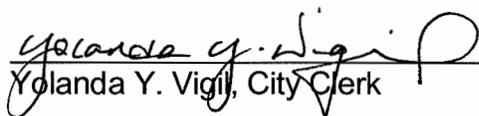


City of Santa Fe, New Mexico

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 Restaurant Liquor License with Patio Service (beer and wine with on-premise consumption only).

BACKGROUND AND SUMMARY

Kovai, Inc. has requested the issuance of a Restaurant Liquor License with Patio Service (beer and wine with on-premise consumption only) to be located at Paper Dosa, 551 West Cordova, Suite #C.

This location is not within 300 feet of a church or school. 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 Paper Dosa 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 Governing Body indicate its decision on the issuance of a Restaurant Liquor License with Patio Service (beer and wine with on-premise consumption only) to be located at Paper Dosa, 551 West Cordova, Suite #C.

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



New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Toney Anaya Building • 2550 Cerrillos Road • Santa Fe, New Mexico 87505
(505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming

December 18, 2014

Certified Mail No.: 7006 3450 0001 4339 3491

City of Santa Fe
Attn: Yolanda Y. Vigil, City Clerk
P.O. Box 909
Santa Fe, NM 87504-0909



Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

James C. McKay
GENERAL COUNSEL

Mary Kay Root
DIRECTOR

Re: Lic. No. /Appl. No.: Appl. No. 934837
Applicant Name: Kovai, Inc.
Doing Business As: Paper Dosa
Proposed Location: 551 West Cordova, Suite #C
Santa Fe, New Mexico 87505

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.

Greetings:

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

Within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in 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; and (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 SEEKING A RESTAURANT BEER AND WINE LICENSE WITH A PATIO FOR ON PREMISE CONSUMPTION ONLY.

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

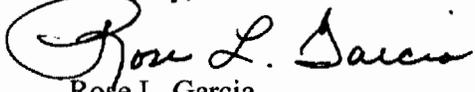
The governing body may disapprove the issuance or transfer of the license if:

- 1) 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).
- 2) 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.
- 3) 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 as to whether the local governing body has approved or disapproved the issuance of 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 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 will 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,



Rose L. Garcia
Hearing Officer
NM Regulation & Licensing Dept.
Alcohol & Gaming Division
Phone: 505-476-4552
Fax: 505-476-4595
Email: rosel.garcia@state.nm.us

Enclosures: Original Page 1 of Application
Copy of Page 2 of Application

New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Page 2 of 2



RESTAURANT LIQUOR LICENSE APPLICATION

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

AGD USE ONLY - APPLICATION # 934837 LOD _____

Application is for: New License / Change of Stock among existing members only / Change of Officers (no ownership interest)
 Applicant is: Individual / Corporation / Partnership (General or Limited) / Limited Liability Company

NAME OF APPLICANT (company or individual) Kovai Inc

ADDRESS (including city, state, zip) 1233 San Jose Ave Santa Fe NM 87505

TELEPHONE NUMBER OWNER 505-310-8019 EMAIL Nelliedevine@gmail.com

D/B/A name to be used: Paper Dosa Phone number for licensed premises: 505-310-8019

Physical location where license is to be used: 551 W Cordova St Santa Fe NM 87505
 (Include street number / highway number / state road, city and county, state, and zip code)

Mailing address: 1233 San Jose Ave Santa Fe NM 87505

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

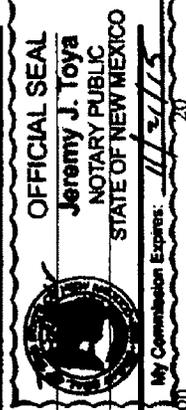
I, (print name) Neil Devine Tischler, as (title) Director of Kovai Inc being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) 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 in the presence of a notary public.

Signature of Applicant [Signature] Date 10-31-2014

SUBSCRIBED AND SWORN TO before me this 31 day of OCTOBER, 2014 by MEI RUM

Notary Public [Signature] My Commission Expires 11/21/15



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

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): 551 W. CORDOVA, SANTA FE NM 87505
 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) BRETT HOLLAND Plaza Sienna, LLC

B. Date and term of lease 11/01/14 5 years

3. Premises location is zoned (example C-1) General C-2 General Commercial

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 / 1056 Name of church Santa Fe Center-Spiritual Living Address/location of church 505 CAMINO DE LOS MARQUEZ Santa Fe NM 87505

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

Miles/feet 0.4 / 2112 Name of school New Mexico School for the Deaf Address/location of school 1060 CERILLOS Rd, Santa Fe NM 87501

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

Miles 67.3 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.

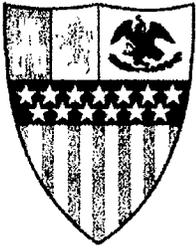
*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:

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



Return this form to the Alcohol and Gaming Division, PO Box 25101, Santa Fe, New Mexico 87505-5101.



City of Santa Fe, New Mexico

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

November 10, 2014

Debora Lopez, Deputy Department Director
Alcohol Beverage & Gaming Division
Regulations & Licensing Department
2550 Cerrillos Rd.
Santa Fe, NM 87505

RE: Zoning Verification 551 W Cordova Road.

Dear Mrs. Lopez,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, Pages I-18 updated October 4 2009; this property zoned C-2 (General Commercial).

"14-4.3(B) C-2 General Commercial District"

"The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development, to preserve the carrying capacity of the streets and to provide for off-street parking and loading."

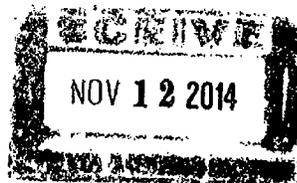
For full listing of uses allowed in a C-2 District, reference Chapter 14 "Land Development", Article 14-6 "Permitted Uses and Use Regulations", Table 14-6-1-1 "Table of permitted Uses" (<http://clerkshq.com/default.aspx?clientsite=Santafe-nm>).

Pursuant to Chapter 14-6.1-1 SFCC the list of uses allows for Restaurant Beer And Wine Liquor License.

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 advice 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 annual 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 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior





Leonard Tischler <lt1904@gmail.com>

floor plan

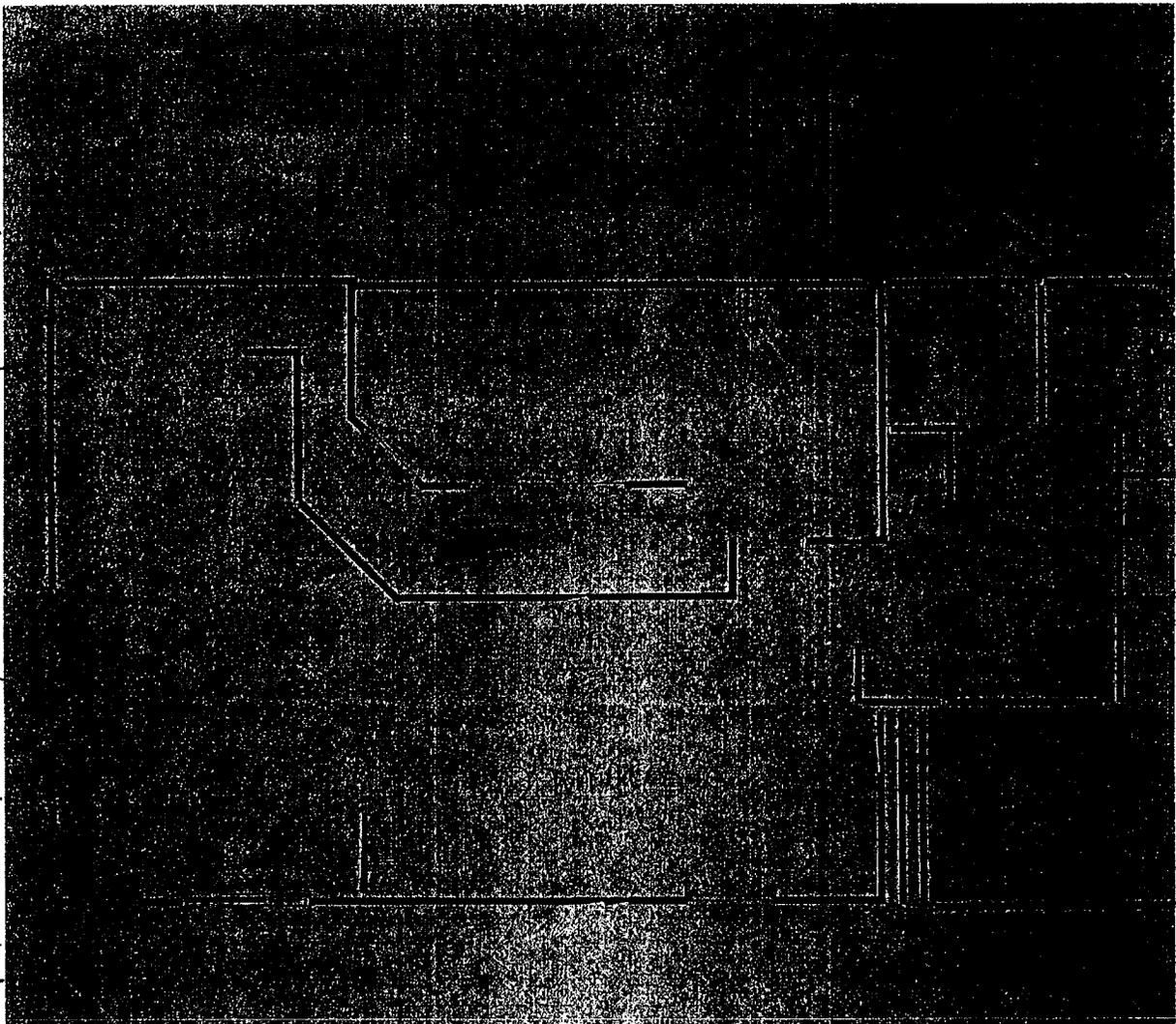
1 message

Paper Dosa

nell d tischler <nelliedevine@hotmail.com>

Mon, Nc

To: Leonard Tischler <lt1904@gmail.com>



All 10-15'

Eating Area
Patio

Fence

2,000 sq. ft.



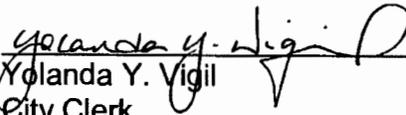
CITY OF SANTA FE

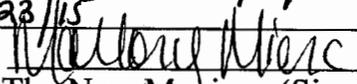
NOTICE OF PUBLIC HEARING

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 Kovai, Inc. for a Restaurant Liquor License (Beer and Wine, with Patio Service, for On-Premise Consumption Only) to be located at Paper Dosa, 551 West Cordova, Suite #C, 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 1/16/15 and
1/23/15
By 
The New Mexican (Signature)

City of Santa Fe



PUBLIC WORKS DEPARTMENT
TRAFFIC DIVISION
FOUR OFFICE BLDG 909
SANTA FE, NM 87504-0909
PHONE: 313-5411 (local)
914-4277 (toll)

Liquor License Request Supplemental Information

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 Nell Tischler
Name of business where proposed license is to be used Paper Dosa
Business street address 551 W Cordova Rd Suite C Santa Fe Nm 87505
Telephone number 505-310-8019
2. Indicate the type of liquor license this request entails.
 issuance of new license (indicate type: Beer + Wine)
 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.

N/A

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.

5pm - 9pm - Tuesday - Sunday

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.

600

9. Estimate the number of customers per day who currently drive (or will drive) to the business versus the number who walk.

45 number of customers who drive

_____ 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 _____

Year(s) _____

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 Nell Tischler

Telephone number 505-310-8019

Date 1-13-15

(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.

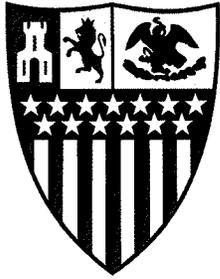
It appears that the approval of this request will create unacceptable traffic impacts (see comments below).

Other comments _____

By [Signature]

Title TRAFFIC ENGINEER

Date 4/14/15



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

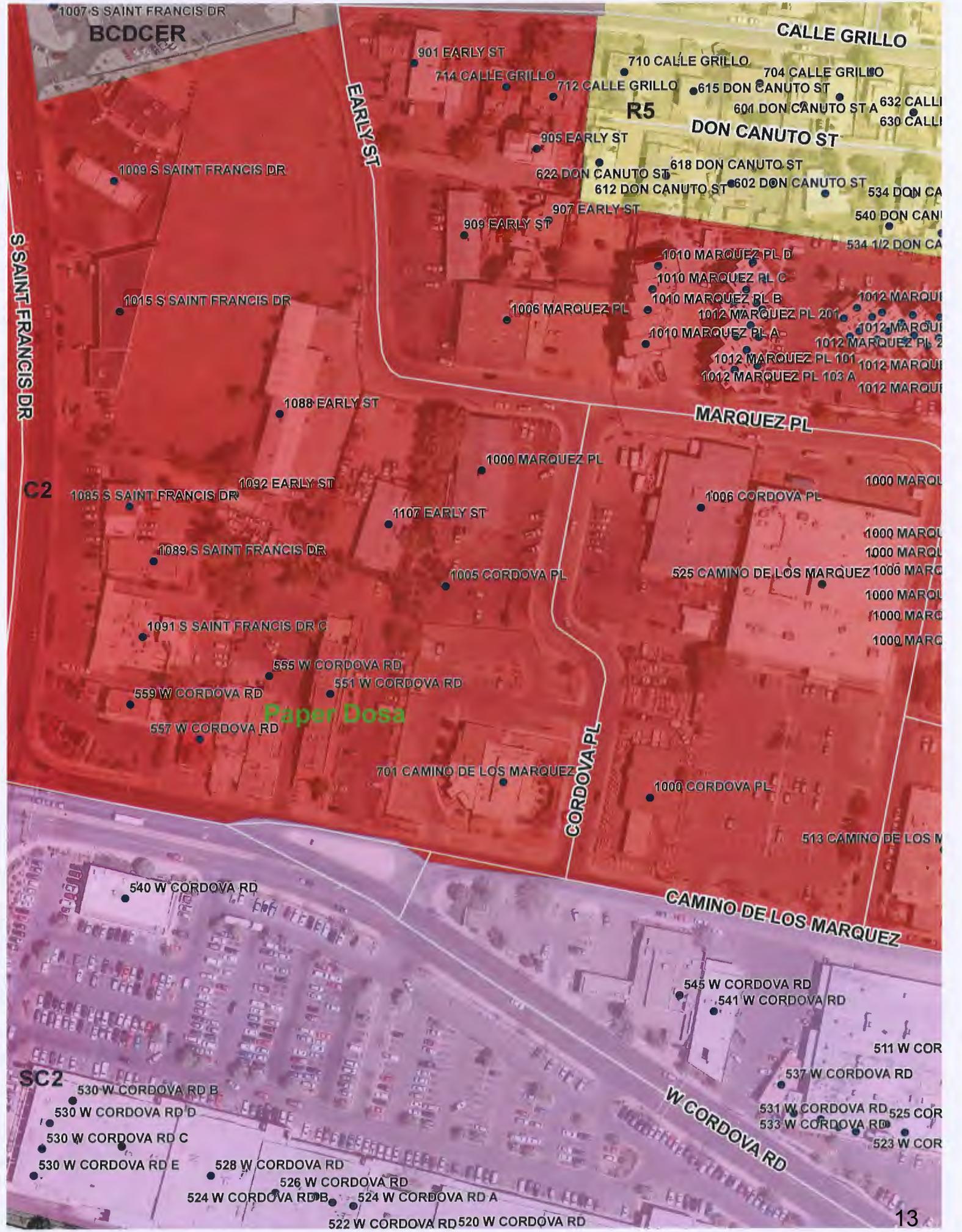
FROM: Antoinette Padilla, Code Enforcement Specialist 

ITEM AND ISSUE

Litter and noise impact assessment, due to a request from Kovai, Inc. for a Restaurant Liquor License (Beer and Wine, with Patio Service, for On-Premise Consumption Only) to be located at Paper Dosa, 551 West Cordova, Suite #C, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY

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



1007 S SAINT FRANCIS DR

BCDCER

CALLE GRILLO

901 EARLY ST

714 CALLE GRILLO

710 CALLE GRILLO

704 CALLE GRILLO

712 CALLE GRILLO

615 DON CANUTO ST

632 CALLI

601 DON CANUTO ST A

630 CALLI

DON CANUTO ST

905 EARLY ST

618 DON CANUTO ST

622 DON CANUTO ST

602 DON CANUTO ST

534 DON CA

909 EARLY ST

540 DON CANI

907 EARLY ST

534 1/2 DON CA

1010 MARQUEZ PL D

1010 MARQUEZ PL C

1010 MARQUEZ PL B

1012 MARQUI

1012 MARQUEZ PL 201

1012 MARQUI

1010 MARQUEZ PL A

1012 MARQUEZ PL 2

1012 MARQUEZ PL 101

1012 MARQUI

1012 MARQUEZ PL 103 A

1012 MARQUI

MARQUEZ PL

S SAINT FRANCIS DR

1009 S SAINT FRANCIS DR

1015 S SAINT FRANCIS DR

1088 EARLY ST

C2

1085 S SAINT FRANCIS DR

1092 EARLY ST

1000 MARQUEZ PL

1107 EARLY ST

1006 CORDOVA PL

1089 S SAINT FRANCIS DR

1005 CORDOVA PL

525 CAMINO DE LOS MARQUEZ

1091 S SAINT FRANCIS DR C

555 W CORDOVA RD

551 W CORDOVA RD

559 W CORDOVA RD

557 W CORDOVA RD

Paper Dosa

701 CAMINO DE LOS MARQUEZ

1000 CORDOVA PL

513 CAMINO DE LOS M

CORDOVA PL

540 W CORDOVA RD

CAMINO DE LOS MARQUEZ

545 W CORDOVA RD

541 W CORDOVA RD

511 W COR

SC2

530 W CORDOVA RD B

537 W CORDOVA RD

530 W CORDOVA RD D

531 W CORDOVA RD

530 W CORDOVA RD C

525 COR

530 W CORDOVA RD E

528 W CORDOVA RD

523 W COR

526 W CORDOVA RD

524 W CORDOVA RD B

524 W CORDOVA RD A

522 W CORDOVA RD 520 W CORDOVA RD