



Agenda

Notification of the Liquor
Hearing
October 30, 2025 at 4:00 PM
Virtual Meeting

Procedures for Liquor Hearing Meeting

Viewing: Members of the Public who wish to attend the Liquor Hearing can do so by using the Zoom link below.

The video recording of this meeting will 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 online at any time during normal business hours. Please call (505) 955-6521 for assistance.

Written Public Comment: Members of the public may submit written comments by email to jkrasmussen@santafenm.gov by 8:00 AM, the morning of the Liquor Hearing.

To provide live public comment you must join the Zoom meeting by internet or phone, as follows:

Join on Zoom: <https://santafenm.gov.zoom.us/j/87970699229?pwd=ROmWKGQ92QucjHIQbteU0vHC43phUh.1>

Meeting ID: 879 7069 9229

Passcode: 830283

To join the Zoom meeting using a phone, use the following phone number:

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.

1. Call to Order
2. Public Hearings
 - a. A Request from TT & M, LLC dba Kohnami Japanese Restaurant :
 1. Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Kohnami Japanese Restaurant, 313 S. Guadalupe Street, which is within 300 feet of Our Lady of Guadalupe Church, located at 100 S. Guadalupe Street.
 2. If the waiver of the 300-foot location restriction is granted, consideration of a request for a Restaurant A (Beer and Wine) Liquor License with On-

Premises Consumption Only and Patio Service, to be located at Kohnami Japanese Restaurant, 313 S. Guadalupe Street. (Geraldyn Cardenas, Deputy City Clerk; gfcardenas@santafenm.gov)

Committee Review:

Liquor Hearing: 10/30/2025


Governing Body: 11/12/2025

3. Adjourn

Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

City of Santa Fe, New Mexico

memo

DATE: October 29, 2025
TO: Renee Barela-Gutierrez, Liquor Hearing Officer
FROM: GERALYN F. CARDENAS, Deputy City Clerk 

ITEM & ISSUE

Request from TT & M, LLC dba Kohnami Japanese Restaurant, for a Waiver of the 300-Foot Location Restriction, and a Request for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only and Patio Service.

BACKGROUND AND SUMMARY

The applicant has requested the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Kohnami Japanese Restaurant, 313 S. Guadalupe Street, which is within 300 feet of Our Lady of Guadalupe Church, located at 100 S. Guadalupe Street.
- b) If the waiver of the 300-foot location restriction is granted, consideration of a request for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only and Patio Service, to be located at Kohnami Japanese Restaurant, 313 S. Guadalupe Street.

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

An inspection conducted by the City of Santa Fe's Fire Marshal failed, and as a conditional of approval, correction of the failed inspection needs to be completed prior to issuance of the City of Santa Fe Liquor License.

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 city ordinances.

ACTION REQUESTED

Consideration of the above request

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



RECEIVED - CITY CLERK
'25 SEP 12

September 8, 2025

By Certified Mail No.: 7021 2720 0001 2205 0085

7021 2720 0001 2205 0085

City of Santa Fe

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

Lic. No. | Appl. No.: Restaurant A Liquor Lic. APPL #BLA-10256
Name of Applicant: TT & M LLC
Doing Business as: KOHNAMI JAPANESE RESTAURANT
Proposed Location: 313 S. GUADALUPE ST.
SANTA FE, NM 87501

The Director of the Alcoholic Beverage Control Division has reviewed the referenced Application and granted **Conditional Preliminary Approval**. The Application was forwarded to the City of Santa Fe by USPS Certified Mail #7021 2720 0001 2205 0023 for Local Option District approval or disapproval of the Liquor License Application and also required approval of a distance waiver as the proposed premises is within 300 ft. of the nearest church. Pursuant to our telephone conversation on September 8, 2025, I am returning the Application for action by the City.

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

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

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

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

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

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing.



- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

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

THE APPLICANT IS SEEKING A RESTAURANT A LICENSE WITH ON-PREMISES CONSUMPTION AND PATIO SERVICE. APPLICANT IS REQUESTING A DISTANCE WAIVER AS THE PREMISES IS LOCATED WITHIN 300 FT. OF THE NEAREST CHURCH.

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

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

Respectfully,

Tammy Sandoval

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

Enclosures:

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





Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000010256



Business Information

Business Information

Business Name: TT & M LLC
Business Structure: Limited Liability Company
State Tax ID Number: XX-XXXXX2-00-0
Business Email: nandahtike8780@gmail.com

Type of Business: Alcohol
FEIN: XX-XXX1790
Business Phone: 5059842002

Contact Person Information

Contact Person Name: Zin Lin Htike
Contact Person Email: kohnami2025@gmail.com

Contact Person Phone: 3175998813

Business Mailing Address

Mailing Street: 27 Avenida Colibri
Mailing State: NM
Mailing Country: US

Mailing City: Santa Fe
Mailing Zip Code: 87508

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

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

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: Approved Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000010256



Distance from nearest Church

Name of Church: OUR LADY OF GUADALUPE CHURCH Church Street: 100 S GUADALUPE ST
Church City: SANTA FE Church State: New Mexico
Church Zip Code: 87501 Church Country: United States
Church Distance (in feet): Less than 300

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

The Liquor Control Act prohibits the issuance of a license to a proposed premises within 300 feet of a church or school. However, a license may be granted for a proposed premises if the applicant has obtained a waiver from the local option district governing body for the proposed premises location.

Premises Information 2

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

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

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

You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.

Previous owner sold beer and wine

Licenses at Proposed Premises

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

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

No records to display.

Questions

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



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000010256



Payment

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

Attestation/Oath

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

Attestation Signature: Zin Lin Htike

Date: 05/14/2025



City of Santa Fe, New Mexico

COPY
Alan Webber, Mayor

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

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

April 29, 2025

Zinlin Htike
TT & M LLC
313 South Guadalupe Street
Santa Fe, NM 87501

RE: Zoning Verification for 313 S Guadalupe Street, Santa Fe, NM

Dear Mr. Htike,

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 Sandoval/Montezuma Sub-district and lies within the Historic Transition Historic Overlay District.

14-4.3 (E) BCD BUSINESS-CAPITOL DISTRICT

(1) Purpose

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

(3) Townscape Subdistricts

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

(b) The townscape subdistricts are intended to:

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

(c) Property is eligible for rezoning to a townscape subdistrict if the land is located within or adjacent to the BCD and meets all other requirements of Chapter

14. 14-7.4 - BUSINESS-CAPITOL DISTRICT

(1) Standards for Entire District

(B) Additional Regulations

COPY

(c) Drive-in or Drive-through Facilities Drive-in or drive-through facilities are permitted as principal or accessory uses and structures in the Rosario Boulevard/Northwest Paseo de Peralta, Sandoval/Montezuma and Cerrillos Road Subdistricts, where traffic generated by the use will not substantially interfere with existing vehicular and pedestrian traffic. Drive-in or drive-through facilities are prohibited in the other subdistricts of the BCD.

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

(I) Sandoval/Montezuma Subdistrict:

(i) recognize that the area is in transition;

(ii) encourage adaptive reuse of existing buildings on Guadalupe Street and existing bungalows on west Manhattan, Read, Garfield, Montezuma and Aztec Streets;

(iii) maintain and strengthen the continuity of the existing street façade on the east side of Guadalupe Street;

(iv) encourage access from side streets ;

(v) discourage additional curb cuts on main streets ; and (vi) encourage redevelopment of under-used property along Sandoval Street and Cerrillos Road. Development standards for the Townscape Subdistricts may be found within Santa Fe City Code, Chapter 14, Table 14-7.4(A)-1, and development standards for the Historic Districts may be found within Santa Fe City Code, Chapter 14-5.2.

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

Additionally, the entire property lies within the Downtown and Eastside Historic Overlay District. Please contact the Historic Preservation Division at 505-955-6661 regarding any questions associated with the Historic Overlay 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.

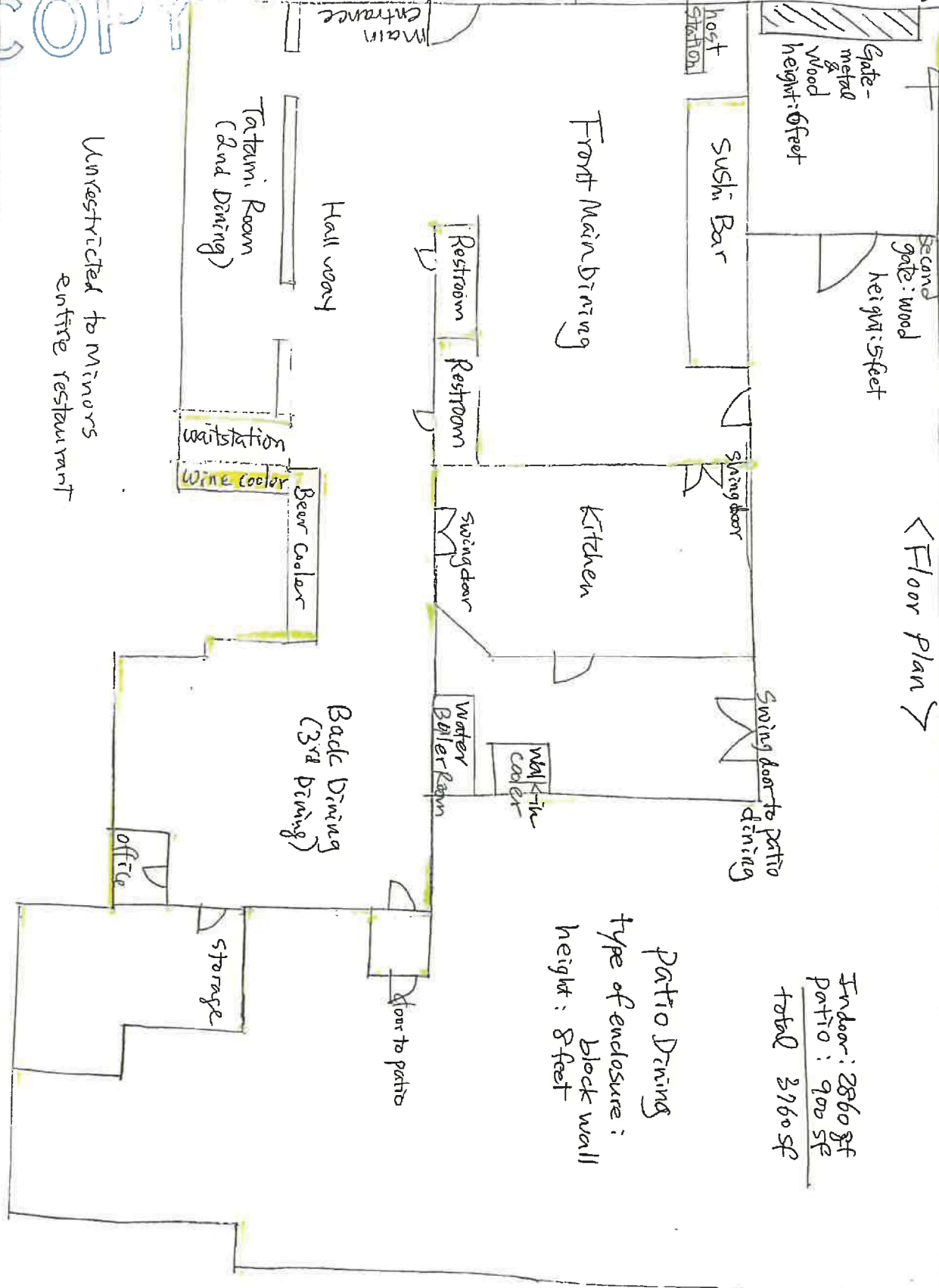
If you have any further questions, please contact me at sjperea@santafenm.gov.

Stephanie Perea

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

COPY

Guadalupe St



Unrestricted to minors
entire restaurant

Floor Plan

Indoor: 2860 SF
 Patio: 900 SF
 Total 3760 SF

Patio Dining
 type of enclosure:
 block wall
 height: 8 feet



City of Santa Fe

COPY

RECEIVED

AUG 25 2025

Alcoholic Beverage Control

Certified Mail No.1: 7013 0600 0000 5934 1267

August 20, 2025

Ms. Tammy Sandoval, Hearing Officer
Alcoholic Beverage Control Division
P.O. Box 25101
Santa Fe, New Mexico 87504-5101

RE: Request from TT & M, LLC for a Restaurant A Liquor License with On-Premise Consumption with Patio Service.

Dear Ms. Sandoval:

The City Clerk's office is in receipt of the application for a Restaurant A Liquor License with On-Premise Consumption with Patio Service from TT & M, LLC. At this time, the City will neither approve or disapprove the application and allow Alcoholic Beverage Control to proceed with processing the application pursuant to 60-6B-4(G). We anticipate resuming the normal processing of future Liquor License requests as soon as we fill the vacant position which will assist in processing liquor license. At this time will refer this application back to Alcoholic Beverage Control.

Attached is the original application.

Should you have any questions, or require additional information, do not hesitate to call me at 955-6520.

Sincerely,

Geralyn F. Cardenas
Deputy City Clerk

Attachments



August 15, 2025

By Certified Mail No.: 7021 2720 0001 2205 0023

7021 2720 0001 2205 0023

City of Santa Fe

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

Lic. No. | Appl. No.: Restaurant A Liquor Lic. APPL #BLA-10256
Name of Applicant: TT & M LLC
Doing Business as: KOHNAMI JAPANESE RESTAURANT
Proposed Location: 313 S. GUADALUPE ST.
SANTA FE, NM 87501

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

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

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

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

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

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

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



COPY

regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing.

ABC has no preference in the option you choose.

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

THE APPLICANT IS SEEKING A RESTAURANT A LICENSE WITH ON-PREMISES CONSUMPTION AND PATIO SERVICE. APPLICANT IS REQUESTING A DISTANCE WAIVER AS THE PREMISES IS LOCATED WITHIN 300 FT. OF THE NEAREST CHURCH.

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

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

Respectfully,

Tammy Sandoval

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

Enclosures:

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



CITY OF SANTA FE

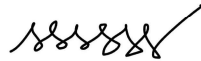
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Thursday, October 30, 2025.

The purpose of this public hearing is to discuss a request from TT & M LLC for the following:

- a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Kohnami Japanese Restaurant, 313 S. Guadalupe Street, which is within 300 feet of Our Lady of Guadalupe Church located at 100 S. Guadalupe Street.
- b) If the waiver of the 300 foot location restriction is granted, consideration of a request for a Restaurant A (Beer & Wine) Liquor License with On-Premises Consumption Only, to be located at Kohnami Japanese Restaurant, 313 S. Guadalupe Street.

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



Geralyn F. Cardenas
Deputy City Clerk

Received by The Santa Fe New Mexican

Date: September 26, 2025

To Be Published: October 1, 2025

AND

October 8, 2025

By _____
The Santa Fe New Mexican (Signature)

CITY OF SANTA FE

NOTICE OF PUBLIC
HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Thursday, October 30, 2025.

The purpose of this public hearing is to discuss a request from TT & M LLC for the following:

a) Pursuant to §60-6B-10 NMSA 1978, consideration of a waiver of the 300-foot location restriction to allow the sale of alcohol at Kohnami Japanese Restaurant, 313 S. Guadalupe Street, which is within 300 feet of Our Lady of Guadalupe Church located at 100 S. Guadalupe Street.

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Geralyn F. Cardenas
Deputy City Clerk

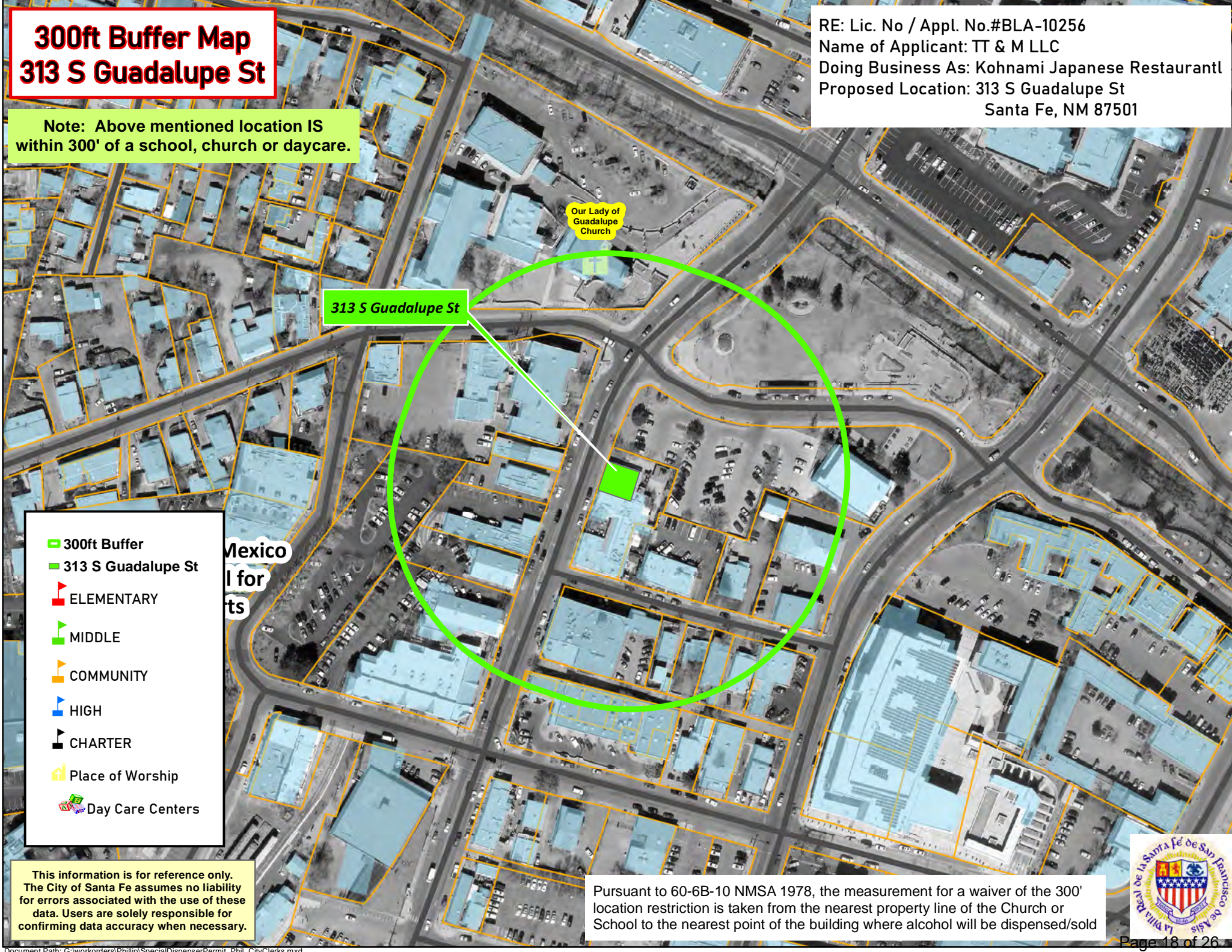
Page 17 of 26

PUB.: October 1, 8, 2025

300ft Buffer Map 313 S Guadalupe St

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

RE: Lic. No / Appl. No.#BLA-10256
 Name of Applicant: TT & M LLC
 Doing Business As: Kohnami Japanese Restaurant
 Proposed Location: 313 S Guadalupe St
 Santa Fe, NM 87501



- 300ft Buffer
- 313 S Guadalupe St
- ▲ ELEMENTARY
- ▲ MIDDLE
- ▲ COMMUNITY
- ▲ HIGH
- ▲ CHARTER
- ▲ Place of Worship
- ▲ Day Care Centers

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

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



(FOR CITY USE ONLY)

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

Geographic Information System Mapping (GIS) Department

Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*

No, this business is not located within three hundred (300) feet of a church and/or school.

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

Business Licensing Department

Yes, the requesting business has a business license issued by the City of Santa Fe. License # _____.

No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

Yes, the applicant is in compliance with all Land Use Codes.

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

*Note: _____

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

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Oct 14, 2025

Traffic Engineering Department

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

*Note: _____

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

Verification Completed By: Marcos Esquibel
Marcos Esquibel (Oct 23, 2025 10:21:38 MDT)

Title: Acting Complete Streets Director

Date: Oct 23, 2025

City of Santa Fe Fire Department

Yes, the applicant is in compliance with all Fire Codes.

No, the applicant is not in compliance with Fire Code(s).

*Note: Inspection performed on 10-29-2025 Violations will need to be corrected

Inspection performed on 10-29-2025 Violations will need to be corrected

Verification Completed By: Oct 29, 2025
Oct 29, 2025 11:43:33 MDT

Date: Oct 29, 2025

Applicant: TT & M, LLC

Proposed Location: 313 S. Guadalupe

Applicant Supplemental Information Form

1. **Name of Applicant:** TT & M LLC
D/B/A Name to be used: Kohnami Restaurant
Proposed License Location: 313 S. Guadalupe St, Santa Fe, NM 87501
Telephone number: 505-984-2002
Email: nandahtike8780@gmail.com

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

- New License (indicate type: Restaurant A - Beer & Wine)
 Transfer of location (indicate type: _____)
 Transfer of ownership (indicate type: _____)
 Transfer of ownership and location (indicate type: _____)

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

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

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

- Yes (If yes, License # and address where alcohol was being dispensed: _____
Alcohol had been served under previous owner's license at this location before I took it over)
 No

5. **Does this business have any record of violation?**

- Yes (If yes, please explain: _____
_____.)
 No

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

Current/Previous Hours of Operation: Mon-Fri 11:30am to 9pm, Fri-Sat 11:30am to 9:30pm,
Sun-noon to 9pm
Proposed Hours of Operation: _____

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

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

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

What days? No particular peak time_____.

What times? _____.

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

Yes (If yes, what is your License #? 03687672000)

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

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

Yes (If yes, what is your occupant load issued for your business? 54)

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

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

Yes (If yes, what is the date the Certificate was issued? 6/3/2025)

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

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

 40 _____.

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

Business is expected to increase (additional number of customers per day: 30).

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

Business is expected to remain the same.

* Please explain your answer: Customers love to eat sushi with Japanese sake, which will _____
 bring bigger table bill. Many customers leave because of no alcohol serving. So after we get _____.

 the liquor license, they will come back to eat and drink.

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

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

* Please explain your answer: Pevious Kohnami restaurant sold alcohol for decades and cowgirl
 next door serves alcohol too. But traffic never got jam due to alcohol sales.

Name of person completing this form: Zin Lin Htike

Telephone number: 317-599-8813

Date: 9/26/2025

Staff Verification Form - Kohnami Japanese Restaurant

Interim Agreement Report


2025-10-29


Created:	2025-10-14
By:	GERALYN CARDENAS (gfcardenas@santafenm.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAyMhjxeqJmTvUcgze9-D6QkQ13eASKZys


Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.


"Staff Verification Form - Kohnami Japanese Restaurant" History


 Document created by GERALYN CARDENAS (gfcardenas@santafenm.gov)
2025-10-14 - 7:56:40 PM GMT- IP address: 63.232.20.2


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2025-10-14 - 8:04:22 PM GMT


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2025-10-14 - 9:36:57 PM GMT- IP address: 174.218.22.166


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Signature Date: 2025-10-14 - 9:38:37 PM GMT - Time Source: server- IP address: 174.218.22.166

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 Signer rawheeler@santafenm.gov entered name at signing as Marcos Esquibel
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Signature Date: 2025-10-23 - 4:21:38 PM GMT - Time Source: server- IP address: 63.232.20.2

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2025-10-29 - 3:07:25 PM GMT

INSPECTION WORKSHEET (IFIRE-143614-2025)

City of Santa Fe
200 Lincoln Ave Santa Fe, NM

Case Number:	236941	Case Module:	Business License
Inspection Date:	Wed Oct 29, 2025	Inspection Status:	Re-inspection required
Inspector:	Griego, Geronimo	Inspection Type:	Fire - Liquor License

Job Address:	313 S GUADALUPE ST Santa Fe, NM, 87501	Parcel Number:	12097664
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Contact Type	Company Name	Name
Applicant	KOHNAMI LLC	RESTAURANT, KOHNAMI JAPANESE
Owner	KOHNAMI LLC	RESTAURANT, KOHNAMI JAPANESE

Checklist Item	Status
18-1.5 - Current business license required - Any business shall apply to the city for a business license prior to engaging in business. All businesses shall apply renew their business license each year. Contact the City of Santa Fe's Business License Team at bizlicensing@santafenm.gov to inquire about applying for or renewing a business license. Noted no business license displayed.	NA
315.1 General. (IFC) - Storage shall be in accordance with Sections 315.2 through 315.5. Shall clean stove and hood of excessive grease.	Failed
603.6 Extension cords. (IFC) - Extension cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.	Failed

Checklist Item**Status**

906.1 Where fire extinguishers are required. (IFC) - Portable fire extinguishers shall be installed in all of the following locations:

Failed

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.
2. Within 30 feet (9144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

1008.1 Means of egress illumination. (IFC) - Illumination shall be provided in the means of egress in accordance with Section 1008.2. Under emergency power, means of egress illumination shall comply with Section 1008.3.

Failed

Shall repair two emergency lights.

1013.1 Exit signs, where required. (IFC) - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.

Failed



Zin L Htike



Griego, Geronimo