSE HOLDER INFORMATION: Check boxes that apply

Liquor License # 67096 Type of License: Craft Distiller Small Brewer Winegrower
Owner Name: JASON FITZPATRICK - TUMBLEROOT BREWING LLC
Business Name (DBA): TUMBLEROOT BREWERY & DISTILLERY
Mailing Address: 32 BISBIE CT UNIT 34 SANTA FE, NM
Phone No: 505 221 7894 ext: _____ Person to ask for: JASON
Email Address: f.itz@tumblerootbrewing.com

EVENT INFORMATION:

Type of Event: Indoor Event Outdoor Event Both All Ages Event Wrist Bands Yes No
Type of Celebration: State Fair County Fair Community Fiesta Cultural / Artistic Performance Athletic
Name of Event: SANTA FE FIESTA MELODRAMA
Physical Address of Event: 142 E DE VARGAS ST SANTA FE, NM
Date of event (Day 1) August 26, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50

Date of event (Day 2) August 27, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50

Date of event (Day 3) August 28, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50

Security: No. of Security: 1
 Alcohol Server Certified employed by licensee Server Permit # 237741 Expiration Date 05/04/2024
 Alcohol Server Certified employed by licensee Server Permit # _____ Expiration Date _____
 Licensed Security Company _____ Phone No. _____

Describe Security _____
NOTE: LICENSEE'S EMPLOYEE(S) ASSIGNED TO WORK SECURITY. MUST WORK THIS EXCLUSIVELY AND MAY NOT SERVE AT THE EVENT.

SPONSOR INFORMATION: Sponsor of Event: SANTA FE PLAYHOUSE
Name of Contact: ROBYN RIKOON Phone No.: 828 380 9005

APPROVAL OF PROPERTY OWNER: Print Name: ROBYN RIKOON Phone No.: 828 380 9005
Signature: Robyn Rikoon Date: 8/4/21
Name of Your Business and Location of Property: 142 EAST DE VARGAS ST SANTA FE NM 87501

LICENSE HOLDER & SERVER CERTIFICATION: I, JASON FITZPATRICK (licensee) hereby certify that this application is signed by Licensee or authorized person under this License. I further certify that all persons providing the service of alcoholic beverages at the Event are currently Server Certified, that they are all my employees, and that ALL the information in this Application and the Attachments, is true and correct. Licensee Agrees that if any statements or representations herein are found to be false, the Director may refuse to issue additional permits. I understand that all fees submitted are non-refundable.
Licensee Name: (print) JASON FITZPATRICK Signature: _____ Date: 8/4/2021

LOCAL GOVERNING BODY APPROVAL:
Print Name: _____ Title: _____
Signature: _____ Date: _____ Phone No.: _____ Fax: _____

ABC USE ONLY: Application Must Include: Payment of Fees, per day (listed on top of page), Floor Plan - (w/photos) & Detailed Server List
Finance | Application Fee \$ _____ Received on: _____ Receipt No. _____
Clear of Citations/Holds: Yes No, _____ Approved Disapproved
Processed By: _____ Assigned Permit Number: _____ Approved Permit Sent on: _____



Name	Permit Number	Expiration
Michael Chavez	47285	1/12/2022
Andrew Lane	326206	10/20/2021
Jason Fitzpatrick	237741	5/4/2024
Cassidy Carbine	290716	06/16/2022
Tumbleroot Brewery and Distillery #67096		
Tumbleroot Brewery and Distillery #63016		

ALCOHOLIC BEVERAGE CONTROL | PUBLIC CELEBRATION PERMIT APPLICATION

Fee Per Day: \$10.00 (do not submit cash) Date Application Filed: _____

A copy of all approved permits are sent to the Special Investigations Division of the Department of Public Safety, and DPS will request additional information, if needed.

LICENSE HOLDER INFORMATION: Check boxes that apply

Liquor License # 67096 Type of License: Craft Distiller Small Brewer Winegrower
Owner Name: JASON FITZPATRICK - TUMBLEROOT BREWING LLC
Business Name (DBA): TUMBLEROOT BREWERY & DISTILLERY
Mailing Address: 32 STUBB CT UNIT 3-4 SANTA FE, NM
Phone No: 505 221 7894 ext: _____ Person to ask for: JASON
Email Address: fitz@tumblerootbrewing.com

EVENT INFORMATION:

Type of Event: Indoor Event Outdoor Event Both All Ages Event -Wrist Bands Yes No
Type of Celebration: State Fair County Fair Community Fiesta Cultural / Artistic Performance Athletic
Name of Event: SANTA FE FIESTA MELODRAMA
Physical Address of Event: 142 E DE VARGAS ST SANTA FE, NM
Date of event (Day 1) SEPTEMBER 9, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50
Date of event (Day 2) SEPTEMBER 10, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50
Date of event (Day 3) SEPTEMBER 11, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50

Security: No. of Security: 1
 Alcohol Server Certified employed by licensee Server Permit # 237741 Expiration Date 05/04/2024
 Alcohol Server Certified employed by licensee Server Permit # _____ Expiration Date _____
 Licensed Security Company _____ Phone No. _____
Describe Security _____

NOTE: LICENSEE'S EMPLOYEE(S) ASSIGNED TO WORK SECURITY. MUST WORK THIS EXCLUSIVELY AND MAY NOT SERVE AT THE EVENT.

SPONSOR INFORMATION: Sponsor of Event: SANTA FE PLAYHOUSE
Name of Contact: ROBYN RIKOON Phone No.: 828 380 9005

APPROVAL OF PROPERTY OWNER: Print Name: ROBYN RIKOON Phone No.: 828 380 9005
Signature: Robyn Rikoon Date: 8/4/21
Name of Your Business and Location of Property: 142 EAST DE VARGAS SANTA FE, NM 87501

LICENSE HOLDER & SERVER CERTIFICATION: I, JASON FITZPATRICK (Licensee) hereby certify that this application is signed by Licensee or authorized person under this License. I further certify that all persons providing the service of alcoholic beverages at the Event are currently Server Certified, that they are all my employees, and that ALL the information in this Application and the Attachments, is true and correct. Licensee Agrees that if any statements or representations herein are found to be false, the Director may refuse to issue additional permits. I understand that all fees submitted are non-refundable.
Licensee Name: (print) JASON FITZPATRICK Signature: _____ Date: 8/4/2021

LOCAL GOVERNING BODY APPROVAL:

Print Name: _____ Title: _____
Signature: _____ Date: _____ Phone No.: _____ Fax: _____

ABC USE ONLY: Application Must Include: Payment of Fees, per day (listed on top of page), Floor Plan - (w/photos) & Detailed Server List
Finance | Application Fee \$ _____ Received on: _____ Receipt No. _____
Clear of Citations/Holds: Yes No, _____ Approved Disapproved _____
Processed By: _____ Assigned Permit Number: _____ Approved Permit Sent on: _____



Name	Permit Number	Expiration
Michael Chavez	47285	1/12/2022
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Cassidy Carbine	290716	06/16/2022
Tumbleroot Brewery and Distillery #67096		
Tumbleroot Brewery and Distillery #63016		

ENTRANCE/
EXIT

44 SEWER
AREA

E. De VARGAS St.

SANITARY SEWER
MANHOLE No V-7



EXIST
CURB

ELEC.
M.H.

U S WEST
MANHOLE



EXIST WALL

EXISTING
BUILDING

Existing
Building

100'-0"
EXIST. FIN. FL.

102'-8"
EXIST. FIN. FL.

102'-8"
NEW FIN. FL.

99

100

101

102

102'-4"

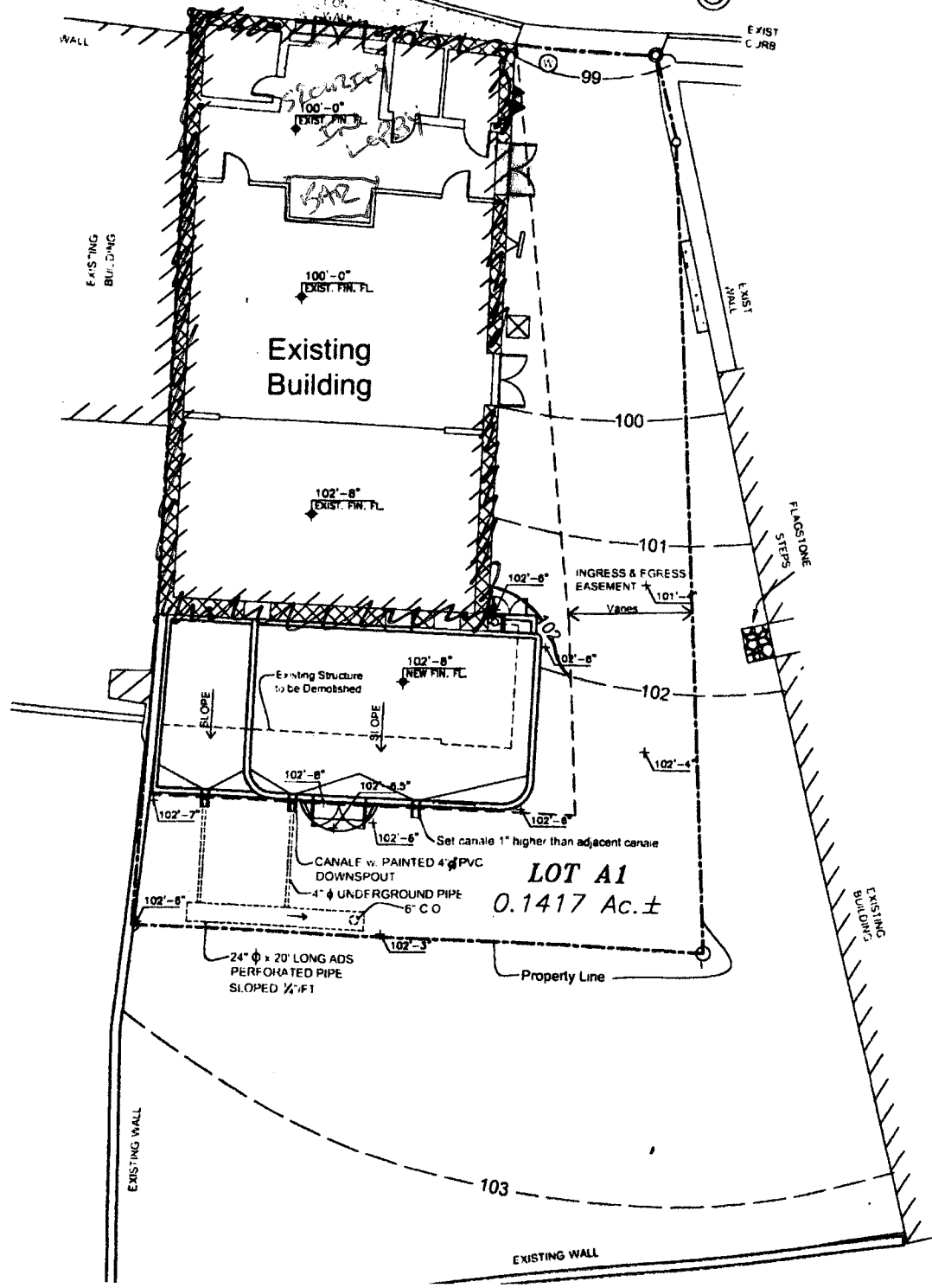
103

LOT A1
0.1417 Ac. ±

Property Line

EXISTING WALL

EXISTING WALL



ALCOHOLIC BEVERAGE CONTROL | PUBLIC CELEBRATION PERMIT APPLICATION

Fee Per Day: \$10.00 (do not submit cash) Date Application Filed: _____

A copy of all approved permits are sent to the Special Investigations Division of the Department of Public Safety, and DPS will request additional information, if needed.

LICENSE HOLDER INFORMATION: Check boxes that apply

Liquor License # 67096 Type of License: [X] Small Brewer [] Winegrower
Owner Name: JASON FITZPATRICK - TUMBLEROOT BREWING LLC
Business Name (DBA): TUMBLEROOT BREWERY & DISTILLERY
Mailing Address: 32 BISBEE CT UNIT 3-4 SANTA FE, NM 87508
Phone No: 505 321 7894 ext: Person to ask for: JASON
Email Address: j.fitz@tumbleroottbrewhing.com

EVENT INFORMATION:

Type of Event: [X] Indoor Event [] Outdoor Event [] Both [] All Ages Event -Wrist Bands [] Yes [] No
Type of Celebration: [] State Fair [] County Fair [] Community Fiesta [X] Cultural / Artistic Performance [] Athletic
Name of Event: SANTA FE FIESTA MELODRAMA
Physical Address of Event: 142 E DE VARGAS ST SANTA FE, NM
Date of event (Day 1): SEPTEMBER 16, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50
Date of event (Day 2): SEPTEMBER 17, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50
Date of event (Day 3): SEPTEMBER 18, 2021
Time Event Begins: 6 PM Time Event Ends: 9 PM
Time of Alcohol Service: Begins at: 6 PM Ends at: 8 PM
Total No. of Attendees Expected at Event: 99 Total No. of Attendees Expected to Consume Alcohol: 50

Security: No. of Security: 1
[X] Alcohol Server Certified employed by licensee Server Permit # 237741 Expiration Date 05/04/2024
[] Alcohol Server Certified employed by licensee Server Permit # Expiration Date
[] Licensed Security Company Phone No.

NOTE: LICENSEE'S EMPLOYEE(S) ASSIGNED TO WORK SECURITY, MUST WORK THIS EXCLUSIVELY AND MAY NOT SERVE AT THE EVENT.

SPONSOR INFORMATION: Sponsor of Event: SANTA FE PLAYHOUSE
Name of Contact: ROBYN RIKOON Phone No.: 828-380-9005
Signature: Robyn Rikoon Date: 8/4/21
Name of Your Business and Location of Property: 142 E. DE VARGAS STREET SANTA FE, NM 87509

LICENSE HOLDER & SERVER CERTIFICATION: I, JASON FITZPATRICK (Licensee) hereby certify that this application is signed by Licensee or authorized person under this License. I further certify that all persons providing the service of alcoholic beverages at the Event are currently Server Certified, that they are all my employees, and that ALL the information in this Application and the Attachments, is true and correct. Licensee Agrees that if any statements or representations herein are found to be false, the Director may refuse to issue additional permits. I understand that all fees submitted are non-refundable.
Licensee Name: (print) JASON FITZPATRICK Signature: [Signature] Date: 8/4/2021

LOCAL GOVERNING BODY APPROVAL:
Print Name: Title:
Signature: Date: Phone No.: Fax:

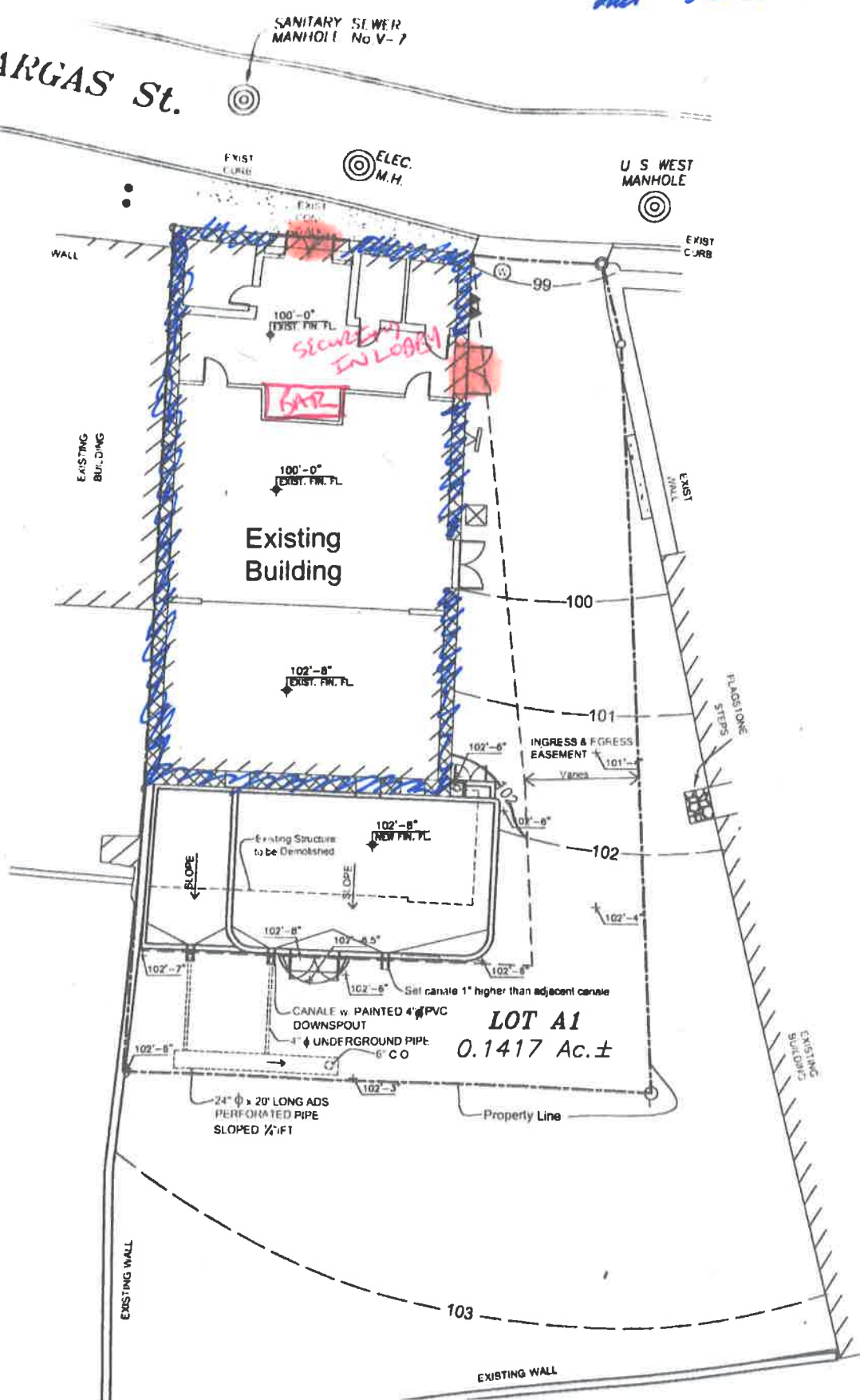
ABC USE ONLY: Application Must Include: Payment of Fees, per day (listed on top of page), Floor Plan - (w/photos) & Detailed Server List
Finance | Application Fee \$ Received on: Receipt No.
Clear of Citations/Holds: [] Yes [] No, Approved [] Disapproved
Processed By: Assigned Permit Number: Approved Permit Sent on:



Name	Permit Number	Expiration
Michael Chavez	47285	1/12/2022
Andrew Lane	326206	10/20/2021
Jason Fitzpatrick	237741	5/4/2024
Cassidy Carbine	290716	06/16/2022
Tumbleroot Brewery and Distillery #67096		
Tumbleroot Brewery and Distillery #63016		

ENTRANCE/EXIT
AREA SOURCE AREA

E. De VARGAS St.



LOT A1
0.1417 Ac. ±





SANTA FE
PLAYHOUSE

142 EAST DE VARGAS ST, SANTA FE, NM 87501

To Whom It May concern,

In addition to the application provided by Jason Fitzpatrick from Tumbleroot Brewery and Distillery - Santa Fe Playhouse is requesting permission to support the local brewery in selling and serving beer at twelve performances of *The Santa Fe Fiesta Melodrama*.

The alcohol that will be available to patrons over the age of 21 will be beer of two different varieties provided by Tumbleroot Brewery & Distillery.

Dates of the Performances are as follows:

August 26th - August 28th at 7:00 PM, August 29th at 2PM

September 9th - September 11th at 7:00PM, September 12th at 2PM

September 16th - September 18th at 7PM, September 19th at 2PM

Thank you so much for your consideration.

Sincerely,

Robyn Rikoon, Artistic Director of The Santa Fe Playhouse

Re: San Miguel Chapel

David Blackman <dblackman@davos.us>
To: David Carter <david@santafeplayhouse.org>
Cc: Robyn Rikoon <robyn@santafeplayhouse.org>

Wed, Mar 11, 2020 at 9:01 AM

David,

Following up on our meeting last week, I had the opportunity to discuss your liquor license request with Taylor Gant, the President at St. Michael's High School. He does not have any problem supporting your request, and did not see any need to place any restriction on that approval. He did not feel that any restriction on Sunday liquor sales was needed. I wanted you to know this so that you do not include that restriction in your request. Please let me know what I can do to support your application.

[Quoted text hidden]



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
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

August 10, 2021

HAND DELIVERED

To Whom It May Concern,

We are sending this Letter to notify the San Miguel Chapel that there will be an event located within 300 feet from your building that will serve and sell alcohol, pending Governing Body approval. The holder of the Liquor License is required to obtain a waiver, due to the 300 foot location restriction.

If the application and waiver is approved, the event, **Santa Fe Fiesta Melodrama** will take place on **Thursday, August 26th through Saturday, August 28, 2021** at the Santa Fe Playhouse, located at 142 East De Vargas Street.

If you have any questions or concerns, you may attend the virtual liquor hearing and may express your concerns at that time. The virtual liquor hearing will take place on **Monday, August 16, 2021 at 4:00 p.m.** The agenda will provide information on how to attend. You may find the agenda at the following link: <https://santafe.primegov.com/portal/search>.

Thank you!

Kristine Mihelcic

Kristine Mihelcic (Aug 10, 2021 14:19 MDT)

Kristine M. Mihelcic

City Clerk and Community Engagement Director

N.M. Stat. § 60-6B-10

Section 60-6B-10 - Locations near church or school-restrictions on licensing

No license shall be issued by the director for the sale of alcoholic beverages at a licensed premises where alcoholic beverages were not sold prior to July 1, 1981 that is within three hundred feet of a church or school. A license may be granted for a proposed licensed premises if the owner or lessee has, prior to establishment of a church or school located within three hundred feet of the proposed licensed premises, applied for, been granted and maintained a valid building permit for the construction or renovation of the proposed licensed premises and has filed on a form prescribed by the director a notice of intention to apply for transfer of a license to the proposed licensed premises. A license may be granted for a proposed licensed premises if a person has obtained a waiver from a local option district governing body for the proposed licensed premises. A license may be granted for a proposed licensed premises if a person has obtained a restaurant A license or a restaurant B license pursuant to Section 60-6A-4 NMSA 1978. For the purposes of this section, all measurements taken in order to determine the location of licensed premises in relation to churches or schools shall be the straight line distance from the property line of the licensed premises to the property line of the church or school. This provision shall not apply to a church that has been designated as a historical site by the cultural properties review committee and that does not have a regular congregation.

NMS § 60-6B-10

Laws 1981, ch. 39, § 45; 1986, ch. 29, § 1; 1997, ch. 223, § 1.
Amended by 2021, c. 7, s. 34, eff. 7/1/2021.

15.11.25.10 SMALL MANUFACTURER'S PUBLIC CELEBRATION PERMITS:

A. A small brewer, winegrower or craft distiller may apply for a public celebration permit for any state or county fair, community fiesta, cultural or artistic event, sporting competition of a seasonal nature or activities held on an intermittent basis, provided that the license is not in suspension and the licensee submits the application at least 10 days prior to the event, subject to the following requirements:

(1) permits for applications received less than seven days prior to February 28th for events to be held after March 1st may not be issued until after March 1st to ensure that the license has been renewed;

(2) Applications must have an original signature, or electronic signature pursuant to Section [14-16-1](#) et seq., NMSA 1978, accompanied by the required fee and all required information before they will be processed. Incomplete applications will be returned to the applicant.

(3) All fees submitted are non-refundable, regardless of whether the permit has been issued, the event is postponed, or the event is cancelled for any reason.

B. The application for a public celebration permit must be accompanied by written permission from the governing body of the local option district where the public celebration is held.

C. The application must contain a diagram, site plan or floor plan of the location of the celebration or event that complies with the requirements of Subsections C and D of [15.11.21.12](#) NMAC, and which designates the location where alcoholic beverages will be dispensed and consumed. The applicant may be requested by the director to submit photographs or electronic images of the proposed location.

D. Public celebration permits will not be issued for more than three consecutive days, unless the director shall find good cause to justify a longer period. A separate application fee must be paid for each day requested. No permit will be issued for more than twelve hours on a single day.

E. The application shall contain a statement of the number of people expected to consume alcoholic beverages and a plan for security, including appropriate number, placement and assigned duties of security personnel, to ensure compliance with the liquor control act and these rules. If the director deems the security plan insufficient, the director may deny the permit or require additional security measures as a condition of approval.

F. Public celebration permits shall not be issued for an existing licensed premises unless the license on the licensed premises, or the appropriate portion of the licensed premises, is in voluntary suspension.

H. A copy of the public celebration permit and the posters required by [15.11.2.9](#) NMAC must be prominently displayed at the bar station on the specially licensed premises.

I. A small brewer or winegrower may sell the beer and wine of other small brewers and winegrowers pursuant to a permit issued under this section.

J. Public celebration permits are not subject to any Sunday sales restrictions in the local option district where the celebration is to be held.

K. Outdoor areas to be permitted pursuant to this section shall satisfy the requirements of [15.10.32.13](#) NMAC.

[15.11.25.10](#) NMAC - N, 4/25/2017]

City of Santa Fe, New Mexico

memo

DATE: August 10, 2021

TO: Chris Graeser, Liquor Hearing Officer

FROM: *Kristine Mihelcic*
Kristine Mihelcic (Aug 10, 2021 12:05 MDT)

Kristine M. Mihelcic, City Clerk

ITEM & ISSUE

Request from SF Wine & Spirits, Inc., for a Transfer of Location of Dispenser Liquor License No. 0156.

BACKGROUND AND SUMMARY

The applicant has requested a transfer of location of Dispenser Liquor License No. 0156 from 1005 South St. Francis, to Susan's Fine Wine and Spirits, 632 Agua Fria, Santa Fe. This location is not within 300 feet of a church or school.

Attached are staff reports regarding litter and noise. 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
 Staff Reports
 Public Comments



NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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

July 1, 2021

Certified Mail No.: 7011 2970 0003 9315 7489

City of Santa Fe

% GERALYN F. CARDENAS, Assistant City Clerk
PO Box 909
Santa Fe, NM 87504-0909

Lic. No. /Appl. No.: License No. 0156 / Application No. 1193969
Name of Applicant: SF Wine & Spirits, Inc.
Doing Business As: Susan's Fine Wine and Spirits
Proposed Location: 632 Agua Fria, Santa Fe, New Mexico 87501

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 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.

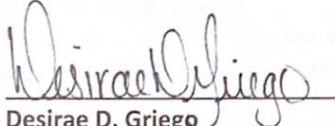
The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

The Applicant is seeking a Transfer of Location of Dispenser Liquor License No. 0156.

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,



Desirae D. Griego

Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4552 Fax: (505) 476-4595
Email: Desirae.Griego@state.nm.us

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. Public Comments





NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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APR 22 2021

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

ALCOHOLIC BEVERAGE

Transfer of Dispenser Type Liquor Application | \$200.00 Application Fee, non-refundable
ABC USE ONLY: Application Fee \$ 200 Received on: 4-22-21 Receipt No. 2377905
License Fee \$ _____ Received on: _____ Receipt No. _____
Application Number: 1193969 Local Option District: _____

License Number: 0156 License Type Dispenser License
Record Owner of Existing License: SF Wine & Spirits, inc.
Current D/B/A Name: Susan's Fine Wine and Spirits
Current Premises Address: 1005 S. St. Francis Drive, Suite 101, Santa Fe, Nm 87505
Current LOD: 27005 Is License moving out of Local Option District? Yes No

Check appropriate boxes:
Application is for: Transfer of Ownership Transfer of Ownership and Location Transfer of Location Only
Applicant is Individual Limited Liability Company Corporation Partnership (General/Limited)

NAME OF APPLICANT: SF Wine & Spirits, inc.

D/B/A Name to be used: Susan's Fine Wine and Spirits Business Phone No: (505) 984-1582

Mailing Address: _____

Email (required) Nirmala@SFWineAndSpirits.com

Physical location where license is to be used: 632 Agua Fria, Santa Fe, NM 87501

County: Santa Fe (Include street number / highway number / state road, city, state, and zip code)

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

Contact Person: Nirmala Ganapathy Phone #: (831) 566-9144 Email: Nirmala@SFWineAndSpirits.com

I, (print name) Nirmala Ganapathy, as (title) VP & Corporate Treasurer 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.

You must sign and date this form before a Notary Public.

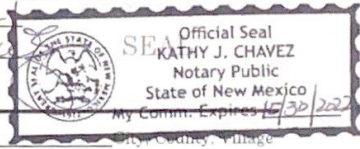
Signature of Applicant: [Signature] Date: April 19th, 2021

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

SUBSCRIBED AND SWORN TO before me this 19 day of April 2021

By: Kathy Chavez Notary Public: Kathy Chavez

Date my Commission Expires: 10/30/2022



Local Option District Use Only: Local Governing Body of _____

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: _____



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): El Paseo de Galisteo, Inc.

B. Date and Term of Lease: 14 April 2021 for five years

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: First Presbyterian Church Miles/feet: 2,880 feet

Address/location of Church: 208 Grant Avenue, Santa Fe, NM

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

Name of School: New Mexico School for the Arts Miles/feet: 378 feet

Address/location of School: 500 Montezuma Avenue, Santa Fe, NM

6. Distance from military installation *(Property line of military installation to closest point of licensed premises—shortest distance.)

Name of Military Installation, check one:

Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces),

Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

7. 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.

8. Type of Operation: Hotel Lounge Package Grocery Restaurant Racetrack

Small Brewer Craft Distiller Winery Wholesaler

Other (specify): Package Store

NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.





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
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

April 15, 2021

Nirmala Ganapathy
Vice President & Treasurer
SF Wine & Spirits, Inc.
dba Susan's Fine Wine and Spirits
632 Agua Fria Street
Santa Fe, NM 87505

RE: Zoning Verification for 632 Agua Fria Street, Santa Fe, NM

Dear Ms. Ganapathy,

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 Westside Sub-district and lies within the Westside-Guadalupe 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 sub district 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

(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:

(n) Westside Subdistrict:

Maintain the small scale and residential character and streetscape .

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APR 22 2021

ALCOHOLIC BEVERAGE
CONTROL

Development standards for the Townsc 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.

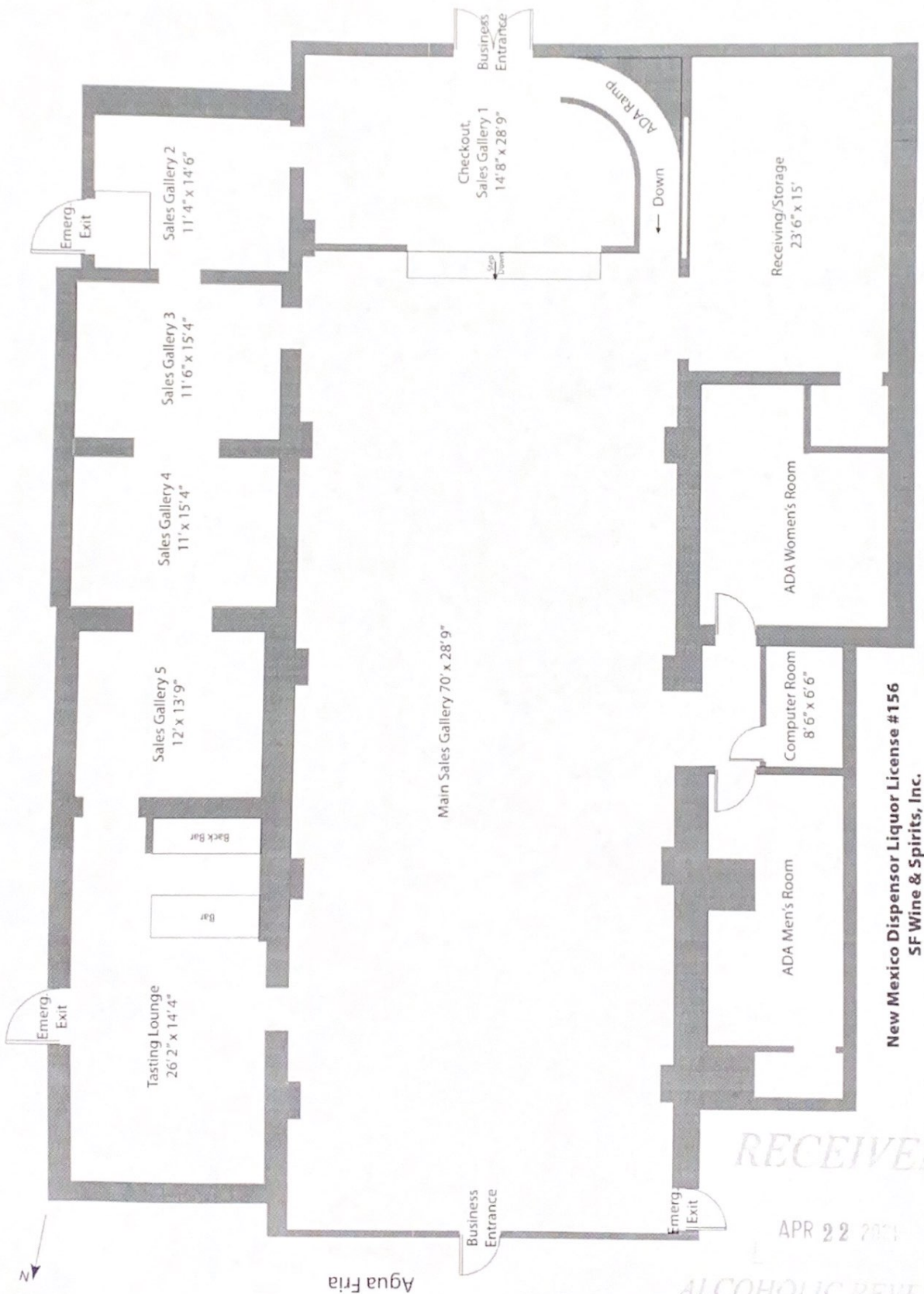
Retail sales of packaged alcohol for off-site consumption and a bar with on-site consumption are both permitted uses in the BCD district.

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. 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 ljmcculley@santafenm.gov.

Lani McCulley
Land Use Planner
City of Santa Fe, New Mexico



New Mexico Dispensor Liquor License # 156
SF Wine & Spirits, Inc.
dba Susan's Fine Wine and Spirits
5000 sq ft at 632 Agua Fria, Santa Fe, NM, 87501

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 APR 22 2001
 ALCOHOLIC BEVERAGE
 CONTROL

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, August 16, 2021.

The purpose of this hearing is to discuss a request from SF Wine & Spirits, Inc., Santa Fe for a transfer of location of Dispenser Liquor License No. 0156 from 1005 S. St. Francis Drive, Suite 101, Santa Fe, to Susan's Fine Wine and Spirits, 632 Agua Fria, Santa Fe.

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://www.santafenm.gov/weekly-meeting-list-agendas>.

Kristine Mihelcic
Kristine Mihelcic (Jul 12, 2021 10:59 MDT)

Kristine M. Mihelcic
City Clerk


Received by The Santa Fe New Mexican

Date: July 12, 2021

To Be Published: July 15, 2021 &

July 22, 2021

By


The Santa Fe New Mexican (Signature)

August 16, 2021 at 4:00 P.M. - LIQUOR HEARING OFFICER

ATTEND VIRTUALLY

<https://www.youtube.com/user/cityofsantafe>

Request from SF Wine & Spirits, Inc. for Transfer of Location of Dispenser Liquor License No. 0156 to be located at Susan's Fine Wine and Spirits located at 632 Agua Fria, Santa Fe.

SANTA FE NEW MEXICAN

202 E. Marcy
PO Box 2048
Santa Fe, NM 87504
Phone: 505-983-3303
FAX: 505-984-1785

LEGAL # 88567

CITY OF SANTA FE

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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: santa.fenm.gov/weekly_meeting_list_agendas.

/s/Kristine M. Mihelcic
City Clerk

Pub.: July 15, 22, 2021

Ad Proof/ Order Confirmation/ Invoice

SF WINE & SPIRITS, INC.
1005 S Saint Francis Dr Ste 101
Santa Fe NM, 875051723

831-566-9144

Account Number: STSWSI

Ad ID: 17007

Ordered By:

Sales Rep: Shaundel Moya

Ad Cost: \$90.60

Order Taken by: Shaundel Moya

Tax Amount: \$7.64

Payment \$0.00

Total Amount: \$98.24

Amount Due: \$98.24

Tagline: LEGAL # 88567

PO Number:

Product:

Major Class: LEGAL NOTICES

Placement:

Classification: Legals

Ad Size: 1.00 x 4.49"

Ad Type: Legal (wrapper)

Modular Size:

of Words 124

Color:

Run Dates:

07/15/21, 07/22/21



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
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

VIA EMAIL

August 10, 2021

Nirmala Ganapathy
SF Wine and Spirits, Inc.
632 Agua Fria Street
Santa Fe, New Mexico 87501

RE: Request from SF Wine and Spirits, LLC for a Transfer of Location of Dispenser Liquor License No. 0156.

Dear Ms. Ganapathy:

The public hearing before the City of Santa Fe Liquor Hearing Officer for the above referenced request has been set for Monday, August 16, 2021, 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 August 25, 2021 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 955-6520.

Sincerely,

Kristine Mihelcic

Kristine Mihelcic (Aug 10, 2021 12:05 MDT)

Kristine M. Mihelcic
City Clerk

arm

Enclosure



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
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

DATE: August 5, 2021

TO: Liquor Hearing Officer
Governing Body

VIA: *Jarel LaPan Hill*
Jarel LaPan Hill, City Manager

Jason Kluck
Jason Kluck, Director, Land Use Department

FROM: Jason Sena, Supervisor, Zoning, and Code Compliance

ITEM & ISSUE

Litter and noise impact assessment, due to a request from SF Wine & Spirits, Inc. for the following:

Pursuant to §60-6B-10 NMSA 1978, request from Sf Wine & Spirits, Inc., for a transfer of location of Dispenser Liquor License No. 0156 from 1005 S. St Francis Drive, Suite 101, to Susan's Fine Wine and Spirit's 623 Agua Fria.

BACKGROUND

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



DUNLAP ST

AGUA FRIA ST

632 Agua Fria ST

BCDWES

ROMERO ST

City of Santa Fe
Liquor License Request
Supplemental Information



John Romero, Traffic Engineer
Phone: 955-6638
jjromero1@santafenm.gov

Complete this form and return to cityclerks@santafenm.gov or City Clerk's Office, Room 215, 200 Lincoln Avenue.

- Name of Applicant: SF Wine & Spirits, Inc.
D/B/A Name to be used: Susan's Fine Wine and Spirits
Physical location where license is to be used: 632 Agua Fria Street, Santa Fe, NM, 87501
Applicant Telephone Number: Personal: 831-566-9144, Business (currently closed): 505-984-1582
- Type of liquor license request:
 New license (indicate type: _____)
 Transfer of location (indicate type: Dispenser Type Liquor License #0156)
 Transfer of ownership (indicate type: _____)
 Transfer of ownership and location (indicate type: _____)
- Is this an existing business?
 Yes **Applicant has been in business at a previous location since 2005.**
 No **The location for this application is not currently operating as a business.**
- Does the location where this license will be located currently sell liquor?
 Yes
 No
- If the answer to questions #3 is yes, indicate the current hours of operation of the business.
When most recently open, our business hours have been 10 a.m. to 7 p.m. Monday-Saturday;
adding Sunday 12-6 during December holidays.
If the hours of operation will change due to the sale of liquor, indicate the revised hours.
No change of business hours is presently anticipated.
- If this is a new business, indicate the anticipated hours of operation of the business.
N/A

7. If the answer to question #3 is yes, indicate the anticipated change in business volume due to the sale of liquor: Opening in this new location we anticipate a 30-55% reduction in customers per day.
 ___ Business is expected to increase (number of customers per day: _____)
 Business is expected to decrease (number of customers per day Reduction of up to 50 customers per day.)
 ___ Business is expected to remain the same
8. If the answer to questions #3 is no, indicate the number of customers anticipated per day at the business.
50-75 average
9. Estimate the number of customers per day who currently drive (or will drive) to the business versus the number who walk:
40-60 Number of customers who drive
8-12 Number of customers who walk
3-4 customers are estimated to bicycle
10. Has liquor ever been sold at this location?
 ___ Yes
 No, not to our knowledge.
11. If the answer to question #10 is yes, indicate the name of the establishment and the year(s) that the liquor sales occurred.
N/A
12. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved:
 ___ Traffic can be expected to increase on adjacent streets.
 Traffic will not increase on adjacent streets.
13. Is an outdoor seating/patio area included in the licensed premise?
 ___ Yes
 No
14. If the answer to question #13 is yes, is the outdoor area fully enclosed?
 ___ Yes
 ___ No

Name of person completing this form: Nirmala Ganapathy

Telephone number: 831-566-9144

Date: 12 July 2021

(For City Use Only)

Based upon the information provided above, staff has the following comments:

- It does not appear that the approval of this request will create any unacceptable traffic impacts.
 ___ It appears that the approval of this request will create unacceptable traffic impacts (see comments below).
 ___ Other comments: _____

By: A. Q. T. L.
 Title: Engineering Division Director
 Date: July 14, 2021

Public Comments

From: Alan Statman
To: Griego, Desirae, RLD
Subject: [EXT] Susan's FSW
Date: Tuesday, May 18, 2021 8:44:26 AM

I am customer of SFSW and would add the following in support of the transfer of their license.

1. They are cooperative and courteous. The store is well laid out and clean.
2. They have gone out of their way to get me a product which other stores do not carry and those stores wouldn't even bother to try to get.
3. They sold me the product at a reasonable or even below market price.
4. It is a local small business and should be supported as opposed to national chains.
5. They are a female owned small business which should be encouraged.
6. It would be a loss if this business was closed considering the disparate impact COVID has had on NM small business.

I support the license transfer.

Sent from my iPad

Albert L. Grasso
31 Lamy Crest Road
Lamy, NM 87540

Judge Desirae Greigo
VIA EMAIL: desirae.greigo@state.nm.us
Alcoholic Beverage Control Division

RE: Susan's Fine Wine & Spirits

Dear Judge Griego,

I am writing in support of the application of the owners of Susan's Fine Wine & Spirits to transfer their business occupation and liquor license to 632 Agua Fria, Santa Fe.

I have lived in and been a property owner in Santa Fe County for more than 25 years. I personally know the owners and am familiar with their business operations.

The business is unique in Santa Fe. Unlike many of their local competitors, their product line is not the ordinary fare and instead caters to those appreciative of finer wines, spirits and craft beers. Many of their wares cannot be replicated in the Santa Fe area.

The loss of the property lease at Cerrillos Road and St. Francis Drive is a short term culinary and social disaster. If Susan's is unable to relocate, it will have long term adverse consequences, other than merely the loss of another unique Santa Fe business.

Although I am unfamiliar with the local taxes paid by businesses, I assume that closure of the business will result in the annual loss of several hundred thousand dollars of tax revenue to the community. In light of the closure or decline of many businesses in Santa Fe due to the Covid pandemic, this loss will add to the economic decline of the city. Before rejecting Susan's application, possibly those city officials responsible for the financial integrity of the community should be consulted.

As I understand, based upon their prior experience of business volumes, Susan's owners deny that their business will cause any meaningful increase in traffic or parking issues. The business location has adequate on-site parking to satisfy its historic business volumes. If the objections of increased traffic and inadequate parking are to be honored as justifications to deny the application, every other successful business seeking to locate on the premises will face the same objections. No commercial operation will be able to locate on the premises.

If so, the objectors should be reminded of the old adage – be careful of what you wish for. If commercial operations are precluded, the obvious alternatives are to shutter the location or to locate a halfway house or homeless shelter on the premises. Precisely the demographic in the area to which some citizens have objected is the likely result. In contrast, a viable business with the type of customers Susan's caters to will serve as a bulwark against these concerns of the citizenry.

Finally, I observe that two (2) of the owners are older women of Asian ancestry. This is the profile of numerous recent attacks which have made national news. I hesitate to suggest similar nefarious motives behind objections to the application arising in our city are different. However, any such rationale casts the city in a negative light and should be rejected.

Sincerely,

Albert L. Grasso

Albert L. Grasso

cc: Mayor Alan Weber via email (mayor@santafenm.gov)

From: [Alicia Bertram](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Support of Susan's Fine Wine
Date: Tuesday, May 25, 2021 6:31:07 PM

Desirae,

I am writing in support of the new Susan's location. NIMBY people are actively trying to kill this new location which is RIDICULOUS. We need to support our local thriving businesses not hinder their success.

This would be a great move for the neighborhood and the city. We need to look towards the future and the needs of our neighborhoods, instead of listening to the few loud whining voices. As an 11th generation resident we need to help our locals!!!!

Alicia Bertram

From: William Dolson
To: Griego, Desirae, RLD
Subject: [EXT] Transfer of Liquor License for Susan's Fine Wine and Spirits
Date: Sunday, May 30, 2021 12:26:08 PM

Dear Ms. Griego,

I wish to strongly support the transfer Susn's license to their new location on Agua Fria St. Susan's is a "boutique" wine and spirits store and is primarily locally and woman owned. It caters to an upscale clientele and carries unique wines and spirits which are simply unavailable at the national chains or lower end local liquor stores. The store does not have a high traffic level and is never over-crowded. The store also supports the community through discounts and donations to first responders and military personnel and local charities.

The presence of Susan's at the new location will be an asset for the local community. It is a model retail business and a Santa Fe institution.

Regards,
Bill Dolson
Santa Fe, NM

From: [bill.leith](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Support for transfer of liquor license
Date: Saturday, June 5, 2021 3:50:55 PM

Dear Ms. Griego,

I am working to you to voice my support for the transfer of the liquor license of **Susan's Fine Wine and Spirits**.

This Santa Fe business is unique and its continued operation in Santa Fe is in the community's interest.

In particular, Susan's is:

- family owned (3 of the 4 owners are women, and 3 of the 4 owners are local).
- their employees are stable, are knowledgeable, professional, friendly and helpful.
- they are never over crowded, either in the store or parking lot.

Susan's is not "just another liquor store"; it provides special value to me and hundreds of other residents of Santa Fe.

Thank you for your consideration.

—Bill
[@bill.leith](#)

From: Shan
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Wine Liquor License
Date: Tuesday, May 18, 2021 9:20:28 AM

Hi Desirae,

I heard you were taking comments in relation to Susan's Wine and the renewal of their liquor license.

We love Susan's. Santa Fe is beloved for its eclectic mix of Family Businesses. Susan's always has the local beer or fun, exotic wine or liquor we are searching for. We would much prefer to support a locally owned business than a big chain, and although we live closer to chains, we do prefer to make the drive to Susan's for our beverages for dining and entertaining.

Excellent, personal customer service and no stress shopping is also key to their success.

We look forward to their new location in Santa Fe. Please support LOCAL and renew their Liquor License for those who prefer shopping in Santa Fe owned businesses.

Thank you,
Bob and Shannon Hanson
Santa Fe, NM

From: Bob Soza
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Wednesday, May 19, 2021 11:15:33 AM

Dear Ms. Griego, I am requesting that your office actively assist Susan's in getting the liquor license transferred from the current location to the new location on Agua Fria Street. Susan's is an asset to the Santa Fe community, both in terms of its high quality staff and its contribution to the local commerce. The staff is very courteous, knowledgeable and accommodating. The environment at the store reflects the care of the owners for their employees and customers, as it is well organized, clean and friendly. Keeping an organization like this one active in the Santa Fe community will reflect positively on the decision makers. Your consideration of this request is greatly appreciated.

Bob Soza

Bob Soza
Tax Director
O: 918-388-1655 D: 918-388-1651 C: 918-625-8982

**MARINER WEALTH ADVISORS: RANKED IN THE
TOP THREE 2018, 2017 & 2016 RIA FIRMS BY BARRON'S***

Mariner Wealth Advisors

4200 East Skelly Drive, Suite 960 | Tulsa, OK 74135 | www.marinerwealthadvisors.com

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From: [Brenda Shears](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits
Date: Thursday, May 20, 2021 6:30:59 PM

Susan's Fine Wine & Spirits is an excellent Santa Fe business. My husband and I have been customers almost since we moved to Santa Fe five years ago. The staff and owners are well informed, friendly and helpful whenever we have needed assistance in selecting wine or spirits.

We can also depend on professional service and quality products at an appropriate price point for our budget. The store provides an open and airy environment in which to shop. We are well greeted by staff and enjoy shopping there.

SFW is an asset to the community.

We value local businesses and encourage the facilitation of the transfer of its liquor license to a new location.

Sincerely,

Brenda Shears
421 Calle Kokopelli
Santa Fe NM 87501

From: [Bruce Legler](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines
Date: Thursday, May 20, 2021 4:36:10 PM

Hello,

We would like to support the liquor license transfer to Susan's new location. We have been customers of theirs since they opened.

They are locally owned by honest, reliable people.

This business has been an asset to our Santa Fe community for years. They offer high quality products that are purchased by both the upscale and average citizens and visitors.

Many of their high quality products are not available at most places in our county. And they are sold at fair prices.

Thank you.

Bruce & Anne Legler
1949 Cerros Colorados
Santa Fe, NM

From: [Carole Engelder](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Support for Susan's Fine Wine
Date: Thursday, May 20, 2021 10:46:13 AM

My email is to support the relocation of Susan's Fine Wine.

I am a Santa Fe resident and have patronized Susan's Fine Wines for many years. Susan's Fine Wines provides a higher end product and retail atmosphere.

Most importantly to me, Susan's is a local, family-owned small business. Santa Fe needs to nurture and support our local, small businesses.

Sincerely,

Carole Engelder
505.614.4206

From: [christopher.goblet](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits
Date: Friday, May 28, 2021 2:31:31 PM
Attachments: [Support Susan's Relocation Effort.docx](#)

Hello Ms. Griego,

Please find the attached letter in support of Susan's Fine Wine & Spirits and their proposed relocation to Agua Fria. I would appreciate you adding my comments to the files and sharing them with anyone involved in the decision making process.

Sincerely,

--

Chris Goblet
505.660.2951

Dear Ms. Desirae Griego,

I am a 22+ year resident of Santa Fe and I made the decision early on in my life that I wanted to make New Mexico my home. There are many excellent reasons for my family wanting to establish this as our home, all of them relating to the amenities that can be found in a relatively small town like Santa Fe.

Over the years we have watched as the town has made progress as a city, everything from paving dirt roads and enhancing the beauty of the landscape to redeveloping the Railyards and recruiting new business to the City Different. We have also watched, and sometimes have been shocked, as the city has failed to see its true potential. One of the great inhibitors to growth is the concept of NIMBY beliefs that pervade the city.

When my family moved here in 1999, I remember a simpler Santa Fe. There was still livestock on Alameda, in the middle of town one could still see a donkey and sheep. At that time my Father took up the charge to help another company overcome the NIMBY spirit of that day. At that time, it was Thornburg Investment Management who was looking to build a beautiful campus, designed by a world-class Mexican architect, that would generate hundreds of high paying jobs. The neighborhoods in the area cried foul... that this building would somehow disparage their views and their lives.

This sentiment of **Not In My Back Yard** has been the downfall of development and progress in Santa Fe for decades. Susan's Fine Wine & Spirits is a quality woman-owned business that is part of our community. They have an excellent customer base that appreciates buying from a local business. They support events like Santa Fe Wine & Chile and they prioritize customer service and selection like no other wine shop in town.

I hope one day the City of Santa Fe and its residents will eventually appreciate that independent business, industry and commerce is a gift to this city, it is what makes our town unique and special, and we do not work hard enough to foster or support those who define our community. Please consider that the noise and chatter you are hearing against the approval of this business relocation is the echo chamber we have long lived in, and it has failed us before as it will fail us again. Please allow Susan's Fine Wine & Spirits to continue as a thriving business in our community and approve their request.

Sincerely
Chris Goblet
Concerned Citizen & Wine Enthusiast

(505) 660-2951
518 Old Santa Fe Trail #304
Santa Fe, NM 87505

From: Christine McDonald
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits
Date: Tuesday, May 18, 2021 4:42:49 PM

Dear Ms. Griego,

It is my understanding that Susan's Fine Wine & Spirits is in the process of requesting a transfer of their license to a new location at 632 Agua Fria.

I have been a customer of this fine establishment for several years. The ambiance of their establishment, combined with the quality and uniqueness of wines have kept me a loyal customer. I consider SFW&S the creme de la creme of wine experiences in our town.

A family owned company with knowledgeable, professional and helpful staff, the experience is one of friendliness and warmth.

SFW&S is strongly community-minded and supportive of veterans, first responders and local charities.

The continued presence of their fine establishment is a value to our community and at the new location, they will have a beneficial and positive effect on the entire neighborhood.

Please feel free to contact me if you have any specific questions.

Thank you!

Christine McDonald

From: [Kratz, Corinne](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] support for Susan's Wine transfer
Date: Tuesday, May 18, 2021 1:09:39 PM

Dear Desirae Griego,

I write in support of the request by Susan's Fine Wines to transfer their liquor license to new premises at 632 Agua Fria after losing their lease on their current premises. Susan's is a much appreciated store that brings high quality wines and spirits to town that are not available elsewhere in this part of town. They take great care in their selection of products, hold small tasting events that are educational, and are locally owned. Please feel free to contact me for further comments.

Corinne A. Kratz

PO Box 216

Tesuque NM 87574

<http://anthropology.emory.edu/home/people/kratz-corinne.html>

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From: [David Crosby](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines
Date: Tuesday, May 18, 2021 9:36:53 AM

I understand that the liquor license for Susan's is under review for transfer. I'd like to add my support for this business, they have always gone out of their way to make sure that unlike so many other businesses that sell liquor, their premises are always clean, safe, welcoming, professionally and carefully staffed, and they are responsible to the community.

David Crosby
Santa Fe

From: [Deena Joseph](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines & Spirits
Date: Wednesday, May 26, 2021 10:18:23 AM
Attachments: [Susan's Fine Wines \(ltr\).WORD.docx](#)

Good Morning!

Please see my attached letter in support of Susan's Fine Wine & Spirits' request for transfer of their liquor license to 632 Agua Fria Street.

Thank you,

Deena Joseph
505-660-3300

GOCREATIVE - DEENA JOSEPH

GocreativeDeenajo@yahoo.com * 505-660-3300

May 26, 2021

State of New Mexico
Regulation and Licensing Department
Alcoholic Beverage Control
2550 Cerrillos Road, Second Floor
Santa Fe, NM 87505

Dear Ms. Desirae Griego,

Susan's is a successful, small, luxury business - precisely what the City of Santa Fe and the state promotes as its desired type of business. I am writing on behalf of Susan's Fine Wines & Spirits as a loyal customer for many years and as a hospitality and tourism industry generator and representative during my 30 years in Santa Fe. I have catered for Susan's Fine Wine & Spirits for special, promotional events and have seen first hand their excellent selection of thoughtfully sourced product, their respectful and educated clientele in wine and spirits, and how they treat vendors, employees and customers. I have come to know them personally and am impressed by their generosity in giving back to the Santa Fe community with their time and charitable donations. Susan's Fine Wines & Spirits took great care of their employees during Covid, even though they were deeply impacted by the closure, as many small businesses were.

I am one of the owners of a redevelopment in the Railyard District creating a mixed-use, sustainable, walkable project. We have a long-standing family owned and operated property management and development company and work with the City and understand the processes in obtaining or transferring liquor licenses. A liquor license typically and initially generates concern when it is proposed in a neighborhood, and without context this is understandable. However, Susan's Fine Wines & Spirits' business is not the typical "liquor" store/establishment and will only improve the neighborhood through increased property values, accessibility to excellent, thoughtfully sourced products and experiences and greatly contributing to the spirit and characterization of the mixed-use zoning. Susan's Fine Wines & Spirits is an ideal neighbor and business for this location and is a much desired and needed business in Santa Fe.

Hospitality and tourism are the backbone of the economy in Santa Fe, greatly supporting the art economy as they are integral to one another. Susan's is a thoughtful, well-managed, small business that would be a wonderful asset to any neighborhood. Please support the transfer of Susan's Fine Wine & Spirits' liquor license to 632 Agua Fria Street.

Sincerely,

Deena Joseph

From: Diane McGaha
To: Griego, Desirae, RLD
Subject: [EXT] Liquor License Transfer/Susan's Fine Wines
Date: Monday, May 24, 2021 9:47:53 PM

Hello Ms. Griego, I'm a current customer of Susan's and am sending this email to express my support for the requested license transfer to the new Susan's location. Susan's is not the usual liquor store and let me provide one personal example. I don't drink alcohol very much because it tends to give me headaches. But at the suggestion of a friend, I contacted Susan's a few years ago and tried a sparkling wine recommended by General Manager Eva Moldovanyi - and that wine does not give me headaches (and I still enjoy it every month)! It may seem like a small thing, but I'd previously asked Total Wine and other liquor stores in Santa Fe and Albuquerque to help me identify a wine I might be able to drink, but none of them were interested or willing to expend the staff time to help. Susan's is the exception and the staff there has since offered personal advice about other beverages I wanted to purchase as gifts, which I did with great success and appreciation. Susan's is a small, family-owned, neighborhood specialty store that serves people like me who have very specific needs. The products sold at Susan's happen to be alcohol, but Susan's is not the place people shop when they just want something cheap for a buzz.

I encourage you to consider the distinctive nature of the products sold at Susan's and the very special niche this business has occupied in Santa Fe for over 15 years. Thank you.

Diane McGaha, Santa Fe

From: Doug McClellan
To: Griego, Desirae, RLD
Subject: [EXT] I support the liquor license transfer of Susan's Fine Wine and Spirits
Date: Monday, May 24, 2021 3:29:16 PM

Dear Ms. Desirae Griego:

I am a longtime customer of Susan's Fine Wine and Spirits and write in support of the request to transfer their liquor license to a new location at 632 Agua Fria St.

Our local merchants especially need our support in these challenging times. I try to give Susan's my business whenever possible, instead of going to one of the stores owned by Big Supermarket or Big Liquor.

Susan's has always been the epitome of a "Clean, Well-Lighted Place." Because it caters to a more upscale clientele, the store has never been crowded when I have shopped there. Nor have I ever had a problem parking right in front Susan's, even though their current location is in a shopping center that includes a Chipotle and another popular restaurant.

I'm a fan of craft beer, and Susan's selection is terrific. They let the big guys deal with the mass market beer brands, and instead focus on more interesting fare. Also important to me is the fact that Susan's has always supported our local New Mexico breweries.

They may not have the endless aisles of wines and spirits that Big Liquor has, but Susan's selections are well-chosen. You can always find something good at just about any price range.

I hope the state of New Mexico will support our fellow New Mexicans by approving the transfer of Susan's liquor license. The Big Supermarket and Big Liquor stores suck enough money out of our community, while the local owners and staff of Susan's have a 15-year(!) track record of being responsible to their community, and responsive to their customers.

The big guys will do just fine; I'd rather spend my money at my hardworking, *local* beer, wine, and spirits merchant. Thanks for your consideration &

Cheers,

Doug McClellan
doug@dougmccllellan.com
111 Coronado Ln.
Santa Fe, NM 87505

From: Shannon Chamberlain
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine and Liquor
Date: Wednesday, May 26, 2021 9:17:33 PM

Dear Ms. Griego,

I am writing to express my support for Susan's Fine Wine and Liquors and their attempt to move to the Aqua Fria neighborhood, as a Santa Fe resident who lives walking distance away. I've heard that there is a great deal of opposition to this move, and I can't imagine why. Susan's is a classy establishment that is extremely unlikely to bring anything but benefits to the neighborhood (which, frankly, could use a store like this). I can only imagine that the people who oppose this move into our neighborhood are the type who either oppose any sort of change or those who have never set foot in Susan's and think it would attract what they deem a "lower class" element. Setting aside their snobbery and NIMBYism, this seems highly unlikely. Susan's is moving into a building that was already used for commercial purposes, in an area where plenty of commercial establishments exist already. In any case, a small, vocal, and rather puritanical group of people should not have the power to tell a good, local business like Susan's that it must face dissolution because they have ill-founded and ill-considered "concerns." I very much hope that the state review board will approve the request of Susan's to relocate.

Thank you,

Dr. Shannon Chamberlain
709 Juniper Drive
Santa Fe, NM 87501

From: [Steven Rudnick](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines
Date: Tuesday, May 18, 2021 9:26:53 AM

I count on Susan's for quality products that I cannot find at the chain liquor stores. There is nobody else that carries Trinqueddel Rose.

Steven Rudnick, Ph.D.
Environmental Scientist/Educator

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT]
Date: Monday, May 31, 2021 8:01:51 PM

From: emtnm@comcast.net <emtnm@comcast.net>
Sent: Sunday, May 30, 2021 1:20 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: emtnm@comcast.net
Subject: [EXT]

Sent from my T-Mobile 4G LTE device

From: [Eliot Chavanne](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines New Location
Date: Tuesday, May 25, 2021 6:37:22 PM

Dear Desirea,

It has recently come to my attention that our beloved Susan's Fine Wines is moving to a new location. At first this was troubling news as I was originally led to believe they had become another locally owned and operated business that had fallen victim to the troubling effects of the Covid-19 pandemic. But, after visiting their store in person the news was made clear and I learned they were simply moving down the street due their landlord not renewing the lease after 19 years at their current location.

It's been made clear to me by the amazing staff and owners at Susan's that the new neighbors have concerns about a liquor store opening up in their neighborhood. I'd like to lend my words and assure you that Susan's is not your typical liquor store. They operate by selling low volume high end wine and liquor. This is not the kind of place that draws large foot traffic by selling those \$1 liquor bottles. They've won my customer loyalty by having a well curated quality selection of alcohol and a knowledgeable team of employees that are friendly and professional.

The new neighbors have every right to be concerned about an increase in traffic, but I have never been in the store and experienced more than 5 customers present. Please understand that this is a primarily female owned business that is a Santa Fe staple and deserves this city's continued support after a year of closures and lost revenue.

Thank you for reading and have an amazing day.

-Eliot

From: Elizabeth Foree
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's License Renewal
Date: Tuesday, May 18, 2021 10:11:59 AM

Dear Desirae,

I understand Susan's is moving to a larger place on Aqua Fria.

As a good-wine drinker, I find their selections are fresh, in date, and choices of wine club wines excellent

Please make this move an easy transition so I can "go shopping"!

Elizabeth Foree

From: eva@sfwineandspirits.com
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Letter in Support of Susan's Fine Wine and Spirits
Date: Wednesday, May 26, 2021 2:06:52 PM

Dear Ms. Griego,

I am writing in support of the liquor license transfer of Susan's Fine Wine and Spirits (Susan's).

The fierce opposition expressed by neighbors on Agua Fria and Romero streets is astounding, given they knowingly took residence in a city zone approved for retail. As neighbors have pointed out to me, the objection appears mostly related to city traffic, and less so for the type of business. Ironically, this suggests neighbors will oppose any type of business in the immediate vicinity.

The neighbors' unwillingness to work with the owners of Susan's Fine Wine and Spirits to find mutually agreeable solutions, exposes just how little regard they have for sustainable commerce in the city of Santa Fe. The fact that neighbors' opposition could spell the end for Susan's seemed to be of no concern; quite the opposite, in fact, neighbors relished that outcome as long as Susan's did not move to 632 Agua Fria.

Among the many reasons for approving Susan's move, I list the following:

- Importantly, approval of the license transfer means Susan's may remain a viable business.
- Susan's is a family-owned business; three of the four owners are women; three of the four owners are local.
- Susan's profits are frequently re-invested in the Santa Fe community.
- Susan's employs local Santa Feans, all with a passion for fine wine and spirits. Personally, after a long successful career as a geologist, Susan's has afforded me the opportunity to pursue my second passion, fine wines.
- Susan's workforce is diverse and supportive of the LGBTQ community; many employees are or have been of gay or bisexual orientation.
- During the Covid Lockdown of 2020, all staff remained on the payroll; no one was furloughed, unlike many businesses in Santa Fe.
- Susan's is a conscientious purveyor of fine wine and spirits and craft beer. In its 15+ years of existence, the owners have complied with all regulations and requirements of the Department of Alcohol and Beverage Control; during that time, Susan's has incurred zero fines.
- Susan's is a frequent destination for tourists visiting Santa Fe.

To reiterate, denying Susan's the license transfer to 632 Agua Fria would bring an unfortunate end to an iconic business; business Santa Fe can ill afford to lose. I hope the Department of Alcohol Beverage Control approves the transfer.

Thank you,
Eva

Eva Moldovanyi, PhD
General Manager
Susan's Fine Wine and Spirits
Store: (505) 984-1582

From: Eve Cohen
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Tuesday, May 25, 2021 11:09:21 AM

I am writing in support of the above application for transfer of liquor license. This business is entirely local unlike big box chain stores such as Total Wine. Their license is mainly used for tasting events. I believe they will be respectful neighbors in their new location. If we don't support local businesses then we will suffer the Walmart phenomenon and lose our local businesses.

Eve Cohen

Sent from my iPhone

From: [Lance Farrell](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] SF Wine And Spirits - Susan's Liquor
Date: Tuesday, May 25, 2021 9:10:06 AM

Hi Desirae,

Please accept this email on behalf of Susan's Liquor. Susan's Liquor has been a part of the Santa Fe community for over a decade and for the past 9 years my family and I have been repeat customers of Susan's Liquor. Their selections of wine, spirits and beer are always on point. The staff is very welcoming and helpful. I appreciate throughout the year Susan's Liquor holds fundraisers where all the proceeds stay within the Santa Fe community. The above statements are why we support a locally owned business instead of a corporate chain. We need to do whatever it takes to keep retailers that live, work and support the Santa Fe community.

Thanks,
Farrell and Garica Families

From: [Greg Myers](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits
Date: Thursday, May 20, 2021 2:19:54 PM

Ms. Desirae Griego,

As a customer of Susan's Fine Wine and Spirits, I would like to express my strong support for their relocation to 632 Agua Fria Street. Susan's has been an important and successful member of our business community for over 15 years. Locally owned and operated they have served a loyal clientele and the community with a unique mix of products and knowledgeable staff. A combination not replaceable by their competition.

Susan's proposed relocation embraces the principles of mixed use zoning and is extremely important for the future of our community as highlighted by the 2017 City of Santa Fe Land Use & Design Study. Mixed use zoning promotes a village style mix of retail, restaurants, offices, civic uses and family housing for an enriched community experience. Failure to embrace mixed use zoning could deny our community economic development/improvements, social connectivity, investor ROI and sustainability.

Our community is more than an assortment of buildings, businesses and residences. To successfully integrate these entities into a vibrant community one need look no further than the Railyard District.

For our community, I respectfully ask you to approve the proposed relocation of Susan's Fine Wine & Spirits.

Thank you,

Greg Myers,
Santa Fe Railyard District Resident

Sent from my iPhone

From: [Howard Spiegelman](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine and Spirits License Transfer
Date: Wednesday, May 26, 2021 5:53:12 PM

Dear Hearing Officer Griego,

As a long-time wine professional and Santa Fe resident, I would like to support Susan's Fine Wines and Spirits' application for license transfer to their new location.

For the past 10 years I've taught "wine-appreciation," food and beverage management, and wine and food pairing at Santa Fe Community College. My wife and I have written extensively on wine and wineries from around the world, including a number of articles on New Mexico's wines and wineries. Susan's is a prime promoter of quality wines and spirits from New Mexico.

Susan's has been our resource for both its quality products and outstanding customer service and education. It has consistently gone that extra mile in supporting local charitable causes with product donations, including to SFCC. They have become a valuable contributing member of our community.

And, while we patronize wine merchants, from Total Wine to Kelly's Liquor Barn, Susan's has always our go-to store for special wines and spirits, unique tastings, and educational events. There is no other shop like this in our city.

So, we ask you to approve Susan's license transfer to its new location.

Thank you,

Howard & Deborah Spiegelman

Howard M. Spiegelman
2 Calle Siete Casas
Santa Fe, NM 87507
(505) 466-1142
hms2010@comcast.net

From: [Howard Gershon](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines Liquor License
Date: Wednesday, May 19, 2021 10:20:56 AM

I am writing in support of Susan's Fine Wines effort to transfer it's liquor license to a new location on Agua Fria Street. Susan's is a locally owned business that provides excellent service and is an alternative to big box out of state purveyors. We need to do all that we can to help these local businesses succeed!

Howard J. Gershon
New Heights Group
505 690 8433 (cell)
Howard@reach-newheights.com

Thought for the month
"Sometimes you have to get in the way."
John Lewis

From: Scott Werner and John Lippe
To: Griego, Desirae, RLD
Subject: [EXT] liquor license application
Date: Tuesday, May 18, 2021 9:57:40 AM

Dear Ms. Griego,

Please process efficiently, the application of the liquor license for Susan's Fine Wine & Spirits.

This is a well established, and local, and locally owned established business which is moving from one Santa Fe location to another Santa Fe location.

They have responsibly served a niche market in Northern New Mexico.

Thank you,

J. Scott Werner, M.D.

Santa Fe

From: O'Bannon, James E.
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine
Date: Monday, May 24, 2021 2:34:09 PM

I am writing in support of Susan's. Susan's is unique in Santa Fe in that the selections that they carry are often unique and the service is extraordinary. This is not like shopping at Albertsons. Losing Susan's would be a loss for the many in the Santa Fe community that appreciate the special selections and service offered by this business.

My wife and I are homeowners in Santa Fe. Unfortunately we are not yet full time residents. Losing Susan's would be a loss.

Hopefully you will grant the permit application.

James E. O'Bannon
Partner
JONES DAY® - One Firm Worldwide™
2727 North Harwood Street
Dallas, Texas 75201
Office: +1.214.969.3766
Cell: +1.214.763.0505
Fax: +1.214.969.5100
jeobannon@jonesday.com

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From: [jim.podesta](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines
Date: Tuesday, May 18, 2021 11:07:32 AM

I'm sending in my recommendation to transfer Susan's license to its new potential location on Agua Fria Street. The store offers the best selection of wines in Santa Fe at fair prices, as well as beer and spirits. The staff is very knowledgeable and helpful to customers at various price points. During the pandemic, they strictly enforced mask wearing and occupancy limits, making one feel safe while shopping inside. All in all, it's the type of small business that we want in Santa Fe.

James Podesta
2920 Bonito Circle
Santa Fe, NM 87507

From: James Selby
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Monday, May 24, 2021 7:05:25 AM

Dear Ms. Griego,

I'm writing in support of the approval for the new location on Aqua Fria. This is a vital small, local business which has endured and served its community well. My sister has a home on Agua Fria near another local business, Joseph's, and as a downtown resident, welcomes being able to walk to a retail store of such quality as Susan's.

Knowing the owners and managers for years, I attest to their integrity and hard work and earnest support of our cities citizens.

Thank you for your consideration.

James Selby
Santa Fe, NM

From: [Jana Shoulders](#)
To: [Grego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines Liquor License in Santa Fe
Date: Tuesday, May 18, 2021 10:01:57 AM

Dear Desirae - we have been patrons of Susan's for many years and have been impressed by the well run establishment. It is particularly rewarding to do business with a group that is diverse, professional and by all outward signs a responsible employer.

We hope you will approve their new license as we see them as a real jewel for Santa Fe and the state of New Mexico.

Jana Shoulders
1135 Piedra Rondo
Santa Fe, NM 87501

Mariner Wealth Advisors

O: 918.991.6910 C: 918.740.6298 F: 918.665.6219
4200 E. Skelly Dr., Suite 950, Tulsa, OK 74135
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7971 SW 45th Avenue, Suite 100, Amarillo, TX 79119

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From: jarratt@jarratt.net
To: Griego_Desirae_RLD
Subject: [EXT] Transfer of license for Susan's Fine Wines
Date: Tuesday, May 18, 2021 2:50:39 PM

Hi Ms. Griego:

As I understand it, this licensee lost its lease quite suddenly in the only location it has ever known (at the intersection of Cerrillos & St Francis in Santa Fe). It cannot reopen at its new location until the license is transferred, of course.

This is a well established woman-owned and local business that has a loyal following. During the period it is unable to offer retail services its loyal customers must shop elsewhere. Any business interruption is traumatic — the sooner Susan can reopen the better before its customers develop new shopping patterns.

I am one of its customers and am writing you to urge you to expedite the transfer process to the extent practicable. I understand that there are a lot of statutory requirements that must be met and that even an expedited process may take a while.

Thanks for your consideration.

Best,

Jarratt
jarratt applewhite
lamy, nm
505.577.5335 (cell)

From: Jeffrey.paine
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wines & Spirits
Date: Wednesday, May 26, 2021 12:18:45 PM

Good Morning Ms Griego,

I am very happy to write in support of Susan's Fine Wines & Spirits having their liquor license transferred to 632 Agua Fria. I just returned from a drive through the neighborhood to ensure the accuracy of this e-mail.

First, as the business name implies—Fine Wine and Spirits—Susan's is not your "typical" liquor store where the shelves are stocked and an individual sits at the cash register. Susan's employs knowledgeable staff who can answer questions about all the products they sell and are always at the ready to assist with the perfect selection. That does not sound like your "typical" liquor store or the one to which neighbors could object.

Second, as Santa Fe city and county continue to expand and welcome transplants the need for the type of specialized service they provide is needed. Not only do they offer a distinctive level of service and customer friendship they actively support the Santa Fe Wine & Chile event, something that few, if any, other establishments can say.

Agua Fria is a small neighborhood but the off street parking will not affect this ambience and will not become the "blight" and hangout that might be feared. The owners are community oriented and will not tolerate behavior that would bring discredit upon either them or the neighborhood. Santa Fe is a unique and special place that will be diminished if their transfer application is denied.

Thank you for considering my support of Susan's Fine Wine & Spirits.

JEFF PAINE
53 Tano West
Santa Fe



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines and Liquors

Proposed Location: 632 Agua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

receiving a permit to operate at its new location on Agua Fria Street.

I an ordinary citizen, a resident of South Capitol, with no connection to the store or its owners, and I support its application to be permitted at the new 632 Agua Fria location.

Susan's is a well-managed, locally owned business with a history of supporting the community through donations. It is NOT a national chain or a big box retailer and, based on my experience shopping at its current location for more than 15 years, is unlikely to draw large crowds or create over-crowding.

Not permitting Susan's to open at its new location, in a site that is zoned for retail, would be an arbitrary and unjust action that would hurt the community the store serves. It would also send a terrible signal to business owners and entrepreneurs at a time when the City is attempting to bounce back economically from the ravages of COVID.

Your Name: Jeff Zilka Date: June 1, 2021

Your Street Address: 648 Granada Street

City: Santa Fe State: NM Zip: 87505

How may we contact you?

Phone: 847 421 0622 E-mail: jeff.zilka@edelman.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101.

Revised 2/8/2021



From: [Zilka, Jeff](#)
To: [Griego, Desirae, RLD](#)
Cc: [Zilka, Jeff](#)
Subject: [EXT] In support of Susan's Fine Wines and Liquors being allowed to operate at its new location on Agua Fria Street
Date: Thursday, May 27, 2021 7:11:35 AM

Dear Ms. Griego,

I understand you are the hearing officer in the matter of Susan's Fine Wines and Liquors receiving a permit to operate at its new location on Agua Fria Street.

I am an ordinary citizen, a resident of South Capitol, with no connection to the store or its owners, and I am in support of that application. Susan's is a well-managed, locally owned business with a history of supporting the community through donations. It is NOT a national chain or a big box retailer and, based on my experience shopping at its current location for more than 15 years, is unlikely to draw large crowds or create over-crowding.

Not permitting Susan's to open at its new location, in a site that is zoned for retail, would be an arbitrary and unjust action that would hurt the community the store serves. It would also send a terrible signal to business owners and entrepreneurs at a time when the City is attempting to bounce back economically from the ravages of COVID.

Kindly register my opinion, and I'm happy to answer any questions.

Sincerely,

Jeff Zilka
648 Granada Street
Santa Fe, NM 87505
C: 847 421 0622

From: Joan Blythe
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wines liquor license transfer support
Date: Wednesday, May 19, 2021 11:40:53 AM

Dear Ms Griego,

Susan's Fine Wines is one of the most unique stores in Santa Fe. It has had a wonderful ambience where it is a pleasure to spend time and more than that, it has a superb staff, always knowledgeable and helpful. I feel safe there. I do not feel safe or comfortable at the massive Total Wine Store where I have only been once and will never go again. . I am a senior so I am especially grateful for the attentive service I always get at Susan's and for the attentive responses I get when I email them my requests. I also like shopping for wine at Susan's because of the quality of other customers there who have also been unfailingly polite.

I would be happy to respond further if need be.

Sincerely yours,

Joan Blythe
1266 Canyon Road
Santa Fe, NM 87501

505-988-4558

From: [John Grimm](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine liquor license transfer
Date: Thursday, May 20, 2021 1:29:22 PM
Attachments: [PastedGraphic-3.png](#)

Good afternoon, Desirae.

I would like to express my support of the liquor license transfer of Susan's Fine Wine here in Santa Fe. I have known the family that own Susan's for many years and can attest to their fine character personally and in business. I know they support local charities and first responders. They have a great staff and the products they sell are geared toward an upscale clientele. They keep a clean area around their business and are very fair to their employees and business partners. They are good citizens of this state we live in.

I hope you will consider my comments in your consideration of this license transfer.

Thank you

John

John Grimm
General Manager
Fiasco Fine Wine
john@fiascowine.com
20 Bisbee Ct.
Santa Fe, NM 87508
O (505) 438-2500
F (505) 438-2595



From: [Julia Bertram](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] In Favor of Susan's Fine Wine & Spirits Liquor License
Date: Tuesday, May 25, 2021 6:33:09 PM

Hello Ms. Griego,

My name is Julia Bertram and I'm a full time, born and raised resident here in Santa Fe. I'm writing to you today in support of Susan's Fine Wine & Spirits liquor license at their new location on Agua Fria. Susan's has always been a friendly, upscale, and safe local business that my family and I frequent. My boyfriend and I are wine club members and the staff at Susan's has always been helpful and knowledgeable, while providing some of the best selection of wines and spirits near downtown.

I hope that their liquor license is able to be transferred to their new location so we may continue to support one of our favorite local businesses.

Best,
Julia Bertram

--

Julia Bertram
505-795-9270

From: [Julita Howard](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Friday, May 28, 2021 10:10:05 AM

Hi Ms. Griego - This e-mail shall serve to speak out in support of moving Susan's Fine Wine and Spirits liquor license to its new location at 632 Agua Fria. This family owned business (3 out of the 4 owners are women) are purveyors of fine wine, fine spirits, and craft beer, not just your everyday liquor store. They have always maintained an open, welcoming, and clean atmosphere in their store and in my experience their customers are upscale and friendly. Any events they have held have been well curated and responsibly conducted and they are never overcrowded in either the store or parking lot.

In my opinion, this is exactly the type of establishment that Santa Fe needs to encourage as part of keeping the Santa Fe feel. They support Santa Fe by providing discounts to first responders and military personnel, donating to local charities, and providing product and atmosphere that others don't, not to mention their tax contributions. I do not feel that this store will negatively impact the neighborhood, and in fact will only enhance it.

Thank you for your time.

--
Julita Howard
JULITA HOWARD REALTY, LLC
(505) 819-9254

From: Kathleen King
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wines
Date: Monday, May 24, 2021 2:40:25 PM

Dear Ms. Griego,

I am writing to ask for your support in granting Susan's Fine Wines and Spirits a licence to operate at their new location. I have been a customer of theirs since they first opened and I value their expert and professional staff and the quality of the products that they offer. This is not a business that will attract an unwanted clientele, as their product is high end. As well as being a long time customer, I have also been working with them as a client for the past few years. They sponsor an hour of classical music on KHFM public radio and our listeners are also avid supporters of the business. It would be a shame to not allow them to continue to serve the community. I certainly hope that you will take this into consideration as you make your decision. Please feel free to contact me if you need additional information.

Many thanks,

Kathleen King

Account Executive

505-577-4507 Mobile

505-466-5003 - fax

American General Media

NEED DIGITAL? ASK ME ABOUT OUR NEWEST DIGITAL ELEMENTS, KABOOM STUDIOS AND AGM DIGITAL.



From: [Keith Kintigh](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Wine Store Transfer of License to 632 Agua Fria
Date: Monday, May 24, 2021 3:27:40 PM

Dear Ms. Griego,

I have been a frequent customer at Susan's Fine Wine & Spirits for the last 5 years. In my experience, the store is very well run--always clean with a welcoming atmosphere and a well-informed and responsive staff. While the store does a reasonable business, I have never seen it crowded and the customers are not the sort of people that would be the least bit problematic to neighbors. Susan's maintains a carefully chosen selection of moderate to higher priced wines, fine spirits, and craft beer, at what seem to me to be reasonable prices. In contrast to the national chain liquor stores, Susan's is just the kind of small, family-owned business that makes Santa Fe such a wonderful place to live (and shop). I do hope that it will be possible for Susan's to move to this new location. If I can supply any additional information, please feel free to contact me.

Keith Kintigh

[Keith Kintigh](#), Professor Emeritus, [Arizona State University Tempe, USA](#)
[Coalition for Archaeological Synthesis](#), Co-President
[iDAR - the Digital Archaeological Record](#), Co-Chair, Board of Directors
Contact: 505-395-7979(h) 421 Calle Kokopelli, Santa Fe, NM 87501

From: [Lana](#)
To: [Griego, Desirae, RLD](#)
Cc: [Lana Czerniakowski](#)
Subject: [EXT] Regarding The hearing On Susan's Fine Wine on March 24th
Date: Thursday, May 20, 2021 1:48:08 PM

Hello,

I own property in the neighborhood where Susan's is considering relocating. It is my understanding that there is a hearing scheduled for March 24th during which the transfer of Susan's liquor license will be discussed. I can not attend the hearing but would like to use this email to express my thoughts.

I am a loyal customer of Susan's Fine wines. As such, I have observed the following about the business:

Susan's is a family-owned business; three of the four owners are women; three of the four owners are local.

Susan's Fine Wine and Spirits is a purveyor of fine wine, fine spirits and craft beer, not just everyday liquor fare

Products are carefully curated for their quality, uniqueness, and value

Employees are knowledgeable, professional, friendly and helpful

Staff maintain an open, welcoming, clean, and bright environment at the store

Events are well curated and responsibly conducted

The store is never over-crowded, nor is the parking lot

Susan's supports Santa Fe's first responders and military personnel through discounts and donations

As a property owner in the general neighborhood, I would urge you to grant the license be transferred to the new location.

Thank you

Lana Czerniakowski
242 Closson Street Unit 4

Sent from [Mail](#) for Windows 10

From: [Leonora Pepper](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits at 632 Agua Fria
Date: Monday, May 24, 2021 3:38:42 PM

Dear Ms. Griego,

I'm writing in support of Susan's Fine Wine & Spirits obtaining a liquor license for their new space at 632 Agua Fria Street. I am a long-time customer of Susan's, and I think it's important that we support locally owned and operated businesses in Santa Fe. Having this business on this stretch of Agua Fria would also be a positive presence in the neighborhood--residents could walk to pick up a bottle of wine, etc., which I believe could increase foot traffic in a positive way.

Thank you very much for your attention.
Best wishes,
Leonora Pepper

From: [Liz Stefanics](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Tuesday, May 18, 2021 8:43:45 AM

Ms. Griego -

I believe it is important to support family-owned businesses as part of the economic foundation of New Mexico.

There is a lot of competition from the big box stores, and it is amazing that a business such as this is continuing with the support of the community.

I ask that you support the license for moving the business if it meets all statutory requirements.

Thanks,

Liz Stefanics, Senate District 39
PO Box 720, Cerrillos 87010
Cell 505-699-4808
lstefanics@msn.com

From: [Lloyd Foster](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] SFWS
Date: Sunday, May 23, 2021 6:44:36 AM

Highly concur and agree for the approval of moving SFWF liquor license to the new address location on Aqua Fria street in Santa Fe. Thank you for your consideration. Lloyd Foster.

Sent from my iPhone

From: [Luke Rodriguez](#)
To: [Griego, Desirae, RLD](#); eva@sswineandspirits.com; nirmala@sswineandspirits.com
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Friday, June 4, 2021 9:54:29 AM

Hello, my name is Luke Rodriguez and I am writing this email in support of Susan's moving to new Agua Fria location. I am the owner of 722 Agua Fria which is a family home owned by my family for over 100 years, less than a block from the new location. I don't feel the opening of Susan's at their new location will impact the neighborhood negatively but in fact will instead be supporting a family owned local business. Unlike the prior liquor establishment that used to be closer to St. Francis or Owls on Hickox, Susan's sells fine wines, spirits and craft beer, not your everyday liquor store and does not attract an unsavory group of people. I have been to Susan's location many times over the years and have NEVER experienced overcrowding in the store or in the parking lot. I have always been able to pull up right in front of the store. It would be a great disservice to our community not to allow Susan's to open up at their new location. This is a local business that has been a part of our community for many years. If you would like to contact me for any additional information I can be reached on this email or on my cell phone 505.690.6220.

From: LYNN CLARK
To: Griego, Desirae, RLD
Subject: [EXT] Transfer liquor license
Date: Tuesday, May 18, 2021 4:15:47 PM

Please allow transfer of the liquor license of Susan's Fine Wines in Santa Fe to 632 Aqua Fria. They lost their lease at their old location. This is a wonderful local business that provides a valuable service not only to Santa Fe residents but to visitors alike. They are very supportive of local events and activities.

Thank you,

Lynn Clark
250 E. Alameda, #706
Santa Fe, NM 87501

From: Martha Baker
To: Griego, Desirae, RLD
Subject: [EXT] Public Comment, Susan's Fine Wines
Date: Tuesday, May 18, 2021 10:50:07 AM

Dear Ms. Griego,

I am writing to voice my support for granting a liquor license to Susan's Fine Wines in its new location on Agua Fria. Susan's is a locally-owned business that caters to a discerning clientele in Santa Fe. They stock wines that are not available from chain stores and offer generous support for local charities.

Thank you for your time and attention,

Martha Baker

921 Calle Vistoso, SF, NM, 87501

From: [Matt Chamberlain](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits liquor license transfer
Date: Monday, May 24, 2021 2:44:18 PM

Dear Ms. Griego:

I am a resident of Santa Fe and customer of Susan's Fine Wine & Spirits. I live walking distance to their new location of Agua Fria street and although I am sure the move will be difficult for them, I am excited about it and expect I will visit them more often in their new location since I am not walking distance from their current location. I strongly support Susan's Fine Wine & Spirits application for the transfer of their liquor license. One of my favorite things is being able to walk to businesses instead of driving and I am not aware of a similar business inside Paseo de Peralta. I have requested special orders from them, which is not something that can be done with the non-local big box stores.

I would be happy to answer any questions about my support for this application.

Best regards,

Matt Chamberlain
709 Juniper Drive

Sent with [ProtonMail](#) Secure Email.

From: M.C.Holiman
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Wines
Date: Friday, May 28, 2021 10:51:56 AM

Good Morning Ms. Griego,

I am writing on behalf of Susan's Wines which I just heard is moving. We all deserve peace and protection, we pray everyday, So we understand the neighbor's concerns, however, these issues are no part of Susan's. Susan's sell nice wines, mainly, not cheap liquor and closes by 7pm. We have come to count on Susan's and it would be a shame to not have their services.

Thank you for listening. God Bless you and yours.

Respectfully,

MC Holiman, former Host for Clint Eastwood
PB Holiman, former Head Pro/GM for Pebble Beach

From: melissa.j.white
To: [Griego, Desirae, RLD](mailto:Griego.Desirae.RLD)
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Tuesday, May 18, 2021 12:08:21 PM

Dear Ms. Griego,

In regards to Susan's Fine Wine and Spirits, I would like to support their move to their new location on Agua Fria Street. I have been to several of their tastings and enjoyed shopping at a local business run by women and staffed by helpful people. They curate their products, offer specials, and contribute to the community in many positive ways. I've met the people who own the businesses they support at the tastings, including other small businesses in New Mexico, some of them family-owned.

I've lived in Santa Fe a long time and seen many good local businesses come and go. It has been an especially hard year for all businesses, but I hope we can support one that maintains an atmosphere that is welcoming, friendly, and supports growers, brewers, vintners, and distillers in New Mexico and beyond.

Thank you,
Melissa J White

.....
Melissa J White
505-231-8775
melissajwhite@gmail.com

From: [Nich Hart](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine wine and spirits
Date: Thursday, May 20, 2021 10:40:56 PM

Hello,

I have had the pleasure of working with Susan Fine and Spirits for the past 12 years. During that time, I have witnessed a new account become a staple in the community of Santa Fe. Customers have either traveled from out of state to obtain eclectic items that only Susan's Fine Wine and Spirits can obtain, or locals with specific requests that the staff and management work diligently to obtain for continuous return customers. The sense of community and family owned dedication that this business demonstrates is what Santa Fe needs to hold on to and demonstrate with the passion and dedication they have done for so many years. I have been privileged enough to work with multiple employees over the years at Susan's that have gone on to realize their ambitions. Frank and Nirmala expect nothing less than the best, and only hire and more importantly encourage the right people for the right job, turnover at Susan's is a rite of passage, never a choice of wanting to leave. Working tastings, wine clubs etc. either Frank or Nirmla, or both, were always present during these events. The sense of community and devotion to their business has never been a question. Keeping Susan's Fine Wine and Spirits as a Staple of Santa Fe business will only make the public happy and generate a safe and profitable business that will and has define Santa Fe locals!!!

Nich Hart
On Premise Area Manager Northern New Mexico
Southern Glazer's Wine & Spirits
Cell Phone-505-690-9106
Office- 982-8202 EXT. 1130
nhart@sgws.com
www.sgproof.com

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From: [Owen Densmore](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's
Date: Saturday, May 22, 2021 11:54:43 AM

I'm concerned for Susan's Fine. Wine & Spirits which lost its lease recently

My wife and I really enjoy their shop and friendly staff. And I understand that liquor licenses are location dependent, and that you are the Hearing Officer for the case.

So I'd like to reinforce just how great they are, both as a store and staff, but also as a city gem .. selling really quality wines and liquors. This is rare and we need to promote quality, family owned stores like Susan's.

Please do consider this in the hearings. Thanks,

--- Owen

Owen Densmore 908 Camino Santander Santa Fe, NM 87505
owen@backspaces.net @backspaces home/cell: 505-988-3787/570-0168

From: Patrick Smyth
To: Griego, Desirae, RLD
Subject: [EXT] Comment on behalf Susan's Fine Wine and Spirits
Date: Monday, May 24, 2021 3:21:48 PM

I've been a resident of Santa Fe for 6 years and currently live in the neighborhood where Susan's is requesting to transfer their liquor license.

I think this business will be a great asset to the neighborhood for the following reasons:

- Their products are carefully curated for their quality and value
- Employees are stable, are knowledgeable, professional, friendly and helpful
- They strive to maintain an open, welcoming, clean, and bright environment at our store

Their service and knowledge of rare wine and spirits are an invaluable asset to the community!

Please note my unequivocal support in favor of transfer of their liquor license to 632 Agua Fria.

Thank you,

Patrick Smyth

From: [Paul Elsey](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] License Transfer Susan's Fine Wine & Spirits
Date: Tuesday, May 18, 2021 12:14:38 PM

Dear Ms. Griego,

Although I am not sure why approval is required for a long-standing license, please do so. It is a family-owned business. The staff is most helpful and courteous. I think three of the owners are women.

They carry hard to find brands and if they can will order for you.

My regards,

Paul Elsey
Santa Fe



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
PO Box 25101 ▪ Santa Fe, New Mexico 87504-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine and Spirits

Proposed Location: Agua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

I am very happy to have Susan's relocating to Agua Fria street near my home. They are an upscale

establishment that attracts customers who appreciate fine wines, beers and liquors.

Their hours of operation are compatible with a residential area. I have shopped there

for quite a few years and have rarely seen more than 6 or 8 customers in the store

at a time. I therefore find it difficult to believe that their presence will cause any issues

as far as traffic or parking is concerned. I sincerely hope you approve their license

for this new location and look forward to shopping there in the near future.

Your Name: Michael Rawlings Date: 05/16/21

Your Street Address: 225 Polaco Street Unit 1

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 575-644-1299 E-mail: m_rawlings1109@comcast.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

From: [Rick Jaramillo](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wines and Spirits (SFWAS)
Date: Wednesday, May 19, 2021 12:19:43 PM

Hello, my spouse and I live on West Manhattan Avenue and are firmly in favor of SFWAS 's move to Agua Fria Street and for the transfer of their liquor license. We frequent this business when we want to shop for hard to find wines or special wines from Spain and Portugal. The staff are knowledgeable, professional, helpful and friendly. They really know their product. Their prices are not in the same league as a discount liquor store yet not out of reach or the average person who just wants a fine bottle of wine or liquor. Lastly, we love supporting women-owned businesses. Please approve their application for the license transfer. Thank you.

Sent from my iPad

From: Rob Coffland
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wine and Spirits license transfer and new
Date: Monday, May 24, 2021 9:25:41 PM

Dear Ms. Griego,

I have shopped at Susan's Fine wines and Spirits since the store was opened. To say local retailers are endangered would be an understatement. This has only grown more challenging with the growth of online shopping plus adding a big box wine and liquor store to the retail landscape. I respect and appreciate this is a locally owned business that competes with the likes of Albertsons, Whole Foods, Walgreens, CVS, and others. ♦

Finding an affordable space to operate in this city is very difficult for all small business, and at the same time compensate employees. The later is obvious to me in how the employees over many years have helped me with enthusiasm. ♦

While the potentially new location is on Aqua Fria in former art gallery that is in a mixed use part of the city, I cannot see Susan's being anything but a sensitive and a neighbor. Their current days and hours indicate that. There is always very few shoppers in the store whenever I go in.

I hope the State will look favorably on the transference of their license to a new location. I personally would not mind this store being located near me.

Yours truly, Rob Coffland

From: [Robert Burk](#)
To: [Griego, Desirae, RLD](#)
Cc: Tastings@sfwineandspirits.com
Subject: [EXT] Susan's Liquor License
Date: Tuesday, May 18, 2021 8:48:23 AM

My wife and I strongly prefer to do business with quality local businesses and Susan's is just that. They not only have quality products but have knowledgeable staff that in our experience make good recommendations. Please support the transfer of their license.

Thank you.

Robert Burk
robertburk@comcast.net
1290 Lejano Lane
Santa Fe, NM 87501
+1-206-390-9178

From: robinmerlo99@gmail.com
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Transfer of License
Date: Monday, May 24, 2021 4:24:01 PM

Dear Ms. Griego:

We have been customers of Susan's for over 10 years.
It is truly a Fine Wine & Spirits establishment.

The products are all top quality with a good range of prices to appeal to various budgets.

We have worked with Susan's for personal cellar selections as well as large community gatherings.
For each event, the sales representative took the time and gave attention to the particular needs.

It is important that a LOCAL establishment be allowed to continue their stellar business. They take pride in their ownership with excellent service, knowledge, and Susan's is always clean and well-organized, supported by a clientele who appreciates top quality all-around.

We hope you will extend Susan's license so the owners and staff may continue to serve the Santa Fe community in a professional manner.

Sincerely,
Robin Merlo & Michael Lescander
1012 Marquez Place. #109B
Santa Fe, NM 87505
robinmerlo99@gmail.com
917-697-2301

From: [Ron Mier](#)
To: [Griego, Desirae, RLD](#)
Cc: [Nirmala](#); eva@sfwineandspirits.com; [austin flick](#)
Subject: [EXT] Comment on Susan's Fine Wine and Spirits license hearing
Date: Thursday, May 20, 2021 12:40:20 PM
Attachments: [Letter to ABC for Susan's.pdf](#)

Ms. Griego;

Please find attached to this email a letter in support of the pending license approval for Susan's Fine Wine and Spirits for their hearing on May 4th, 2021.

Please feel free to contact me with any questions you might have.

Best,
Ron Mier
Manager / Owner / Vinos Bravos Distributing, LLC
www.vinosbravos.com
505.699.3895

Vinos Bravos Distributing, LLC
1937 Camino Dos Antonios
Santa Fe, NM 87507
(505) 699-3895

May 20, 2021

State of New Mexico
Regulation and Licensing Department
Alcoholic Beverage Control
2550 Cerrillos Road, Second Floor
Santa Fe, NM 87505

RE: Liquor License Transfer **Susan's Fine Wine and Spirits**

Dear Ms. Desirae Griego;

I am writing in reference to the State of New Mexico Regulation and Licensing, Alcoholic Beverage Control hearing scheduled on May 24th, 2021 for Susan's Fine Wine and Spirits.

My company, Vinos Bravos Distributing, LLC (Wine Wholesale License number 70085) has been in business for about two and a half years. We are a locally owned company, and as such, choose to source our wines from small family vineyards from around the world, with a concentration on organic and bio-dynamic wines. We concentrate our sales with local businesses; small wine and liquor stores owned and operated by other New Mexicans who care about their clientele in a personal way.

Vinos Bravos Distributing, LLC has been doing business with Susan's Fine Wine and Spirits for over two years. During that time we have come to greatly value our business relationship with them. They have consistently worked with us to provide quality wine products to customers in Santa Fe. I have observed the owners, management and employees of Susan's Fine Wine and Spirits serve the community with quality wines and spirits, developing a professional business relationship with those they serve in a courteous and knowledgeable way. I have consistently observed how much care they take to make certain they maintain a clean, safe and quality experience for their customers. Susan's Fine Wine and Spirits has always maintained their account with us in a conscientious way, always paying their account on time with never an issue.

We hope that Susan's Fine Wine and Spirits is considered and approved for their license transfer to their proposed location without undue delay. They are, in our estimation, a model business that has responsibly provided quality wine and spirits to the community and deserve to have their license approved.

Sincerely,
Ron Mier
Manager/Member
Vinos Bravos Distributing, LLC

From: Russell King
To: Grego, Desirae, RLD
Subject: [EXT] Regarding Susan's Fine Wines
Date: Monday, May 24, 2021 5:45:11 PM

Hello,

I wanted to write in support of Susan's Fine Wines - I understand their liquor license is u set review because they are trying to move locations.

I moved from Seattle WA to Glorieta NM at the end of 2020 and was excited to find this family owned business. It is really unusual to find such a well curated and highly respected retail establishment like Susan's. I was an owner of a Japanese Sake bar/retail location in Seattle and it was nice to find such an upscale - boutique - store that carried a range of Japanese sake representing the craft of Japan.

What makes Susan's unique, in my opinion, is their commitment to the community and their knowledgeable staff. It isn't run like a business that enables alcohol consumers but is the kind of place that you can go to find unique gifts, bottles for celebration, and - for me - sake that isn't sold anywhere else (not Santa Fe nor Albuquerque).

We participated in the fundraiser for emergency service people at the end of the year. A well run auction allowed us to give money to charity while purchasing gifts for relatives.

As someone who held a liquor license in Washington I understand the importance of running a responsible business. Susan's isn't like a gas station selling beer and miniatures (a scary combination for a gas station) but a business focused on the community selling responsibly.

There really isn't another store like Susan's Fine Wines. I sincerely hope you find in favor of the transfer of their license. It has been really great to find a store like Susan's in Santa Fe. It is the kind of place I would have expected to find in Seattle or Portland. It isn't a low brow booze shack; it is a unique addition to Santa Fe. Please don't ignore what Susan's has done to help keep businesses that relied in on restaurants for alcohol sales in business through the pandemic.

Sorry, I've never felt inspired to write a note like this before. I appreciate your time and sincerely hope that Susan's Fine Wines will continue to be a part of the community for a long time.

Kind regards
Russell King (49)
5058007253
Glorieta, NM

From: rmiller.sundance@gmail.com
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits - Santa Fe
Date: Monday, May 31, 2021 9:27:42 PM

Ms. Desirae Griego:

We are writing you today in support of Susan's Fine Wine & Spirits new store location at: 632 Agua Fria, Santa Fe NM 87501. Susan's is an upstanding business and store in Santa Fe that attracts a very stable and professional clientele. My wife and I feel very safe at Susan's anytime of the day. Here are some other facts about Susan's that make us firmly believe that they should be approved to move their liquor and business license to this new location.

- They employ 10+ local individuals.
- They specialize in fine wine and spirits – not just everyday fare.
- Employees are well trained, articulate, friendly and very helpful.
- Their store is always kept very clean – much cleaner than most stores in the City.
- They had the cleanest store (in the plaza) in their previous location.
- They lost their old lease through no fault of their own – they intended on staying there.
- Their events are well managed and operate in a highly responsible manner.
- Their store is NEVER over-crowded – all other customers are nice and friendly.
- We feel that their products are well priced (never over-priced).
- They give discounts to our first responders and military.
- They donate generously to the non-profits in the City and State.
- Involvement with Wine & Chile Festival.
- 3 of 4 owners are Women!
- 3 of 4 owners are Local!

We feel that Susan's will improve (and add-to) that section of Agua Fria in the City. Please kindly approve the respective licenses for to support the business, employees and owners.

Respectfully Submitted,

Ryan & Jessica Miller
319 E Berger Street
Santa Fe NM 87505
505-982-0090 Ryan
505-699-6160 Jess

From: [Scott Hutton](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine
Date: Wednesday, May 26, 2021 10:16:24 AM

Hi Desirae,

I am writing to you in support of Susan's Fine Wine moving in Santa Fe to Romero Street and Agua Fria. They are excellent supporters of the community and have been in business for a long time. Their location is suitable for downtown and should be approved to move.

Scott

Scott Hutton

Owner / General Manager
Hutton Broadcasting
Santa Fe & Las Cruces
Hutton Properties
2502 Camino Entrada Suite C
Santa Fe, NM 87507
o (505) 471 - 1067
scott@santafe.com
scott@lascruces.com



From: Spence Ralston
To: Griego, Desirae, RLD
Subject: [EXT] Support for Susan's Fine Wines
Date: Tuesday, May 25, 2021 12:00:13 PM

Ms. Griego,

I am writing in support of the transfer of Susan's Fine Wine liquor license to their proposed new location on Agua Fria.

I've been a customer of theirs for over 10 years and have found their selection of wines and spirits to be superior to other similar shops in town. Over these years I have never witnessed any untoward behaviour on the part of customers or staff. It's a pleasure to shop there - it's never crowded, the prices are fair and the staff are knowledgeable.

Thank you for your consideration of their request.

Spencer Ralston

From: [Susan Tarman](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] On behalf of Susan's Fine Wine
Date: Tuesday, May 25, 2021 1:51:22 AM

Dear Ms. Griego,

I am a local wine appraiser (along with art and antiques). I have been a customer and member of Susan's wine club for over three years. They are what we look for in local businesses. The owners live and work here, they are friendly and helpful and they run professional events with a high end clientele. Their wine tastings help me stay on top of the market as a wine appraiser. By allowing them to stay in business you help more families in business than just the owners and employees.

Being cast out of their previous location was a betrayal to good renters everywhere. Please be a part of keeping this unique local business alive.

Thank you for your time and consideration,

Susan Tarman ISA AM
TAC Associates, LLC
Tarman Appraisals and Consulting
983-2336

From: Thalia Varshay
To: Griego, Desirae, RLD
Subject: [EXT] Susan's liquor license transfer
Date: Tuesday, May 18, 2021 9:35:55 AM

Hello Ms. Griego,

I am writing you to express my support for Susan's Fine Wine and Sprints move to Agua Fria and their license transfer process. I have worked with them for 5 years now and must say they are one of the clients that most respectfully conducts business. They are always prompt with payments and are respectful of other establishments around town. They share allocated goods happily and are eager to collaborate with restaurants and local events.

They always follow all laws closely. They work very hard bringing in interesting and less represented small wineries/distilleries and breweries. They really have a focus on high quality and I am thrilled their new space will better reflect that.

I hope things happen smoothly for them. As a small distributor bringing in small, family owned and sustainable wines and spirits, they are one of my biggest clients.

Thank you for reading,

Thalia Varshay
Fiasco Fine Wine
Phone: (505) 913-1478
thalia@fiascowine.com

From: Tom Ribe
To: Griggo, Desirae, RLD
Subject: [EXT] Susan's Liquor
Date: Tuesday, May 18, 2021 9:16:43 PM

I support the transfer of liquor license to the area of upper Aqua Fria Street in Santa Fe for Susan's Liquors. This store is unique in Santa fe as it sells high quality wines and other spirits not found at grocery stores or other liquor stores. They serve a unique niche in Santa Fe.

I urge you to approve the liquor license transfer to this new location.

Thank you

Tom Ribe

From: [Turnerbruseth](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine & Spirits
Date: Tuesday, May 18, 2021 3:55:06 PM

Dear Ms. Griego,

I write in support of SFWS' application to transfer its liquor license to the new location at 632 Agua Fria Street. Susan's is a small, family-owned business and representative of independent vendors that are struggling to compete with larger businesses and chains. Susan's has been a great supporter of the Santa Fe community and its charities. I hope to see SFWS continue to serve this community for many years to come.

Thank you,

Toni Turner

From: [Virginia E. Barr](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine and Spirits
Date: Wednesday, May 19, 2021 4:45:33 PM

Dear Miss Griego,

I am writing in support of Susan's Fine Wine and Spirits and the transfer of its liquor license. My husband and I, who live in Los Alamos, frequently visit the store for their recommendations of wines to serve with different meals. Before the Covid pandemic, we also frequented the shop for its responsibly conducted wine and liquor tastings. I highly recommend this store to my friends and family and hope its liquor license will be transferred without delay.

Thank you,

Virginia E. Barr, 418 Connie Avenue, White Rock, NM. 87547

From: Susan Carswell
To: Griego, Desirae, RLD
Cc: Andy Binns; LINDELL, SIGNE J.
Subject: [EXT] hearing for Susan's liquor license transfer
Date: Sunday, May 23, 2021 9:44:09 PM

Dear Ms. Desirae,

My husband, Andrew Binns and I own the house at 750 W Manhattan Ave. We attended the neighborhood meeting on Sunday to discuss issues regarding the proposed opening of Susan's Wines in our neighborhood.

My husband and I do not object to the opening of this business in this location. Susan's is a nice, respected store that we believe will be an asset, not a detriment, to the neighborhood.

Our concern is primarily that Susan's would inevitably increase the number of speeding vehicles on our already excessively crowded and dangerous streets. Manhattan Ave and the streets adjacent to it (Romero, Alarid, and Juanita, as well as the many small dead end streets and multi-unit housing driveways off of these streets) already have heavy non-residential traffic that pose a danger to walking neighbors as well as to the many pedestrians from other areas who walk on our streets to and from the Railyard shops. Many of these drivers use our streets to bypass the large artery roads near us (St. Francis, Paseo de Peralto, Agua Fria), and many drive much too fast with little regard for pedestrians and their pets. This is a particular hazard at night.

Our hope would be that we could be granted an expedited process for the installation of speed humps on our streets. These would help to slow traffic and thus make our streets safer. They are much needed now anyway, and would be even more so if a popular store such as Susan's opens here. I know that the process required to get speed humps installed is normally long and onerous, requiring neighborhood surveys with substantial positive response rates. But that would be very hard to achieve at this time for two reasons. One is because covid concerns make people less inclined to answer their doors to strangers to sign a petition. And the other is that many properties on these streets are short-term rentals, which makes tracking down the many owners in this high density housing area difficult. It could take us years to obtain the needed number of signatures from neighbors. And even if we could achieve that soon, the process would then requires many subsequent and time-consuming steps. Yet, Susan's is to open its business shortly, meaning that no mitigation of the traffic issues would even potentially occur for a very long time, thus putting us in the neighborhood in jeopardy for an extended time.

Speed humps on our streets are much needed now. They would be essential if this store opens here.

Thanks for your attention and we greatly appreciate your conveying our concerns and suggestions.

Yours truly,

Andrew Binns and Susan Carswell

--

Susan Carswell, Psy.D., Ph.D.
Licensed Clinical Psychologist
484-802-8544



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: _____

Proposed Location: _____

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

Request that Susan's Fine Wine and Spirits manage the flow of their client traffic. It has been congested with cars leading up to Romero Street. Asking that they better utilize parking on either side of the business.

Thank you!

Your Name: Barbara Kucharz Date: 5-27-2021

Your Street Address: 132 Romero St #14

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 973-647-0298 E-mail: bkucharz@icloud.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Document - May 27, 2021 from #14
Date: Thursday, May 27, 2021 8:25:53 AM
Attachments: [Doc - May 27 2021 - 8-00 AM.pdf](#)
[image001.png](#)



Marlene Romero
Alcoholic Beverage Control Division
2550 Cerrillos Road | Santa Fe, NM 87505
P.O. Box 25101 | Santa Fe, NM 87504-5101
Marlene.Romero1@state.nm.us | www.rld.state.nm.us
(505) 476-4556

SERVICE | DEDICATION | INTEGRITY

From: Barbara Kucharz <bkucharz@icloud.com>
Sent: Thursday, May 27, 2021 8:02 AM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Document - May 27, 2021 from #14

Scanned with TurboScan.

Sent from my iPhone

From: Romero, Marlene, RLD
To: Griego, Desirae, RLD
Subject: FW: [EXT] Fwd: Sunday, 4pm, meeting with owners of Susan's to discuss concerns, in back of old Encaustic Museum
Date: Thursday, May 20, 2021 3:32:46 PM
Attachments: image002.png



Marlene Romero | Executive Secretary
Alcoholic Beverage Control Division
2550 Cerrillos Road | Santa Fe, NM 87505
P.O. Box 25101 | Santa Fe, NM 87504
Marlene.Romero1@state.nm.us | www.rld.state.nm.us
(505) 476-4556
SERVICE | DEDICATION | INTEGRITY

From: Christina Sisley Schatz <downtowndayspasantafe@gmail.com>
Sent: Thursday, May 20, 2021 2:54 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Fwd: Sunday, 4pm, meeting with owners of Susan's to discuss concerns, in back of old Encaustic Museum

above email with neighbors concerns and comments

----- Forwarded message -----

From: Sara Montgomery <sara.montgomery@gmail.com>
Date: Thu, May 20, 2021 at 1:26 PM
Subject: Re: Sunday, 4pm, meeting with owners of Susan's to discuss concerns, in back of old Encaustic Museum
To: Donna Maddux <donnadancer@cs.com>
Cc: Christina Sisley Schatz <downtowndayspasantafe@gmail.com>, DOREilly@mstlaw.com <DOReilly@mstlaw.com>, allisantafe@gmail.com <allisantafe@gmail.com>, bob.butler@mac.com <bob.butler@mac.com>, bungalowsantafe@yahoo.com <bungalowsantafe@yahoo.com>, ctleonard@me.com <clleonard@me.com>, covergabriela@gmail.com <covergabriela@gmail.com>, djkepp@cybermesa.com <djkepp@cybermesa.com>, eyeonthemountain@hotmail.com <eyeonthemountain@hotmail.com>, haley.dawna@gmail.com <haley.dawna@gmail.com>, jdleonard1@me.com <jdleonard1@me.com>, jeniferblock@live.com <jeniferblock@live.com>, kt@gmail.com <kt@gmail.com>, lannemcmanus@gmail.com <lannemcmanus@gmail.com>, ljmoore1@sbcglobal.net <ljmoore1@sbcglobal.net>, lkscott06@sbcglobal.net <lkscott06@sbcglobal.net>, marybethyates72@gmail.com <marybethyates72@gmail.com>, mervinm@sbcglobal.net <mervinm@sbcglobal.net>, pcaiii@aol.com <pcaiii@aol.com>, pthomassprint1@earthlink.net <pthomassprint1@earthlink.net>, r2howes@aol.com <r2howes@aol.com>, randi.lowenthal@gmail.com <randi.lowenthal@gmail.com>, rbtlowe@gmail.com <rbtlowe@gmail.com>, rlowenthal@randilowenthal.com <rlowenthal@randilowenthal.com>, scottralpbaker@gmail.com <scottralpbaker@gmail.com>

Thanks, Donna, Linda, Perry, and many more of you for the organization and research.

Mary Beth, Dylan, and I will be out of town until Sunday; but we will do our best to come home in time to join the meeting.

We have grave concerns about the increased speed (which is already happening) along Agua Fria, Romero, de Fouri, and Closson. We had been thinking that with a liquor store on the street there would be a greater police presence - thus, less speeding - but perhaps this is untrue. Regardless, it can only be helped by a large neighborhood voice ahead of Susan's actually opening.

What worries me the most is what is written about Susan's (or whoever moves into that space) eventually changing their behaviors within previously undiscussed parameters of the law. I had (perhaps naively) thought they would adhere to the best behavior for the well-being of the neighborhood, as this would benefit them as well as us. But I understand the concerns that this may not be true. In such a case, I see the point for minutely defining what is acceptable and what is not - and more heads may be better in thinking up these possibilities.

If we are unable to make it to the meeting, we'd really appreciate an update of what's discussed.

Thanks,
Sara (Montgomery)
532 Agua Fria

On Thu, May 20, 2021 at 12:10 PM Donna Maddux <donnadancer@cs.com> wrote:

Hello neighbors,

As many of you know, Susan's Fine Wines is planning to move into the old Encaustic Museum at 632 Agua Fria.

In some ways a fine wine store seems like it could be a good fit for our neighborhood, but there are legitimate concerns for increase in traffic. On their website they express their intention to use the Romero St side for their store, but they're receiving understandable push back from the Romero/Manhattan neighbors about the viability of that much traffic along those streets. Their next option will be to look at some kind of entrance along Agua Fria, which would of course lead to more traffic in our neighborhood as well. The building is zoned commercial and I'm not sure how much can be done. Listed below is also a link where one can register complaints before May 31. (see below for further conversations)

I have tried to figure out a solution with the owners and some of the neighbors, but I myself don't see a solution yet. There also seems to be more traffic to this site than I originally thought, perhaps as many as 75-150 cars/day, plus delivery van/trucks. Also the concern that once they move in they could change their business model, stay open later, sell to another owner

who doesn't care about the neighborhood....

If you're concerned or want to know more about these issues, you're welcome to come to a meeting this Sunday, 4pm, with the owners, behind the old Encaustic.

Please feel free to circulate this to any neighbors I may not have included.

And feel free to reach out to me personally.

If you don't want to be included in this list for further updates let me know that as well.

thanks,

Donna Maddux
home 505-983-6077
text 505-250-8506

From: Donna Maddux <donnadancer@cs.com>
Date: May 17, 2021 at 10:32:24 PM MDT
To: whitlawyer@aol.com, margecorrea@yahoo.com,
artburger@burgercarroll.com, donna@designwithnatureltd.com,
taniamaxwell3@comcast.net, mary@mary-layne.com,
janie.e.cravens@gmail.com, eyeonthemountain@hotmail.com
Cc: zalocorrea@gmail.com, cbakerparis@gmail.com
Subject: Update: Susan's Liquor Store move to the old Encaustic Museum
Reply-To: Donna Maddux <donnadancer@cs.com>

Hello Romero St Neighbors!

I'm Donna Maddux, HOA president of Casas Escondidas, 704 Agua Fria, our parking lot is adjacent to old Encaustic.

Here is an update about Susan's.

Susan's Fine Wines is a 16 year family owned business.

Susan is still an owner, but the day to day operation is run by her (local) cousin and his wife, The wife's sister in Calif is another owner and is flying in this week. Frank Bowlin and Nirmala Ganapathy, and Prabha Ganapathy (the sisters are from India). Susan Eagan, (still an owner, but is not as

involved now and works part time at Wild Birds of SF.)

This morning I talked with Nirmala, and this evening conversed 40 min with her and husband Frank. We discussed our neighborhood's very legitimate concerns about increased traffic on Romero, a small residential street, and we tried to trouble shoot solutions. I have a very good feeling from this couple, who seem to be genuinely community oriented, want to be good neighbors and hear ideas to potentially solve these concerns.

One possible option we discussed to lessen traffic on Romero-- is to ask all customers (they can set this up on their web site) to use the Agua Fria side of Romero St to enter, and then exit on their gravel driveway on their west side back to Agua Fria. This would considerably lessen Romero St traffic. There are some concerns about the narrowness of the one way on Romero Street, and if residents along there would object. And also about how much traffic the gravel driveway would support. These are things that would need to be addressed. Most of their deliveries comes from local distributors in van size vehicles, about 4x/wk, and they could ask those vans to pull into the Agua Fria side entrance, and load into their front door. They do have bigger trucks (around 25') who come 3x week (Tues/Wed/Fri mornings) that would need to use the Manhattan side access. They are going to get back to me about the number of customers they have per day, but estimate it around 30-40. Right now they are open Mon-Sat, 10am-7pm, may expand their hours around Christmas holidays. They don't anticipate ever being open later than 8pm

I also talked this evening with Don Chavez, the owner of the property. He and Frank have discussed the possibility of paving/solidifying the gravel portion of the west driveway to Agua Fria, but that idea is still in the works. Douglas Mehers, the former owner of The Encaustic, did put down more stone to make the driveway more accessible, but Don right now is not willing to do more work on it at this time. There is also concern this may be a water drainage area.

The sisters were planning this week to go door-to-door in the neighborhood, try and meet neighbors and address

concerns. Nirmala emphasized to me they want to do what's right for the neighborhood too. And I think she's starting to realize there are some strong neighbor concerns. I told her I would be in touch with all of you to see if you'd like to gather for a meeting and talk personally with them.... She also welcomes any of you to reach out to her directly. nirmala@sfwineandspirits.com, 831-566.9144.

I don't know enough about how the city works, if there are indeed sufficient official complaints, if it would in fact nix their plans to open. If there is too much resistance to make this location viable, the sooner we all know this the better for everyone involved. On one hand, it seems like a fine wine shop might be a good fit for our neighborhood. As Eva the general manager pointed out, eventually this building will be rented to some retail shop, which may also be large volume traffic, with owners not as willing to work with neighbors. And we could do worse than Susan's! whose owners at least want to be involved and are civic minded. But I certainly understand the concerns of neighbors, especially those of you on Romero St, which is already crowded and overused.

I'm hoping to put out ideas that may be a solution that works best for everyone in the neighborhood. Please feel free to let me know if any of you want to meet with them, or contact me directly with any other issues.

sincerely,

Donna Maddux
home 505-983-6077
text 505-250-8506

AND....here's something weighing heavy on me: Once Susan's is IN, then no matter their *intent* now, their civic mindedness, or their promises, they will be able to change course and do as they please within the law. That means access via Romero, staying open till midnight, etc etc. Unless mandated by city ordinance to do otherwise, those are real [likely?] possibilities. Owners and managers also change. Times change. Need for profit changes.

And putting "rules" on their website and/or telling their truck-driving vendors, etc means very little. Customers and 20-something truck drivers will do as they please

(as evidenced by shoppers and their parking/traffic patterns we now endure). Yesterday, as often happens at my house, someone wedged their car onto the 6' yellow curb right up against my drive exit, making backing outta my driveway very nerve wracking.....

I take your point about some other retail entity coming in with its traffic, customers, etc.....but if that entity also planned to use Romero I'll be just as concerned and active.

-----Original Message-----

From: Linda Moore <ljmoore1@sbcglobal.net>

To: Randi Lowenthal <rlowenthal@randilowenthal.com>; Donna Maddux <donnadancer@cs.com>; Perry Andrews <pcaiii@aol.com>

Cc: Scott Baker <scottralphbaker@gmail.com>; Bob Butler <bob.butler@mac.com>; Bob Lowe <rblowe@gmail.com>; Mervin Moore <mervinm@sbcglobal.net>

Sent: Tue, May 18, 2021 12:53 pm

Subject: Re: Update: Susan's Liquor Store move to the old Encaustic Museum

Perry, you are absolutely right about the increase in traffic violations (blowing through stop signs and excessive speed) throughout our neighborhood. It's been especially bad on Closson because Closson is a main route between Agua Fria and Alto. I think having more speed humps on Agua Fria heading east to Defouri/Montezuma from Dunlap (approximately where the speed humps from St. Francis end) should slow vehicles more. I've heard there have been previous attempts to get the City to add such speed humps with no success. Perhaps the powers-that-be in the traffic dept. be more receptive to another attempt.

Linda

On Tuesday, May 18, 2021, 09:22:02 AM MDT, Perry Andrews <pcaiii@aol.com> wrote:

Hi, Donna...

Thanks fo doing so much leg work on this & relaying it on to those in the hood. If a discussion meeting is held, I would be interested in knowing when and where. I understand many of the neighbors concerns with added traffic on Romero, but that concern is not just limited to that street. I can't help but think that much of Susan's clientele will utilize Agua Fria St. as well, as their preferred ingress/egress route. As we all know, with the exception of Guadalupe St., Agua Fria is probably the most heavily trafficked street in the entire Guadalupe neighborhood. And of course most of us are also aware that many drivers already blow right through the stop sign at Agua Fria and De Fouri/Manhattan without even tapping lightly on the brake. Also with the "no left turn" situation at Guadalupe, much of the additional East-bound traffic on Guadalupe will be forced onto De Fouri St. making it even more heavily trafficked than it already is!

I am definitely not opposed to improvements and progress in the "hood" and in fact welcome it, especially when the result of long standing, community -minded businesses/organizations in the greater SFe community, however I do also believe that there is potential for significant increase in traffic, not just on Romero, but on numerous streets throughout our neighborhood, which may require additional conversation. As with most things related to City government...once done, its nearly impossible to get anyone's attention after the fact!

My best, as always...

Perry♥

Neighbors,

As many of you may know, Susan's Fine Wine & Spirits is planning to move to 632 Agua Fria, the old Encaustic Museum. They have posted their application for their liquor license on the front door. They are proposing that ALL of their in/out traffic will be via Romero with no in/out on Agua Fria. The deadline for opinions on this are due by May 31st!

We think this could dramatically change our neighborhood, and we will be sending an email to Marlene.Romero1@state.nm.us to formally file an objection (files attached).

Based on what we've found, it appears that you must complete the **Public Comment Form** (link below) and attach your letter. Then either mail, email or fax your documents.

Who to contact:

[File A Complaint or Protest \(state.nm.us\)](#)

Below are the links from the above web page for you convenience:

- Form to register objection (you attach your letters to this form):

[PUBLIC COMMENT FORM](#)

- Where to file the objection form and attached letter:

Submit by mail to:

Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, New Mexico 87504

or by fax to: (505) 476-4595

or send the documents by Email

to: Marlene.Romero1@state.nm.us

You may also want to copy our District 1 Representatives:

Renee Villarreal
District 1 Councilor
(505) 955-2345
rdvillarreal@santafenm.gov

Signe I. Lindell
District 1 Councilor
(505) 955-6812
silindell@santafenm.gov

Please pass this on to anyone else in the neighborhood you think may want to know about this.



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits

Proposed Location: Agua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

The historic neighborhood surrounding the proposed location is primarily residential and characterized by small older dwellings, long-term and congenial neighbors, narrow and on-way streets, and regular foot traffic both of locals and tourists. The lack of direct access to the proposed liquor store on the busy, narrow Agua Fria St. is a major concern as the business will inevitably attract extensive foot and car traffic down the narrow and dangerous, one-way Romero St. where making the sharp turn off of Agua Fria is hazardous even for compact cars. The quiet residential area on adjoining portion of Romero St. and Manhattan cannot support or welcome the anticipated 100+ cars per day plus large delivery trucks that are anticipated to pass by on route to or from the liquor store. From every angle, the proposed location of this alcohol distribution business is inappropriate and threatening to the stability and safety of the neighborhood. Please deny the license and encourage to business to find a more accessible and safe location!

Your Name: Bettina Raphael Date: May 25, 2021

Your Street Address: 611 Cortez Street

City: Santa Fe State: NM Zip: 87505

How may we contact you?

Phone: _____ E-mail: bettinaraphael@msn.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: Public Comment Form
Date: Tuesday, May 25, 2021 12:36:08 PM
Attachments: [Public Comment Form revised 2_8_2021.pdf](#)

From: Bettina Raphael <bettinaraphael@msn.com>
Sent: Tuesday, May 25, 2021 11:45 AM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Public Comment Form

Dear Ms. Romero
Please share my attached Public Comment Message with all appropriate people.
Thank you, Bettina



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 25101 ▪ Santa Fe, New Mexico 87504-5101
 (505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wines & Spirits
 Proposed Location: 632 Agua Fria
 In the City of: Santa Fe, NM 87501

Summarize your comment or concerns, attach addition pages if necessary:

Within 2/10 of a mile from applicants proposed new location, there are 3 schools and/or after schools programs

1. NM School for the Arts
2. Boys and Girls Club
3. Carlos Ortega Teen Center

Furthermore, the entrance to the Applicants proposed new location directs customers to use Romero Street which is only entering from Agua Fria Street and would potential cause traffic. Traffic problems adding with the risk of accidents due to the one way portion

Furthermore, previously at 832 Agua Fria there was a liquor store that was constantly fined for serving minors.

Also, the adjacent business parking lot will be impacted by disrespectful customers who fail to read parking for the Downtown Day Spa

Your Name: C. Sisley Schatz Date: 5/19/2021
 Your Street Address: 624 Agua Fria
 City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 505-986-0113 E-mail: downtowndayspasantafe@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susans Wine and Spirits

Proposed Location: 632 Agua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

This is an entirely inappropriate location for a commercial establishment that requires numerous deliveries by large trucks. The only delivery access is via the narrow one-way Romero Street, which exits into another narrow residential street.

Also, and more importantly, this location is less than 1000 feet of the Carlos Ortega/Monica Roybal Teen and Youth Center at 737 Agua Fria Street!

Please deny this application.

Thank you.

(I am a resident of the Guadalupe Historic Neighborhood and live within 2 blocks of this location .2 mi.) #

Your Name: Charlotte Larragoite Date: 5/25/2021

Your Street Address: 812 Cleveland St

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: (505) 983-9168 E-mail: charlottelarragoite@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



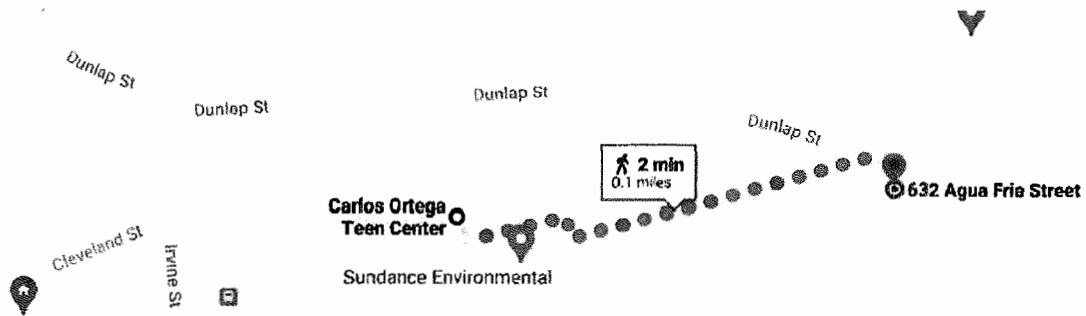
This is an entirely inappropriate location for a commercial establishment that requires numerous deliveries by large trucks. The only delivery access is via the narrow one-way Romero Street, which exits into another narrow residential street.

Also, and more importantly, this location is less than 1000 feet of the Carlos Ortega/Monica Roybal Teen and Youth Center at 737 Agua Fria Street!

Please deny this application.

Thank you.

(I am a resident of the Guadalupe Historic Neighborhood and live within 2 blocks of this location .2 mi.)



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] 632 Agua Fria St; Public Comment Form
Date: Tuesday, May 25, 2021 11:05:28 AM
Attachments: [632 Agua Fria; Susans Wine Public Comment pg 2.pdf](#)
[632 Agua Fria Public Comment Form revised 2_8_2021.pdf](#)
[image001.png](#)

From: Charlotte Larragoite <charlottelarragoite@gmail.com>
Sent: Tuesday, May 25, 2021 11:02 AM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: rdvillarreal@santafenm.gov; silindell@santafenm.gov; mayor@santafenm.gov; Patricio C Larragoite <larrdental@gmail.com>
Subject: [EXT] 632 Agua Fria St; Public Comment Form

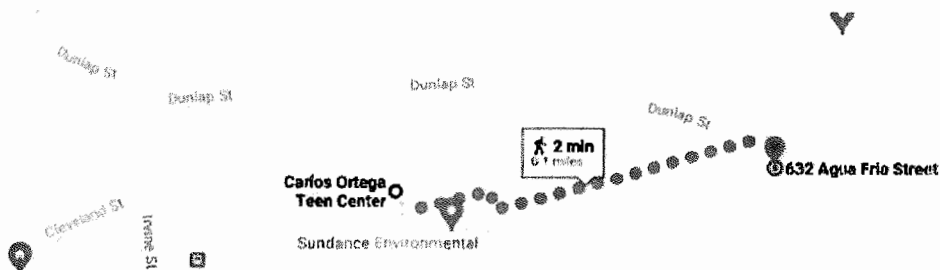
Hello,

Attached is a public comment form registering my opposition to Susan's Wine and Spirits request to relocate liquor license to 632 Agua Fria St.

This is an entirely inappropriate location for a commercial establishment that requires numerous deliveries by large trucks. The only delivery access is via the narrow one way Romero Street, which exits into another narrow residential street. Please deny this application.

Also, and more importantly, this location is less than 1000 feet to the Carlos Ortega/Monica Roybal Teen and Youth Center!

I am a resident of the Guadalupe Historic Neighborhood and live within 2 blocks of this location (.2 mi) at 812 Cleveland St.



Thank you.
Charlotte Larragoite
812 Cleveland St, Santa Fe, NM 87501
(505) 983-9168



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Santa Fe Wine and Spirits, Inc., Application #1193969

Proposed Location: 632 Agua Fria Street

In the City of: Santa Fe, New Mexico 87501

Summarize your comment or concerns, attach addition pages if necessary:

There is a major issue concerning public health and safety involving vehicular access to the proposed relocation of this Dispenser's License.
Although the new location will be at 632 Agua Fria Street, the vehicular access to the business will not be to and from Agua Fria Street as is quite possible through the two existing driveways on either side of the building, but, instead, will be to and from Romero Street in the Guadalupe Historic District. This will unfortunately cause significant, dangerous and severe negative impacts to the already overburdened traffic currently using Romero Street, West Manhattan Avenue, Alarid Street and Juanita Street.
Please see the attached Supplement to the Public Comment Form, Exhibit 1.

Your Name: Daniel Cleavinger Date: May 26, 2021

Your Street Address: 819 W Manhattan Ave.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 505-609-0250 E-mail: dancleavinger@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101.

Revised 2/8/2021



05/26/21

From Daniel Cleavinger, 819 West Manhattan Ave., Santa Fe, NM 87501. 505-609-0250.

WRITTEN OBJECTION TO APPLICATION # 1193969

Supplement to Public Comment Form, NM Regulation and Licensing Department

RE: Application of Santa Fe Wine and Spirits, Inc., (aka Susan's Fine Wine and Spirits), Lessee, to relocate its Dispenser License to 632 Agua Fria Street, Santa Fe, New Mexico 87501, Application # 1193969.

PROBLEM: UNNECESSARY NEW TRAFFIC IN THE GUADALUPE HISTORIC NEIGHBORHOOD

There is a major issue regarding public health and safety which must be addressed regarding Susan's application to the Department to relocate its Dispenser License.

The issue is the proposed use of the separate, vacant lot located between 112 and 124 Romero Street as the vehicular ingress and egress to Susan's new location at 632 Agua Fria. The lot is owned by the same individual, Don Chavez, lessor, as the commercial building at 632 Agua Fria and shares a lot line with that building. This proposed use of Romero Street substitutes for the pre-existing two driveways, with commercial curb cuts, now located on both sides of the commercial building which have long been used for vehicular access to and from Agua Fria.

Don Chavez has deliberately blocked the eastside driveway with a locked gate. This blockage by Mr. Chavez will now force most or all the vehicular traffic entering and exiting Susan's to use Romero Street, West Manhattan Avenue, and either Alarid Street or Juanita Street, to enter and/or exit the area (connecting to Paseo de Peralta, St. Francis Ave. or Agua Fria).

There are more than One Hundred Fifty (150) buildings located on these already narrow and congested streets in the Guadalupe Historical District which will be severely and dangerously impacted by this new and unnecessary traffic burden of several hundred extra daily visits by Susan's customer and delivery vehicles. The affected area is also immediately adjacent to the Railyard. Many pedestrians also use these streets.

SOLUTION: RESTORE THE BLOCKED EASTSIDE DRIVEWAY ON AGUA FRIA

All that is required to resolve this public health and safety issue is for Don Chavez, lessor, to restore the pre-existing eastside driveway to its former use, thereby providing Susan's with easy and safe vehicular entry AND exit directly to and from Agua Fria. This simple fix would obviate the dangerous traffic burden on the historic district streets and would enhance Susan's business. The back lot could then be used as parking for Susan's and its existing gate would be locked to traffic to and from Romero Street.

Thank you for your attention to this matter, Daniel Cleavinger

From: [Daniel Cleavinger](#)
To: [Romero, Marlene, RLD](#); [Griego, Desirae, RLD](#)
Subject: [EXT] Written Objection to Application # 1193969
Date: Wednesday, May 26, 2021 5:13:54 PM
Attachments: [Public Comment Form revised 2.8.2021.pdf](#)
[Supplement to Public Comment Form.docx](#)

Please see attached documents constituting my written objection to Application 1193969, Santa Fe Wine and Spirits, Inc. (Susan's Fine Wines)

Sent from [Mail](#) for Windows 10

From: [Deanna Einspahr](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Susan's Fine Wine and Spirits relocation
Date: Saturday, June 5, 2021 3:20:15 PM

Dear Ms. Griego,

I am writing to express my opposition to this transfer of license. Very clearly, the owners prefer to call neighbors nasty names (NIMBYS, etc.) rather than do their due diligence in locating their liquor store.

At a time when commercial space is overwhelmingly available and plentiful in all areas of town, it baffles the mind that the choice made by the owners would be to move in to a space where the access is through a tiny one-way street, and the egress is out through a residential neighborhood. I'm not even sure how delivery trucks will access the store.

This is a phenomenally bad proposal, and I urge you to reject this transfer.

Thank you for your attention,

Deanna Einspahr

From: Dinah Inglehart
To: Griego, Desirae, RLD
Subject: [EXT] Liquor license application for Susan's Fine Wines
Date: Friday, June 4, 2021 9:53:50 AM

Dear Ms. Griego:

I object to Susan's Fine Wines opening a package liquor store and "tasting lounge"/"bar on site" at 632 Agua Fria Street. It would exacerbate an already dangerous traffic/pedestrian situation in the neighborhood. Ingress and egress of vehicles would not be safe. This is primarily a residential area, already impacted by too much traffic and by the dangerously narrow Romero Street, which has a blind corner, NO sidewalks, and people driving the wrong way in the one-way section. Romero Street and West Manhattan would be main arteries for ingress and egress traffic to Susan's. These are narrow side-streets, not meant to accommodate constant heavy traffic and large delivery trucks. And I am very concerned about the safety of the residents and pedestrians in this neighborhood if traffic volume were to increase, and if the number of drivers who have been drinking alcohol were to increase. I am also very concerned about the safety of area residents and increased crime due to customers leaving the bar on foot under the influence of alcohol.

There is heavy pedestrian traffic in this area, with folks walking to and from the Railyard....folks with children and baby strollers, crossing Romero Street, Manhattan, and Agua Fria. Some people are going to be driving away from Susan's under the influence of alcohol, while they try to navigate the very narrow Romero and Manhattan streets and/or Agua Fria, endangering the lives of the pedestrians. We could see tragic accidents involving injured pedestrians. Romero Street is extremely narrow, and there are NO SIDEWALKS in the first part between Agua Fria Street and the proposed entrance to Susan's. Because it is so narrow, when you are driving on Agua Fria, heading East, and turn onto Romero Street, you have to swing out into the oncoming traffic lane in order to negotiate the turn (which is dangerous). In addition, it is a blind corner, and drivers cannot see any pedestrians on Romero Street until after they turn. This is a huge risk for pedestrians, and it will only get worse with increased traffic turning onto Romero. Large delivery trucks driving on Romero and Manhattan will make it even more dangerous to pedestrians.

Some people who walk to the liquor store/bar will have some drinks there, then will go out walking around the neighborhood under the influence, perhaps loitering, trespassing, increasing the risk of crimes. I have personally witnessed, on several occasions, vagrants/transients hanging out, drinking, sleeping on that very property, 632 Agua Fria, behind the garage in the back of the property. I have spoken with Don Chavez about it, and I have photos for proof. I fear this will only get worse if there is a liquor store/bar on that property. I'm attaching one of those photos here.

We are already experiencing too much traffic and too many safety issues here in this residential area. This is NOT a suitable location for a liquor store/bar! Susan's Fine Wines would be better off locating in a commercial area with easy and safe ingress and egress for vehicle access.

Thank you for your consideration of this matter.

Best regards,
Dinah Inglehart
A nearby resident of 632 Agua Fria Street.



From: Cathy Wisner
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Wine and Liquors
Date: Monday, May 24, 2021 11:35:28 AM

Dear Ms. Griego,

Our neighborhood has been notified that there is a hearing today on Susan's Wines new location on Agua Fria receiving a liquor license. Several of us, 50-60 residents, met yesterday to discuss the implications of a high traffic generating business in our neighborhood with limited street access.

We request that a traffic study be prepared and reviewed by the Santa Fe Planning board before granting this liquor license. The impact to our neighborhood will be quite significant.

Our chief concern is pedestrian and vehicular safety if the business utilizes Romero Street as an entrance. This should be prohibited.

We suggest that safe access in and out of the business lot from Agua Fria, which would require reconfiguring the access drives on each side of the building, be considered. This would require action by the owner who has stated he has no intention of addressing our concerns.

The owner of the building was invited and did not come to the meeting last evening to listen to the neighborhood concerns. The owners of Susan's Wines did come and responded to questions as well as they could.

Thank you for your consideration of our concerns.

Sincerely,

Don Tucker and Cathy Wisner
610 Agua Fria Street
505-428-0412

From: [Romero, Marlene, RLD](mailto:Romero,Marlene,RLD)
To: [Griego, Desirae, RLD](mailto:Griego,Desirae,RLD)
Subject: FW: [EXT] Concerns regarding Susan's Wine and Liquors Relocation to Agua Fria
Date: Thursday, May 27, 2021 3:57:44 PM

From: Cathy Wisner <cathywisner1@gmail.com>
Sent: Thursday, May 27, 2021 2:11 PM
To: silindell@santafenm.gov; rdvillarreal@santafenm.gov; Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Concerns regarding Susan's Wine and Liquors Relocation to Agua Fria

Dear Director and Councilors,

We attempted to access the Public Comment Form, but received a message it was temporarily not available.

Please accept this email as our Public Comment.

Our neighborhood had been notified of the hearing on May 24th regarding Susan's Wines new location on Agua Fria receiving a liquor license. Several of us, 50-60 residents, met earlier this week to discuss the implications of a high traffic generating business in our neighborhood with limited street access.

We request that the city require a traffic study be prepared and reviewed by the Santa Fe Planning board before granting this liquor license or any other required approvals for the relocation. The impact to our neighborhood will be quite significant.

Our chief concern is pedestrian and vehicular safety if the business utilizes Romero Street as an entrance. This should be prohibited.

We suggest that safe access in and out of the business lot from Agua Fria, which would require reconfiguring the access drives on each side of the building, be considered. This would require action by the owner who has stated he has no intention of addressing our concerns. But would avoid the increase in residential traffic on Romero and Manhattan Streets. Additional traffic stops could be added to Agua Fria to assist in the control of added traffic due to the business.

The owner of the building was invited and did not come to the meeting this week to listen to the neighborhood concerns. The owners of Susan's Wines did come and responded to questions as well as they could.

Thank you for your consideration of our concerns.

Sincerely,

Don Tucker and Cathy Wisner
610 Agua Fria Street
505-428-0412

From: whitlawyer@aol.com
To: [Griego, Desirae, RLD](mailto:Griego_Desirae_RLD)
Subject: [EXT] SF Wine & Spirits, Inc., application # 1103969 to transfer liquor license
Date: Tuesday, May 25, 2021 1:56:56 PM

Dear Ms. Griego,

Please accept these written comments concerning the application to transfer the liquor license of SF Wine & Spirits, Inc. to 632 Agua Fria St., Santa Fe, NM 87501.

I have owned the house at 126 Romero St. since 1981. My house is two houses south of the planned ingress and egress access for the proposed transfer location of the liquor license of SF Wine & Spirits, Inc. Although the applicant has failed to identify the proposed traffic access points, either at the community meeting on May 23, or at the telephonic preliminary hearing with your office on May 24, it is very clear that the applicant plans to have ALL traffic, both retail purchasers, and delivery vans and trucks, enter and exit at the southeast end of the property's parking lot at Romero St. The applicant has already advertised this entrance as the parking lot access on their website, and the property owner has stated that no access will be allowed through either of the parking lot driveways leading directly to Agua Fria St.

I have read the written comments submitted on May 24, 2021, by Mr. Jerry Richardson on behalf of the Westside Historic Guadalupe Neighborhood Association and I believe that his remarks are accurate and important to understanding the health and safety issues, especially the serious vehicular traffic hazards. Applicant plans to use the very narrow and congested residential streets, Romero St., West Manhattan St., and Alarid St. as ingress and egress routes approximately 1/4 to 1/2 miles through a historic residential neighborhood. Applicant has available two EXISTING 20' wide driveways directly adjacent to the building on the proposed location connecting the parking lot directly to Agua Fria St., a commercial street. Traffic safety issues on Agua Fria St. could at least be addressed through traffic control measures.

In order to save time and space for everyone, I request that Mr. Richardson's written comments be incorporated in this letter. I have these additional comments on the traffic safety issues. Romero St. and West Manhattan St. have a very large amount of pedestrian traffic, especially during the late afternoon and early evening each day, and on Saturday all day and all evening. It is important to note that these pedestrian use times correspond directly with the highest volume sales and thus highest traffic volume of the applicant's sales operations. The weekday pedestrian traffic is primarily residents, friends and family, and pets. Friday and weekend pedestrian traffic is particularly large due to Romero St. and West Manhattan being two of the main pedestrian accesses from the west to the Railyard and Farmer's Market and all of the public events and businesses associated with these venues. Pedestrians on these two streets, and on all other streets in this historic neighborhood, routinely walk IN THE STREETS because the sidewalks are often too narrow, obstructed, or non-existent for secure and safe passage by strollers, seniors needing level footing, pets on leash, etc. This is already a safety problem due to the neighborhood's large population density, widespread lack of off-street parking, and proximity to the Railyard

District.

As an initial point of reference, on Friday, May 21, 2021, I counted the number of cars delivering persons to Susan's Fine Wines and Spirits at its present location. During the period from 3:00 pm until 6:00 pm there were 80 vehicles. Because each auto both enters and exits, this would translate to an additional 160 vehicles in three hours passing on Romero St. All of those vehicles would exit on West Manhattan, and most would probably also enter on West Manhattan, due to the very difficult turn from Agua Fria onto Romero St. This was a rainy Friday with no special public events or associated holidays. During the Summer and Fall, or near any holiday, the traffic count could be significantly larger. Also, this does not include any delivery vehicles.

In addition to the hazards posed by retail purchaser traffic, the difficulties and dangers of maneuvering delivery vans and large beer delivery vehicles through the neighborhood streets would be substantial, and regardless of the instructions or intentions of the applicant, the vehicle delivery decisions will ultimately be made by the delivering supplier.

The determination of the vehicular access routes to the applicant dispenser's parking lot has been a financial business decision by the property owner and the applicant.

They have made the decision to attempt to create an increased traffic safety and neighborhood health burden on the residential neighborhood residents in order to avoid the financial expense of renovating and using their existing commercial accesses.

I request that the transfer application be denied unless it is conditioned on the requirements that the parking lot access to Romero St. be securely closed to all vehicular customer and delivery traffic, and that applicant be prohibited from advertising access to the establishment through the Romero St. parking lot address.

Thank you for your consideration of this objection to the application to transfer this liquor license to 632 Agua Fria Street.

Donald Whitney Johnson
126 Romero St.
Santa Fe, NM 87501
(505) 243-5414

From: whitlawyer@aol.com
To: [Griego, Desirae, RLD](mailto:Griego,Desirae,RLD)
Subject: [EXT] SF Wine and Spirits, Inc., application to transfer liquor license PROTEST
Date: Thursday, May 27, 2021 12:06:35 PM
Attachments: [126 Public Comment Form revised 2.8.2021.pdf](#)
[126 Susan's objection.docx](#)

Dear Ms. Griego,

Attached is the official RLD Public Comment / Protest form along with my protest letter which is slightly amended from my previous comments emailed to you prior to the hearing. I did not know if I needed to send this separately as a formal Protest or if my previous comments would be sufficient, so I decided to do both. I will also mail a copy since I am more familiar with that method of notice.

Thank you very much for your procedural help in this case.

Donald Whitney Johnson
505-243-5414

-----Original Message-----

From: whitlawyer@aol.com
To: whitlawyer@aol.com
Sent: Thu, May 27, 2021 11:30 am
Subject: test



NMRLD
 NEW MEXICO
 REGULATION &
 LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine and Spirits, Inc.

Proposed Location: 632 Agua Fria St.

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

Please see attached Protest Letter

Your Name: Donald Whitney Johnson Date: May 27, 2021

Your Street Address: 126 Romero St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: (505) 243-5414 E-mail: whitlawyer@aol.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



May 27, 2021

Regulation and Licensing Department
Alcoholic Beverage Control Division
Attention: Director of Alcohol and Gaming
P.O. Box 25101
Santa Fe, NM 87504

Please accept this objection to the application to transfer the liquor license of SF Wine & Spirits, Inc. to 632 Agua Fria St., Santa Fe, NM 87501.

I have owned the house at 126 Romero St. since 1981. My house is two houses south of the planned ingress and egress access for the proposed transfer location of the liquor license of SF Wine & Spirits, Inc. Although the applicant has failed to identify the proposed traffic access points, either at the community meeting on May 23, or at the telephonic preliminary hearing with your office on May 24, it is very clear that the applicant plans to have ALL traffic, including retail purchasers, wholesale delivery vans and trucks, and commercial service vehicles, enter and exit at the southeast end of the parking lot at Romero St. The applicant has already advertised this entrance as the parking access on their website, and the property owner has stated that no access will be allowed through either of the parking lot driveways leading directly to Agua Fria St.

I have read the written comments submitted on May 24, 2021, by Mr. Jerry Richardson on behalf of the Westside Historic Guadalupe Neighborhood Association and I believe that his remarks are accurate and important to understanding the health and safety issues, especially the serious vehicular traffic hazards. Applicant plans to use the very narrow and congested residential streets, Romero St., West Manhattan St., and Alarid St. as ingress and egress routes approximately 1/4 to 1/2 miles through a historic residential neighborhood. Applicant has available two EXISTING 20' wide driveways directly adjacent to the building on the proposed location connecting the parking lot DIRECTLY to Agua Fria St., a commercial street. Traffic safety issues on Agua Fria St. could be addressed through traffic control measures.

In order to save time and space for everyone, I request that Mr. Richardson's written comments be incorporated in this letter. I have these additional comments on the traffic safety issues. Romero St. and West Manhattan St. have a very large amount of pedestrian traffic, especially during the late afternoon and early evening each day, and on Saturday all day and all evening. It is important to note that these pedestrian high use times correspond directly with the highest volume sales times and thus highest traffic volume times of the applicant's sales operations. The weekday pedestrian traffic is primarily residents, friends and family, and pets. Friday and weekend pedestrian traffic is particularly large due to Romero St. and West Manhattan being two of the main pedestrian accesses from the west to the Railyard and Farmer's Market and all of the public

events and businesses associated with these venues. Pedestrians on these two streets, and on all other streets in this historic neighborhood, routinely walk IN THE STREETS because the sidewalks are often too narrow, obstructed, or non-existent for secure and safe passage by strollers, seniors needing level footing, pets on leash, etc. This is already a safety problem due to the neighborhood's large population density, widespread lack of off-street parking, and proximity to the Railyard District.

As a point of reference, on Friday, May 21, 2021, I counted the number of cars delivering persons to Susan's Fine Wines and Spirits at its present location. During the period from 3:00 pm until 6:00 pm there were 80 vehicles. Because each auto both enters and exits, this would translate to an additional 160 vehicles in three hours passing on Romero St. All of those vehicles would exit on West Manhattan, and most would probably also enter on West Manhattan, due to the very difficult and dangerous turn from Agua Fria onto Romero St. This was a rainy Friday with no special public events or associated holidays. During the Summer and Fall, or near any holiday, the traffic count would be significantly higher. This does not include any delivery vehicles, trash removal trucks, or commercial repair and service vehicles serving the premises.

In addition to the hazards posed by retail purchaser traffic, the difficulties and dangers of maneuvering delivery vans and large beer delivery vehicles through the neighborhood streets would be substantial, and regardless of the instructions or intentions of the applicant, the vehicle delivery decisions will ultimately be made by the delivering supplier.

The determination of the vehicular access routes to the applicant dispenser's parking lot has been a financial business decision by the property owner and the applicant. They have made the decision to attempt to create an increased traffic safety and neighborhood health burden on the residential neighborhood residents in order to avoid the financial expense of renovating and using their existing commercial accesses.

I request that the transfer application be denied unless it is conditioned on the requirements that the parking lot access to Romero St. be securely closed to all vehicular customer, wholesale delivery, and commercial service traffic, and that applicant be prohibited from advertising access to the establishment through the Romero St. parking lot address.

Thank you for your consideration of this objection to the application to transfer this liquor license to 632 Agua Fria Street.

Donald Whitney Johnson
126 Romero St.
Santa Fe, NM 87501
(505) 243-5414

From: [Donna Gornien](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Objections to approval of Liquor Dispenser's License Application 1193969 (Susan's Fine Wine & Liquors)
Date: Friday, May 28, 2021 8:22:36 PM

Dear Ms. Griego,

Please accept these written comments concerning the application to transfer the liquor license of Susan's Fine Wine & Spirits, Inc. (hereinafter Susan's) to 632 Agua Fria St., Santa Fe, NM 87501 (application # 1193969)

I am writing as a concerned citizen residing on West Manhattan Avenue, which street will be directly and negatively impacted by the proposed traffic pattern for access to 632 Agua Fria Street, should Susan's application be approved. It is my understanding that, in spite of the existence of two wide driveways leading from Agua Fria to the parking lot for #632 (approximately 20 feet wide each, with one on either side of the building), that the owner and/or the lessee of the property intends to require all customers and delivery trucks to access the parking lot only from a third driveway located on Romero Street. At the outset, I would note that the two driveways on either side of 632 Agua Fria Street historically have been used to access the parking lot behind the building.

I strongly oppose the transfer of the above-referenced Dispenser's License to 632 Agua Fria should the applicant maintain the position that of three possible access points to the parking lot, the one that will arguably raise the most difficulties for both the neighborhood and first responders is being designated as the sole access point. This is unacceptable on the grounds that, if implemented, the choice of the Romero Street access point will maximize the danger to public safety, particularly as compared to the ease of access available through either of two far less dangerous alternatives.

I would like to note that two other businesses have parking lots off of Romero Street, but their circumstances can be distinguished from Susan's on the following grounds. Both the Eye of the Mountain Gallery and The Ark Bookstore have much smaller profiles than Susan's, in terms of the sizes of these businesses, and thus also in terms of the automobile and truck traffic they generate. These two smaller businesses also are clearly located on Romero Street, the Eye of the Mountain Gallery at the corner of Agua Fria and Romero and The Ark Bookstore just a few yards up Romero from Manhattan Avenue. These locations also mean that Romero Street is only minimally affected by the traffic these businesses generate, which will not be the case with respect to a busy parking lot accessed from the middle of Romero Street. The smaller business parking lots are also easy to enter and to leave. A Romero Street parking lot for 632 Agua Fria, on the other hand, will generate much more traffic than the other two Romero Street businesses, and, because it does not abut Romero Street, access to 632's parking lot will be unclear, leading vehicle drivers to engage in stop-and-start driving or similar dangerous practices on Agua Fria as they look for their turn to get to the parking lot. They will then have to maneuver around a very tight turn into a very narrow Romero Street. (Romero Street is 10'9" wide where it intersects with Agua Fria Street, with buildings built close to the curb on both sides, minimal setbacks and no sidewalks whatsoever. Romero Street proceeds south and narrows even more to 9' 9".) Furthermore, because the proposed entrance to 632 Agua Fria is at the point on Romero where it changes from one way to two ways, the confusion about access will be exacerbated by someone's entering the parking lot having driven down a very narrow one-way street, but having to leave the parking lot by going in the opposite direction instead of

the way they came in and then navigating their way through a densely populated historic residential neighborhood with narrow streets and a great deal of pedestrian traffic. The inclination to ignore the one-way street signs and simply retrace one's tracks up the one-way stretch of Romero Street to get back to Agua Fria Street will be difficult to control, ensuring accidents to vehicles and pedestrians on that stretch of Romero Street. An additional negative factor in this configuration is the very acute angle around which a vehicle must navigate to make the turn from the one-way section of Romero into the proposed parking lot. Taken together, it is easy to anticipate accidents of various descriptions occurring with greatly increased frequency and seriousness on both Agua Fria and Romero Streets.

On another point, although I have been unable to locate any information about the weight-bearing capacities of the neighborhood streets in the area – Manhattan Avenue, Romero Street and Alarid in particular – having heavy delivery trucks driving on them on a regular basis cannot be positive for maintaining the condition of the roads. I would also note that although Agua Fria is high on the priority list for plowing when we have snow in Santa Fe, Alarid, Manhattan Avenue and Romero do not enjoy such priority; the resulting icy conditions on our neighborhood streets will only exacerbate the dangers attendant on increased traffic in general and heavy trucks in particular.

In short, I consider that the critical issue surrounding the transfer of Susan's license to 632 Agua Fria is the proposed access to the business. For the reasons outlined above, access from Romero Street is unacceptable for safety and ancillary reasons. And with two additional driveways, both of which are quite wide, both of which are clearly connected to the property's actual address on Agua Fria, and both of which have been used in the past to access parking for the property at issue, **I would like to suggest that the relevant governmental authorities condition the transfer of Susan's license to 632 Agua Fria on their using one or both of the two driveways leading off Agua Fria to the parking lot behind the building and not using the driveway leading off Romero Street for that purpose.**

Please let me know if you have any questions or require further information from me at this juncture. Also, please keep me informed about the license approval process for 632 Agua Fria, including any scheduled hearings, meetings, and so forth.

I appreciate your attention and consideration of this matter.

Yours sincerely,
Donna Gomien
759 West Manhattan Avenue, Apt. 3
Santa Fe, NM 87501
email: Dsgomien@aol.com



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine and Liquors

Proposed Location: 632 Agua Fria

In the City of: City of Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

Three access points into 632 Agua Fria's parking lot (Two at either side of the building: one on Romero, at the edge of its one-way section) Susan's wants to block access to the two entrances that are adjacent to the building, twice as wide as Romero Street (20' versus 10'), and used in the past as entrances to the parking lot. Public safety in the area will be seriously affected by: 1) confusion about location of access -- stop and start traffic on Agua Fria, 2) many vehicles trying to make a tight turn into Romero Street, 3) many vehicles sharing the narrow, non-sidewalked Romero with pedestrians, 4) an additional very acute turn from Romero into parking lot, 5) confusion about exiting Romero lot, which will be through the entire neighborhood (since vehicles can not go back up the one-way portion of Romero), 6) vehicles navigating other narrow streets in the neighborhood, all of which have many parked vehicles and pedestrians, 7) Agua Fria is regularly plowed when SF has snow; neighborhood streets are not regularly plowed, 8) Above problems will be

Your Name: Donna Gomien Date: June 1, 2021

Your Street Address: 759 West Manhattan Avenue, Apt. 3

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: _____ E-mail: Dsgomien@aol.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



From: [donnadancer](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] concerns for Susan's move into 632 Agua Fria
Date: Monday, May 31, 2021 9:45:54 AM

Thoughts on Susan's Fine Wines and Spirits moving into 632 Agua Fria St.

I have lived at 704-D Agua Fria for 25 years, and am the HOA president of our 7 condominiums. Our parking lot is immediately adjacent to the parking lot where Susan's would be. When I learned Susan owner Nirmala and her sister were planning on going door to door to address neighborhood concerns, I helped organize a neighborhood meeting with the family owners in back of their new store site last Sunday, May 23. Around 50 people attended. Passions were high, and I do give credit to the family for showing up. There were many objections about public safety issues, due to increased traffic, congestion and possibly even driving under the influence after tasting parties. Other concerns coalesced around loitering and littering, security/theft, lessening of property values. In addition concerns for potential future changes, for example, store could be made into a bar, hours and space expanded, business model and even owners changed.

Don Chavez, the property owner, who I have worked with and have had a good relationship with for many years, has advised Susan's to use the Romero St entrance, because there really is no good Agua Fria access. Those gathered at the meeting from the Romero/Manhattan/Alarid street neighborhoods felt *very* strongly that the narrowness and congestion of these residential streets do not support the increased volume of traffic, and could be dangerous to the pedestrians, bicyclists and baby strollers that frequent this area. It was pointed out just how narrow, and dangerous, the one way part of Romero St is. There was the potential argument that Agua Fria could more easily absorb egress along that road; but of course those present on the Agua Fria/DeFouri/Dunlap side also felt strongly they could not support the additional traffic either.

When I met originally with the general manager she stated it's difficult to gauge how many cars actually come into Susan's parking lot on a given day. The range is 75 to 150+ of discreet sales. Some of these sales may be attached sales from over a few days, some may be couples in the same car, or foot traffic, but this number probably closely represents how many cars will be visiting their lot. One of our neighbors, Whitney Johnson, personally counted 80 cars with customers into the store on Friday May 21 just between the 3 hour period of 3-6pm. And as he points out, that's not just 80 cars going by his home on Romero St, it's actually 160 passes of new traffic in front of his house. This is a lot of increased traffic.

And yet on the other hand, Susan's is losing their current lease through no fault

of their own. They are an established 16 year old, local and family owned, reputable and popular store in our city, and there may be many ways they could be a good fit for our neighborhood. Frank and Nirmala seem to be lovely, sincere, civic minded people who want to do right by our neighborhood. They did come to talk to our group last Sunday, and that was not an easy task.

In my opinion, access to Romero St should not happen. And even though it would more adversely affect me and my neighbors on Agua Fria, if the liquor license is allowed to transfer dI would strongly urge an alternative access along Agua Fria. Sig Lindell was at our meeting, and the issue was raised that a traffic study should be done, including perhaps more speed humps, traffic cameras and/or stop signs. along this street. It's also my understanding there's a truck weight limit for Agua Fria that has not been enforced.

This is not an easy decision, and there are no easy answers. I trust most of us are coming to this issue with the best of intentions to find the most workable solution that will benefit the most people.

Thanks for your time in considering our concerns.

Donna Maddux

From: E. Amba Caldwell
To: Griego, Desirae, RLD
Subject: [EXT]
Date: Friday, May 28, 2021 6:40:02 PM

Hello,

I am in total agreement with other residents of Romero St in Santa Fe, that the traffic increase to the small residential streets we live on would be horrendous. Dangerous to our Health and Safety! Pollution of both exhaust, sound, & increased activity. NOT what the neighborhood is like or about at all. We walk, we bike, we talk in our yards and courtyard, and on the slow paced street.

Thus please dont allow it.

Sincerely,
Ellen and David Caldwell
132 Romero St #4
Santa Fe, NM 87501
505-699-0272

From: FRED.SCHOTT
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine Wines & 632 Aqua Fria
Date: Monday, May 24, 2021 12:09:14 PM

Dear Ms Griego: Please consider the following:

As a resident on Romero Street in the Old Guadalupe Community in Santa Fe I am concerned about the health and safety of the residents in our community and, on this basis, object to the proposed transfer of the liquor license for Susan's Fine Wines to 632 Aqua Fria under the current conditions of their lease. Under no circumstances should the entrance/exit to the 632 rear parking lot on Romero Street be used by Susan's customers and deliveries and the gate off of Romero Street should remain closed. The size of Romero Street and the nature of its residences cannot safely accommodate this sort of traffic. If Susan's license is transferred and they use the 632 location, site accommodations must be made for entrance and exit from and onto Aqua Fria. Even under these arrangements I do not think 632 Aqua Fria is a suitable site for this business that would adversely impact the health and safety of our historic community.

Fred Schott & Jan Westrick

132 Romero St.

Unit 12

Santa Fe, NM

87501-7306

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Public Comment - Susan's Fine Wines & Spirits
Date: Wednesday, May 26, 2021 1:11:07 PM
Attachments: [Public Comment Form revised 2 8 2021 Susans Fine Wine and Spirit GAYE POLLITT.pdf](#)
[Public Comment Form revised 2 8 2021 Susans Fine Wine and Spirit GAYE POLLITT.doc](#)

From: Gaye Pollitt <osologgp@gmail.com>
Sent: Wednesday, May 26, 2021 12:43 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Public Comment - Susan's Fine Wines & Spirits

Dear Ms. Romero,

I have obtained, completed, saved and attached my Public Comment Form regarding the re-location of Susan's Fine Wine & Spirits. I hope I have properly followed the instructions.

I am concerned about the scroll feature on the Form. It allowed me to enter more than fit on the computer screen. It scrolled down for me...even though it says "attach addition pages if necessary." I wouldn't know how to attach a page to the Form. So I have also created a Word .doc with my full comments and attached it to this email as an additional page. My Word system is old, so, in case you are not able to open the .doc attachment, here are my comments in full. (I'm known for wearing a belt **and** suspenders!)

They are a fine business and I am an occasional customer. However, the relocation license they are filing for will absolutely cause a safety hazard to our community. A traffic study by the City will undoubtedly reveal a huge increase in traffic, no matter which direction by which customers and delivery trucks are allowed to arrive and leave. Romero Street is such a lovely, small neighborhood street where my husband and I frequently walk. Even now, traffic is an issue because the turn from Agua Fria is a very narrow, no sidewalk, blind turn and a hazard to pedestrians. Additionally, very close to that corner, a resident often sits outside on his property to read and relax. I believe any traffic increase with accompanying fumes will be a hazard to his well being as well as other Romero street residents. Romero allows parking on one side. Customer cars and delivery vans for Susan's will create great passing difficulty and cause a dangerous situation for residents and/or public utility providers. And, if the owner of the property re-opens the driveway that was once on the left side of the building to allow a U-entry & exit onto Agua Fria, that will become a disastrous intersection for Agua Fria and Dunlap (where we live). With all the vacant commercial buildings in Santa Fe right now, surely Susan's Fine Wine & Spirits can find a more suitable location. I know the current location is zoned commercial. I believe the

City needs to either restrict the "type" of commercial business allowed there - or change the zoning. But that's a totally different topic for another day. Thank you for the opportunity to express my concerns.

If you require a different process, please let me know and I'll happily comply.

Best regards,

Gaye Pollitt
729 Dunlap St
Santa Fe 87501
505-795-8913
osologgp@gmail.com

gpp



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits

Proposed Location: Agua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

~~They are a fine business and I am an occasional customer. However, the relocation license they are filing for will absolutely cause a safety hazard to our community. A traffic study by the City will undoubtedly reveal a huge increase in traffic, no matter which direction by which customers and delivery trucks are allowed to arrive and leave. Romero Street is such a lovely, small neighborhood street where my husband and I frequently walk. Even now, traffic is an issue because the turn from Aqua Fria is a very narrow, no sidewalk, blind turn and a hazard to pedestrians. Additionally, very close to that corner, a resident often sits outside on his property to read and relax. I believe any traffic increase with accompanying fumes will be a hazard to his well being as well as other Romero street residents. Romero allows parking on one side. Customer cars and delivery vans for Susan's will create great passing difficulty and cause a dangerous situation for residents and/or public utility providers. And, if the owner of the property re-opens the driveway that was once on the left side of the building to allow a U-entry & exit onto Agua Fria, that will become a disastrous intersection for Agua Fria and Dunlap (where we live). With all the vacant commercial buildings in Santa Fe right now, surely Susan's Fine Wine & Spirits can find a more suitable location. I know the current location is zoned commercial. I believe the City needs to either restrict the "type" of commercial business allowed there or change the zoning. But that's a totally different topic for another day. Thank you for the opportunity to express my concerns.~~

Your Name: Gaye Pollitt Date: 5/26/2021

Your Street Address: 729 Dunlap St

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 505-795-8913 E-mail: osologgp@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



Re: Susan's Fine Wine & Spirits
Gaye Pollitt
5/26/2021
729 Dunlap Street, Santa Fe 87501
505-795-8913
osologgp@gmail.com

Summarize your comment or concerns, attach addition pages if necessary:

They are a fine business and I am an occasional customer. However, the relocation license they are filing for will absolutely cause a safety hazard to our community. A traffic study by the City will undoubtedly reveal a huge increase in traffic, no matter which direction by which customers and delivery trucks are allowed to arrive and leave. Romero Street is such a lovely, small neighborhood street where my husband and I frequently walk. Even now, traffic is an issue because the turn from Aqua Fria is a very narrow, no sidewalk, blind turn and a hazard to pedestrians. Additionally, very close to that corner, a resident often sits outside on his property to read and relax. I believe any traffic increase with accompanying fumes will be a hazard to his well being as well as other Romero street residents. Romero allows parking on one side. Customer cars and delivery vans for Susan's will create great passing difficulty and cause a dangerous situation for residents and/or public utility providers. And, if the owner of the property re-opens the driveway that was once on the left side of the building to allow a U-entry & exit onto Agua Fria, that will become a disastrous intersection for Agua Fria and Dunlap (where we live). With all the vacant commercial buildings in Santa Fe right now, surely Susan's Fine Wine & Spirits can find a more suitable location. I know the current location is zoned commercial. I believe the City needs to either restrict the "type" of commercial business allowed there - or change the zoning. But that's a totally different

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NMRLD
 NEW MEXICO
 REGULATION &
 LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine and Spirits

Proposed Location: 632 Agua Fria

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

Please see attached letter

Your Name: Gregory and Barbara Kok Date: May 28, 2021

Your Street Address: 716 W. Manhattan

City: Santa Fe, State: NM Zip: 87501

How may we contact you?

Phone: 303-877-6042 E-mail: glkokdmt@yahoo.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



Kok Residence
716 W. Manhattan
Santa Fe, New Mexico 87501

May 29, 2021

Ms. Desirae Griego
Hearing Officer
New Mexico ABC
Toney Anaya Building,
2550 Cerrillos Road,
Santa Fe, NM 87505

Dear Ms. Griego,

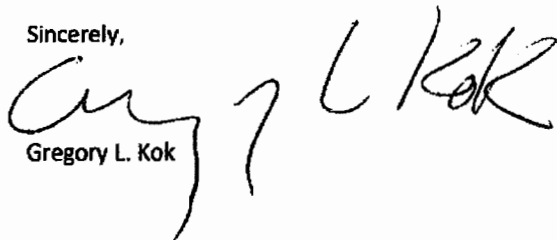
As owners and residents of the property at 716 W. Manhattan, Santa Fe, we are in strong opposition to the issuance of a liquor license for the property at 632 Agua Fria. The access to this property is via residential streets that were established in the late 1920's when the Ford Model A was the car to have. The proposed access streets, Alarid, W. Manhattan, and Romero are narrow and accommodate the current residential traffic with difficulty. Alarid has parking on both sides, and on much of the street it is impossible for two cars to meet on that street, vehicles basically need to take turns going through the street.

This will also be the route for delivery trucks. Once a week the refuse truck and the recycle truck come through this area and they can make it only with difficulty. Adding large delivery trucks through this area on daily or more frequent basis will restrict access for the residents.

This property was formerly a museum, where there were limited patrons, and they spent extensive time there. A liquor store will have much higher patron turn over, and since the access is basically a dead end street, all entering traffic must leave via the same route.

This is a business that belongs in a commercial location, not a residential neighborhood.

Sincerely,


Gregory L. Kok

Barbara J. Kok



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Public Comment Attached on 632 Agua Fria
Date: Monday, May 31, 2021 6:12:46 PM
Attachments: [ABC Comment Susan"s.pdf](#)

From: Greg Kok <glkokdmt@yahoo.com>
Sent: Friday, May 28, 2021 8:37 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Public Comment Attached on 632 Agua Fria

Marlene Romero,

Please see the attached public comment with regard to the liquor application for 632 Agua Fria.

Thank you,

Greg Kok

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Susan's Fine Wines
Date: Wednesday, May 26, 2021 1:13:01 PM
Attachments: [PUBLIC COMMENT Westrick.docx](#)
[PUBLIC COMMENT Schott.docx](#)

-----Original Message-----

From: Fred Schott <schottfred@comcast.net>
Sent: Wednesday, May 26, 2021 12:34 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: Mary Layne <mary@mary-layne.com>; Jerry Richardson <jerryrich4@gmail.com>
Subject: [EXT] Susan's Fine Wines

Dear Ms. Romero: Please see and consider the attached comments.
Muchas Gracias
Janet Westrick



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines and Spirits

Proposed Location: 632 Aqua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns

As a resident on Romero Street in the Old Guadalupe Community in Santa Fe I am concerned about the health and safety of the residents in our community and, on this basis, object to the proposed transfer of the liquor license for Susan's Fine Wines to 632 Aqua Fria under the current conditions of their lease. I would not object to having Susan's Fine Wines & Spirits located in our neighborhood as long as both the entrance and exit to their location was from and onto Aqua Fria Street. Under no circumstances should the entrance/exit to the 632 rear parking lot on Romero Street be used by Susan's customers and deliveries, and the gate off of Romero Street should remain closed. The size of Romero Street and the nature of its residences cannot safely accommodate this sort of traffic. If Susan's license is transferred and they use the 632 location, site accommodations must be made for entrance and exit from and onto Aqua Fria. If the owner of the property, Mr. Don Chavez, wants to have Susan's Fine Wines as a tenant, he needs to make the accommodations to provide for entrance and exit from and onto Aqua Fria. I understand that he has options that would allow for this to happen. Without this accommodation this business at this site would adversely impact the health and safety of our historic community.

Your Name: Fred Schott

Date: May 26, 2021

Your Street Address: 132 Romero St. Unit 12

City: Santa Fe

State: NM Zip: 87501-7306

How may we contact you?

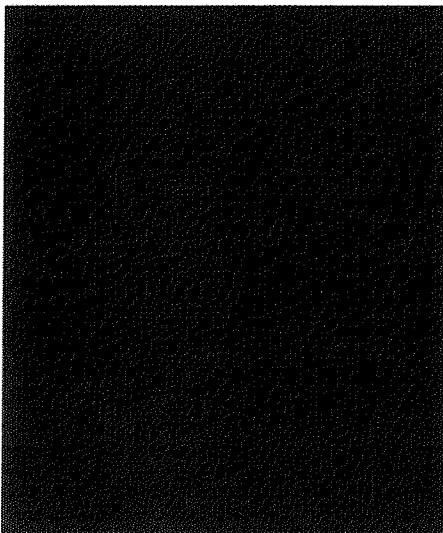
E-mail: schottfred@comcast.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021

Alcoholic Beverage Control Division | 2550 Cerrillos Road | P.O. Box 25101 Santa Fe, NM 87504 | (505) 476-4875 | rld.state.nm.us

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

Andrew Vallejos, Director





PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines and Spirits

Proposed Location: 632 Aqua Fria Street

In the City of: Santa Fe

Summarize your comment or concerns

As a resident on Romero Street in the Old Guadalupe Community in Santa Fe I am concerned about the health and safety of the residents in our community and, on this basis, object to the proposed transfer of the liquor license for Susan's Fine Wines to 632 Aqua Fria under the current conditions of their lease. I would not object to having Susan's Fine Wines & Spirits located in our neighborhood as long as both the entrance and exit to their location was from and onto Aqua Fria Street. Under no circumstances should the entrance/exit to the 632 rear parking lot on Romero Street be used by Susan's customers and deliveries, and the gate off of Romero Street should remain closed. The size of Romero Street and the nature of its residences cannot safely accommodate this sort of traffic. If Susan's license is transferred and they use the 632 location, site accommodations must be made for entrance and exit from and onto Aqua Fria. If the owner of the property, Mr. Don Chavez, wants to have Susan's Fine Wines as a tenant, he needs to make the accommodations to provide for entrance and exit from and onto Aqua Fria. I understand that he has options that would allow for this to happen. Without this accommodation this business at this site would adversely impact the health and safety of our historic community.

Your Name: Janet Westrick

Date: May 26, 2021

Your Street Address: 132 Romero St. Unit 12

City: Santa Fe

State: NM Zip: 87501-7306

How may we contact you?

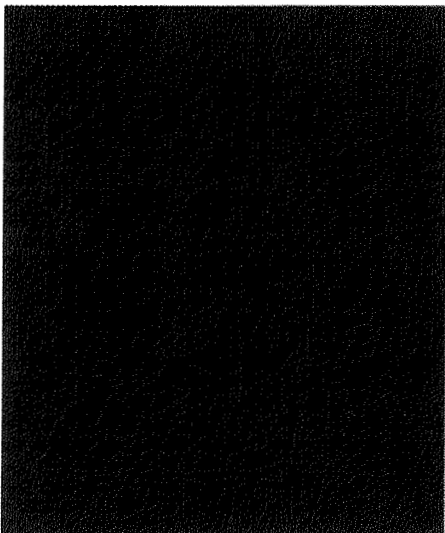
E-mail: janwestrict8188@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021

Alcoholic Beverage Control Division | 2550 Cerrillos Road | P.O. Box 25101 Santa Fe, NM 87504 | (505) 476-4875 | rld.state.nm.us

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

Andrew Vallejos, Director



From: [Janie Cravens](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] concern
Date: Sunday, May 23, 2021 6:30:03 PM

Hello Desirae,

I understand you have a hearing on May 24 regarding Susan's Wine & Spirits transfer of licensure. I thought you'd appreciate knowing that today the owners of that business met with about 60 folks who live near the proposed address to which they'd like to move (showing courage and open mindedness on their parts to be sure) AND that everyone who lies within a half mile of the proposed Agua Fria address does not want this transfer to occur.

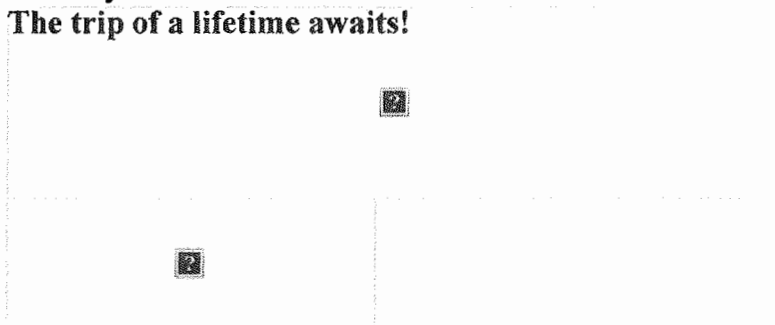
Concerns are about health and safety of the area, and while technically the schools, churches, etc may be outside the letter of the law marks, you could not know without listening to us that there are very real risks to health and safety. The owner, Don Chavez, has 'rooked' Susan's into a five year lease telling them he would not spend money to open the driveways that provide access from Agua Fria St. but that they can let their 100+ car-driving customers each day (plus their liquor delivery trucks) use the Romero St. back entrance. This is a terrible hazard for residents, pedestrians, etc.

Also, somehow the city and state offices have forgotten that right across Agua Fria is a sheltered living situation for folks with special needs. The increase in traffic, some of which will no doubt be under the influence, poses a great danger to special needs people.

Thank you for considering my email, Janie Cravens

--

Janie Cravens, LCSW
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openhearttours.com

512-586-9300; janie.e.cravens@gmail.com

From: [Janie Cravens](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] re: Susan's
Date: Tuesday, May 25, 2021 2:24:28 PM

Hello Desiae -- I sent one email already with my concerns about Susan's Wine & Spirits and the traffic issues already in our neighborhood, but I understand (from the fast-flying emails :)) that you had 37 letters of support. I only ask that you consider that any good business (and Susan's IS a good business) will have fan mail and support letters that are unrelated to the concerns we have about health and safety.

I suppose you know that the property owner (Don Chavez) could spend the money to make the access be off Agua Fria. This is certainly preferable to Romero St, Alarid and Manhattan.....but many of us remember when Agua Fria was a nightmare of clogged traffic too. Nonetheless, if that is the only solution we can have, I would support that.

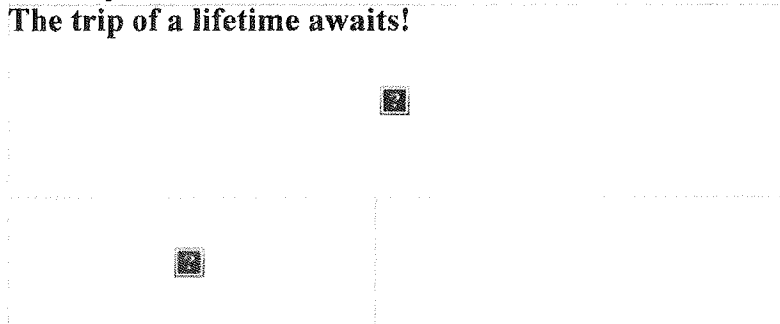
Thank you for your leadership yesterday (I've heard many good things) and thanks for working on this.

Janie Cravens (134 Romero St, SF, NM)

Janie Cravens, LCSW

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512-586-9300; janie.e.cravens@gmail.com



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
PO Box 25101 ▪ Santa Fe, New Mexico 87504-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine and Spirits

Proposed Location: 632 Agua Fria

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

I object to this location being used for a liquor store because the location is in the residential Guadalupe Historic District on an already very busy street. Access to the property from Agua Fria is blocked on both sides of the building. Therefore, customers will be forced to use the tiny (essentially one-lane) side street of Romero, which is 1/4 block away, in order to access the parking area behind the building. This will create traffic safety problems for residents all around the property. In addition, having a liquor store in this mostly residential neighborhood may put neighbors at risk of possible criminal activity.

Your Name: Linda Moore Date: 5/13/2021

Your Street Address: 245 Closson Street

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 915-494-3679 E-mail: ljmoore1@sbcglobal.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: Public Comment re: Susan's Wine & Spirits @ 632 Agua Fria St., Santa Fe, NM
Date: Tuesday, May 25, 2021 9:20:17 AM
Attachments: [NM RLD Public Comment Objection.pdf](#)

From: LORRAINE URIOSTE <LUrioste@msn.com>
Sent: Tuesday, May 25, 2021 9:12 AM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: rdvillarreal@santafenm.gov; silindell@santafenm.gov <silindell@santafenm.gov>
Subject: [EXT] Public Comment re: Susan's Wine & Spirits @ 632 Agua Fria St., Santa Fe, NM

Good morning,

Attached is my Public Comment "objection" regarding the potential opening of Susan's Wine & Spirits Liquor Store. This liquor store is not a good fit for our neighborhood. I am a lifelong resident of this area of Santa Fe. Please take into consideration that there is a Group Home for Disabled people directly across the street. That there are many older people living in this neighborhood along with children. We already have the Railyard crowds and traffic to contend with and the traffic of people using this portion of Agua Fria as a short cut to and from work so as not to use St. Francis Drive. Thank you for your time.

Lorraine Urioste
728 H Agua Fria
P.O. Box 9240
Santa Fe, New Mexico 87501
(505) 577-7524

Sent from [Mail](#) for Windows 10



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan 's Wine & Spirits

Proposed Location: 632 Agua Fria

In the City of: Santa Fe, New Mexico 87501

Summarize your comment or concerns, attach addition pages if necessary:

I am objecting to the above stated liquor store in our Agua Fria neighborhood. I am concerned with the risk and the health and safety of having this liquor store in a neighborhood with the heavy traffic flow as it is right now. The public already uses this area of Agua Fria street on a daily basis to get to and from work so they don't have to use St. Francis Drive, this already adds to the heavy traffic flow. Additional delivery trucks will block our lane access, making it dangerous to pass these trucks. To add additional traffic on this already very busy narrow street will put people who drive, walk or ride their bicycles at risk. Also, having people who are consuming alcohol and may be driving to purchase the alcohol at this liquor store may lead to traffic accidents and pedestrian fatalities. There are homes surrounding this building and a group home for disabled people exactly across the street from this building. The traffic from the Railyard will be an additional safety risk.

Your Name: Lorraine Urioste Date: 5/24/2021

Your Street Address: 728 H Agua Fria (PO Box 9240)

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 505-577-7524 E-mail: lurioste@msn.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] PUBLIC COMMENT FORM - Susan's Fine Wine & Spirits, Romero St Access
Date: Thursday, May 27, 2021 12:32:04 PM
Attachments: [Public Comment Form revised 2.8.2021.pdf](#)
[Alcoholic Beverage Control Division Public Comment.docx](#)

From: N West <houseboatdock@gmail.com>
Sent: Thursday, May 27, 2021 10:59 AM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: silindell@santafemn.gov; rdvillarreal@santafemn.gov
Subject: [EXT] PUBLIC COMMENT FORM - Susan's Fine Wine & Spirits, Romero St Access

Attached please find my public comment, submitted before the May 30th deadline. To ensure that it comes through to you correctly I have attached it in 2 forms: PDF form and MSWord Doc.

If you have any questions or would like further input please email me asap at houseboatdock@gmail.com.

Thank you for your very important attention to this matter.
Nancy Westheimer



NMRLD
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 LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits

Proposed Location: 632 Agua Fria - corner of Agua Fria and Romero

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

RE: intention of above establishment to close Agua Fria access to new location, and to use only Romero Street access, necessitating all customer and delivery traffic to travel through Alarid, Manhattan, and Romero streets.

As a resident of this neighborhood for over 20 years I can say that I have never lived in a quieter urban setting. With the exception of The Ark Bookstore (possibly the quietest business in all of Santa Fe) there are no commercial concerns along the route Susan's Fine Wine & Spirits is now proposing from St. Francis or Paseo de Peralta. The area is on the way to nowhere. It is completely residential, and the streets, particularly Romero, are narrow.

The idea of liquor store traffic and delivery trucks in this slow, quiet, congenial neighborhood, where people drive slowly, ride bikes, walk dogs and greet one another, is devastating. And with access to a through street, Agua Fria, into the 632 Agua Fria parking lot, such traffic is totally unnecessary, and self-serving. To

Your Name: Nancy Westheimer Date: May 27, 2021

Your Street Address: 768½ West Manhattan Avenue

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: _____ E-mail: houseboatdock@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



Alcoholic Beverage Control Division |
2550 Cerrillos Road | P.O. Box 25101 Santa Fe, NM 87504 | (505) 476-4875 | rld.state.nm.us

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits

Proposed Location: 632 Agua Fria - corner of Agua Fria and Romero

In the City of: Santa Fe

Summarize your comment or concerns, attach additional pages if necessary:

RE: intention of above establishment to close Agua Fria access to new location, and to use only Romero Street access, necessitating all customer and delivery traffic to travel through Alarid, Manhattan, and Romero streets.

As a resident of this neighborhood for over 20 years I can say that I have never lived in a quieter urban setting. With the exception of The Ark Bookstore (possibly the quietest business in all of Santa Fe) there are no commercial concerns along the route Susan's Fine Wine & Spirits is now proposing from St. Francis or Paseo de Peralta. The area is on the way to nowhere. It is completely residential, and the streets, particularly Romero, are narrow.

The idea of liquor store traffic and delivery trucks in this slow, quiet, congenial neighborhood, where people drive slowly, ride bikes, walk dogs and greet one another, is devastating. And with access to a through street, Agua Fria, into the 632 Agua Fria parking lot, such traffic is totally unnecessary, and self-serving. To preserve the safety, quiet, and neighborliness of this small area, Romero is the access that needs to be closed -- not Agua Fria. What are they thinking???

How can the city allow this to happen?

Your Name: Nancy Westheimer

Date: May 27, 2021

Your Street Address: 768½ West Manhattan Avenue

City: Santa Fe State: NM Zip: 87501

How may we contact you? Phone: E-mail: houseboatdock@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101.

Alcoholic Beverage Control Division | 2550 Cerrillos Road | P.O. Box 25101 Santa Fe, NM 87504
| (505) 476-4875 | rld.state.nm.us

Revised 2/8/2021

Office of Ms. Nicoletta L. Munroe
701 Dunlap St.
Santa Fe, NM 87501

To: Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, NM 87504

From: Ms. Nicoletta L. Munroe
701 Dunlap St.
Santa Fe, NM 87501

Re: Application no. 1193969; dispenser license
SF Wine and Spirits, Inc.

May 21, 2021

Dear Director, State of New Mexico, Alcohol and Gaming Division,

An objection to the application no. 1193969, for SF Wine and Spirits, Inc. is filed herein.

There are issues concerning the suitability of the location for a retail wine establishment. Specifically, as a resident, a concern is noise from delivery vehicles. Additionally, the neighborhood is not suitable for a retail establishment because of narrowness of roads, especially Romero Street that is one-way.

Thank you,

Ms. Nicoletta L. Munroe

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Objection to SF Wine and Spirits at 632 Agua Fria
Date: Monday, May 17, 2021 4:05:54 PM
Attachments: [Public Comment Form revised 7 2019.pdf](#)
[Director.docx](#)
[image001.jpg](#)

From: Donna Bone <donna@designwithnatureltd.com>
Sent: Monday, May 17, 2021 3:43 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>; rdvillarreal@santafenm.gov;
silindell@santafenm.gov
Subject: [EXT] Objection to SF Wine and Spirits at 632 Agua Fria

Marlene,

Please find attached my Public Comment Form and letter of objection to SF Wine and Spirits relocating to 632 Agua Fria Street (Application#1193969).

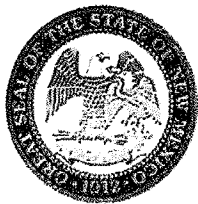
Thank you for your consideration,
Donna Bone



DONNA BONE | DESIGNER + OWNER

designwithnatureltd.com

129 ROMERO ST. | SANTA FE, NM 87501
STUDIO 505-983-5633 | CELL 505-660-7778



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 25101 ▪ Santa Fe, New Mexico 87504-5101
 (505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine & Spirits, Inc.
 Proposed Location: 632 Agua Fria
 In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:
 This is a written objection to moving Susan's Fine Wine and Spirits to 632 Agua Fria St.

I object to having Romero Street the only access to this buisness.

Please see attached letter.

Your Name: Donna Bone Date: 5-17-21
 Your Street Address: 129 Romero Street
 City: Santa Fe State: NM Zip: 87501

How may we contact you?
 Phone: 505-660-7778 E-mail: donna@designwithnatureltd.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

Director, Alcohol and Gaming Division
PO Box 25101
Santa Fe, NM 87574
505-476-4875

Please consider this a written objection to moving Susans's Fine Wine and Spirits to 632 Agua Fria, Santa Fe, NM (Application#1193969).

These are the reasons I object:

- 1) This is a historically zoned residential neighborhood with a few small business owners. It's a quiet and safe place for many folks who walk their dogs and ride their bikes. Adding a large liquor store, delivery trucks, wine tastings and the associated vehicular traffic would seriously disrupt the neighborhood.
- 2) Romero Street and Manhattan Street have parking on one side, with two-way traffic having to negotiate the narrow streets. Additionally, the condition of the streets is bad due to tree roots heaving the paving and to the places where the paving was redone after residents have had to repair their sewer connections to the city line. Adding more traffic would worsen the already compromised condition of the paving.
- 3) Part of Romero Street to the north is one-way with cars turning onto it from Agua Fria. It's small, almost like a driveway, and used by many walkers and bikers. To have more cars coming through this already compressed area is asking for accidents to occur.

This is simply the wrong location for Susan's Fine Wine and Spirits, unless all its business in/out traffic is directly off of Agua Fria and their parking lot.

Respectfully,

DonnaBone

Donna Bone
129 Romero St
Santa Fe, NM 87501
donna@designwithnatureltd.com
505-660-7778



PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susans Wine and Spirits

Proposed Location: 632 A,gua Fria St

In the City of: Santa Fe, New Mexico

Summarize your comment or concerns, attach addition pages if necessary:

This is not a proper location for a business that will require deliveris, The only acces
from Agua Fria Street is a one way St. Romero St. Very small acess with residential
homes directly off curb side with overhanging vegetation (trees etc) Creating acces
to the poperty 632 Agua Fria very diificult. After such delieries ar made the exit to l
leace the property is a right turn back on to one way Romero St which allows on
street parking for residents. After traveling sount on Romero St. a right turn is
regiured onto Manhatten St.This is also a small residential St. with resident on

Your Name: Patricio C. Larragoite Date: 25 May 2021

Your Street Address: 812 Cleveland St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 505 780-0484 E-mail: larrdental@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Re: 632 Agua Fria St; Public Comment Form
Date: Tuesday, May 25, 2021 2:27:00 PM
Attachments: [632 Agua Fria Public Comment Form revised 2 8 2021.pdf](#)

From: Patricio C Larragoite <larrdental@gmail.com>
Sent: Tuesday, May 25, 2021 2:16 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: rdvillarreal@santafenm.gov; silindell@santafenm.gov; mayor@santafenm.gov
Subject: [EXT] Re: 632 Agua Fria St; Public Comment Form

Attached is my form for RLD. The concerns are self explanatory The application to RLD and any city permits should be denied.

Kind regards,

Patricio Larragoite

From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: [EXT] Public Comment Form & Supporting Document: Susan's Fine Wines & Spirits Liquor License
Date: Thursday, May 27, 2021 4:44:11 PM
Attachments: [Susans Fine Wines.ltr.pdf](#)

From: Perry Andrews <pcaiii@aol.com>
Sent: Thursday, May 27, 2021 2:44 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: silindell@santafenm.gov; rdvillarreal@santafenm.gov; jerryrich4@gmail.com; donnadancer@cs.com
Subject: [EXT] Public Comment Form & Supporting Document: Susan's Fine Wines & Spirits Liquor License

Good afternoon, Marlene...

Please find the attached PDF containing my completed NMRLD PUBLIC COMMENT Form & a more detailed supporting letter, regarding the pending Liquor License Application for Susan's Fine Wines & Spirits at their new location at 632 Agua Fria Street, Santa Fe, NM. Should you require additional information, please don't hesitate to reach out to me.

Thank you for your consideration.

Best...

Perry Andrews
pcaiii@aol.com
610-914-0107

Sent from my iPhone



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines & Spirits
Proposed Location: 632 Agua Fria Street
In the City of: Santa Fe, NM 87501

Summarize your comment or concerns, attach addition pages if necessary:

Please see my attached 3-page letter.
In summary, the approval of the liquor license
at the requested location within the Historic
Guadalupe District residential neighborhood will
result in increased traffic-flow, adversely affecting the
neighborhood and present an increased danger to and
decreased health & welfare of the residents of the
Historic Guadalupe District community.

Your Name: Perry C. Andrews III Date: 5/27/2021
mailing address -
Your Street Address: PO Box 2183 (Street address is 228 DeFouri St.)
City: Santa Fe State: NM Zip: 87504-2183

How may we contact you?

Phone: 610-914-0107 (cell) E-mail: pciii@aol.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



Perry C. Andrews III
PO Box 2183
Santa Fe, NM 87504-2183
(610) 914-0107
pcaiii@aol.com
(Street Address – 228 De Fouri Street)

May 27, 2021

Regulation & Licensing Department
ATTN: AGD
PO Box 25101
Santa Fe, NM 87504-5101

Dear Sir or Madam:

I am a property owner/resident who lives at 228 DeFouri Street, located within the Historic Guadalupe District. My property is neither a rental unit nor a second home. I reside there full time, having purchased the property 7 years ago, primarily because I desired to live in a residential neighborhood – a true “community” – within easy walking distance to both the Historic Plaza and Railyard areas & all that those areas have to offer.

On Sunday, May 23, approximately 60 neighbors, residents & property owners, (including myself) from within the Historic Guadalupe District in Santa Fe met in the rear parking lot of the building formerly occupied by the Museum of Encaustic Art, located at 632 Agua Fria St., Santa Fe. The purpose of this meeting was to allow for an open discussion and exchange of concerns & potential consequences among neighbors regarding the proposed move of Susan’s Fine Wines and Spirits from their current location, situated in a predominantly retail neighborhood in a strip mall at the intersection of St. Francis & Cerrillos Streets, to a predominantly residential neighborhood within the Historic Guadalupe District at 632 Agua Fria St. Owners of Susan’s Fine Wines and Spirits were present to listen to residents’ concerns & to share information regarding Susan’s move scheduled within the next week. Don Chavez, owner of the property at 632 Agua Fria that Susan’s has leased did not attend the meeting, though he was invited. City Council Representative for District 1, Signe Lindell, did attend the neighborhood meeting, which was greatly appreciated by residents in attendance.

Those neighborhood residents & property owners in attendance on May 23rd, were in total agreement that the 632 Agua Fria Street location is not a suitable location for the relocation of

Susan's Fine Wines and Spirits, primarily for the following reasons that are directly related to an increase in an already over-burdened traffic flow situation and a corresponding relationship to neighborhood residents' personal safety & welfare:

- 1) Traffic flow in both the Romero Street area to the rear of the property located at 632 Agua Fria Street and on Agua Fria Street itself (as well as the numerous side streets intersecting Agua Fria, including De Fouri, Montezuma, Closson, Dunlap & Irvine Streets) already experience significant daily traffic flow that currently presents a clear and present danger to both residents & others passing through the Guadalupe Historic District: including pedestrians, cyclists & motorists.
- 2) Any significant increase in traffic within the Guadalupe Historic District will have a detrimental effect on the neighborhood and will increase the danger to residents & property owners naturally inherent in such increase. Neighbors have been advised that daily, Susan's draws between 80-130 clients to their current establishment. That number may be an underestimation, as one resident in attendance at the neighborhood meeting held on May 23 advised that he had, on Friday, May 21, sat in the parking lot of Susan's current establishment where, during a "3-hour" period from 3:00-6:00p.m., he counted 80 patrons arriving by car & entering Susan's current place of business, located at the intersection of St. Francis & Cerrillos Streets.
- 3) Coupled with the current problem of high traffic volume within the Historic Guadalupe District is the dangerous manner in which many motorists operate their vehicles. As a neighborhood resident I witness daily the unlawful violation of excessive speed by vehicles on both Agua Fria and De Fouri Streets. In addition, from my front yard I have a unique vantage point to observe daily the dozens, if not hundreds, of motorists who fail to come to a complete stop (and in many cases fail to even slow down) at the existing 4-way stop sign at the corner of Agua Fria & De Fouri/Montezuma Streets. In addition, friends & residents who reside on or near Romero Street, recite similar stories on their narrow & confusing partial one-way streets.
- 4) An additional issue associated with increased traffic flow on both Agua Fria & De Fouri/Montezuma Streets is the increased danger for parishioners of Our Lady of Guadalupe Church, situated at the corner of the aforementioned streets. The Church currently holds 11 masses per week as well as regular confession times and frequent social events, weddings & funerals. The church also sponsors an after-school day-care for parish children. Many parishioners utilize on-street parking on both De Fouri & Montezuma Streets, as well as the Church-owned parking lot directly across Agua Fria Street from the main Church entrance. Parking in any of these sites requires

parishioners, many of whom are the elderly and children, to cross either Agua Fria or De Fouri coming to & going from the Church. Increased traffic flow in the neighborhood increases the potential for increased personal injury or even death.

- 5) Increased traffic flow also brings to the neighborhood an increased threat to young people who utilize the services offered by The Carlos Ortega Teen Center. The Center, located within the Historic District at 737 Agua Fria Street, serves teens, age 12-18. The Center's website indicates that they serve over 50 teens in their After School Program and over 150 teens in their Summer Youth Program.

For the reasons cited above and others, I would urge both City & State authorities to reject the Liquor License request made by Susan's Fine Wines & Spirits at the proposed location of 632 Agua Fria Street within the City Santa Fe's Historic Guadalupe District. The property that Susan's has leased for their business enterprise is ill-suited for easy and safe ingress & egress to/from the property, with a high probability for increased accidents, as well as potential damage to residents' property. Existing traffic-flow problems throughout our neighborhood can't help but be dangerously exacerbated by any business operation that sees 80 patrons walk through their doors during a 3-hour period on any given day, not to mention the increase in traffic from vans & larger trucks making daily deliveries to Susan's; deliveries that will be made via narrow residential streets already over-burdened with heavy & sometimes confusing traffic patterns, on-street parking, speeding motorists and narrow sidewalks that already force pedestrians into the streets to avoid oncoming pedestrians and trash & recycling bins. Please help us retain the safety & welfare of our neighborhood residents & property owners. Thank you for your consideration in this matter.

Sincerely,



Perry C. Andrews III



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
PO Box 25101 • Santa Fe, New Mexico 87504-5101
(505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine & Spirits, Inc.

Proposed Location: 632 Agua Fria

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

This is a written objection to moving Susan's Fine Wine and Spirits
to 631 Agua Fria and having Romero Street the only access to this
business.

Please see attached for more details

Your Name: Gonzalo & Margaret Correa Date: 5/15/2021

Your Street Address: 130 Romero Street

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 831 801-6856 E-mail: zalocorrea@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, New Mexico 87504
(505) 476-4875

Please consider this a written objection to moving Susan's Fine Wine and Spirits to 632 Agua Fria, Santa Fe, NM. (Application #1193969)

Susan's Fine Wine and Spirits intends to use Romero Street and Manhattan Street as the primary access for this location.

There are three serious issues:

1. This is a quiet residential neighborhood that includes some small businesses and galleries. A large liquor store moving from the current location on St. Francis, a business mall with adequate street access and parking, is incompatible with the proposed location in the middle of this residential neighborhood without adequate traffic access.
2. This will increase traffic, including delivery trucks, on our very narrow, poorly maintained, and already congested Romero and Manhattan residential streets. Our small residential streets can barely accommodate the traffic generated by local residents, and the few small businesses including the Ark Bookstore.
3. The north side of Romero is one way and there are no sidewalks or setbacks, but a lot of pedestrian traffic. Increasing traffic on this end of Romero also increases the opportunity for accidents and creates a significant danger to pedestrians.

This is a serious issue for local residents and visitors alike, as this will significantly impact the traffic flow through our residential neighborhood streets.

It is clear from visiting 632 Agua Fria that an entry and exit driveway on Agua Fria are possible. One driveway is closed off while the other driveway is still open. Opening the closed off driveway will allow customer traffic and delivery trucks to enter and exit via Agua Fria which already handles a larger flow of traffic and is properly maintained by the city.

Respectfully,

Gonzalo and Margaret Correa
130 Romero Street
Santa Fe, NM 87501

Email – zalocorrea@gmail.com, margecorrea@yahoo.com

LIQUOR LICENSE NOTICE

Application has been made to operate a liquor establishment at this location.

Name of Applicant: SF WINE & SPIRITS, INC 87501
Proposed License Address: 632 AGUA FRIA, SANTA FE, NM
Mailing Address of Applicant: _____

Any Person Having Objection to Granting A License For This Location May Register A Written Objection With The Director, Alcohol and Gaming Division, P.O. Box 25101, Santa Fe, New Mexico 87504 • (505) 476-4875

On or before MAY 31, 2021

If a Written Objection Is Filed, The Objection Will Be Forwarded To The Appropriate Local Governing Body Which Will Hold A Public Hearing On This Application.
The Local Governing Body Must Publish Notice Of The Date, Time And Place Of The Public Hearing. Protesters May Contact The Local Governing Body Directly For This Information.

It is unlawful for any person to remove or deface this notice. Violators may be punished by a maximum fine of \$300.00 or by imprisonment in the county jail for a maximum of 120 days or by both fine and imprisonment.

LOCAL GOVERNING BODY Santa Fe City Council
Date Of Posting May 11, 2021
Date Of Posting Expiration May 31, 2021
Posted By D. CASCA
Type of License DISPATCHER
Application # 1195169

From: [Sara Montgomery](#)
To: [Griego, Desirae, RLD](#)
Subject: [EXT] Re: "Susan's Fine Wines and Spirits" proposed move to 632 Agua Fria
Date: Monday, May 24, 2021 6:36:06 AM

Sara Montgomery
532 Agua Fria St
Santa Fe, NM 87501
505.716.2842
sara.montgomery@gmail.com

On Mon, May 24, 2021 at 6:32 AM Sara Montgomery <sara.montgomery@gmail.com> wrote:

I understand you have a hearing on May 24 regarding Susan's Wine & Spirits transfer of licensure. I thought you'd appreciate knowing that yesterday the owners of that business met with about 60 folks who live near the proposed address to which they'd like to move (showing courage and open mindedness on their parts to be sure) AND that the people who live within a half mile of the proposed Agua Fria address do not want this transfer to occur.

Concerns are about health and safety of the area, and while technically the schools, churches, etc may be outside the letter of the law marks, there are very real risks to health and safety related to those as well. The owner, Don Chavez, has 'rooked' Susan's into a five year lease telling them he would not spend money to open the driveways that provide access from Agua Fria St. but that they can let their 100+ car-driving customers each day (plus their liquor delivery trucks) use the Romero St. back entrance. This is a terrible hazard for residents, pedestrians, etc.

Also, somehow the city and state offices have forgotten that right across Agua Fria is a sheltered living situation for folks with special needs. The increase in traffic, some of which will no doubt be under the influence, poses a great danger to special needs people.

Thank you for considering my email,
Sara Montgomery



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine + Spirits
Proposed Location: 632 Agua Fria
In the City of: Santa Fe, NM

Summarize your comment or concerns, attach addition pages if necessary:

My wife and I share concerns with many other Historic Guadalupe Neighborhood residents potentially affected by the proposed new location of Susan's Fine Wine and Spirits. Because the owner of the building to be leased to Susan's has installed an iron gate to block entrances to the parking lot from Agua Fria, all of the traffic of Susan's clientele will necessarily have to use Romero St. At its intersection with Agua Fria, Romero St. is an extremely narrow one-way without a sidewalk; while the remainder of the street is two-way, residential parking is permitted on its western side, which creates a de facto narrowing of the street sufficient to necessitate drivers to wait until a car passes before they can proceed themselves. We have seen no empirical evidence regarding how much traffic on Romero will increase, which has the potential to affect the safety of all nearby residents as well as pedestrians who use the street periodically (e.g., visiting the nearby Farmer's Market). As such, we urge the NM Regulation & Licensing Department to conduct a statistically valid study of the potential impact on traffic volume on Romero St. before granting final approval of a new license for Susan's. Unless the proposed business's parking entrance from Agua Fria is re-opened (the simplest remedy), it is hard to imagine how this new business will not adversely effect the well-being of the neighborhood's local residents and other citizens. Safety must invariably be the first order of business in any approval process.

Your Name: Dr. Sharon Johnson + Larry J. Wilson Date: May 25, 2021
Your Street Address: 132 Romero St., #16
City: Santa Fe State: NM Zip: 87501
How may we contact you?
Phone: 505-838-3321 (Johnson) E-mail: sjohnson@mica.edu
521-244-4857 (Wilson) E-mail: twystef8@hotmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2011



From: [Romero, Marlene, RLD](#)
To: [Griego, Desirae, RLD](#)
Subject: FW: Susan's Fine Wine & Spirits - Public Comment
Date: Thursday, May 27, 2021 12:42:11 PM

From: I. M. Twystof8 <Twystof8@hotmail.com>
Sent: Thursday, May 27, 2021 12:35 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Cc: Sharon Johnson <sjohnson@mica.edu>
Subject: [EXT] Susan's Fine Wine & Spirits - Public Comment

Ms. Romero, please find attached a copy of our public comment regarding the relocation of Susan's Wine to 632 Agua Fria.

Please excuse the misspelling of Agua Fria on our form -- Apple autocorrected the spelling and we didn't catch it until we superimposed our comments on your form.

Sharon Johnson
Larry Wilson

From: T Duggan
To: Griego, Desirae, RLD
Subject: [EXT] Susan's Fine wine and Spirits
Date: Monday, May 24, 2021 3:14:54 PM

Dear Ms. Griego,

Earlier this afternoon, I listened to the application for a liquor license transfer of Susan's Fine wine and Spirits. I live at 704 Agua Fria St., a condo complex next door to their proposed new location. At first, I was happy to hear that we would soon have good neighbors next door. I am concerned about a couple of issues, though.

- Their application states that the use of the business is for a lounge and package store and that they would sell individual servings of liquor in addition to larger packages. The site's zoning would allow for there to be a bar on site. Those facts, coupled with the desire of the proposed occupants to be open-ended about the hours of operation, make me VERY concerned that the place would turn into a bar that is open late into the night. This is primarily a residential neighborhood, and would not be suitable to such activity. **I propose that if the permit is issued, that the facility NOT be allowed to become a bar/lounge.**
- Access is clearly an issue. The Romero St. residents were very clear about that topic. Other than that, there is presently only one driveway off Agua Fria St. that could be used. I understand that that driveway has some serious drainage issues. **I suggest that a right-of-way be obtained for use of the driveway east of the Downtown Day Spa located at 624 Agua Fria St.** That property is also owned by Donald Chavez. **I propose that if the permit is issued, primary access should be that location.**

Thank you very much for considering these concerns/suggestions.

Sincerely,

Toni J. Duggan, 505-331-3961



PUBLIC COMMENT

We welcome public comments, either written or recorded, regarding proposed applications. If you feel the project of this project is not in the public interest, please contact your contracting agency provide all names of commenters. If you are in support of building the project, please provide all names of commenters. If you are in support of building the project, please provide all names of commenters.

Proposed Location: South of Hwy 101

In the City of: San Diego, CA

Comments: Additional traffic would add congestion to an already busy street and it would further impact the surrounding area.

Additional traffic would add congestion to an already busy street and it would further impact the surrounding area.

Additional traffic would add congestion to an already busy street and it would further impact the surrounding area.

Additional traffic would add congestion to an already busy street and it would further impact the surrounding area.

Your Name: Anthony G. Linn

Your Street Address: 1525 Encanto St, # 16

City: San Diego, CA

How may we contact you? Phone: 619-441-1111

Name: Anthony G. Linn

This map without your comments or concerns on this project. The NVRWORLD project is subject to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). For more information, please contact the project manager at (619) 441-1111.

Additional comments: Additional traffic would add congestion to an already busy street and it would further impact the surrounding area.

Sent from my iPhone

May 24, 2021.

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JUN 01 2021

ALCOHOL AND GAMING ALCOHOLIC BEVERAGE CONTROL
PO Box 25101
SANTA FE, New Mexico 87504

RE: SANTA FE WINE & SPIRITS, INC.
PROPOSED ADDRESS:
632 ALBUQUERQUE STREET
SANTA FE, N.M.

THIS LETTER IS IN OPPOSITION TO THE PROPOSAL SET BEFORE THE ALCOHOL AND GAMING DIVISION BY SANTA FE WINE AND SPIRITS TO OPERATE A LIQUOR ESTABLISHMENT IN THE OLD ENCAUSTIC MUSEUM BUILDING ON ALBUQUERQUE STREET. HERE ARE MY CONCERNS:

- (1) THE LOCATION OF FAMILIES AND RESIDENTS, LIVING ON THIS UNIQUE AND HISTORIC ROMERO STREET, CANNOT ACCOMMODATE FURTHER ^{NOISE} TRAFFIC AND TRAFFIC THAT WILL ENSUE

AS THE RESULT OF A COMMERCIAL
BUSINESS THAT NECESSITATES
IN HOME SALES. WITH ENTRANCE
AND ACCESS FROM ROMERO
STREET CLOSE TO THE CORNER -
A ONE WAY.

(2)

IT IS ALREADY DIFFICULT IN
INCLEMENT WEATHER, TO ACCESS
THIS STREET BECAUSE OF THE
NARROW ACCESS. DELIVERY
TRUCKS, AND LARGE VEHICLES
CANNOT ALWAYS MANEUVER
THIS CORNER, AT TIMES BRICKING
OUT CAUSING AN INTERRUPTION
IN TRAFFIC - AS WELL AS
INVITING AN "ACCIDENT TO HAPPEN"
AS PEOPLE WILL - AND HAVE DONE -
WALKED DOWN THE STREET -
ONE WAY - THE WRONG WAY.

(3)

IT IS ALARMING THAT THE
PRESERVATION OF THE "NEIGHBORHOOD"
IS SHRINKING AND THAT WITH OTHER
CHOICES FOR BUSINESSES - THAT THIS
IS THE CHOSEN PLACE. I AM A
NEIGHBOR OF BUSINESSES AND NOT A
BUSINESS

PLEASE, say NO.

Respectfully,
Renny Simone, Resident
138 1/2 Romero Street.
SECOND OWNER of
"Aunt Jennie Romero's"
HOUSE.

Thank you!

You have the greatest opportunity
to preserve a tradition of
neighborhood, to foster the
protection of residents by making
good decisions that will benefit
all of us - and I thank you
for your sincere efforts.

Amey.

RECEIVED

Donna Gomial
759 West Manhattan Avenue, Apt. 3
Santa Fe, NM 87501
email: Dsgomial@aol.com

May 28, 2021

Director
Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, NM
87504

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JUN 01 2021

*ALCOHOLIC BEVERAGE
CONTROL*

Sent registered mail, return receipt requested

Subject: Dispenser License Application # 1193969

Dear Madam/Sir:

This letter constitutes my formal objection to the issuance of the above-referenced liquor license, posted to Susan's Wine and Liquor at 632 Agua Fria, Santa Fe, NM, 87501.

Please advise me as to any necessary actions I may need to take in order to ensure that I have an opportunity to have my objections heard and considered in a public forum and before whatever governmental entity or entities have authority over decisions with respect to this license application.

Yours sincerely,

Donna Gomial

Donna Gomial

cc: Mayor Alan Webber
Councillor Signe Lindell



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JUN 01 2021

ALCOHOLIC BEVERAGE
 CONTROL

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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Santa Fe Wine and Spirits, Inc., Application #1193969
 Proposed Location: 632 Agua Fria Street
 In the City of: Santa Fe, New Mexico 87501

Summarize your comment or concerns, attach addition pages if necessary:
There is a major issue concerning public health and safety involving vehicular access to the proposed relocation of this Dispenser's License.
Although the new location will be at 632 Agua Fria Street, the vehicular access to the business will not be to and from Agua Fria Street as is quite possible through the two existing driveways on either side of the building, but, instead, will be to and from Romero Street in the Guadalupe Historic District. This will unfortunately cause significant, dangerous and severe negative impacts to the already overburdened traffic currently using Romero Street, West Manhattan Avenue, Alarid Street and Juanita Street.
Please see the attached Supplement to the Public Comment Form, Exhibit 1.

Your Name: Daniel Cleavinger Date: May 26, 2021

Your Street Address: 819 W Manhattan Ave.

City: Santa Fe State: NM Zip: 87501

How may we contact you?
 Phone: 505-609-0250 E-mail: dancleavinger@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-3101. Revised 2/8/2021



05/26/21

From Daniel Cleavinger, 819 West Manhattan Ave., Santa Fe, NM 87501. 505-609-0250.

WRITTEN OBJECTION TO APPLICATION # 1193969

Supplement to Public Comment Form, NM Regulation and Licensing Department

RE: Application of Santa Fe Wine and Spirits, Inc., (aka Susan's Fine Wine and Spirits), Lessee, to relocate its Dispenser License to 632 Agua Fria Street, Santa Fe, New Mexico 87501, Application # 1193969.

PROBLEM: UNNECESSARY NEW TRAFFIC IN THE GUADALUPE HISTORIC NEIGHBORHOOD

There is a major issue regarding public health and safety which must be addressed regarding Susan's application to the Department to relocate its Dispenser License.

The issue is the proposed use of the separate, vacant lot located between 112 and 124 Romero Street as the vehicular ingress and egress to Susan's new location at 632 Agua Fria. The lot is owned by the same individual, Don Chavez, lessor, as the commercial building at 632 Agua Fria and shares a lot line with that building. This proposed use of Romero Street substitutes for the pre-existing two driveways, with commercial curb cuts, now located on both sides of the commercial building which have long been used for vehicular access to and from Agua Fria.

Don Chavez has deliberately blocked the eastside driveway with a locked gate. This blockage by Mr. Chavez will now force most or all the vehicular traffic entering and exiting Susan's to use Romero Street, West Manhattan Avenue, and either Alarid Street or Juanita Street, to enter and/or exit the area (connecting to Paseo de Peralta, St. Francis Ave. or Agua Fria).

There are more than One Hundred Fifty (150) buildings located on these already narrow and congested streets in the Guadalupe Historical District which will be severely and dangerously impacted by this new and unnecessary traffic burden of several hundred extra daily visits by Susan's customer and delivery vehicles. The affected area is also immediately adjacent to the Railyard. Many pedestrians also use these streets.

SOLUTION: RESTORE THE BLOCKED EASTSIDE DRIVEWAY ON AGUA FRIA

All that is required to resolve this public health and safety issue is for Don Chavez, lessor, to restore the pre-existing eastside driveway to its former use, thereby providing Susan's with easy and safe vehicular entry AND exit directly to and from Agua Fria. This simple fix would obviate the dangerous traffic burden on the historic district streets and would enhance Susan's business. The back lot could then be used as parking for Susan's and its existing gate would be locked to traffic to and from Romero Street.

Thank you for your attention to this matter, Daniel Cleavinger

	Initials	Date
Prepared By		
Approved By		

RECEIVED

May 27, 2021

JUN 01 2021

Dear Director, ALCOHOLIC BEVERAGE CONTROL,

I voice opposition to Santa Fe Wine and Spirits moving to 633 Ave. Fria

- 1) It is in the historic neighborhood area.
- 2) Residential Areas.
- 3) Traffic nightmare on Rowles Street and Manhattan Ave.
- 4) To many problems with Gambling, Truads, Street people Etc.

Yours truly

Benjamin W. King



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JUN 01 2021

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

ALCOHOLIC BEVERAGE
COMPLAINT REPORT

The RLD Alcoholic Beverage Control Division works closely with the Special Investigations Unit (SIU) of the State of New Mexico Department of Public Safety to enforce the provisions of the Liquor Control Act. Violations by liquor license holders can result in fines and/or suspension of the license. Three violations within a 12-month period can result in revocation of a liquor license.

Please help us by reporting when you observe a licensed liquor establishment or its employees violating state law or failing in their obligations to the community. In filing a complaint, it is important that you provide us with as much information as possible, so that SIU Investigators will be able to pursue your complaint. Thank you for your assistance.

Your Name: GEORGE A. AVNE Date: MAY 27, 2021

Your Street Address: 743 W. MANHATTAN C

City: SANTA FE State: N.M. Zip: 87501

How may we contact you?

Phone: 315-440-4454 E-mail: gavne@yahoo.com

The Agent assigned to investigate may phone or email, should they have any questions. We will respect your confidentiality, if you wish to remain anonymous, initial here: _____

Document the Establishment/Liquor License Holder and your Comment or Complaint below:

Business Name: SUSAN'S FINE WINE & SPIRITS

Address or Location: 637 AGUA FRIA SANTA FE, N.M. 87501

Type of Business: (check all that apply) SUN-Licensed Licensed, No. _____

Bar Restaurant Package Goods Retailer Other: _____

Provide the date, time, individuals involved and events of the incident below, use additional pages if necessary.

1. This complaint regards the proposed plan for the above shop as to its use of Alacid, Mochalean and Romero streets for use of its customers. I protest and strongly disagree with this plan. These streets are designed for residential use only and not for commercial use.

NMSA §60-7A-20. False Complaints: misdemeanor states: Any person who lodges or intentionally causes or conspires to cause a complaint to be lodged knowing the complaint to be unfounded in actual fact, he [sic] shall, upon conviction thereof, be guilty of a misdemeanor. OVER

You may submit your Comments or Complaints by email, fax to: 505-476-4595 or mail this form to ABC-Complaints PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



As it is, each side of the stop has lanes for use by customers and delivery vehicles.

I strongly disagree also for a beer and wine shop in our neighborhood that would attract customers in their potential excessive drinking of alcoholic beverages.



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MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Andrew Vallejos, Director

ALCOHOLIC BEVERAGE
PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines & Liquor
Proposed Location: 632 Aqua Fria St.
In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

My concerns are twofold. (1) First, the volume of traffic this business will bring to a residential neighborhood.

(2) The proposed entrance on Romero is unacceptable for any business. The beginning of Romero off Aqua Fria is an alley - the last pedestrian thoroughfare for people going to the Rail yard.

Your Name: Dawna Haley Date: 5/28/21

Your Street Address: 713 Aqua Fria St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 404-883-1924 E-mail: haley.dawna@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101.

Revised 2/8/2021





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Linda M. Trujillo, Superintendent
Andrew Vallejos, Director
JUN 01 2021

PUBLIC COMMENT ALCOHOLIC BEVERAGE CONTROL

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine and Spirits, Inc.

Proposed Location: 632 Agua Fria St.

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

Please see attached Protest Letter

Your Name: Donald Whitney Johnson Date: May 27, 2021

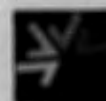
Your Street Address: 126 Romero St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: (505) 243-5414 E-mail: whitlawyer@aol.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021



May 27, 2021

Regulation and Licensing Department
Alcoholic Beverage Control Division
Attention: Director of Alcohol and Gaming
P.O. Box 25101
Santa Fe, NM 87504

Please accept this objection to the application to transfer the liquor license of SF Wine & Spirits, Inc. to 632 Agua Fria St., Santa Fe, NM 87501.

I have owned the house at 126 Romero St. since 1981. My house is two houses south of the planned ingress and egress access for the proposed transfer location of the liquor license of SF Wine & Spirits, Inc. Although the applicant has failed to identify the proposed traffic access points, either at the community meeting on May 23, or at the telephonic preliminary hearing with your office on May 24, it is very clear that the applicant plans to have ALL traffic, including retail purchasers, wholesale delivery vans and trucks, and commercial service vehicles, enter and exit at the southeast end of the parking lot at Romero St. The applicant has already advertised this entrance as the parking access on their website, and the property owner has stated that no access will be allowed through either of the parking lot driveways leading directly to Agua Fria St.

I have read the written comments submitted on May 24, 2021, by Mr. Jerry Richardson on behalf of the Westside Historic Guadalupe Neighborhood Association and I believe that his remarks are accurate and important to understanding the health and safety issues, especially the serious vehicular traffic hazards. Applicant plans to use the very narrow and congested residential streets, Romero St., West Manhattan St., and Alarid St. as ingress and egress routes approximately 1/4 to 1/2 miles through a historic residential neighborhood. Applicant has available two EXISTING 20' wide driveways directly adjacent to the building on the proposed location connecting the parking lot DIRECTLY to Agua Fria St., a commercial street. Traffic safety issues on Agua Fria St. could be addressed through traffic control measures.

In order to save time and space for everyone, I request that Mr. Richardson's written comments be incorporated in this letter. I have these additional comments on the traffic safety issues. Romero St. and West Manhattan St. have a very large amount of pedestrian traffic, especially during the late afternoon and early evening each day, and on Saturday all day and all evening. It is important to note that these pedestrian high use times correspond directly with the highest volume sales times and thus highest traffic volume times of the applicant's sales operations. The weekday pedestrian traffic is primarily residents, friends and family, and pets. Friday and weekend pedestrian traffic is particularly large due to Romero St. and West Manhattan being two of the main pedestrian accesses from the west to the Railyard and Farmer's Market and all of the public

events and businesses associated with these venues. Pedestrians on these two streets, and on all other streets in this historic neighborhood, routinely walk **IN THE STREETS** because the sidewalks are often too narrow, obstructed, or non-existent for secure and safe passage by strollers, seniors needing level footing, pets on leash, etc. This is already a safety problem due to the neighborhood's large population density, widespread lack of off-street parking, and proximity to the Railyard District.

As a point of reference, on Friday, May 21, 2021, I counted the number of cars delivering persons to Susan's Fine Wines and Spirits at its present location. During the period from 3:00 pm until 6:00 pm there were 80 vehicles. Because each auto both enters and exits, this would translate to an additional 160 vehicles in three hours passing on Romero St. All of those vehicles would exit on West Manhattan, and most would probably also enter on West Manhattan, due to the very difficult and dangerous turn from Agua Fria onto Romero St. This was a rainy Friday with no special public events or associated holidays. During the Summer and Fall, or near any holiday, the traffic count would be significantly higher. This does not include any delivery vehicles, trash removal trucks, or commercial repair and service vehicles serving the premises.

In addition to the hazards posed by retail purchaser traffic, the difficulties and dangers of maneuvering delivery vans and large beer delivery vehicles through the neighborhood streets would be substantial, and regardless of the instructions or intentions of the applicant, the vehicle delivery decisions will ultimately be made by the delivering supplier.

The determination of the vehicular access routes to the applicant dispenser's parking lot has been a financial business decision by the property owner and the applicant. They have made the decision to attempt to create an increased traffic safety and neighborhood health burden on the residential neighborhood residents in order to avoid the financial expense of renovating and using their existing commercial accesses.

I request that the transfer application be denied unless it is conditioned on the requirements that the parking lot access to Romero St. be securely closed to all vehicular customer, wholesale delivery, and commercial service traffic, and that applicant be prohibited from advertising access to the establishment through the Romero St. parking lot address.

Thank you for your consideration of this objection to the application to transfer this liquor license to 632 Agua Fria Street.

Donald Whitney Johnson
126 Romero St.
Santa Fe, NM 87501
(505) 243-5414



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

RECEIVED

MAY 28 2021

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

ALCOHOLIC BEVERAGE
CONTROL
PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Suzanne's

Proposed Location: Off of Romero and Agua Fria streets

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

The property is zoned commercial, but a liquor store, with its traffic, is ill-suited for this site. The entrance to Romero off of Agua Fria is extremely narrow and the road is too poorly constructed to take heavier traffic. Entering from Manhattan Avenue is no better. Manhattan is in poor shape and in need to extensive repair. So is Alarid. These streets are also narrow and residential and not suited to additional traffic and deliveries to a liquor store.

There are potential entrances and exits off of Agua Fria, but they will be disruptive to traffic on Agua Fria, a major route into and out of downtown.

In summary, we oppose the approval of a liquor store for this site.

Your Name: Dan Nickelson Date: May 26, 2021

Your Street Address: 811 West Manhattan

City: Santa Fe State: New Mexico Zip: 87501

How may we contact you?

Phone: 202 251-5533 E-mail: dnickelson921@comcast.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021





NMRLD
NEW MEXICO
REGULATION &
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MAY 28 2021

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

**ALCOHOLIC BEVERAGE
CONTROL DIVISION
PUBLIC COMMENT**

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits
Proposed Location: Agua Fria Street
In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:
The historic neighborhood surrounding the proposed location is primarily residential and characterized by small older dwellings, long-term and congenial neighbors, narrow and on-way streets, and regular foot traffic both of locals and tourists. The lack of direct access to the proposed liquor store on the busy, narrow Agua Fria St. is a major concern as the business will inevitably attract extensive foot and car traffic down the narrow and dangerous, one-way Romero St. where making the sharp turn off of Agua Fria is hazardous even for compact cars. The quiet residential area on adjoining portion of Romero St. and Manhattan cannot support or welcome the anticipated 100+ cars per day plus large delivery trucks that are anticipated to pass by on route to or from the liquor store. From every angle, the proposed location of this alcohol distribution business is inappropriate and threatening to the stability and safety of the neighborhood. Please deny the license and encourage to business to find a more accessible and safe location!

Your Name: Bettina Raphael Date: May 25, 2021
Your Street Address: 611 Cortez Street
City: Santa Fe State: NM Zip: 87505
How may we contact you?
Phone: _____ E-mail: bettinaraphael@msn.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/8/2021





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MICHELLE LILIAN GRISHAM, GOVERNOR
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PUBLIC COMMENT

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Establishment/Applicant Name: Susan's Fine Wines & Liquor
Proposed Location: 437 Aqua Fria St.
In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

My concerns are twofold. (First), the volume of traffic this business will bring to a residential neighborhood.

(2) The proposed entrance on Romero is unacceptable for any business. The beginning of Romero off Aqua Fria is an alley - the last pedestrian thoroughfare for people going to the Rail yard.

Your Name: Dawna Haley Date: 5/28/21

Your Street Address: 713 Aqua Fria St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 404-883-1924 E-mail: haley.dawna@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101. Revised 2/6/2021





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MICHELLE LILIAN GRISHAM, GOVERNOR
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PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine and Spirits, Inc.

Proposed Location: 632 Agua Fria St.

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:
Please see attached Protest Letter

Your Name: Donald Whitney Johnson Date: May 27, 2021

Your Street Address: 126 Romero St.

City: Santa Fe State: NM Zip: 87501

How may we contact you?
Phone: (505) 243-5414 E-mail: whitlawyer@aol.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101.

Revised 2/8/2021



FORM - REGULATION & LICENSING DEPARTMENT

May 27, 2021

Regulation and Licensing Department
Alcoholic Beverage Control Division
Attention: Director of Alcohol and Gaming
P.O. Box 25101
Santa Fe, NM 87504

Please accept this objection to the application to transfer the liquor license of SF Wine & Spirits, Inc. to 632 Agua Fria St., Santa Fe, NM 87501.

I have owned the house at 126 Romero St since 1981. My house is two houses south of the planned ingress and egress access for the proposed transfer location of the liquor license of SF Wine & Spirits, Inc. Although the applicant has failed to identify the proposed traffic access points, either at the community meeting on May 23, or at the telephonic preliminary hearing with your office on May 24, it is very clear that the applicant plans to have ALL traffic, including retail purchasers, wholesale delivery vans and trucks, and commercial service vehicles, enter and exit at the southeast end of the parking lot at Romero St. The applicant has already advertised this entrance as the parking access on their website, and the property owner has stated that no access will be allowed through either of the parking lot driveways leading directly to Agua Fria St.

I have read the written comments submitted on May 24, 2021, by Mr. Jerry Richardson on behalf of the Westside Historic Guadalupe Neighborhood Association and I believe that his remarks are accurate and important to understanding the health and safety issues, especially the serious vehicular traffic hazards. Applicant plans to use the very narrow and congested residential streets, Romero St., West Manhattan St., and Alarid St. as ingress and egress routes approximately 1/4 to 1/2 miles through a historic residential neighborhood. Applicant has available two EXISTING 20' wide driveways directly adjacent to the building on the proposed location connecting the parking lot DIRECTLY to Agua Fria St., a commercial street. Traffic safety issues on Agua Fria St. could be addressed through traffic control measures.

In order to save time and space for everyone, I request that Mr. Richardson's written comments be incorporated in this letter. I have these additional comments on the traffic safety issues. Romero St and West Manhattan St. have a very large amount of pedestrian traffic, especially during the late afternoon and early evening each day, and on Saturday all day and all evening. It is important to note that these pedestrian high use times correspond directly with the highest volume sales times and thus highest traffic volume times of the applicant's sales operations. The weekday pedestrian traffic is primarily residents, friends and family, and pets. Friday and weekend pedestrian traffic is particularly large due to Romero St. and West Manhattan being two of the main pedestrian accesses from the west to the Railyard and Farmer's Market and all of the public

events and businesses associated with these venues. Pedestrians on these two streets, and on all other streets in this historic neighborhood, routinely walk IN THE STREETS because the sidewalks are often too narrow, obstructed, or non-existent for secure and safe passage by strollers, seniors needing level footing, pets on leash, etc. This is already a safety problem due to the neighborhood's large population density, widespread lack of off-street parking, and proximity to the Railyard District.

As a point of reference, on Friday, May 21, 2021, I counted the number of cars delivering persons to Susan's Fine Wines and Spirits at its present location. During the period from 3:00 pm until 6:00 pm there were 80 vehicles. Because each auto both enters and exits, this would translate to an additional 160 vehicles in three hours passing on Romero St. All of those vehicles would exit on West Manhattan, and most would probably also enter on West Manhattan, due to the very difficult and dangerous turn from Agua Fria onto Romero St. This was a rainy Friday with no special public events or associated holidays. During the Summer and Fall, or near any holiday, the traffic count would be significantly higher. This does not include any delivery vehicles, trash removal trucks, or commercial repair and service vehicles serving the premises.

In addition to the hazards posed by retail purchaser traffic, the difficulties and dangers of maneuvering delivery vans and large beer delivery vehicles through the neighborhood streets would be substantial, and regardless of the instructions or intentions of the applicant, the vehicle delivery decisions will ultimately be made by the delivering supplier.

The determination of the vehicular access routes to the applicant dispenser's parking lot has been a financial business decision by the property owner and the applicant. They have made the decision to attempt to create an increased traffic safety and neighborhood health burden on the residential neighborhood residents in order to avoid the financial expense of renovating and using their existing commercial accesses.

I request that the transfer application be denied unless it is conditioned on the requirements that the parking lot access to Romero St. be securely closed to all vehicular customer, wholesale delivery, and commercial service traffic, and that applicant be prohibited from advertising access to the establishment through the Romero St. parking lot address.

Thank you for your consideration of this objection to the application to transfer this liquor license to 832 Agua Fria Street.

Donald Whitney Johnson
126 Romero St.
Santa Fe, NM 87501
(505) 243-5414



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

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine & Spirits Inc.
Proposed Location: 632 Agua Fria St., Santa Fe, NM 87501
In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:
~~Santa Fe Wine & Spirits, Inc., doing business as Susan's Fine Wine and Spirits has applied to transfer the location of their Dispenser's License from their current location on St. Francis Drive and Cerrillos Roads to 632 Agua Fria St., which is within the Westside Historic Guadalupe Neighborhood, a historic neighborhood overlay district created by the City of Santa Fe to protect and preserve the character and nature of historic neighborhoods in Santa Fe. I am writing this comment and objection to the transfer as the President of the Westside Historic Guadalupe Neighborhood. It is a densely populated neighborhood which was settled in the 18th, 19th and 20th centuries, much of it before there were many automobiles, etc. Accordingly, the streets of the neighborhood are very narrow and difficult to negotiate when driving a vehicle because of the narrowness and the number of parked cars on the street. Agua Fria Street is part of the original Camino Real, or Royal Road going between Santa Fe and Mexico City during~~

*See attached
I for full text of
comment*

Your Name: Jerry Richardson Date: May 24, 2021

Your Street Address: 703 Don Felix St.

City: Santa Fe State: NM Zip: 87501

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How may we contact you?
Phone: 505-988-5459 E-mail: jerryrich4@gmail.com

MAY 27 2021

ALCOHOLIC BEVERAGE CONTROL
You may submit your comments or concerns on-line through the RLD web site. This form to Regulation & Licensing Department Attn: AGD, PO Box 25101, Santa Fe, NM 87504-5101

Revised 2/8/2021



Attachment 1

Full comment section to objection to transfer dispenser's license of SF Wine and Spirits, Inc. to 632 Agua Fria Street.

Santa Fe Wine & Spirits, Inc., doing business as Susan's Fine Wine and Spirits has applied to transfer the location of their Dispenser's License from their current location on St. Francis Drive and Cerrillos Roads to 632 Agua Fria St., which is within the Westside Historic Guadalupe Neighborhood, a historic neighborhood overlay district created by the City of Santa Fe to protect and preserve the character and nature of historic neighborhoods in Santa Fe. I am writing this comment and objection to the transfer as the President of the Westside Historic Guadalupe Neighborhood. It is a densely populated neighborhood which was settled in the 18th, 19th and 20th centuries, much of it before there were many automobiles, etc. Accordingly, the streets of the neighborhood are very narrow and difficult to negotiate when driving a vehicle because of the narrowness and the number of parked cars on the street. Agua Fria Street is part of the original Camino Real, or Royal Road going between Santa Fe and Mexico City during Spanish Colonial times in New Mexico (1598 to 1831). It is two lanes with no parking on either side of the street. Delivery trucks may not park on Agua Fria Street to make deliveries and there is a 5 ton weight limit on trucks on this stretch of Agua Fria Street, according to signs posted on Agua Fria when one enters Agua Fria from either St. Francis Drive or from Guadalupe Street.

According to the website for Susan's Fine Wine & Spirits, under the tab about their upcoming move, they say that all access to the parking for the store will be from Romero Street, which is several doors further East down Agua Fria Street. Romero Street is only 10' 9" wide from curb to curb where it is entered from Agua Fria Street. It narrows to only 9' 9" wide just a few feet further into Romero Street. Because it is so narrow, it is a one-way street until it gets further back Romero Street to where there is an entry that leads to the parking lot behind 632 Agua Fria Street, the "subject property". Because the buildings on either side of Romero Street are built close to the street, there is not room for a sidewalk on either side and because the abutting buildings come all of the way out to the sidewalks on Agua Fria Street, vehicles turning into Romero Street are blind to pedestrians or other vehicles on Romero Street until they have entered the street. Also, vehicles making a right turn onto Romero Street from Agua Fria must cross the center line and swerve out into oncoming traffic in order to negotiate the tight turn onto Romero Street. Because there are no sidewalks on either side at this intersection and because drivers are blind to pedestrians who may be walking in the street, and because those pedestrians cannot hop onto a sidewalk to get out of the way of vehicular traffic, this creates a hazardous condition, contrary to the public health and safety of the residents of this area. I am attaching photos of Romero Street where it is entered from Agua Fria Street demonstrating the narrowness and poor visibility of this intersection.

/Users/jerryrichardson/Desktop/IMG_0926.jpeg
/Users/jerryrichardson/Desktop/IMG_0925.jpeg

To make matters worse, because all egress from the parking lot will also be back onto Romero street, all delivery trucks and customer vehicles will also need to exit back onto Romero Street. Since it is one way in from Agua Fria Street, vehicles will need to exit the historic Neighborhood

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ALCOHOLIC BEVERAGE CONTROL

Transfer of Location | License No. 0156 | Owner
App. No. 1833829 | Applicant: SF Wine & Spirits, Inc.

on Romero Street, which connects to West Manhattan Street which then exits onto St. Francis Drive or they can take West Manhattan to Alarid Street, which then exits onto Paseo de Peralta. All of these streets are narrow, are congested with parked cars, and in no way can safely accommodate all of the traffic generated by delivery and customer vehicles patronizing Susan's Fine Wines & Spirits. It would severely damage the character of the historic neighborhood.

The subject property has two 20' wide access points from Agua Fria Street back to the parking in back of the property on both the East and West sides of the building. The Landlord for this property, a Mr. Don Chavez, has blocked both entries with gates and one side has been blocked by landscaping rocks and a retaining wall installed fairly recently by Mr. Chavez. Mr. Chavez has specified that all ingress and egress from the business must be from Romero Street and not from Agua Fria Street. This is a matter under his control and he can change this. If Mr. Chavez does not wish to remove the landscaping blocking access to the parking lot on the East side of his building, he also owns the property which abuts the East side of the subject property. This property also has easy access from Agua Fria Street and it abuts the parking lot for 632 Agua Fria Street at the back. Thus, he could provide access to the parking for the subject property from his other property. Thus, there would be no hardship to the Landlord or to the Applicant for an underlying condition to the granting of the transfer that all access to the parking lot be only from Agua Fria Street and that the entry and exit from Romero Street be blocked to vehicular traffic. If this condition can be attached to the Dispenser License Transfer, the Westside Historic Guadalupe Neighborhood Association would no longer object to the transfer of the Dispenser License.

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*ALCOHOLIC BEVERAGE
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New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 25101 • Santa Fe, New Mexico 87504-5101
 (505) 476-4872 • Fax (505) 476-4395 • www.abc.state.nm.us/abc

MAY 27 2021

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine & Spirits, Inc.
 Proposed Location: 632 Agua Fria
 In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

This is a written objection to moving Susan's Fine Wine and Spirits
to 631 Agua Fria and having Romero Street the only access to this
business.

Please see attached for more details

Your Name: Hillary Vermont & Pascal Frumentin Date: 5/15/2021

Your Street Address: Romero Street

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: X E-mail: hillaryvermont@hotmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101. *

Applicant: SF Wine & Spirits, Inc.
 App. No. 1828383 | Applicant: SF Wine & Spirits, Inc.
 Date: 5/15/2021

Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, New Mexico 87504
(505) 476-4875

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Please consider this a written objection to moving Susan's Fine Wine and Spirits to 632 Agua Fria, Santa Fe, NM. (Application #)

ALCOHOLIC BEVERAGE
CONTROL

Susan's intends to use Romero Street as the primary access for this location.

There are three serious issues:

1. This is a quiet residential neighborhood that includes some small businesses and galleries. A large liquor store moving from the current location on St. Francis, a business mall with adequate street access and parking, is incompatible with the proposed location in the middle of this residential neighborhood without adequate traffic access.
2. This will increase traffic, including delivery trucks, on our very narrow, poorly maintained, and already congested Romero and Manhattan residential streets. Our small residential streets can barely accommodate the traffic generated by local residents, and the few small businesses including the Ark Bookstore.
3. The north side of Romero is one way and there are no sidewalks or setbacks, but a lot of pedestrian traffic. Increasing traffic on this end of Romero also increases the opportunity for accidents and creates a significant danger to pedestrians.

This is a serious issue for local residents and visitors alike, as this will significantly impact the traffic flow through our neighborhood.

*There has to be a better location for this business, that is not in the middle of a quiet but already congested neighborhood like Historic Guadalupe.

Respectfully,

Hildary Vermont &
Pascal Fromentin
127 Romero

P.S. In the 25 years we have lived here, Romero street has NEVER been paved ONCE. It is a tapestry of torn up/holed street. More traffic will make it worse. Plus, we already have food DRUNKS on this street. We don't need more noise from them or delivery trucks.



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 25101 • Santa Fe, New Mexico 87504-5101
 (505) 476-4873 • Fax (505) 476-4195 • www.ald.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine & Spirits
 Proposed Location: 632 Agua Fria Street
 In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

See attached

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MAY 25 2021

ALCOHOLIC BEVERAGE CONTROL

Your Name: Christopher Baker Date: 5/14/21
 Your Street Address: 702 Agua Fria Street (owner)
 City: Santa Fe State: NM Zip: 87506

How may we contact you?

Phone: 505 308 9960 E-mail: cbakerparis@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

I am in favor of welcoming Susan's Fine Wine and Spirits to 632 Agua Fria Street.

1. It is clearly a quality business, in terms of product, staff and management.
2. It is locally owned,
3. It is woman owned and managed,
4. It would bring a permanent year-round activity to a street which can be quiet in the winter,
5. It provides its goods and services to permanent residents and businesses in Santa Fe,
6. It is not a short term rental,
7. The building is well suited, and the parking sufficient,
8. It would be convenient for neighborhood residents who appreciate fine spirits
9. I would anticipate low to mid-level foot and vehicular traffic, consistent with the neighborhood, contributing but not overwhelming.
10. While in theory it would be nice to have some restaurants return to Agua Fria Street, this business strikes me as producing less noise and smell and still providing a good balance of commerciality, niche class and low impact.

I have raised some concerns in discussion with Eva Moldovanyi who I understand to be the general manager of the applicant and have been informed:

11. On the safety front, I was concerned that this type of business might attract undesirable activities and transient public intoxication. I was advised that:
 - a. their business has not in the past been prone to break ins
 - b. that their product mix does not target inexpensive sales for immediate consumption
 - c. that there have been no undesirable side effects at their present location
12. On the traffic front, I understand that all vehicular traffic will enter and exit the parking through Romero Street and thus should not materially affect the traffic on Agua Fria Street, other than turn ins and turn offs at Romero Street.

Consequently, on balance, I am of the view that Susan's Fine Wine and Spirits would be a welcome new presence in the neighborhood. In the ideal world, they would become an institution in a classical Santa Fe building, in the heart of the Guadalupe District.

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ALCOHOLIC BEVERAGE
CONTROL

May 18, 2021

Director Alcohol and Gaming Division
PO Box 25101
Santa Fe, NM 87504

Good morning Director,

I am writing to you to object to the proposal to license Susan's (Santa Fe Wine and Spirits, Inc) on 632 Agua Fria. I see this as a very bad idea.

The Agua Fria address may have some technical validity, but for all practical purposes this would be a Romero Street business. The driving entrance and parking are accessed from Romero.

A liquor store in this isolated & quiet, historic, largely residential street would be completely out of character, disruptive and inappropriate.

The northern end of Romero is a narrow, one way burro alley and the remainder of the street is over-parked during the day with crumbling asphalt and already too much and hazardous traffic that must pass one car at a time.

Romero is accessed from Manhattan from St Francis. Manhattan is also in terrible surface condition and traffic going to Romero is forced to back track to exit, an essential 'dead end'. Extra traffic drawn by a liquor store will completely jam both Romero and Manhattan streets.

Please reject the proposal to license a liquor store at this location.

Thank you for your consideration.

JB

John Benziger

132 Romero Street #19
Santa Fe, NM 87501

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ALCOHOLIC BEVERAGE
CONTROL

Subj: Susan's
Bob Mariano
Rick English
Nate Brown
Rebecca
Andred

Office of Ms. Nicoletta L. Munroe
701 Dunlap St.
Santa Fe, NM 87501

To: Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, NM 87504

From: Ms. Nicoletta L. Munroe
701 Dunlap St.
Santa Fe, NM 87501

Re: Application no. 1193969; dispenser license
SF Wine and Spirits, Inc.

May 21, 2021

Dear Director, State of New Mexico, Alcohol and Gaming Division,

An objection to the application no. 1193969, for SF Wine and Spirits, Inc. is filed herein.

There are issues concerning the suitability of the location for a retail wine establishment. Specifically, as a resident, a concern is noise from delivery vehicles. Additionally, the neighborhood is not suitable for a retail establishment because of narrowness of roads, especially Romero Street that is one-way.

Thank you,

N. Munroe

Ms. Nicoletta L. Munroe

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Alan Lewick

124 Reno St #1

Santa Fe, NM 87501

To:

Director

Alcohol & Gaming Division

Po Box 25161, Santa Fe, NM 87504

Santa Fe, N.M. 87501

Dear Director, Susan's Fire Wine & Spirits wants to
move into our neighborhood (it's old Enchanted Highway)
Reno street is already a dangerous, very narrow,
and already congested street, with heavy vehicle traffic
on top of it, it's a one way street on the north side
of Reno St, that is already not reported by a lot of
drivers, the potential of serious accidents will increase
a lot.

This will add more crime & vagrancy to the neighborhood
that typically surrounds liquor stores.

The list can soon Sir, Madam

THIS IS A VERY SERIOUS ISSUE THAT
COULD CHANGE THE FACE OF OUR NEIGHBOURHOOD
PUT MY FAMILY AT RISK AND NOW IT IS TIME TO
SPEAK UP!

I can be reached at 505 970 3551 if more support is
to this liquor licence are needed.

Regards

Wilson Gattis



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PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: SF Wine & Spirits, Inc.
 Proposed Location: 632 AguaFria, SantaFe, NM, 87501
 In the City of SantaFe, N.M. 87501

Summarize your comment or concerns, attach additional pages if necessary:

Please, see attachment.

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MAY 17 2021

ALCOHOLIC BEVERAGE
 CONTROL

Your Name: Mervin Moore, A.L.A. Date: 5.13.2021

Your Street Address: 245 Clason St

City: SantaFe State: NM Zip: 87501

How may we contact you?

Phone: (915) 474-3748 email: mervinm@abcbal.net

You may submit your comments or concerns on-line through the RLD website, or email data form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

**ATTACHMENT: COMMENTS AND CONCERNS REGARDING LIQUOR
LICENSE AT 632 AGUA FRIA STREET**

This location is in the Guadalupe Historic District with private residences the dominant occupation. The adjacent and nearby nonresidential structures have off-street parking and little to no vehicular traffic. The former tenant in this building had little to no vehicular traffic.

First, a residential neighborhood is not the appropriate location for a liquor store. There is an appropriately-located liquor store three blocks away on St Francis Dr. A wide variety of patrons would visit a liquor store including those who are driving under the influence or walking inebriated. There is already occasional petty crime in the neighborhood and the introduction of a liquor store may exacerbate that problem.

Second, the parking at this site would be accessed either by a blind drive onto two lane Agua Fria, a very busy street, or, from Romero Street, a narrow, one lane, one-way residential street.

THANK YOU,

Mervin Moore, AIA

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CONTROL**



New Mexico Regulation and Licensing Department
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 PO Box 20001 • Santa Fe, New Mexico 87501
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PUBLIC COMMENT

MAY 17 2017

We welcome public comments, either positive or negative, regarding ~~the~~ liquor ~~sales~~ regulations. If you feel the approval of the liquor license would endanger or ~~disturb~~ disturb your community, please provide all names of concern. If you are in support of issuing the liquor license, please document that below.

Susari's Fine Wine

Establishment/Applicant Name: _____
 Proposed Location: 632 Agua Fria

In the City of Santa Fe, NM

Summarize your comment or concerns, attach additional pages if necessary:
 I strongly object to having Susari's Fine Wine at 632 Agua Fria. We live on an already narrow street with plenty of traffic. And I am tired of picking up trash, which includes a lot of empty liquor containers. I don't look forward to picking up even more of them, since the City of Santa Fe is not doing much clean-up on our street.
 I also strongly object to the increased traffic due to the liquor store. There are plenty of loud vehicles driving by at night, and I assume there will be more if there is a liquor store.
 I am a customer of Susari's Fine Wine, but this isn't a good location.

Consuelo Sarnudo

May 13th, 2017

Your Name: _____
 Your Street Address: 607 Agua Fria, #3

City: Santa Fe State: NM Zip: 87501

How may we contact you?
 Phone: _____ E-mail: sarnudoc@tds.net

You may submit your comments or concerns on-line through the RCLD website, or mail this form to Registration & Licensing Department Attn: ALBC, PO Box 25100, Santa Fe, NM 87504-5100.

Special Enforcement
520 Romero St #223
Santa Fe, NM 87505

RECEIVED

MAY 11 2021

ALCOHOLIC BEVERAGE
CONTROL

Director, Alcohol and Gaming Division
PO Box 25502
Santa Fe, NM 87504

May 14, 2021

Dear Director,

I am writing to object to the liquor license application for Susari's Fine Wine & Spirits to move to 622 Agua Fria St, Santa Fe, NM, 87501.

Susari's intends to use Romero Street as the primary entrance and access for their package liquor store (<https://www.romerostreets.com/susaris-is-moving/>).

This is an inappropriate location for a package liquor store for many reasons, including the following:

This is a residential neighborhood. There are residences on every side of the proposed location. In order to access the location, one must drive east on Manhattan Street and turn north onto Romero Street. Both are very narrow residential streets which require a car to pull over should there be a car parked at the curb. Romero is exceptionally problematic not only because it is very narrow, but it unexpectedly becomes a single lane, one-way (heading south) without sidewalks or setbacks. Many drivers are caught unaware and are faced with two choices – turn around (on a very narrow street) or go the wrong way on a one-way. The proposed driveway is exactly at the spot where the road goes from two-way to one-way. This means that people exiting the parking lot will turn left toward Agua Fria, going the wrong way on a single lane one-way with no sidewalks or setbacks. If someone comes from Agua Fria going the "right way" we now have a problem where one car needs to back up – either onto Agua Fria (imagine if a bus or fire truck is coming), or Romero. And, if someone is walking their dog there, there is literally nowhere for them to go, causing a potentially very dangerous situation. Unfortunately, this happens all the time.

The increased vehicle traffic, including delivery trucks, in this residential, already congested neighborhood may also restrict emergency evacuation from individual homes AND emergency response (fire and police) from reaching a home in time.

Finally, this neighborhood is already bustling crime and vagrancy. Adding a package liquor store will not help! The nearby underground parking lot is currently a favored illicit drug distribution location. And just last week alone, my neighbor's car was broken (window smashed) and a guy tried to climb over my fence to presumably break into my home.

As a person concerned for the safety and wellbeing of my neighbors and neighborhood, I implore you to please not allow Susari's to move to this location which is wholly inappropriate for a package liquor store.

Sincerely,


Warren Fieghman



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 33001 • Santa Fe, New Mexico 87501-0301
 (505) 475-4925 • Fax (505) 475-5155 • www.abc.state.nm.us/abc

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

RECEIVED

Establishment/Applicant Name: Susana's Fine Wines & Liquors
 Proposed Location: 632 Agua Fria St
 In the City of: Santa Fe NM 87501

MAY 19 2021

Summarize your comment or concerns, attach additional pages if necessary **ALCOHOLIC BEVERAGE CONTROL**
TO WHOM IT MAY CONCERN:

I was shocked to learn of Susana's Fine Wines application to open at 632 Agua Fria to go from a museum to a liquor store is, in my opinion, totally unacceptable and a real shock that it is even possible to request. Ours is an historic neighborhood that houses businesses that do not interfere with the harmony of the area. The Platyland is designated as our "commercial go-to", and that makes sense as it houses everything

Your Name: Renee Castagnola Date: 15 May 2021

Your Street Address: 607 Agua Fria Sq, Unit 4

City: Santa Fe State: NM Zip: 87501

How may we contact you?
 Phone: 505-660-6071 E-mail: rcastagnola@comcast.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
 PO Box 3348 • Santa Fe, New Mexico 87504-0348
 (505) 824-5271 • Fax (505) 824-6113 • www.dor.dor.state.nm.us/abv

RECEIVED

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are **PRO-REGULATORY** regarding the liquor license, please document that below.

Establishment/Applicant Name: Suzanne's Fine Wine & Spirits
 Proposed Location: 632 Agua Fria
 In the City of: Santa Fe

Summarize your comment or concern, attach additional pages if necessary:

1. Plugging the access to this property - a 2 block long street that's residential or very small businesses with low-to-no traffic. We already have a huge problem with vehicles, delivery trucks, city utility vehicles, Comcast, etc etc etc, not to mention the influx of illegally parked cars flocking to the farmers market on Saturdays.
2. Suzanne is stating they will not allow access via Agua Fria, meaning that all deliveries and customers will clog our already clogged street.

Your Name: Janie Cravens Date: 5-16-21
 Your Street Address: 134 Romero St.
 City: Santa Fe State: NM Zip: 87501

How may we contact you?
 Phone: 512-586-9300 E-mail: janie.o.cravens@gmail.com

You may submit your comments or concerns on-line through the REG website, or mail this form to Regulation & Licensing Department Attn: ABV, PO Box 251001, Santa Fe, NM 87504-5101.



**OPEN HEART
TOURS** travel with a
conscience

134 ROMERO ST SANTA FE NM 87501 512-586-9700

May 16, 2022

Alcohol & Gaming Division
PO Box 25101
Santa Fe, NM 87504

RECEIVED

MAY 19 2022

ALCOHOLIC BEVERAGE

This letter is to protest the application of Susan's Fine Wine & Spirits to open a package store on Agua Fria St. Since the decision-makers cannot know what we folks who live nearby know, I thank you for allowing us to write about this matter. As you can see from my address above, I live on the two block long street of Romero, which intersects Agua Fria at the exact location that this liquor store would be located, and I have been told by Susan's that tiny Romero St. will be the only access point for this heavily trafficked business! I have a business as well (Open Heart Tours) which does not have any foot or car traffic. The Ark Bookstore is located on Romero, as well as few other small-to-no-traffic businesses, all of whom are good neighbors.

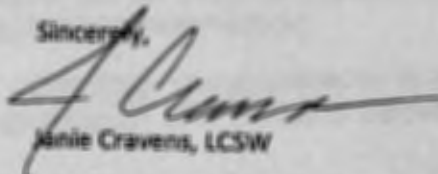
We who live in the area are already more than maxed out with car and foot traffic due to the Farmers Market. We have problems with folks parking illegally, blocking us from backing out of our driveways, and keeping our garbage trucks from being able to do their jobs!

Please do not allow this particular type of business to open here! We who live here are managing well with the present commercial entities (galleries, a bookstore, a landscaper, etc.) -- but a liquor store?

Romero St. is one way for a block nearest to Agua Fria, so patrons would either constantly break the law or they'd have to drive on the already congested residential street. More wrecks, more calls to the parking police, more anger. This is just the wrong business to put in that location. Additionally please consider that Agua Fria itself is a narrow two lane road with a lot of traffic already, so that even if Susan's never opens the Agua Fria driveway, traffic will be worse there too.

Last for not least, many of the houses on Romero St. are historic, built by the Romero clan, several of whom still live here. We have a very strong neighbor-kinship community and care for one another and for the businesses that are our neighbors. Please help us preserve this tiny piece of Santa Fe history with the respect it deserves.

Sincerely,



Janie Cravens, LCSW

CC: City of Santa Fe Parking Division and The Historic Preservation Board

Ps Susan's Wine has an advertisement published two weeks ago in Edible Magazine announcing the Agua Fria location, and their website also touts this location. How is that possible when we are still in the review for liquor license phase?

DR. JUDITH S. WOOSTER

138 Romero Street

Santa Fe NM 87501

631 902 7939

jwoost@gmail.com

RECEIVED

MAY 20 2021

**ALCOHOLIC BEVERAGE
CONTROL**

TO: Director, Alcohol and Gaming Division
FROM: Judith Wooster *Judith Wooster*
RE: Objection to moving Susan's Fine Wine and Spirits to
632 Romero Street, Santa Fe NM
DATE: May 17, 2021

Susan's Fine Wine and Spirits has applied to move from their present location in a shopping mall to 632 Romero Street (Application #1193969)

Please accept this written objection to this application on the following grounds:

Romero Street is an historic residential neighborhood with residential parking permits required. It is one way only on the entry from Agua Fria where the applicant plans to have the sole access to their commercial property. Currently as residents we constantly struggle with illegal parking up and down the street. This would exacerbate the problem and require additional cost to the city to police the street for illegal parking.

Traffic congestion from delivery trucks and shoppers will increase and there will be significantly greater risk of accidents. The narrow one way only entry from Agua Fria with no sidewalks or set backs is already challenging to both motorists and pedestrians. Accidents will surely occur.

Romero Street is in the Historic Guadalupe District and as owners we strive to maintain the quality of the neighborhood. A large commercial liquor store would jeopardize the quality of life for residents and visitors alike. It runs counter to the values of historic preservation.

I urge you to deny this application and encourage the applicants to seek a location more appropriate for a liquor store than 632 Romero Street.



New Mexico Regulation and Licensing Department

ALCOHOLIC BEVERAGE CONTROL DIVISION

PO Box 25101 • Santa Fe, New Mexico 87504-5101
(505) 476-4875 • Fax (505) 476-4895 • www.rld.state.nm.us/abc

RECEIVED

PUBLIC COMMENT

MAY 20 2021

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect the community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wines and Spirits Application #1193969
Proposed Location: 632 Romero Street
In the City of: Santa Fe, New Mexico

Summarize your comment or concerns, attach addition pages if necessary:

Romero Street is a quiet residential street with resident permit only parking.

Part of the street is one way. The proposed liquor store would lead to increased traffic of large delivery trucks, encourage illegal parking, and lead to accidents to both pedestrians and motorists.

Romero Street is in the Historic Guadalupe District. This application runs counter to the goals and intent of historic preservation.

Please see the attached

Your Name: Judith S. Wooster Date: 5/17/21

Your Street Address: 138 Romero Street

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 631 902 7939 E-mail: jwoost@gmail.com

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

RECEIVED

MAY 20 2021

Exhibit

#1

875

ALCOHOLIC BEVERAGE

LIQUOR LICENSE NOTICE

Application has been made to operate a liquor establishment at this location

Name of Applicant: SF Wine & Spirits, Inc. 67501
Proposed License Address: 632 AGUA FRIA SALIDA FE NM
Mailing Address of Applicant: _____

Any Person Having Objection to Granting a License for this Location May Register a Written Objection with The Director, Alcohol and Gaming Division, P.O. Box 25101, Santa Fe, New Mexico 87506 • (505) 476-4875

On or before MAY 31, 2021

If a Written Objection is Filed, The Objection Will Be Forwarded To The Appropriate Local Governing Body Which Will Hold a Public Hearing On This Application

The Local Governing Body Must Publish Notice Of The Date, Time And Place Of The Public Hearing. Protestors May Contact The Local Governing Body Directly For This Information.

LOCAL GOVERNMENT BODY Santa Fe City Council
Date Of Public Hearing May 21, 2021
Time Of Public Hearing 5:00 PM
Name Of Applicant SF WINE & SPIRITS
Application # 147514

It is unlawful for any person to receive or deliver this notice. Violators may be punished by a maximum fine of \$1000 or by imprisonment in the county jail for a maximum of 120 days or by both fine and imprisonment.

Alcohol and Game

Norman Piaz
124 Romero
Apt 2
Santa Fe, NM

MAY 20

ALCOHOLIC BEVERAGE CONTROL

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Susan's Fine Wine and Spirits
New Home in August
632 Agua Fria
Enter parking at 318 Romero

OPEN in old location on
St. Francis at Cerrillos
through Friday, May 28,
then closed for moving.
Reopening in late August, 2021.

Susan's

RECEIVED
Exhibit #2
MAY 20 2021

ALCOHOLIC BEVERAGE CONTROL

FROM NORTH TO SOUTH
EXHIBIT #4

MAY 20

ALCOHOLIC BEVERAGE CONTROL

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Exhibit #3
NORTH TO SOUTH
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FROM NORTH TO SOUTH
EXHIBIT #4

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118 ROMERO STREET
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118 ROMERO STREET
ENTRANCE LOCATED
AT THE END OF ONE
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OF SIGHT COMING
UP FROM ROMERO STREET
FROM NORTH TO SOUTH

EXHIBIT #4

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Norman Plasecki
124 Romero Street

Appt 2
Santa Fe, NM 87501

MAY 20 2021

*ALCOHOLIC BEVERAGE
CONTROL*

Director, Alcohol and Gaming Division
P.O. Box 25101
Santa Fe, New Mexico 87504

Dear Sirs and Madams:

As a resident of 124 Romero Street I am writing to appeal the proposed approval of a liquor license for Susan's Fine Wine and Spirits, Inc. at 632 Agua Fria Street, Santa Fe NM. Their own application shows the entrance as 632 Agua Fria Street, exhibit #1, and their on-line advertising shows that the entrance will be on 118 Romero Street and not 632 Agua Fria as shown on their license application. A photo of their own on-line advertising is included as exhibit #2.

Romero Street is a very congested street as it is and in need of desperate repair; as are Alarid and West Manhattan. The inclusion of additional heavy vehicular traffic and delivery vehicles and/or tractor trailers on this very narrow street is highly dangerous due to its condition and built-in blind spots. The north end entrance to Romero Street is "One Way", North to South, with a sign posted that states "Do Not Enter", coming from South to North, see exhibit #3.

Drivers consistently ignore this caution and continually drive through South to North regardless of the warning sign which in itself is dangerous. Also, people continuously make U-turns at the 124 Romero Street address driveway on a daily basis which in itself is very annoying and dangerous.

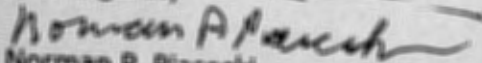
The entrance in to 118 Romero Street is directly at the signage for this "Do Not Enter" warning sign and is in itself a blind driveway for traffic entering and exiting on to Romero Street. There is private property fencing at the end of the "One Way" portion on Romero Street, see exhibit #4. The north end entrance to Romero Street is only wide enough for one vehicle traveling North to South.

The addition of delivery trucks and random vehicle traffic is a disaster waiting to happen. Drivers driving up the "One Way" portion of the street is an accident waiting to happen, as they tend to speed consistently. Residents regularly park their vehicles on a daily and nightly basis on Romero Street on the west side, see exhibit #5, creating a very small and narrow margin for larger vehicles to pass.

As stated above, I am therefor opposed to allowing entry on Romero Street as the primary access to the location. Just trying to explain my concerns is very confusing in itself. The additional traffic congestion and built-in traffic hazards are a primary concern to public safety and the license should not be granted. I recommend that the licensing board review the sight location and traffic issues in person and draw their own conclusions.

Romero Street, Alarid Street and West Manhattan Street are primarily residential roads with permit parking on one side only. This fact makes the additional traffic unacceptable.

Best regards,


Norman P. Piasecki

Attachments 1,2,3,4,5 enclosed

RECEIVED
MAY 20 1979
ALCOHOLIC BEVERAGE
CONTROL

5/18/21

Director, Alcohol & Gaming Division
PO Box 25101
Santa Fe NM 87504
Application # 1193969

RECEIVED

MAY 20 2021

ALCOHOLIC BEVERAGE
CONTROL

Director -

This is a very inappropriate location for a liquor store:

There is NO legal Fina access for parking which means that neighboring business' parking will be poached. This is a narrow, predominately residential street and this kind of retail establishment will generate too much traffic.

Regards

Yster Roll

(a client of a neighboring business)

5/18/21

Director, Alcohol & Gaming Division

P.O. Box 25101

Santa Fe NM 87504

Application # 1193969

RECEIVED

MAY 20 2021

ALCOHOLIC BEVERAGE
CONTROL

Director -

This is a very inappropriate location for a liquor store:

There is NO Agua Fria access for parking which means that neighboring business' parking will be poached.

This is a narrow, predominately residential street and this kind of retail establishment will generate too much traffic.

Regards

Estee Roll

(a client of a neighboring business)

Estee & Jeff Roll
1 Rey de Reyes
Santa Fe, NM 87508

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BEVERAGE



New Mexico Regulation and Licensing Department
ALCOHOLIC BEVERAGE CONTROL DIVISION
PO Box 25101 • Santa Fe, New Mexico 87504-5101
(505) 476-6075 • Fax (505) 476-6195 • www.rld.state.nm.us/abc

RECEIVED

MAY 13 2021

ALCOHOLIC BEVERAGE CONTROL

PUBLIC COMMENT

We welcome public comments, either positive or negative, regarding liquor license applications. If you feel the approval of the liquor license would endanger or adversely affect your community, please provide all issues of concern. If you are in support of issuing the liquor license, please document that below.

Establishment/Applicant Name: Susan's Fine Wine and Spirits

Proposed Location: 632 Agua Fria

In the City of: Santa Fe

Summarize your comment or concerns, attach addition pages if necessary:

I object to this location being used for a liquor store because the location is in the residential Guadalupe Historic District on an already very busy street. Access to the property from Agua Fria is blocked on both sides of the building. Therefore, customers will be forced to use the tiny (essentially one-lane) side street of Romero, which is 1/4 block away, in order to access the parking area behind the building. This will create traffic safety problems for residents all around the property. In addition, having a liquor store in this mostly residential neighborhood may put neighbors at risk of possible criminal activity.

Your Name: Linda Moore Date: 5/13/2021

Your Street Address: 245 Closson Street

City: Santa Fe State: NM Zip: 87501

How may we contact you?

Phone: 915-494-3679 E-mail: ljmoore1@sbcglobal.net

You may submit your comments or concerns on-line through the RLD website, or mail this form to Regulation & Licensing Department Attn: ABC, PO Box 25101, Santa Fe, NM 87504-5101.

Greig, Desirae, RLD

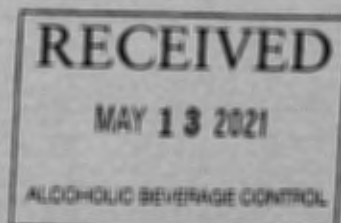
From: Romero, Marlene, RLD
Sent: Thursday, May 13, 2021 7:14 PM
To: Greig, Desirae, RLD
Subject: FW: [EXT] Comment on Issuance of Liquor License to Susan's Fine Wine and Spirits
Attachments: Comment on proposed liquor license for SPW&S to be located at 632 Agua Fria.pdf

From: Linda Moore <lmoore1@sbcglobal.net>
Sent: Thursday, May 13, 2021 6:10 PM
To: Romero, Marlene, RLD <Marlene.Romero1@state.nm.us>
Subject: [EXT] Comment on Issuance of Liquor License to Susan's Fine Wine and Spirits

I have completed and attached to this email the RLD protest form for the above-noted liquor license application for its new location at 632 Agua Fria St. in Santa Fe. If you have any questions, please contact me by telephone or email, as included on my protest form

Thank you,
Linda Moore

Sent from Mail for Windows 10



PUBLIC COMMENT

We receive public comments either positive or negative on liquor license applications. If you feel the approval of the license would do more harm than good to your community, please provide all issues of concern. If you are in support of issuing liquor license, please document that below.

Business/Applicant Name: Susan's Fine Wine and Spirits

Proposed Location: 632 Agua Fria Street

in the City of Santa Fe, NM

Summarize your comment or concerns, attach addition pages if necessary. I support the transfer of liquor license and move of this business. Susan's is an integral part of this community. We are neighbors in every sense of the word. They will be a great neighbor in the Historic Guadalupe area. There will plenty of parking and the business does not get much traffic at any one time anyway. It is quiet and safe. And the owners are extremely responsible and will monitor if there could be a problem with traffic. Those opposed did not seem to mind this "traffic" issue at first. They were concerned about "Minis." and being open till midnight. Those will not be an issue at all since they won't be allowed after July 1. But Susan's does not sell that type of liquor. They are "fine" wine and cater to a clientele that is respectful of neighbors and the community and their hours have always been 10 to 6 or 7. Agua Fria near Romero Street has had restaurants with alcohol before. World Market was around the corner with wine and beer before and zoning is appropriate. There should be no legal reason to deny their permit.

E M Taylor

Phone: 505 982 2171

712 Montezuma Ave #232

NM

87502

STATE OF NEW MEXICO
COUNTY OF SANTA FE
OFFICE OF THE COUNTY CLERK
1000 Central Avenue, Santa Fe, NM 87501
Tel: 505-424-2200

Applicant Name: Susan's Fine Wine and Spirits
Address: 132 Agua Fria Street
Santa Fe, NM

I hereby certify that on page 1 of each edition pages 1 through 4 of the
application for liquor license and move of this business Susan's Fine
Wine and Spirits is a member of the community. We are neighbors in every sense of the word
and are located in the Historic Sodalupe area. There will be no increased
traffic as this area does not get much traffic at any one time anyway. The
owners are extremely responsible and will monitor the area
with traffic. Those opposed did not seem to mind the
issue at all since they won't be allowed after 10:00 PM
to sell that type of liquor. They are "fine" wine and
spirits respectful of neighbors and the community and the
area to go to Agua Fria near Romero Street has had
World Market was around the corner with wine and beer
and is appropriate. There should be no legal reason to deny their plan.

Signature: E M Taylor Date: 5-30-2007

Address: 188 N. Mariposa Ave #232
Santa Fe, NM 87501

MARES, ALEXANDRIA R.

From: Keith Kintigh <kintigh@asu.edu>
Sent: Monday, August 2, 2021 12:49 PM
To: MARES, ALEXANDRIA R.
Subject: Support Re-licensing Susan's Fine Wines and Spirits at 632 Agua Fria

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Alexandria R. Mares
Office of the City Clerk
City of Santa Fe

Dear Ms. Mares:

I strongly support the application of Susan's Fine Wines and Spirits to move their alcohol sales permit from their old location at the corner of Cerrillos and St Francis to 632 Agua Fria. I have regularly shopped at Susan's since I moved to Santa Fe in 2016. I have found it to be an unusually well run business with knowledgeable owners and staff genuinely engaged with their customers and the community. I am sure that in their new location they will create an inviting space and do a good job of maintaining the building.

As an independent business with local owners, excellent service, and high quality (and in many cases unusual) products, I think Susan's is exactly the kind of business that Santa Fe should encourage, especially in and around downtown. In my experience, the customer load at any given time is light, being spread across business hours (rather than having strong peaks as a restaurant would have). I have visited the proposed location and there appears to be adequate parking behind the building. Because of that and the sophisticated nature of the clientele, for a commercial building I think Susan's would have a low impact on residents in the area.

I do hope that it will be possible for Susan's to remain in business, providing excellent service and great wines and spirits to Santa Fe residents and visitors, and of course tax revenues to the city.

Please contact me if I can provide any additional information.

Keith Kintigh

Keith Kintigh, kintigh@asu.edu [Web Page](#)
421 Calle Kokopelli, Santa Fe, NM 87501-8354
505-395-7979(h) 505-356-9765(m)

MARES, ALEXANDRIA R.

From: Bob Soza <bob.soza@marinerwealthadvisors.com>
Sent: Monday, August 2, 2021 6:30 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wines Liquor License

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares, as a part year resident and homeowner in Santa Fe I am writing to encourage you to approve the transfer of Susan's Liquor License to the new location. This business is one that the City can be proud of the way it manages its business and the professional atmosphere created by the employees. The store is always very organized, well lit and has ample spacing between the various racks of merchandise. The staff is very courteous and helpful. This entity is a an excellent example of what is right about Santa Fe commerce. Bob Soza

Sent from my iPhone

MARES, ALEXANDRIA R.

From: Joseph Charles <joseph@surroundings.studio>
Sent: Tuesday, August 3, 2021 7:57 AM
To: MARES, ALEXANDRIA R.
Subject: Santa Fe Wine and Spirits New Location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Alexandria R. Mares,

I am writing to provide my support for the new location of the wonderful, locally owned business Susan's Fine Wine and Spirits. Susan's has always been in a league of their own when it comes to wine and spirit establishments. The store is immaculately maintained, both on its interior and exterior. When a patron enters the store, they are quickly greeted by one of the various employees, who make sure customers feel welcome and are offered assistance for making their purchases. This is a high class operation, with passionate staff who readily share their knowledge and love for the craft of fine wines and spirits. During various times of the year, customers can even sign up for educational sessions held at Susan's to further learn about the latest releases and newest trends with regards to wines and spirits. This is not just a store, but a place for the community to engage with each other socially and learn.

Susan's Fine Wines and Spirits is a well run business that takes care of its Community, and will be a welcome addition to the Agua Fria neighborhood. I truly hope they are provided the opportunity to thrive in this new location.

Sincerely,

--

Joseph Charles
RLA

surroundings

1611 Paseo de Peralta

Santa Fe, NM 87501

t: 505 982 3454

c: 505 699 7194

surroundings.studio

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MARES, ALEXANDRIA R.

From: Howard Gershon <howard@reach-newheights.com>
Sent: Tuesday, August 3, 2021 11:06 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Mares,

I am writing in support of Susan Fine Wines efforts to relocate their business to 632 Agua Fria St. in Santa Fe. Susan's has been an important retail establishment in our community for many years. As Santa Fe becomes increasingly commercialized with national brands it is essential that we do all that we can to support and nurture the local businesses that have contributed so significantly to achieving our reputation as the City Different.

Howard Gershon
Howard@reach-newheights.com

MARES, ALEXANDRIA R.

From: Rick Jaramillo <rick@somers-jaramillo.com>
Sent: Tuesday, August 3, 2021 11:42 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wines

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning! I live on West Manhattan Ave. I see no reason why the City would not allow this business to operate in the property located on Agua Fria St. I'm in favor of approval.

Sent from my iPhone

MARES, ALEXANDRIA R.

From: LAURA REICH <chzhead005@aol.com>
Sent: Tuesday, August 3, 2021 4:03 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits - new location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Alexandria Mares, Santa Fe City Clerk,

I would like to encourage the city to accelerate its review and approval of Susan's FW&S opening at their new location. Since their closure, I have relied on Total Wine, grocery stores and other alcohol outlets to pick up mostly wine but also beer and liquor. Some domestic, New Mexican and International wines are hard or impossible to find in Santa fe and can only be found at Susan's. I am a member of 3 wine clubs (American Wine Society, Pennsylvania Wine Society, and Rio Vinos New Mexico chapter of the American Wine society) and rely on Susan's to find the type and vintage of wine requested within these clubs for educational learning and personal tasting knowledge. I imagine out-of-town visitors also appreciate the specialty knowledge and availability that only Susan's offers. The staff at Susan's are a cut above the rest here in Santa Fe and offer really great advice when selecting wines.

Please approve the liquor license for Susan's FW&S soon while we still have good summer weather to sit outside and sip a quality wine at sunset.

Thank you for your review,
Laura Reich

MARES, ALEXANDRIA R.

From: Thalia Varshay <thalia@fiascowine.com>
Sent: Tuesday, August 3, 2021 5:55 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Mares,

I hope this email finds you well.

I wanted to express my support for Susan's moving to their new location on Agua Fria. We are so lucky as a town our size to have independent wine/spirits/beer shops. These shops support local businesses much more than big guys like Total Wine, drug stores, and grocery stores. They are educators and help citizens learn about and appreciate libations from all over the world and locally. These are fine products that are made carefully with history, and often with respect for the environment and family owned. Very different from mass produced stuff crowding the shelves at large non-independents.

I have never had as good an experience at a chain of any kind compared to Susan's and other independents. This is very different from a liquor store—not the kind of place that attracts people looking for a cheap handle of liquor to drink on the side of the road and roam the neighborhood. They are in such a beautiful building, working tirelessly refinishing the original wood floors and staining all new wooden racks that match the beauty of the adobe they moved to. This is going to feel very much like an airier version of La Casa Sena or Arroyo Vino—but with added perks like a lounge and more extensive selection. I believe Susan's will be a lovely neighborhood addition. I wish they were moving to mine! A place to have a thoughtful drink at the end of the workday and pick up a nice bottle of wine on the way to a friends house for dinner.

They always have been very community & educationally focused, before lockdowns hosting weekly tastings of products often with representatives directly from the importers/wineries/breweries etc. Wine shops are part of the fabric of our communities, just like little corner grocery stores used to be...Kaunes is one of the last! Let's not let big chains take over our family owned, community-serving retailers. We are lucky that Santa Fe wants to maintain our independent shops downtown that fuel our culture and tourism.

I admit I am biased as I work for a distributor that works with Susan's, but I honestly am impressed with the fine wines & spirits they have brought into the community—things we don't usually have access to in New Mexico. Bringing in rarer items more often found in markets like LA and Denver helps bolster Santa Fe's reputation of being a city overflowing with culture, in the food & wine scene as well.

My apologies from the long letter; I am passionate about Susan's getting the chance they deserve to make the Railyard area even better!

Thank you for your consideration,

Thalia Varshay
Fiasco Fine Wine
Cell: (505) 913-1478
WSET Level 3 Award in Wines

MARES, ALEXANDRIA R.

From: Scott Collins <scollinssevlter@gmail.com>
Sent: Wednesday, August 4, 2021 6:37 PM
To: MARES, ALEXANDRIA R.
Subject: Santa Fe Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a new homeowner in Santa Fe I greatly appreciate the many fine stores that make life here so enjoyable. I would like to strongly urge you to approve the permit to allow Santa Fe Wine and Spirits to move to a new location on Agua Fria. That establishment has a strong and loyal customer base and they have served the Santa Fe community well for many years. Please approve their permit request.

Thanks,

--

Scott L Collins, Professor
Department of Biology, MSC03-2020
University of New Mexico
Albuquerque, NM 87131
Ph: 505-277-6303
Cell: 505-239-5987
Fax: 505-277-5355

MARES, ALEXANDRIA R.

From: Patricia Loughran <loughranp@gmail.com>
Sent: Friday, August 6, 2021 7:21 AM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares ,

I am writing to you at this time to be on record as to my support of the transfer of liquor license of Susan's Liquor to their new location of 632 Agua Fria, Santa Fe. Susan's liquor is a family owned business of which has 4 partners. Three of the four partners are local residents and 3 of the 4 partners are women. This establishment makes a point of providing fine wine, spirits and craft beers that are selected for their quality and value and are reasonably priced. They employ knowledgeable and friendly employees that are both friendly and generous with their knowledge on the products offered at Susan's liquor. The store holds events of well curated products and does so in a responsible manner to insure the safety of those attending as well as the residents of the city.

In closing I would like to affirm my support of the transfer of Susan's liquor license to their new location at 632 Agua Fria, Santa Fe as they are an exceptional local small business that contributes to their city through good products at a fair price.

Thank you for your time and consideration.
Sincerely,
Patricia Loughran

MARES, ALEXANDRIA R.

From: Rosalinda Garcia <rosagarcia9@yahoo.com>
Sent: Friday, August 6, 2021 9:21 AM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares ,

I wish to support the transfer of Susan's liquor license to their new location at 632 Agua Fria, Santa Fe.

They are purveyors of fine wine, fine spirits and craft beer, not just everyday fare. And they are never over crowded, either in the store or parking lot

Regards

Rosalinda Garcia & Roger Gonzalez

MARES, ALEXANDRIA R.

From: eva@sfwineandspirits.com
Sent: Friday, August 6, 2021 9:39 AM
To: MARES, ALEXANDRIA R.
Subject: Regarding License Transfer - Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

I am writing you in regards to Susan's Fine Wine and Spirits.

Susan's Fine Wine and Spirits has remained closed since May 28, 2021, when it ceased operations at 1005 S Saint Francis and moved to its new location at 632 Agua Fria Street, in Santa Fe. The site has access both from Agua Fria and Romero Streets, and a large parking space for customers and providers

Agua Fria Street and neighboring Romero Street are no strangers to commerce. Both lie in a part of Santa Fe zoned for residential and commercial venues. Within a short distance from Susan's proposed re-location, about ten commercial venues dot the cityscape, including the Santa Fe Art Classes, the Downtown day Spa, Jordan Law, and Joseph's Culinary Pub. All appear to coexist with neighboring residents. Already several proprietors have approached us, expressing excitement about having Susan's Fine Wine and Spirits on the block, and planning how we can benefit each other's business.

Romero Street also houses a number of businesses, including the newly renovated Ark Books. Again, residents appear to be in equilibrium with the commercial entities.

Susan's ceased sales operation at the end of May. August will mark the third month the store has had zero income. Susan's is not the only Santa Fe business adversely affected by the closure. Most importantly, every month Susan's remains closed, the State and City of Santa Fe lose approximately \$20,000 in tax revenue. Further, many local providers, including Southern Glazer's Wine and Spirits, Fiasco Fine Wine, Floating World, Favorite Brands, and many craft breweries, who count on Susan's for their business success are losing upwards of 20% of their revenue.

During the 16 years Susan's has been in operation it has fully complied with City of Santa Fe and State laws; it has never incurred any infractions for poor business practice. Denying Susan's the license transfer to 632 Agua Fria would bring an unfortunate end to one of Santa's Fe's long-standing and iconic business, and adversely impact numerous New Mexican providers who heavily rely on Susan's Fine Wine and Spirits.

Warm regards,
Eva

Eva Moldovanyi, PhD
General Manager
Susan's Fine Wine and Spirits
Store: (505) 984-1582
Cell: (505) 614-4013

MARES, ALEXANDRIA R.

From: Jeffrey paine <jabs206@mac.com>
Sent: Friday, August 6, 2021 10:00 AM
To: MARES, ALEXANDRIA R.
Subject: In support or Susan's Fine wines relocation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Mares,

You already have a copy of my in-favor-of email sent to the State. I am happily writing, again, to expand my support of the license transfer to the Agua Fria location.

Susan's Fine Wines fills an interesting niche in Santa Fe, not quite a boutique but also not a chain. In this age of too big and out-of-state ownership, having a local flavor in the retail liquor business is important for locals because they can receive the special service touch that Susan's provides. Their guidance and knowledge means they care and are cautious with their clientele.

Susan's supports local because it is local and for the City of Santa Fe to reciprocate would demonstrate its commitment to all locally owned and operated businesses. Businesses come and go for many reasons and to have a retail operation wishing to stay needs the encouragement of local government and I believe that the local Agua Fria neighborhood, into which they wish to move, will come to find Susan's to be a good neighbor.

Again, I strongly encourage your support of Susan's move to Agua Fria and the transfer of their license. I have owned in Santa Fe since 1999 and am a long time patron of Susan's who eagerly awaits this relocation.

Thank you for your time, stay safe!

Sincerely, JEFF PAINE

MARES, ALEXANDRIA R.

From: Elizabeth Foree <feforee@icloud.com>
Sent: Friday, August 6, 2021 11:45 AM
To: MARES, ALEXANDRIA R.
Subject: Application for move to 632 Agua Fria

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

I am sending my support for Wine and Spirits move to the new location on Agua Fria.

The quality of wines, their wine tasting events and knowledge, I look forward to this winter at the new location. Thank you for your consideration and that of the City of Santa Fe.
Sincerely, Elizabeth Foree

MARES, ALEXANDRIA R.

From: Linda Tetrault <lindatetrautfw@gmail.com>
Sent: Friday, August 6, 2021 4:04 PM
To: MARES, ALEXANDRIA R.
Subject: Support for Susan's move to 632 Agua Fria

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing today in support of Susan's Fine Wines & Spirits move to 632 Agua Fria.

We are a small, independent fine wine & spirit distributor based here in Santa Fe. Susan's is an important customer for us. All the major chain groceries, stores and restaurants determine their wine and spirits buying nationally. No decisions for those buyers are made in New Mexico. Small companies like ours need independent retailers to survive.

Susan's is an institution here in Santa Fe. It has been working in the community for many years, serving customers and providing unique and special beverages. Their customers value what it offers to them, and we appreciate the emphasis they have on education and supporting other small businesses. Businesses like Susan's helps keep our small city a unique place with special retail that offers great products to customers. That keeps our city desirable and special.

We need to support a business that is locally owned and independent. The new location, near to the railyard and all the other stores in that district is an excellent and appropriate location for Susan's. Their store will be an asset to the neighborhood.

Thank you,
Linda Tetrault
President
Floating World Inc.
320 Tesuque Drive
Santa Fe, NM 87505

MARES, ALEXANDRIA R.

From: Sunita Shenoy <sunita_shenoy@hotmail.com>
Sent: Friday, August 6, 2021 4:07 PM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares ,

I wish to support the transfer of Susan's liquor license to their new location at 632 Agua Fria, Santa Fe.

regards,
Sunita

MARES, ALEXANDRIA R.

From: Jon Foster <jonf@rrwines.com>
Sent: Saturday, August 7, 2021 1:37 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Ms. Mares,

Please accept and consider our support for Susan's and their new location.

Have a Wonderful Weekend,

Jon Foster | 503.789.4350
GM | Ribbon Ridge Winery
Ridgecrest Vineyards
36 Harvests and Counting!

Sent from my iPhone

MARES, ALEXANDRIA R.

From: gabriella <texterella@gmail.com>
Sent: Saturday, August 7, 2021 6:41 PM
To: MARES, ALEXANDRIA R.
Subject: Community support for Susan's move to a new location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing in support of the move of the Susan's to 632 Agua Fria.

This business employs a number of people, offers a valuable service of high quality wines, spirits and tonics, and has hosted many events for members of the community.

Thank you for this consideration.

Gabriella Marks
228 County Road 84
Santa Fe, NM 87506

MARES, ALEXANDRIA R.

From: Cindy Jednak <clu0125@yahoo.com>
Sent: Sunday, August 8, 2021 1:44 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms Alexandria R Mares

This email is in support of Susan's Fine Wine & Spirits (SFW&S) request of license transfer to 632 Agua Fria St Santa Fe

I was employed at Susan's Fine Wine & Spirits 2017 – 2018. I worked in the retail store and managed alcohol servers at public celebration events with permits issued by NM Alcohol Beverage Control Division and City of SF. Public events included NMGRA, Site Santa Fe, El Museo Cultural, Museum of International Folk Art and Gallery Art Openings.

Loyal clientele supported this speciality beverage business for its great selection of high quality wine, spirits and beer and appreciated the professional and knowledgeable staff at SFW&S.

SFW&S is a small business managed by responsible local owners. They deserve to stay in business and continue to serve their customers.

Cynthia Jednak

MARES, ALEXANDRIA R.

From: barbara@sfwineandspirits.com
Sent: Sunday, August 8, 2021 2:53 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

-----Original Message-----

From: "barbara@sfwineandspirits.com" <barbara@sfwineandspirits.com>
Sent: Thursday, August 5, 2021 1:33pm
To: armares@santafenm.gov
Subject: Susan's Fine Wine & Spirits

Good day Ms. Mares,

I am writing to voice my support for approval of the license transfer for Susan's Fine Wine & Spirits at their new location, 632 Agua Fria Street, Santa Fe.

I have held the position of Wine Director at Susan's since March 2015, during which time I have been an active member of the well-respected community of wine establishments here in Santa Fe: restaurants, retail wine stores, and distributors, including venerable businesses as La Casa Sena, the Compound, Kaune's, Kokoman Fine Wines and Liquor, and, of course, Santa Fe Wine & Chili Festival.

We work closely together, meeting often at tasting events, and sharing visitors from all over the world and country, who are eager to visit this city where they are so regardfully represented. I oftentimes consider my role an "Ambassador of Wine" in Santa Fe, New Mexico, a destination for so many people for so many reasons. Out of state visitors marvel at our inventory selection, and many return, season after season with enthusiastic support.

Susan's has worked closely with restaurants, hotels, and seasonal event planners to supply products for any occasion, be it a school event for parents and teachers, art gallery openings, and destination weddings. Patrons attending those special "Wine Dinners" at restaurants are assured they may find those products they enjoyed that evening at our store the next day.

For the new location now under consideration for approval by the City Council, we have already begun planning a rotating exhibition of Contemporary Southwestern Art, working directly with a local art gallery Director. Visitors to the store could experience the vibrancy that exists throughout the Railyard with its galleries and Farmer's Market, just steps away. Educational events for the community are in planning stages.

The issue is not so much whether or not Susan's should be allowed to continue operations in Santa Fe, but rather that Susan's should be allowed to operate at this specific site: 632 Agua Fria. The classic adobe structure at this location embodies Susan's spirit and business vision in this city. It provides both a unique venue and an immense opportunity for the intersection of community, art, and fine wines and spirits.

Respectfully yours,

Barbara A. Bjorn
Wine Director
Susan's Fine Wine & Spirits

MARES, ALEXANDRIA R.

From: marco <mdbritt59@aol.com>
Sent: Sunday, August 8, 2021 3:50 PM
To: MARES, ALEXANDRIA R.
Subject: Regarding License Transfer - Susan's Fine Wines and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Alexandria Mares,

Regarding the upcoming opening of Susan's Fine Wine and Spirits opening at 632 Agua Fria, I write this letter with great excitement and a bit of nostalgia.

First, the excitement.

I work for Susan's Fine Wine and Spirits and have so for nearly two years.

I consider myself very fortunate. In leaving the crazy world of New York Madison Avenue advertising, I made a conscious decision to use my creative talents to work with and for people and projects I am aligned with, be they environmental concerns, community involvement or child development. I choose. Susan's is one such deserving entity.

During my time at Susan's, I have had the pleasure of working with local distributors, creating ad campaigns and introducing new products to our community. I also have interacted with many of local brewers, creating cross-promotion campaigns for Paul Mallory at Hidden Mountain (formerly Blue Corn Cafe) and Jason Kirkman of TumbleRoot Distillery, to name a few.

I am very thankful to my colleagues at Susan's. Their in-depth knowledge and years of experience with fine wines and allocated spirits has not only enhanced and broadened my horizons; they have made it an epicurean educational experience for me. I see it everyday day with the customers they interact with. No other provider of fine wine and spirits in Santa Fe provides such that level of expertise and commitment to its customers.

The move to Agua Fria also has an element of nostalgia.

I came to Santa Fe in 1995 to pursue my painting career, leaving behind the mad world of advertising on Madison Avenue. My beautiful, Russian bride had different aspirations: to open a candle store, which she did. Thea Candles was located on the corner of Romero & Agua Fria. .

We fixed up the former Kahn Family storefront, interacting with the local residents and were welcomed with all the normal inquisitiveness one would expect from neighbors. Especially, being as 'green' as we were in Santa Fe, in a neighborhood as historic and community oriented as Agua Fria. In a short time we became welcome.

Expecting a baby in 1999, we transitioned the business into manufacturing aromatherapy bath products and re-named the company Thea Bath. We then private-labeled aromatherapy, massage and bath products for The Inn at the Loreto, La Posada and The Anasazi Hotel, to name a few. While engaged with the design, packaging and promotion of these products and businesses, I worked with other local non-profits such as Permacultura, USA, and The Academy For the Love Of Learning, the latter for which I designed a city-wide art installation.

For me, coming back to Agua Fria is a homecoming. Full circle. An opportunity to once again serve a community I love; knowing full well, like with Thea Candles, I will play a part in a store neighbors of Agua Fria will take pride in.

Sincerely,

Marco Britt

MARES, ALEXANDRIA R.

From: Kathy Rollins <naturalista45@gmail.com>
Sent: Sunday, August 8, 2021 7:16 PM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

I wish to support the transfer of Susan's liquor license to their new location at 632 Agua Fria, Santa Fe.

The company is family owned; 3 Of the 4 owners are women, and 3 of owners are also local residents.

There are so many great things about this company:

- They are purveyors of fine wine, fine spirits and craft beer, not just everyday fare
- Products are carefully curated for their quality and value
- Employees are stable, are knowledgeable, professional, friendly and helpful
- Customers are upscale and friendly
- They maintain an open, welcoming, clean, and bright environment at our store
- Events are well curated and responsibly conducted
- They are never over crowded, either in the store or parking lot
- They proudly support our first responders and military personnel through discounts and donations
- They work hard to make handling of rare product even-handed without price gouging, instead using it to support local charity

Thank you,

Kathy Rollins
512-576-2410

MARES, ALEXANDRIA R.

From: DEB VOGT <DESVOGT@COMCAST.NET>
Sent: Monday, August 9, 2021 2:46 AM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares ,

I wish to support the transfer of Susan's liquor license to their new location at 632 Agua Fria, Santa Fe. Which is family owned and 3 of the 4 owners are women.

Best,
Deborah Vogt

Brian Felley

624 Agua Fria St #3
Santa Fe, NM 87501
(505) 363-3923
bfelley80@gmail.com

Dear Ms. Mares,

I am writing to you concerning Susan's Fine Wine and Spirits relocation to Agua Fria St. It is with full transparency in mind I must tell you that I work at Susan's and therefore have a slight bias in their favor. However, I also live on Agua Fria St. and am part of the neighborhood so I understand both sides and their stances on this relocation.

I'd like to tell you a bit about me and why I chose to work at Susan's, and I emphasize the word "chose." I grew up on North 14 outside Madrid and have been coming to Santa Fe since my infancy in the 80's. After college I moved to San Francisco where I worked 20 years in the hospitality industry. From waiter to bartender to GM positions I cut my teeth and learned firsthand what true hospitality is; I sum it up as making every customer leave an establishment happier than when they arrived.

I went from employee to owner when I opened Benjamin Cooper Cocktail and Oyster lounge in the Union Square district of San Francisco. In the next 5 years Benjamin Cooper became a nationally recognized and award-winning destination that, to this day, still has the highest yelp rating in the entire bay area. During the pandemic my business partner and I decided to close the business and I took the opportunity to move back home to NM where my heart has always been and where I knew I would one day end up.

Once back in NM I began to think about what I wanted for my future and how I could use what I had learned in the cutthroat restaurant and bar industry of the bay area to raise the proverbial bar in my new but familiar surroundings.

The first and only resume I dropped off was to Susan's, not in response to any job posting or help wanted ad, but because it had been where I shopped whenever I was back home in NM. As long as I could remember it had been the go to spot for discerning customers looking for quality, and often rare selections of beer, wine, and spirits. Also on every occasion I had shopped there I was pleasantly surprised by the knowledge and friendly demeanor of Susan's staff. This is something that's rare to non-existent in most dram shops worldwide. So, I dropped a resume and was immediately hired to join the Susan's family. I immediately saw why Susan's was different from the large chain stores such as Total Wine and the like.

Susan's is a small family-owned business that values customers ahead of profitability or bottom line. Decisions are made not based on a P&L statement but rather by what is best for the people that count on them daily, weekly, or monthly for their home stock of libations. From the avid collector looking for rare scotch or bourbon, to the wine connoisseur looking for something to elevate an evening with friends, to the layman that wants a quality bottle at a comfortable price, Susan's has always obliged.

To think that this establishment would be denied the ability to service its community would be a true loss to the many locals that rely on Susan's for all the above stated reasons.

I hope this letter helps shine a light on the highly-curated and community-based practices that Susan's has brought to Santa Fe for the last decade and a half. This store is not only a local treasure, it's also a tangible and cutting-edge example of what small family run businesses have to offer.

Thank you for taking the time to read my thoughts on the matter and I sincerely hope that Susan's is given the chance to serve the community that, with few exceptions, eagerly awaits its reopening.

Sincerely,

Brian Felley

MARES, ALEXANDRIA R.

From: James Selby <jamesbytheglass@gmail.com>
Sent: Saturday, August 7, 2021 7:22 AM
To: MARES, ALEXANDRIA R.
Subject: In support of Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

Thank you for regarding my email. I write in support of permitting one of Santa Fe's premiere local businesses to continue to provide quality, professional, and sincere service to our community.

This is a business owned, managed and staffed with thoughtful, serious-minded, concerned citizens. This is not an Auto-Zone; this is not a Speedway. In many ways, it's more like a fine bookstore, providing well selected, rare, and thoughtfully sourced and curated products to discerning customers. Susan's does not offer the kind of mass produced, commonly sought items, that would interest or attract a mass clientele. It's for a group of lovers of fine wine, artisanal spirits, and craft beer. This is a place I go to quietly browse and reflect and chat with knowledgeable trained staff.

Susan's has been an important business and partner to Santa Fe and its customers, and wishes to continue, as do we, who have shopped with them for years.

Thank you,
James Selby
Santa Fe, NM

James

"Always carry a corkscrew and the wine shall provide itself." Basil Bunting

MARES, ALEXANDRIA R.

From: Andrea Duran <andrea.t.duran@gmail.com>
Sent: Monday, August 9, 2021 1:06 PM
To: MARES, ALEXANDRIA R.
Subject: Susans fine wine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

I live in the neighborhood in which susans fine wine and spirits will be relocated, I personally and many of my neighbors are looking forward to having a good quality liquor store back in the neighborhood again. It is walking distance and they are wonderful people who give back to the community. Since we no longer have radish and Rye near by or really any where close that has a full bar I am really welcoming to the idea and supporting a local business.

Thank you

Andrea Duran
214 Maynard St, Santa Fe, NM 87501

MARES, ALEXANDRIA R.

From: Jason Kirkman <jasonkirkman@tumblerootbrewing.com>
Sent: Monday, August 9, 2021 11:00 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Alexandria R. Mares,

My name is Jason Kirkman, and I am cofounder of Tumbleroot Brewery and Distillery here in Santa Fe. I am writing this email in support of Susan's Fine Wine and Spirits, a valued local business and local institution since 2005. I know they have moved out of their location at the corner of St Francis and Cerillos and are hoping to relocate to a space on Agua Fria St. I have seen pictures of the building, have seen and heard about their plans, and I am very excited for them. I firmly believe that they will be an asset to the neighborhood as they are to the community of Santa Fe as a whole.

I have heard that they have received preliminary approval from the State, but will now need to go before the city for licensure approval at this new location. I would like to write a few words on their behalf:

Susan's and its staff have long been known for exemplary and professional service. Their customers are discreet and value Susan's exceptional selection and the expertise of the staff. Susan's is where you go to purchase a bottle of fine wine for a special dinner party or a bottle of spirits as a gift. Our town does have a few liquor stores that cater to people who appear to be down on their luck and are clearly intoxicated. By "cater to" I mean that they openly serve the intoxicated, carry the products they are interested in, and allow them to loiter on and around their property, sometimes panhandling. I recognize that these establishments are unwanted in any neighborhood. Susan's, however, does not attract such a scene - quite the opposite. They carry products selected because of their quality, serve responsibly, and do not allow the intoxicated to congregate near their storefront. Considering their previous location, at the intersection of St. Francis and Cerillos Rd, and the potential of that location for attracting such customers, Susan's must be commended for keeping their business clear of that sad and unfortunate scene.

Susan's supports local businesses and provides ways for local producers to meet customers and build their brand. Susan's has championed Tumbleroot since we began distribution. They recommend us and other Santa Fe brands to the visitors to our city and locals alike. The Susan's staff has visited our production space, knows us and our products well, and tells others about us with knowledge and passion. I know that they also serve as ambassadors to other Santa Fe producers, and we all hold Susan's and its staff in high esteem. Susan's has also created a community of connoisseurs through years of building relationships with customers, learning about their likes and dislikes, and sharing knowledge. We have been invited to share our products at many of the events Susan's has hosted. Through these events, we have met many people who are passionate about beer and spirits and about supporting local businesses. This focus on education and supporting local businesses led Susan's to create a small draft beer program, featuring local beer. They use this feature to host brewery release parties and meet the brewer events that bring customers together with the local producers. I am grateful for all Susan's has done to expand our community.

I hope that Susan's will be considered for license approval at this location. I hope that they will not be seen as just another liquor store, but as the asset to our community that they are.

Please let me know if you would like any other information, or if you have any advice about how to further advocate for this outstanding local business.

Sincerely,

Jason Kirkman



TUMBLEROOT
BREWERY | DISTILLERY

Jason Kirkman
Brewery & Distillery Operations
505.603.4740

MARES, ALEXANDRIA R.

From: Bruce Legler <legler2wa@me.com>
Sent: Sunday, August 1, 2021 11:28 AM
To: MARES, ALEXANDRIA R.
Subject: Liquor License Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms Mares,

We would like to support the liquor license transfer to Susan's new location. We have been customers of theirs since they opened.

They are locally owned by honest, reliable people.

This business has been an asset to our Santa Fe community for years. They offer high quality products that are purchased by both the upscale and average citizens and visitors.

Many of their high quality products are not available at most places in our county. And they are sold at fair prices.

Thank you.

Bruce A. Legler, MD
L. Anne Legler
1949 Cerros Colorados
Santa Fe, NM

MARES, ALEXANDRIA R.

From: Alan Statman <al@alstatmanllc.com>
Sent: Sunday, August 1, 2021 11:38 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits License

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I understand Susan's license is before the City of Santa Fe for approval of a transfer of their license to a new locational at 632 Agua Fria. I write in support of the application. As a customer I greatly appreciate Susan's efforts to honor my requests for specific items and keep things in stock. I find management and staff especially helpful and prices to be very reasonable. I think we need to support small local businesses and not default to large chains which are often headquartered outside of Santa Fe as well as outside of New Mexico. I think this is particularly important coming out of very strict COVID restrictions. For these reasons and others I have previously stated, I support the license transfer. Al Statman, 2962 Tesuque Overlook, Santa Fe NM.

Sent from my iPad

MARES, ALEXANDRIA R.

From: Robert Rivera <rmrivera@cybermesa.com>
Sent: Sunday, August 1, 2021 11:57 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wines and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Santa Fe,

I am writing in support of Susan's Fine Wines and Spirits being able to operate at 632 Agua Fria. As a life long resident of 87501 I support small business and look forward to the city approval for licensing and new location.

Sincerely,

Robert Rivera

MARES, ALEXANDRIA R.

From: Russell King <russelk@me.com>
Sent: Sunday, August 1, 2021 12:28 PM
To: MARES, ALEXANDRIA R.
Subject: Regarding Susan's Fine Wines Liquor application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

I moved to New Mexico last year, from Seattle, and happened across Susan's Fine Wines. In Seattle I owned a Japanese Sake Bar and a Japanese Soba noodle restaurant. When I found Susan's I was so excited because there was nowhere, in Santa Fe, that I could go to by excellent Japanese Sake except for Susan's. Since SFWS closed I have been ordering sake from out of state which means I'm sending my money to businesses that don't benefit the local economy. To be clear, I'm only doing this because there is nowhere else in Santa Fe quite like SFWS.

In December, SFWS had a silent auction to help first responders. It was neat because I wanted to buy Christmas gifts but through SFWS I was able to also help the local first responders. I like that there was thought for the community and that I was able to get some truly unique gifts.

Susan's took the COVID-19 lockdown very seriously. They limited the number of people going into the store and made sure that we took the guidelines seriously. The clientele, from what I've seen and heard, isn't the "local liquor store" crowd. SFWS caters for people who are looking for something special and unique. I like that they have a reputation for excellence, for helping guests find something new, and for taking their responsibility as a purveyor of alcohol seriously. From working in a bar I know that it takes responsible, thoughtful, and law-conscious people to play a part in public safety. For me, SFWS always demonstrated that community responsibility.

It would be great to have SFWS reopen in a new location. It would be nice to have money going back into the local economy - especially after how hard it was hit by COVID-19.

This is a neat family business that makes their guests feel welcome and provides a unique experience in Santa Fe. It is not like the high-end liquor stores I am used to shopping in in Seattle, WA and Portland, OR. There is nowhere like SFWS and until it comes back I will continue to take my business online which is a shame.

Thanks for listening.
Kind regards
Russell King
5058007253

MARES, ALEXANDRIA R.

From: Kratz, Corinne <ckratz@emory.edu>
Sent: Sunday, August 1, 2021 2:21 PM
To: MARES, ALEXANDRIA R.
Subject: Transfer of liquor license for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Alexandria R. Mares
Santa Fe City Clerk Office
armares@santafenm.gov

Dear Santa Fe Clerk and Council,

I'm writing in full support of the application and request from Susan's Fine Wine and Spirits to transfer their liquor license from their former location, which they were forced by the landlord to close in favor of a new tenant. Approval of the license transfer will allow them to re-open at a well-suited new location at 632 Agua Fria St.

Susan's Fine Wine and Spirits is an excellent, community-minded local business that has been serving its customers with its superb knowledge of wine and spirits, knowledgeable staff, and warm service for over a decade, nearly 15 years. There really is not a comparable business in town and we do not want to lose them – both for the commercial services they provide, as well as the employment and income they generate for Santa Fe.

The new location will maintain their offerings in a location that is convenient to the northern part of town. The new location includes sufficient parking and will not bring any disruption to the area. There have been restaurants located in that area in the past, as well as other commercial establishments, so allowing Susan's to move there and transfer their license will not be a significant change.

Thank you for the opportunity to express my support for Susan's application to transfer their license. I hope you will decide in favor of this fine Santa Fe business and all its loyal customers, who miss it.

Sincerely,

Corinne A. Kratz
Distinguished Professor of Anthropology and African Studies Emerita
Emory University
PO Box 216
Tesuque NM 87574

MARES, ALEXANDRIA R.

From: Anthony E. Grimaldi <grimaldi@fastmail.com>
Sent: Sunday, August 1, 2021 6:27 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please allow Susan's to move to the new location. I heartily approve and endorse the move. I (we) shall be watching your vote.

Thank you,
Anthony Grimaldi, Ph.D.

MARES, ALEXANDRIA R.

From: Joan Blythe <jblythe@newmexico.com>
Sent: Monday, August 2, 2021 6:27 AM
To: MARES, ALEXANDRIA R.
Cc: 'Nirmala Ganapathy'
Subject: support for Susan's Fine Wines and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

My husband, John Clubbe, and I strongly urge you to grant a license to Susan's Fine Wines and Spirits at the proposed new location at 632 Agua Fria Street. It would be an excellent addition to the existing galleries and other business in this area, very appropriate and refined, attracting principally quality customers. Having Susan's in this area would also boost support of the whole struggling Railyard area. And it would be a boon for the downtown Santa Fe hotels .

In addition it would help support the returning tourist economy throughout the Santa Fe area since it would offer at an accessible location near downtown much more in spirit products than the very small shop off east Palace (frankly I am not sure it still exists!).

Susan's is a very longstanding respected business in Santa Fe and .its staff has worked hard to reestablish Susan's in an upscale and neighborhood friendly manner after losing its prior lease to some auto related operation.

Santa Fe should honor Susan's efforts to remain a vital part of the Santa Fe economy.

Sincerely yours,

Joan Blythe and John Clubbe

1266 Canyon Road
Santa Fe, NM 87501

505-988-2913

MARES, ALEXANDRIA R.

From: Robert Burk <robertburk@comcast.net>
Sent: Sunday, August 1, 2021 9:23 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please approve the license for the move contemplated by this business. Susan's staff have significant local expertise on wines and liquor that is not available anywhere else in town. Please support this local business otherwise I will be forced to go to national chain stores. I prefer to keep my money here in Santa Fe.

Thank you for your consideration of this request.

Robert Burk
1290 Lejano Lane
Santa Fe, NM 87501
1+ (206) 3909178

MARES, ALEXANDRIA R.

From: jarratt@jarratt.net
Sent: Sunday, August 1, 2021 9:26 AM
To: MARES, ALEXANDRIA R.
Subject: Public Hearing -- Susan's Fine Wine

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ms. Mares:

As I understand it, this business lost its lease quite suddenly in the only location it has ever known (at the intersection of Cerrillos & St Francis in Santa Fe). It cannot reopen at its new location until the license is transferred, of course. I believe that NM RLD Alcoholic Beverage Control has granted preliminary approval.

This is a well established woman-owned and local business that has a loyal following. During the period it is unable to offer retail services its loyal customers must shop elsewhere. Any business interruption is traumatic — the sooner Susan can reopen the better before its customers develop new shopping patterns.

I am one of its customers and am writing you to urge you to approve the transfer. I understand that there are a lot of statutory requirements that must be met.

Thanks for your consideration.

Best,

Jarratt

jarratt applewhite
lamy, nm
505.577.5335 (cell)

MARES, ALEXANDRIA R.

From: Mark Mulholland <irishvato@yahoo.com>
Sent: Monday, August 2, 2021 9:19 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wine & Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

August 2, 2021

Hello Ms. Mares,

My name is Mark Mulholland.

I am a life long resident of Santa Fe. I have lived near the proposed new site of Susan's (on Irvine) and currently live off Agua Fria on Osito Place.

I see no problems at all in any shape or form for allowing Susan's to open in the proposed site on Agua Fria.

Please approve and allow this locally owned store to continue to provide employment and merchandise for its residents.

Thank you,

Mark Mulholland
505.490.0103

Sent from my iPhone
Thank you

MARES, ALEXANDRIA R.

From: Patrick Smyth <psmyth@alumni.nd.edu>
Sent: Monday, August 2, 2021 11:27 AM
To: MARES, ALEXANDRIA R.
Subject: Comment on behalf Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've been a resident of Santa Fe for 6 years and currently live in the neighborhood where Susan's is requesting to transfer their liquor license.

I think this business will be a great asset to the neighborhood for the following reasons:

- Their products are carefully curated for their quality and value
- Employees are stable, are knowledgeable, professional, friendly and helpful
- They strive to maintain an open, welcoming, clean, and bright environment at our store

Additionally, they are:

- family owned
- never over crowded, either in the store or parking lot
- focused on stocking rare, hard to find products without price gouging

Their service and knowledge of rare wine and spirits are an invaluable asset to the community!

Please note my unequivocal support in favor of transfer of their liquor license to 632 Agua Fria.

Thank you,

Patrick Smyth

MARES, ALEXANDRIA R.

From: Brenda Shears <Shears@asu.edu>
Sent: Monday, August 2, 2021 11:27 AM
To: MARES, ALEXANDRIA R.
Subject: Recommendation to relocate Susan's Fine Wine & Spirits to 632 Agua Fria

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Alexandria R. Mares
City Clerk's Office
City of Santa Fe
Santa Fe NM

Dear Ms. Mares,

I am writing on behalf of Susan's Fine Wine & Spirits (SF Wine & Spirits, Inc) request to relocate its business to 632 Agua Fria. I have been a customer of Susan's Fine Wine & Spirits since moving to Santa Fe in 2016. I had never expected to have a long-term, delightful, and somewhat personal connection to a wine store, its staff & owners. This store is not your typical purveyor of wine & spirits: It is well integrated into the community, presents a positive and well-run atmosphere, and has a steady but not overwhelming number of customers at any point in time. During the most difficult times of the pandemic when they were able to be open, customers were well served and the concern for the safety of customers and staff was quite apparent. They are good citizens and provide a quality service to a clientele that is responsible and respectful.

I have driven by the new location and find it visually appealing. I see it is a commercial building that fits well into the surrounding area and feel that the type of clientele the store will serve will be quite compatible with that location. I highly recommend the approval of their application to transfer their license to the new location. Please let me know if you would like any additional information.

Sincerely,

Brenda Shears

Brenda Shears
421 Calle Kokopelli
Santa Fe NM 87501
505 3398149

MARES, ALEXANDRIA R.

From: Broken Saddle <gnmw4@aol.com>
Sent: Monday, August 9, 2021 2:58 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Wine application for approval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clerk Mares,

I am writing to voice my support for the Susan's Wine application for approval to relocate their business to 632 Agua Fria. This locally owned wine shop has a proven record of providing excellent products and knowledgeable guidance for the many locals who shop there. I think they would be a welcome addition to our neighborhood which has always had a mix of residential and business. The space at 632 lends itself to a retail function. I urge the city to approve their application.

Grace Philips
507 Agua Fria
Santa Fe, NM 87501

(505) 690-6319

MARES, ALEXANDRIA R.

From: Sejal Shah <sejalshah107@gmail.com>
Sent: Monday, August 9, 2021 4:10 PM
To: MARES, ALEXANDRIA R.
Subject: Transfer of Liquor License for Susan's Fine Wine and Spirits

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares,

I wish to support the transfer of Susan's liquor license to their new location at 632 Aqua Fria, Santa Fe.

Thank you.

Best,
Sejal Shah
sejalshah107@gmail.com

MARES, ALEXANDRIA R.

From: Leslie Smith <lemonstitch@gmail.com>
Sent: Monday, August 9, 2021 4:33 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Fine Wines

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Mares

I am writing to express my support of Susan's Fine Wines and their application to transfer their alcohol license to their new proposed location at 632 Agua Fria. I feel very strongly about supporting a local business that serves the community of Santa Fe responsibly and with the highest regard for their customers. My experience in shopping at Susan's and attending wine tasting seminars has been nothing but positive. Being able to remain in the railyard district would seemingly be most beneficial in serving the needs of their loyal, local clientele and thus keeping their business open and hopefully prosperous once again.

Thank you for your thoughtful and thorough consideration of their application. It would be a shame for Susan's to go out of business.

Sincerely,
Leslie Smith
Santa Fe, NM

MARES, ALEXANDRIA R.

From: haley.dawna <haley.dawna@gmail.com>
Sent: Friday, August 13, 2021 8:22 AM
To: MARES, ALEXANDRIA R.
Subject: 623 Agua Fria St.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Alexis. I'd like to make my concerns in regard to the approval of Susan's locating to 623 Agua Fria.

It is the impact of the proposed traffic flow that is unacceptable. For the record, I live on Agua Fria. The property is on Agua Fria and all traffic should use the legal address. Diverting traffic to Romero Street is unacceptable. The landlord has chosen to landscape over one of the 2 access driveways off Agua Fria. He has misrepresented the property to Susan's.

Has anyone from the board walked/driven the narrow Romero street alley off Agua Fria. It is the last pedestrian thoroughfare to the Railyard for the surrounding neighborhoods. It isnt capable of supporting any more traffic. Go walk it. Is it fair to expect Romero/Manhattan st neighborhoods to shoulder the traffic of an Agua Fria St business because the owner of the building has changed the accessibility of the property without permits? Solve the traffic flow issue and I would welcome Susan's to the neigjborhood.

Dawna Haley
713 Agua Fria St
484-883-1924

MARES, ALEXANDRIA R.

From: Jerry Richardson <jerryrich4@gmail.com>
Sent: Tuesday, August 10, 2021 4:45 PM
To: MARES, ALEXANDRIA R.
Subject: Documents (exhibits) re: 8-16-21 hearing, Susan's Fine Wines
Attachments: Traffic Calming Application.pdf; Manhattan Petition.pdf; Juanita Petition.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex,

I am attaching 3 documents that I wish to become exhibits for the hearing in the above referenced matter. Thank you for all of your help with this matter.

Jerry Richardson, President
Guadalupe Historic Neighborhood Association
505-988-5459



City of Santa Fe
New Mexico

**TRAFFIC CALMING
PROGRAM**
Traffic Engineering Division
Public Works Department



TRAFFIC CALMING PROJECT APPLICATION FORM

PROJECT STREET(S)

West Manhattan Ave + Juanita Street

06/30/2020

Date of Application

Emergency Response Route? Y N
(see Map, Appendix C, Traffic Calming Program)

Functional Road Class? Local Collector Minor Arterial
(see Map, Appendix B, Traffic Calming Program)

APPLICANT (include individual contact information)

Name	Laurie Merrill
Neighborhood name (if applicable)	Railyard
Address	540 Juanita Street, Santa Fe, NM 87501
Phone #s	323.244.7388
Fax #	
Email	lauriemerrill@gmail.com

DESCRIPTION OF PROJECT LOCATION

W. Manhattan from S. St. Francis to Romero St.
Juanita St from Paseo de Peralta to W. Manhattan

DESCRIPTION OF TRAFFIC ISSUE

Please see attached sheet

Attach additional information or maps if necessary.

For Office Use

Date Submitted:	Tk 1 <input type="checkbox"/>	Tk 2 <input type="checkbox"/>	Petition Included <input type="checkbox"/>	Application Complete <input type="checkbox"/>
Project #				
Date Surveyed:	Eligibility:			

DESCRIPTION OF TRAFFIC ISSUE

1. Both streets have drivers utilizing excessive and unsafe speeds. Most homeowners are conscious of their speeds, but there are some that are not. There are also a lot of vacation rentals on these streets in which out-of-towners do not regard the speed limit. Cut-through and turn around traffic is a large issue and how fast they drive through the neighborhood.
2. Sidewalks
 - a. Juanita Street has roughly 50% sidewalks constructed and because of how narrow it is it does not seem possible to add more. This puts pedestrians in the road.
 - b. Manhattan Ave has roughly 25% of its sidewalks that are unusable to strollers and wheelchairs because there are telephone poles in the middle of the sidewalks or they become narrow unusable slivers.
 - c. In addition, at the intersections on Manhattan, there are no ramps on the corners so it makes it pretty difficult with a stroller to navigate and impossible if you are in a wheelchair so once again forced into the street
3. Garbage Day blocks off any possible usable sidewalk. Not only for the specific day, but the day before when they are put out early, and if people leave them out then for the day after too.
4. Sight Distance/Visibility Rules. We wonderfully live in an old part of town however, sight distance regulations were not around when front walls were built and interestingly enough there are several new builds in the neighborhood that did not abide by the rules either. This makes for dangerous sidewalks. Many cars come out of their driveways very fast either front-facing or rear-facing and we on more than one occasion have almost been hit. We find it safer to walk in the street. As do many other walkers on Manhattan.
5. Manhattan dead ends. You would think that it makes a safer street, but we find that a lot of people do not realize that it dead ends and come up the street and pretty soon after, race back down the street.
6. Cut-through traffic. Juanita Street is used as a thoroughfare from Paseo de Peralta to Agua Fria or to St. Francis via Manhattan.

CITY OF SANTA FE TRAFFIC CALMING PROGRAM

PETITION TO SUPPORT TRAFFIC CALMING ON:

We, the undersigned, who are residents of the proposed project area support the initiation of a study to look at the management and calming of traffic on W. Manhattan Ave in the Railyard neighborhood.

	NAME (Signed) (Printed)	ADDRESS	PHONE & EMAIL	DATE
1)	<i>Jane Fischman</i> Jane Fischman	818 W. Manhattan # B	505-490-5913	7-5
2)	<i>Robert McDonald</i> Robert McDonald	813 W Manhattan Ave	medonald.r37@yahoo.com - 5	
3)	<i>Margaret Armstrong</i> Margaret Armstrong	813 ^A W. Manhattan	982-1595	
4)	<i>Loretta Romero</i> Loretta Romero	762 W. Manhattan	920-67677	7/5/20
5)	<i>Gilbert Romero</i> Gilbert Romero	762 ^{1/4} W. Manhattan	310-3853	7/5/20
6)	<i>Lourdes Romero</i> Lourdes Romero	762 ^{1/2} W. Manhattan	670-5843	7/5/20
7)	<i>GEORGE AUST</i> GEORGE AUST	747 W. MANHATTAN	815 490-4454	7/5/20
8)	<i>Jacob Stock</i> Jacob Stock	721 W. Manhattan #B	541-729-8790	7/5/20
9)	<i>NATALIE BRACKETT</i> NATALIE BRACKETT	721 W MANHATTAN #C	423.240.1367	7/6/20
10)	<i>Sylvia Parker</i> Sylvia Parker	822 W Manhattan	512-507-9508	7/5/20
11)	<i>CHEERYE FINLAYSON</i> CHEERYE FINLAYSON	820 W. MANHATTAN AV	505-490-2079	7/5/20
12)	<i>Sri Khalsa</i> Sri Khalsa	711 W. Manhattan Ave	dancer.sri@jhu.edu 505-496-2775	7/5/20
13)	<i>GIOVANNA CARDINALI</i> GIOVANNA CARDINALI	628A MANHATTAN		7/12/20
14)	<i>ANNAMARIA CARDINALI</i> ANNAMARIA CARDINALI	628B W. MANHATTAN AVE	505-983-6237	7/12/20
15)	<i>Joseph Anchondo</i> Joseph Anchondo	848 W Manhattan Ave	505-699-9070	7/14/20
16)				

Petition Signatures collected by: Noure Benelalija Date: July 12, 2020

CITY OF SANTA FE TRAFFIC CALMING PROGRAM

PETITION TO SUPPORT TRAFFIC CALMING ON:

We, the undersigned, who are residents of the proposed project area support the initiation of a study to look at the management and calming of traffic on W Manhattan Ave. in the Railyard neighborhood.

	NAME (Signed) (Printed)	ADDRESS	PHONE & EMAIL	DATE
1)	<i>Rita Lyons</i> RITA LYONS	759 W. MANHATTAN AVE #11	505 412-9910	7/1/20
2)	<i>Lisa Beattell</i> LISA BEATELLI	810 1/2 W. Manhattan	668-1421	7/1
3)	<i>Eliza Woodbury</i> Eliza Woodbury	725 W. Manhattan #B	505 440-3471	7/9
4)	<i>Mary Buck</i> MARY BUCK	811 1/2 W Manhattan	505-699-2893	7/9
5)	<i>Donna Gomi En</i> DONNA GOMI EN	759 W. MANHATTAN AVE #3	505 822 0064	7/12
6)	<i>Caroline Kirkpatrick</i> Caroline Kirkpatrick	755 W. Manhattan Ave.	423-304-2424	7/12
7)	<i>B. King</i> B. KING	755A W. MAN	719-344-4887	7/12
8)	<i>Ben Joyce</i> BEN JOYCE	741 W. MANHATTAN	(505) 699-9035	7/13
9)	<i>Cheryl</i> CHERYL	761 W Manhattan	214-236-6907	7/13
10)	<i>Jean Enright</i> Jean Enright	819 B W Manhattan	980-261-1300	7/14
11)	<i>Elena Sippel</i> Elena Sippel	504 Adolfo St.	610 888 5720	7/20
12)				
13)				
14)				
15)				
16)				

Petition Signatures collected by: Rita Lyons

Date: 7/21/2020

CITY OF SANTA FE TRAFFIC CALMING PROGRAM

PETITION TO SUPPORT TRAFFIC CALMING ON:

We, the undersigned, who are residents of the proposed project area support the initiation of a study to look at the management and calming of traffic on W. Manhattan Ave in the Railyard neighborhood.

(Signed)	NAME (Printed)	ADDRESS	PHONE & EMAIL	DATE
	Vanessa Griego	830 W. Manhattan	vgrigo196@gmail.com 505-629-7740	7.1.20
2)	William Lockhart	770 W. Manhattan	tramlackhart@comcast.com (505) 231-3444	7.2.20
3)	Richard Kachro			
4)	Mark Ekinoff	511 Alameda St Apt B	markettinoff@gmail.com	7/2/20
5)	Candace Leffler	771 W. Manhattan	candaceleffler@yahoo.com (505) 263-9109	7.2.20
6)	Nancy Ovimer	517 Juanita C	505 810 3553	7/3/20
	Melissa Benedict	819 W. Manhattan	505 231 5931	7/3/20
8)	Morgan Politt	725 W Manhattan Ave, Apt A	512 576 3865 Ave 505	7/3/20
	Nourse Berelatin	829 W Manhattan	670-3756	7/3/20
10)	Susan Nickelson	811 ^A W Manhattan Ave	540 845 9760	7/4/20
11)	STEVE HATHAWAY	736B .W. MANHATTAN AVE	969-3400	7/7 20
12)	Patrick Grace	736A W Manhattan	982-0126	7/7
13)	Kenneth Schale	745 W. Manhattan	470-7331	7/7
14)	BRIAN BOYLE	711 W. MANHATTAN #2	468-8531	7/7
15)	CALVIN AGUILAR	715 1/4 W. MANHATTAN	CALVINAGUILAR@GMAIL 930-0848	7/7
16)	GAL GOLDBERG	811 D W. Man	blogal213@gmail.com	7/7

Petition Signatures collected by: Laurie Merrill

Date: 7/20/2020

CITY OF SANTA FE TRAFFIC CALMING PROGRAM

PETITION TO SUPPORT TRAFFIC CALMING ON:

We, the undersigned, who are residents of the proposed project area support the initiation of a study to look at the management and calming of traffic on W. Manhattan Ave in the Railyard neighborhood.

	NAME		ADDRESS	PHONE & EMAIL	DATE
	(Signed)	(Printed)			
1)		CAROLYN KASTNER	517 A JUANITA SANTA FE	415-517-1792	7/14/20
2)		Olivia Bonfigliu	133 Romero Street	505 983 3709	7/19/20
3)		Pam Jones	841 W. Manhattan	505-983-8939	7/19/20
4)		GENE THOMPSON	809 ARTA W MANHATTAN	505 469-8193	7/19/20
5)		GREEN SKOL	736-A W. MANHATTAN	505 690-3285	7/19/20
6)		Dina Glendon	726 W Manhattan	708-275-2249	7/19/20
7)		GRETCHEN BROOK	800 W. MANHATTAN AVE APT A	770 378-7613	7/19/20
8)					
9)					
10)					
11)					
12)					
13)					
14)					
15)					
16)					

Petition Signatures collected by: Laurie Merrill

Date: 7/20/2020

CITY OF SANTA FE TRAFFIC CALMING PROGRAM

PETITION TO SUPPORT TRAFFIC CALMING ON:

We, the undersigned, who are residents of the proposed project area support the initiation of a study to look at the management and calming of traffic on Juanita Street in the Railyard neighborhood.

1)	NAME		ADDRESS	PHONE & EMAIL	DATE
	(Signed)	(Printed)			
1)	<i>Lucy Viele</i>	Lucy Viele	550 Juanita St	214-8808 dragonflylucy@gmail	7/1/2020
2)	<i>Betty Gold</i>	Betty Gold	528 Juanita St.	310 3519186 505-953-8161	7/1/2020
3)	<i>Penny Holcomb</i>	Penny Holcomb	539 Juanita St.	503-957-1922 penny-trولين@gmail.com	7-1-2020
4)	<i>Vanessa Gregg</i>	Vanessa Gregg	830 W. Manhattan Ave	505-629-7740 vgregg1916@gmail.com	7.1.20
5)	<i>John McAndrew</i>	John McAndrew	516 Juanita St #1	505-577-3917 JohnJMcAndrew@mac.com	7.1.20
6)	<i>Louis Alard</i>	Louis Alard	521 Juanita	505 469-5239	7-2-20
7)	<i>Nancy Quimet</i>	Nancy Quimet	517 Juanita C	505 310 3553	7/3/20
8)	<i>Vicki Maenchen</i>	Vicki Maenchen	525 Juanita St B	505-720-0301	7/4/20
9)	<i>Pam GROSS</i>	Pam GROSS	543 Juanita C	505 231 4288	7/7/20
10)	<i>Carolyn Kastner</i>	CAROLYN KASTNER	517 A JUANITA	415-517-1792	7/4/20
11)					
12)					
13)					
14)					
15)					
16)					

Petition Signatures collected by: Laurie Merrill

Date: 7/20/2020

MARES, ALEXANDRIA R.

From: William Easton <dtrranch@volcano.net>
Sent: Thursday, August 12, 2021 10:57 AM
To: MARES, ALEXANDRIA R.
Subject: Susan's at 632 Agua Fria, Santa Fe, NM. (ABC License)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Alexandria R. Mares:

I am writing to express my support for a final alcoholic beverage license/permit for Susan's at 632 Agua Fria, Santa Fe , NM. I am a wine aficionado and I feel this would be an appropriate location for a fine wine shop in the City of Santa Fe.

Thank you for considering my support for Susan's and their new location. They are a great resource and asset to the community.

Sincerely,

Bill Easton
815 East Palace, #8
Santa Fe, NM 87501

MARES, ALEXANDRIA R.

From: Susan Munroe <susan@munroesmith.com>
Sent: Wednesday, August 11, 2021 2:44 PM
To: MARES, ALEXANDRIA R.
Subject: Susan's Wine Shop

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

As landlord of the property at 701 Dunlap in the Historic Guadalupe neighborhood, I object to the consideration much less approval of a liquor store/wine shop operation directly across Agua Fria St. from a HUD housing project. This project is noisy all afternoons and evenings as young caregivers and staff constantly play boom boxes and gun their vehicles in the parking lot.

A store such as Susan's is appallingly inappropriate in the proposed location as it is. The Increased noise of Delivery trucks on Agua Fria, a busy two lane artery with busses and speed bumps, and temptations to the area's disadvantaged and homeless populations will devalue real estate investments and sales in an area that, because of the Railyard development, was experiencing improving values and lifestyles. Finally, common knowledge tells us that a liquor store is an invitation to criminal activity and trash.

Please don't devalue homeowners and investors efforts to live in a clean, safe urban environment.

They've worked hard for what they have and want improvement to rather than impairment of their lifestyles. Thank you for your consideration.

Susan Munroe

Susan@MunroeSmith.com
7408-B Old Santa Fe Trail
Santa Fe, NM 87505
Cell: 505-577-5630

MARES, ALEXANDRIA R.

From: Rosemary S Minard <RSMinard@Earthlink.net>
Sent: Tuesday, August 10, 2021 5:27 PM
To: MARES, ALEXANDRIA R.
Subject: RE: Hearing on Transfer of Liquor Licence for Susan's Fine Wines & Spirits to 632 Agua Fria Street
Attachments: IMG_1023.jpg; IMG_1025.jpg; IMG_1030.JPG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Rosemary Minard. I live at 534 Alarid Street in Santa Fe. I am writing to urge the City to deny approval of Susan's Fine Wines & Spirits' liquor license transfer to 632 Agua Fria Street as the proposal currently exists. My objection is not to the store's change of location, but because of its current plan to provide access to the property via Romero, West Manhattan, and Alarid Streets. If you are not the appropriate person to receive this statement, please advise me of the correct recipient.

Allowing access to 632 Agua Fria St. via the above-mentioned streets will add greatly to existing neighborhood traffic and create and further exacerbate potentially irreversible dangers to both motor vehicles and pedestrians (see attached photos) for the following reasons:

The neighborhood, almost entirely residential, accessed by these streets is old and dense, with multiple houses filling deep, narrow lots, and few garages. Consequently, on-street parking by residents is permitted on one side of the street only (on Romero and W. Manhattan). Furthermore, W. Manhattan and Romero Streets are extremely narrow. (Romero is approximately 9'9" at its intersection with Agua Fria; it is also one-way with ingress heading south from Agua Fria only. W. Manhattan is about 24 to 25' wide.) With a car parallel-parked on either of these streets, it is not possible for cars coming from opposite directions to pass one another; one has to pull over and wait until the other has passed. Three large condo developments on Romero and W. Manhattan Streets add further to existing traffic congestion. Sidewalks on all three streets are either extremely narrow or nonexistent; therefore many people walk in the streets, particularly when there are events at the Railyard.

Three years ago (June, 2018) City Council voted unanimously to close the southernmost access into the old Alvord Elementary School property at 551 Alarid St. as part of the redevelopment master plan submitted for approval of rezoning of the property to BCD; the northernmost entrance on Alarid St. would be restricted to ingress only. Council approved this provision to restrict traffic through the same neighborhood whose safety is now being threatened by the access proposed in Susan's current application for transfer of its liquor license. City Council should be consistent in its commitment to preserving the safety and security of established residential neighborhoods by denying commercial-related vehicular access that increases congestion and endangers the safety of residents.

Agua Fria Street is already a major city artery. Driveways currently exist on each side of 632 Agua Fria Street. With minimal grading and paving these driveways can easily be made suitable for access to the parking lot behind the building. Furthermore, the owner of the property also owns adjacent properties on Agua Fria Street with areas that might be made suitable for access to the 632 site.







MARES, ALEXANDRIA R.

From: Bernie Minard <BFMinard@Earthlink.net>
Sent: Wednesday, August 11, 2021 5:53 PM
To: MARES, ALEXANDRIA R.
Subject: Santa fe city review of request to transfer liquor/business license of Susan's Fine Liguors to 632 Agua Fria St
Attachments: IMG_1495.jpg; IMG_1497.jpg; IMG_1496.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The license to operate this business in our neighborhood should not be permitted because of added danger to residents, causing someone to be seriously hurt, or worse. The details of the business proposal indicate all traffic departing this business location, as well as some traffic heading into this business including all large delivery trucks,, must drive along Romero St. (about 23 ft wide and allowing parking on one side) towards the intersection of Romero and Manhattan, then west onto Manhattan (of varying width, in some places about 20 ft wide with sidewalks as narrow as 12 inches as will be seen in 2 photos attached), to drive west on Manhattan towards the intersection with St. Francis Drive, but drivers could optionally at the intersection of Manhattan and Alarid turn South onto Alarid St. which at that intersection has no usable sidewalks on either side of the street (shown in 1st photo attached) requiring all pedestrians to walk in the street.

Regarding the danger on 23 ft wide Romero street, a pickup truck spans about 7 ½ feet from side window to side window, so parked vehicles leave slightly more than 15 feet for 2 cars to pass in opposite directions. Those of us in the neighborhood don't attempt to pass a vehicle on either Romero or Manhattan with just inches to spare coming in the opposite direction when a vehicle is parked at the curb. Added heavy business traffic would reduce drivers' patience with our wait-until-safe driving practice, as well as adding drivers unfamiliar and impatient with this practice, and therefore add danger.

The 1st photo is taken on Alarid St. at the intersection of Manhattan and Alarid St, showing legal parking on both sides of Alarid and no usable sidewalks on either side of Alarid at that corner. The missing sidewalk is not too clearly shown next to the white car on the left side in the photo because that car parked there partially blocks the view, but that narrow sidewalk dwindles down to nothing but curb nearer the North end of Alarid St., while on the right in the photo the sidewalk is about 12 inches wide, so pedestrians must walk on the street side of that white car as well as on the street side of the darker-colored pickup and car on the other side of the street. Walking through this area is dangerous but would be more so with more traffic, especially traffic of drivers not familiar with these several dangerous street conditions.

The 2nd photo is taken on Manhattan St. near St. Francis Drive looking east, showing the sidewalk about 12 inches wide and the street about 20 ft wide, dangerous for both pedestrians and drivers.

The 3rd photo is taken on Manhattan looking west toward St. Francis, showing sidewalks about 18 inches wide and the street about 20 ft wide, and shows a Santa Fe trash container at the curb on Manhattan St. and brings in the issue of added difficulty and danger on Monday evenings and throughout the day on Tuesdays when trash and recycle bins are placed at the curb or on the narrow sidewalks on all three streets and take up some of the street width available for cars.

I attended a multi-hour Sunday afternoon neighborhood meeting on this subject attended by over 50 residents as well as the business owner and his associates, where about 20 residents spoke publicly and mentioned also the increased danger of residents trying to back out of their driveways onto these narrow streets under conditions of higher traffic,





