

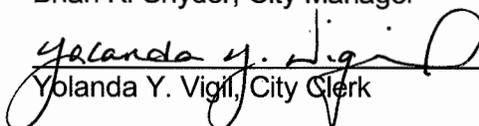
City of Santa Fe, New Mexico

memo

DATE: January 22, 2015

TO: Mayor Gonzales & City Councilors

VIA: 
Brian K. Snyder, City Manager

FROM: 
Yolanda Y. Vigil, City Clerk

ITEM & ISSUE

Request for a Transfer of Ownership of Dispenser License #0899.

BACKGROUND AND SUMMARY

Ashford TRS Pool A, LLC has requested the transfer of ownership of Dispenser License #0899, from Ashford TRS Sapphire, LLC, to Ashford TRS Pool A, LLC. This license will remain at the Santa Fe Hilton Hotel, 100 Sandoval Street.

This location is within 300 feet of Our Lady of Guadalupe Church, 417 Agua Fria Street, but a liquor license was located at 100 Sandoval Street prior to the enactment of the Liquor Control Act, therefore a waiver of the existing 300 foot restriction is not required.

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.

Staff is recommending that it be noted that the Santa Fe Hilton Hotel is required to comply with all of the city's ordinances as a condition of doing business in the city.

ACTION REQUESTED

I request that the City Council indicate its decision on the transfer of ownership of Dispenser License #0899, from Ashford TRS Sapphire, LLC, to Ashford TRS Pool A, LLC. This license will remain at the Santa Fe Hilton Hotel, 100 Sandoval Street.

Attachments: Alcohol & Gaming Division Application
Notice of Public Hearing
Staff Reports



**New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION**

Toney Anaya Building ▪ PO Box 25101 ▪ Santa Fe, New Mexico 87505-5101
(505) 476-4875 ▪ Fax (505) 476-4595 ▪ www.rld.state.nm.us/alcoholandgaming

December 17, 2014

Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

Certified Mail No: 7013 2630 0000 9075 5035

James C. McKay
GENERAL COUNSEL

City of Santa Fe
Attn: Yolanda Vigil, Clerk
PO Box 909
Santa Fe, NM 87504-0909

Mary Kay Root
DIRECTOR



Re: License / App. No. License 0899 / A-927333
Applicant Name: Ashford TRS Pool A, LLC
Doing Business As: Santa Fe Hilton Hotel
Proposed Location: 100 Sandoval Street Santa Fe, NM 87501

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.
*(Please review the revised instructions for approval or disapproval below.)

Greetings:

The Director of the Alcohol and Gaming Division has granted Preliminary Approval for the referenced application and is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

Within forty-five days after receipt of a notice of preliminary approval from the Alcohol and Gaming Division, the governing body shall hold a public hearing on the question of whether the department should approve the proposed issuance or transfer. 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 at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, which requires that two weeks of publication must be satisfied 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 and Gaming Division; (C) The location of the licensed premises. 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 requesting the Transfer of Ownership on a Dispenser Liquor License:

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries &
Manufactured Housing Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

The governing body may disapprove the issuance or transfer of the license if:

The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this location prior to 1981 or unless the applicant/licensee has obtained a waiver from the local option district governing body for the proposed licensed premises.)

The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a zoning statement from the governing body, this is not a basis for disapproval.

The issuance would be detrimental to the public health, safety or morals of the residents of the local option district. Disapproval by the governing body on public health, safety or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

*Within thirty (30) days after the public hearing, the governing body shall notify the Alcohol and Gaming Division *in writing* as to whether the local governing body has approved or disapproved the issuance or transfer of the license *and* by signing the enclosed original Page 1 of the application. *The letter of approval/disapproval and the Page 1 must be returned together with the notice of publication(s).* 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 give final approval to the issuance or transfer of the license.

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the minutes of the public hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (page 1 of the application page noting disapproval).

Sincerely,

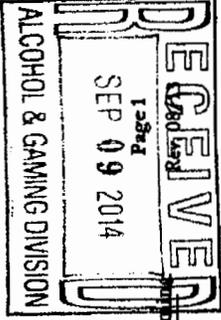


Pamela Brommer
Hearing Officer

ENCLOSURES: Original page 1
Copy of page 2
Copy of Zoning Statement



New Mexico Regulation and Licensing Department - Alcohol and Gaming Division
 P.O. Box 25101 • Santa Fe, New Mexico 87505-5101 • (505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming



LIQUOR LICENSE APPLICATION

Application fee - \$200.00 Fees are non-refundable.

State Liquor License # 0899 Record Owner of Existing License Ashford TRS Sapphire, LLC
 Application Number 927333 Current DB/A Name Santa Fe Hilton Hotel
 Local option (AGD use) _____ Current Premises Address 100 Sandoval St, Santa Fe, NM 87501

Handwritten notes: 9/10/14, 200, 133670

Application is for: Change of Stock _____ Change of Officers/Directors _____ Transfer Ownership of Existing License Transfer Ownership and Location _____ Transfer Location _____ Other _____

Issue New License _____ Type of License being applied for _____
 Corporation _____ Partnership (General or Limited) _____ Limited Liability Company

NAME OF APPLICANT (company or individual) _____ ADDRESS (including city, state, zip) _____ TELEPHONE NUMBER _____
Ashford TRS Pool A, LLC 14185 Dallas Pkwy #1150, Dallas, TX 75254 (972) 788-9316

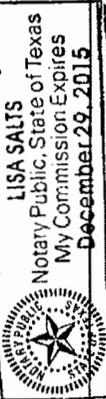
CC: Mark M. Rhodes 1801 Lomas Blvd NW, Albuquerque, NM 87104 (505) 247-0328
 D/B/A name to be used: Santa Fe Hilton Hotel Phone number for licensed premises: (505) 988-2811

Physical location where license is to be used: 100 Sandoval St, Santa Fe, Santa Fe County, New Mexico 87501
 (Include street number / highway number / state road, city and county, state, and zip code)
 Mailing address: 14185 Dallas Pkwy #1150, Attn: Lisa Salts, Dallas, TX 75254

Are alcoholic beverages currently being dispensed at the proposed location? Yes No _____ If yes, give license number and type 0899 Dispenser License

I, (print name) Deric Eubanks, as (title) Member/President, 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 if issued the license to be revoked at any time.

You must sign and date this form in the presence of a notary public.



Signature of Applicant _____ Date 8-22-14

SUBSCRIBED AND SWORN TO before me this 22 day of August, 2014 by Deric Eubanks

Notary Public Lisa Salts My Commission Expires 12/29/15

Local Governing Body of: _____ (City or County). Hearing held on _____ 20 _____

Check one: Approved _____ Disapproved _____ City/County Official _____ (Signature & Title)

Approved _____ Disapproved _____ Director Approval _____ Date _____
 For Alcohol and Gaming Division Use Only



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION

SS-60-6B-10

1. The land and building which is proposed to be the licensed premises is (check one):

Owned by Applicant _____ Leased by Applicant (attach copy of deed or lease) Other (provide details) _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s) Ashford Santa Fe, LP

B. Date and term of lease July 25, 2014

3. Premises location is zoned (example C-1) BCD Business Capitol District

If the premises is zoned, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at proposed location. If there is no zoning, attach confirmation from local government indicating there is no zoning.

4. Distance from nearest church *(Property line of church to licensed premises—shortest distance).

Miles/feet 0.2 miles Name of church Santuario de Nuestra Señora de Guadalupe

Address/location of church 100 S Guadalupe St, Santa Fe, NM 87501

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

Miles/feet 0.3 miles Name of school St. Francis Cathedral School

Address/location of school 275 E Alameda St, Santa Fe, NM 87501

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

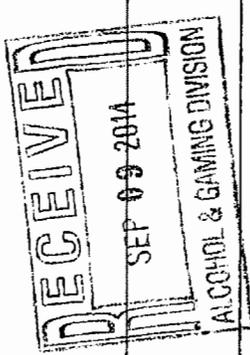
Miles 67.3 miles Name of Military Installation, circle one: ~~Kirtland Air Force Base (Albuquerque)~~ White Sands Missile Range (Las Cruces), Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis).

7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2 x 11 inches, and must include the total square footage of premises.

*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.

8. Type of Operation:

Lounge _____ Restaurant _____ Package Grocery _____ Racetrack _____ Hotel Other (specify) _____





City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:

- Patti J. Bushee, Dist. 1
- Signe I. Lindell, Dist. 1
- Peter N. Ives, Dist. 2
- Joseph M. Maestas, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Ronald S. Trujillo, Dist. 4
- Bill Dimas, Dist. 4

August 25, 2014

Alcohol Beverage & Gaming Division
 Regulations & Licensing Department
 725 St. Michael's Drive
 Santa Fe, NM 87504

RE: Zoning Verification for 100 Sandoval Street, Santa Fe, NM 87501
 DBA Name: Santa Fe Hilton Hotel

To Whom it May Concern,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned BCDPLA (Business Capital District, Plaza/San Francisco Sub-district & Alameda Sub-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 well being 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.

Eating and drinking establishments are allowed in this district.

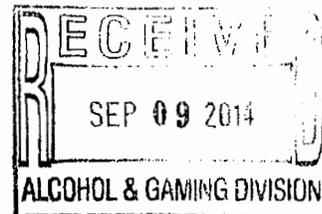
For additional information, reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 - Zoning Districts/14-6 Permitted Uses).

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. It is the intent of this letter to advise of the ordinances pertaining to the zone districts. 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 questions, please call me at 505-955-6325.

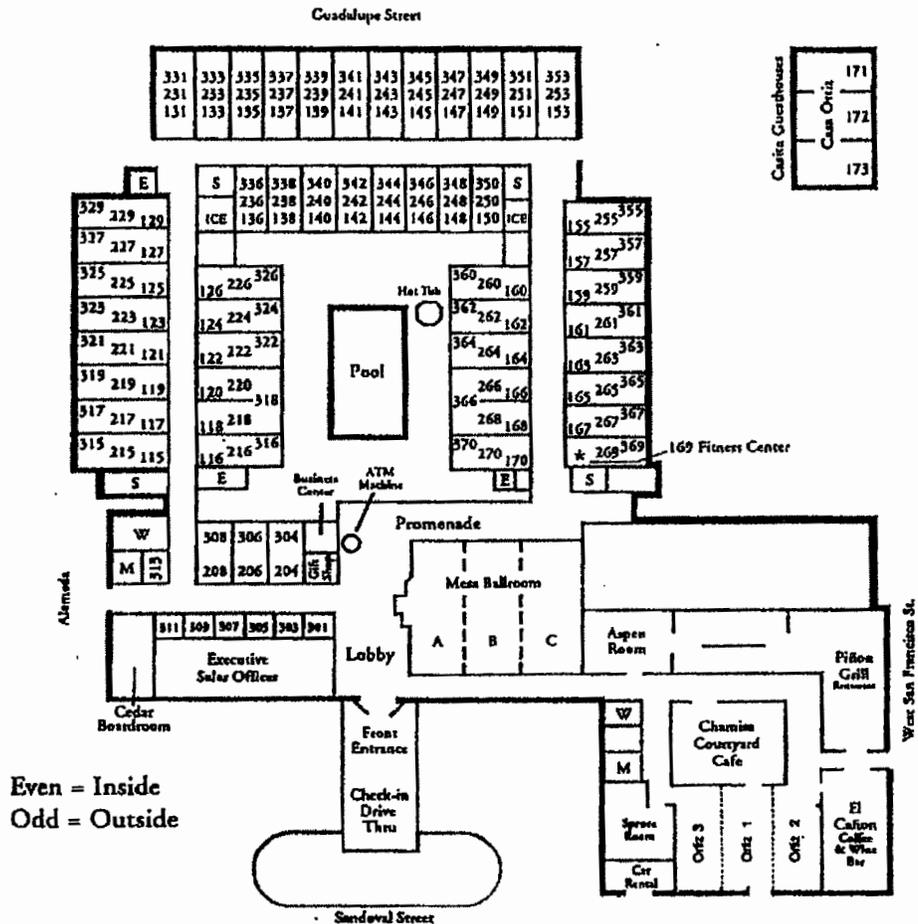


Donna J. Wynant, AICP
 Land Use Senior Planner
 City of Santa Fe Land Use Department
djwynant@santafenm.gov (505) 955-6325



L# 0899
HOTEL FLOOR PLAN

RECEIVED
APR 14 2006
HOTEL AND GAMING DIVISION



81,000 sq'
unrestricted

FLOOR PLAN APPROVAL
By Celia Quiles
Date 08/10/06



RECEIVED
SEP 09 2014
ALCOHOL & GAMING DIVISION

100 SANDOVAL STREET • SANTA FE, NM 87501 • 505-988-2811

Guadalupe Street

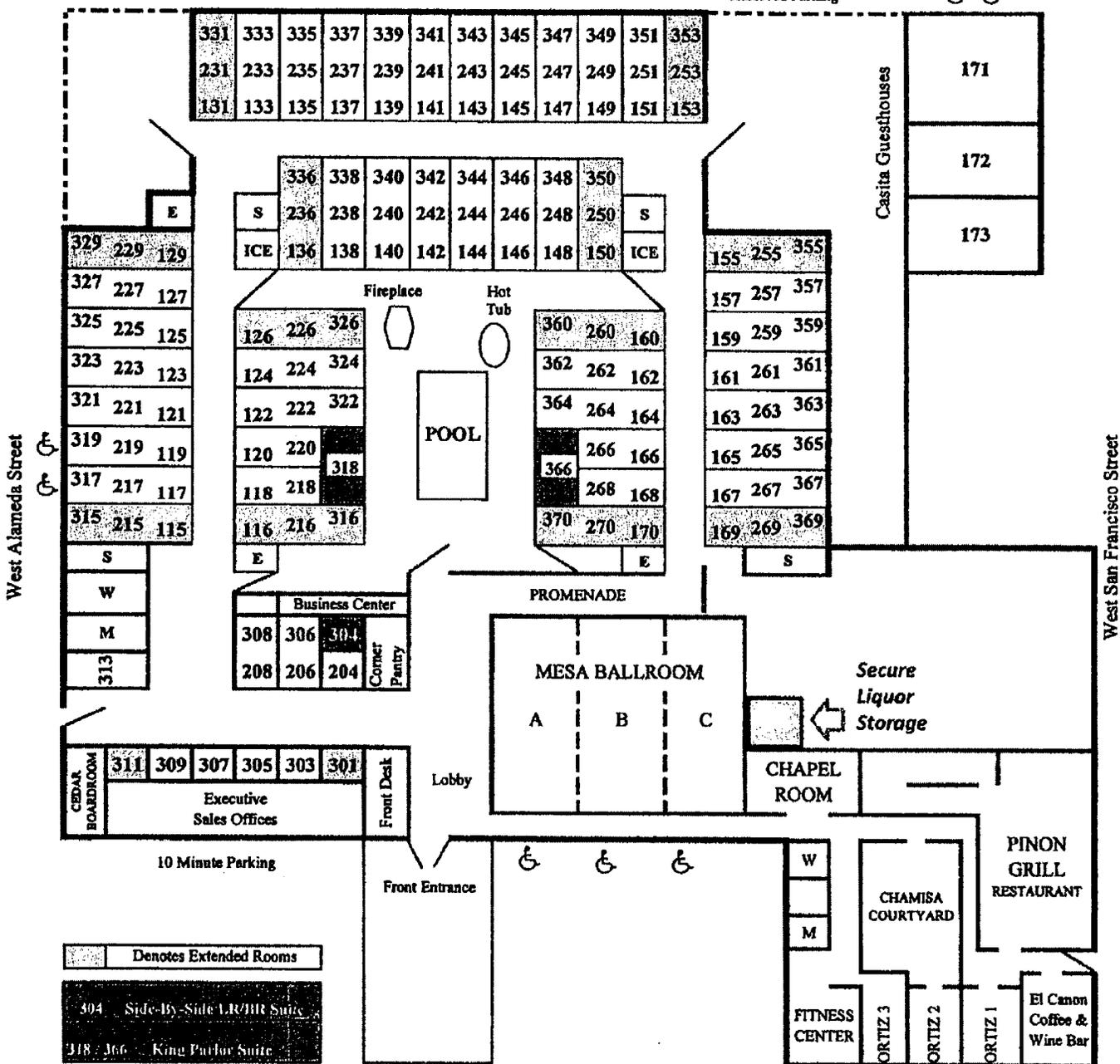


Hotel Floor Plan

(First Floor)

Reserved Parking

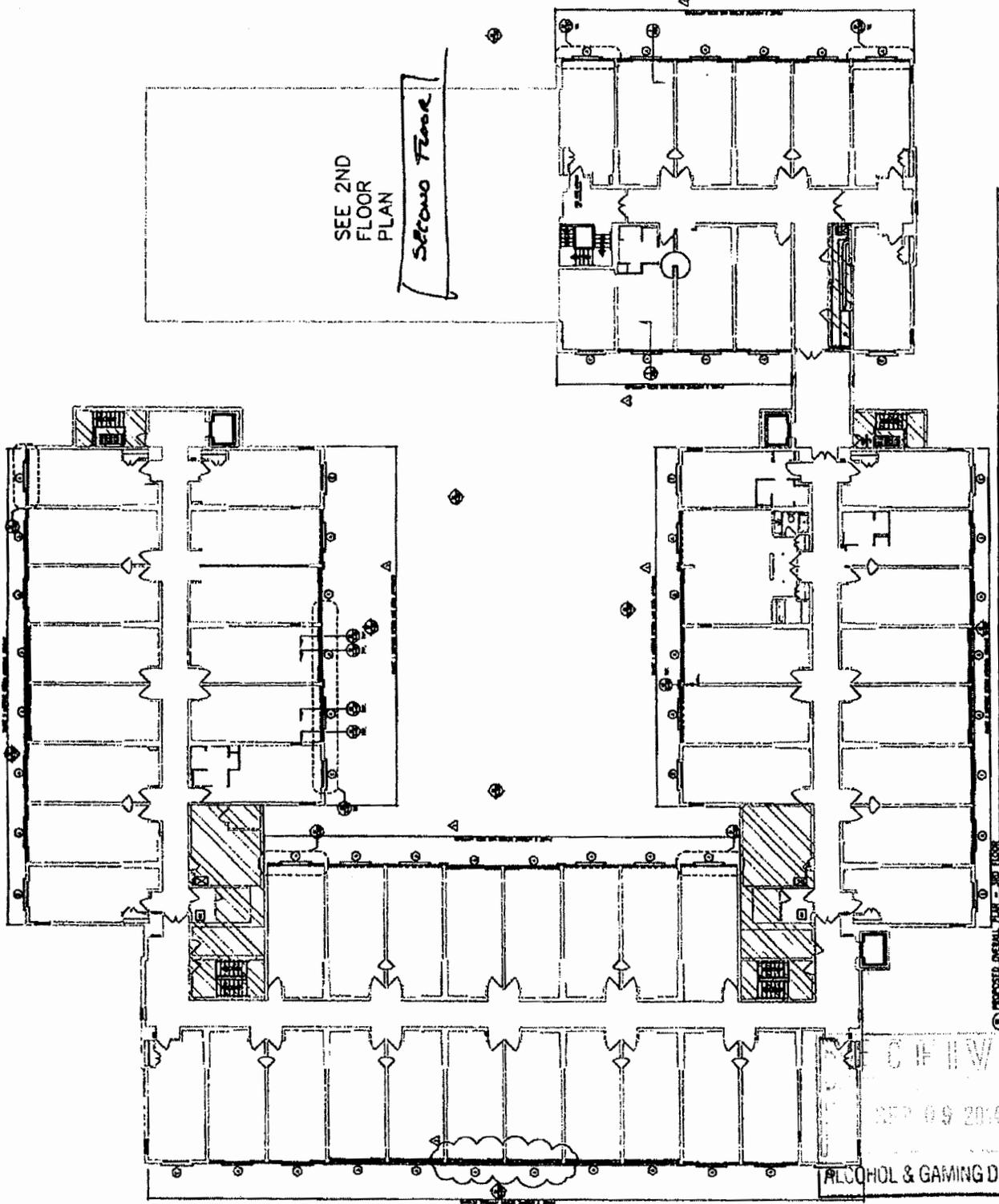
♿ ♿



RECEIVED
 SEP 09 2014
 ALCOHOL & GAMING DIVISION

North
 ↓

1. Title 2. Date 3. Project No. 4. Drawing No.	5. Scale 6. Author 7. Check 8. Date	9. Project Name 10. Location 11. Client	12. Architect 13. Engineer 14. Designer	15. Notes 16. Remarks	17. Revision 18. Date 19. Description	20. Project No. 21. Drawing No. 22. Date	23. Project Name 24. Location 25. Client	26. Architect 27. Engineer 28. Designer	29. Notes 30. Remarks	31. Revision 32. Date 33. Description	34. Project No. 35. Drawing No. 36. Date	37. Project Name 38. Location 39. Client	40. Architect 41. Engineer 42. Designer	43. Notes 44. Remarks	45. Revision 46. Date 47. Description
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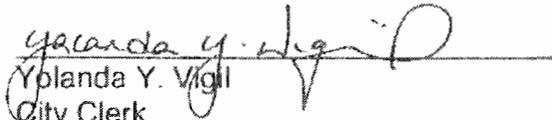
CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Governing Body of the City of Santa Fe will hold a public hearing on Wednesday, January 28, 2015 at its regular City Council Meeting, 7:00 p.m. session, at City Hall Council Chambers, 200 Lincoln Avenue.

The purpose of this hearing is to discuss a request from Ashford TRS Pool A, LLC for a transfer of Ownership of Dispenser License #0899 from Ashford TRS Sapphire, LLC to Ashford TRS Pool A, LLC. This license will remain at the Santa Fe Hilton Hotel, 100 Sandoval Street, Santa Fe.

All interested citizens are invited to attend this public hearing.


Yolanda Y. Vigil
City Clerk

Received by The New Mexican
Date 1/13/15
To Be Published 1/14/15 and
1/23/15
By Shelley Hirsch
The New Mexican (Signature)



Instructions:

The following information is needed regarding this request. Please type or print clearly.
 Complete this form and leave with the City Clerk while picking up the newspaper publication notice.

Thank you.

1. Name of owner of business ASHFORD TRS Paul A, LLC
 Name of business where proposed license is to be used SANTA FE HILTON
 Business street address 100 SANDOVAL STREET SANTA FE, N.M.
 Telephone number 972-778-9451

2. Indicate the type of liquor license this request entails.
 issuance of new license (indicate type: _____)
 transfer of location of existing license (indicate type: _____)
 transfer of ownership of existing license (location to remain the same)

3. Is this an existing business?
 yes
 no

4. Does the location where this license will be used currently sell liquor?
 yes
 no

5. If the answer to question #3 is yes, indicate the current hours of operation of the business.
SAME AS EXISTING SANTA FE HALTON HOTEL
 If the hours of operation will change due to the sales of liquor, indicate the revised hours.
N/A
6. 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 sales of liquor.
 Business is expected to increase (number of customers per day _____)
 Business is expected to decrease (number of customers per day _____)
 Business is expected to remain the same
8. If the answer to question #3 is no, indicate the number of customers anticipated per day at the business.
SAME AS EXISTING BUSINESS
9. Estimate the number of customers per day who currently drive (or will drive) to the business versus the number who walk.
UNKNOWN number of customers who drive
UNKNOWN number of customers who walk
10. Has liquor ever been sold at this business site?
 yes
 no
11. If the answer to question #10 is yes, indicate the name of the establishment and the year(s) that liquor sales occurred.
 Name SANTA FE HALTON
 Year(s) > 10 YEARS
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 if this request is approved
 traffic will not increase on adjacent streets if this request is approved

Name of person completing this form: MARIC RIBOES
 Telephone number: 505-980-4640
 Date: 11/3/2015

(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: [Signature]
 Title: TRAFFIC ENGINEER
 Date: 11/4/15



City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:

- Peter N. Ives, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Signe I. Lindell, Dist. 1
- Joseph M. Maestas, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Ronald S. Trujillo, Dist. 4
- Bill Dimas, Dist. 4

DATE: January 16, 2015 for the City Council Meeting of January 28, 2015

TO: Mayor and City Council Members

VIA:



 Brian Snyder, City Manager
 Lisa Martinez, Director, Land Use Department 

FROM: Antoinette Padilla, Code Enforcement Specialist 

ITEM AND ISSUE

Litter and noise impact assessment, due to a request from Ashford TRS Pool A, LLC for a transfer of Ownership of Dispenser License #0899 from Ashford TRS Sapphire, LLC to Ashford TRS Pool A, LLC. This license will remain at the Santa Fe Hilton Hotel, 100 Sandoval Street, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY

A substantial change in litter and noise due to this request is not anticipated.

CATEGORY	RR	R-1 -	R-6 -	R-7 -	R-9 -	R-7 -	R-7 -	R-7 -	R-10 -	R-29 -	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs 14-6.2
Specific-Use																										
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.												S ^{3,10}	S ³	P*	P	P		P*	P					P*	P*	P* ²
Restaurant - Fast service/take-out, no drive-through/drive-up												S ^{3,10}	P ⁴	P	P	P ⁴		P	P	S	P	P	P	P	P	P
Restaurant - with drive-through/drive-up														P*	P*			P*	P*	S	P*	P*	P*	P*	P*	P* ²
Medical																										
Apothecary shops or pharmacies														P	P		P	P	P					P	P	P ²
Medical and dental offices or clinics												S ¹⁰	S	P	P	P	P	P	P					P	P	P ²
Offices, Business and Professional																										
Business and professional offices excluding medical and dental and financial services																										
Public Accommodation																										
Bed and breakfast houses and inns															P			P	P							P
Conference and extended stay lodging facilities															P			P	P							

Italicized words defined in Article 14-12

100 Sandoval Street



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Legend

- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning**
 - RR Rural Residential
 - R1, (PUD) Single-Family 1du/ac
 - R2, (DT), (PUD), (AC) Single - Family 2du/ac
 - R3, (PUD) Single - Family 3du/ac
 - R4 Single - Family 4du/ac
 - R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
 - R7, (P), (PUD), R8 Single - Family 7-8du/ac
 - R9, R10 Single-Family 9du/ac
 - R11, (PUD) Multiple - Family 10du/ac
 - R12, (PUD) Multiple - Family 12du/ac
 - R21, (PUD) Multiple - Family 21du/ac
 - R29, (PUD), (AC) Multiple - Family 29du/ac
 - RAC Residential Arts & Crafts



Scale: 1:1,320