



Agenda

Regular Meeting of the
Governing Body
June 25, 2026 at 4:00 PM
City Council Chambers, City
Hall
200 Lincoln Avenue

Procedures for Governing Body Meeting

Viewing: *If the relevant technology is available to record the meeting in City Hall,* members of the public may stream the meeting live on the [City of Santa Fe's YouTube channel](#). The YouTube live stream can be accessed from most smartphones, tablets, or computers.

The video recording, *if created,* of this and all past meetings of the Governing Body will also remain available for viewing at any time on the [City's YouTube channel](#). Staff is available to help members of the public access pre-recorded Governing Body meetings online at any time during normal business hours. Please call 955-6521 for assistance.

Written Public Comment: Members of the public may submit written comments on legislation by clicking this link: <https://santafenm.gov/city-clerk-1/meetings-minutes-and-agendas/governing-body-public-comment>

If relevant technology is available and functioning for City use, the following options may be available:

Virtual Public Comment: To provide public comment during Petitions from the Floor, Public Comment, Final Action on Legislation, or Public Hearings virtually, you must join the Zoom meeting by internet or phone, using the following link: <https://santafenm.gov.zoom.us/j/84566758349>

- Internet: [Join the Zoom](#) meeting on the internet using a computer, laptop, smartphone, or tablet. Attendees should use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.
- Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: US: 1 (346) 248-7799 - Webinar ID: 819 0647 0889. Phone attendees should press *9 to use the "Raise Hand" function to be recognized by the Mayor to speak at the appropriate time.

1. Call to Order
2. Pledge of Allegiance
 - a. Councilor Cassutt
3. Salute to the New Mexico Flag

- a. Councilor Feghali
4. Invocation and Rememberances
 - a. Councilor Barrett
5. Roll Call
6. Approval of Agenda
7. Public Hearings (Land Use Cases, Appeals and Other Items Required to Have a Public Hearing)
 - a. **Appeal # 2026-12028-APPL of Case # 2025-11380.** The Old Santa Fe Association Appeals the Planning Commission's February 5, 2026, Decision Approving a Development Plan by Titan Development to Build a Four-Story, 150-Room Marriott Hotel on a 3.4-Acre Parcel at 1000, 1101 and 1103 Cerrillos Road. (Frank Ruybalid, Assistant City Attorney; feruybalid@santafenm.gov)
8. Executive Session
 - a. In accordance with the Open Meetings Act, NMSA 1978, Section 10-15-1, Subpart (H)(3) deliberations by a public body in connection with an administrative adjudicatory proceeding.
9. Adjourn

Closed captions are provided for this meeting. 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.

**SUMMARY OF ACTION
SPECIAL MEETING OF THE GOVERNING BODY
THURSDAY, JUNE 25, 2026, 4:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1.	Call To Order	Convened at 4:05 pm	3
2.	Pledge of Allegiance	Councilor Cassutt	3
3.	Salute to the NM Flag	Councilor Feghali	3
4.	Invocation and Remembrances Councilor Barrett		3
5.	Roll Call	Quorum	3-4
6.	Approval of Agenda	Approved	4
7.	Public Hearings		
	a. Appeal	Denied	4-6
8.	Executive Session	None	6
9.	Adjourn	Adjourned at 9:18 pm	6-7

**SPECIAL MEETING OF THE GOVERNING BODY
THURSDAY, JUNE 25, 2026, 4:00 PM
COUNCIL CHAMBERS, CITY HALL
200 LINCOLN AVENUE, SANTA FE, NEW MEXICO**

1. CALL TO ORDER

The meeting of the Governing Body was called to order by Mayor Garcia, at 4:00 pm, on Thursday, June 25, 2026, in the Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

2. PLEDGE OF ALLEGIANCE

A. COUNCILOR CASSUTT

Recited.

3. SALUTE TO THE NEW MEXICO FLAG

A. COUNCILOR FEGHALI

Recited.

4. INVOCATION AND REMEMBRANCES

A. COUNCILOR BARRETT

Given.

5. ROLL CALL

MEMBERS PRESENT

Councilor Jamie Cassutt
Councilor Alma Castro
Councilor Lee Garcia
Councilor Patricia Feghali
Councilor Elizabeth Barrett
Councilor Paul Bustamante
Mayor Michael Garcia

MEMBERS ABSENT

Councilor Pilar Faulkner, excused

Councilor Amanda Chavez

OTHERS PRESENT

Andrea Phillips, Deputy City Manager
Marcos Martinez, City Attorney
Geraldyn Cardenas, City Clerk
Frank Ruybalid, Assistant City Attorney
Elizabeth Martin, Stenographer

6. APPROVAL OF AGENDA

MOTION A motion was made by Councilor Castro, seconded by Councilor Bustamante, to approve the agenda as presented.

VOTE The motion passed on a voice vote.

7. PUBLIC HEARINGS (LAND USE CASES, APPEALS AND OTHER ITEMS REQUIRED TO HAVE A PUBLIC HEARING)

A. APPEAL # 2026-12028-APPL OF CASE # 2025-11380. THE OLD SANTA FE ASSOCIATION APPEALS THE PLANNING COMMISSION'S FEBRUARY 5, 2026, DECISION APPROVING A DEVELOPMENT PLAN BY TITAN DEVELOPMENT TO BUILD A FOUR-STORY, 150-ROOM MARRIOTT HOTEL ON A 3.4-ACRE PARCEL AT 1000, 1101 AND 1103 CERRILLOS ROAD.

Mayor Garcia reviewed the hearing process.

Mr. Ruybalid, Assistant Attorney for the City of Santa Fe, presented the staff report. The Appellant and the Applicant presented their cases.

There were no questions for staff from the parties.

Sworn Public Comment

Hilario Romero. Mr. Romero spoke in favor of the appeal.

Matt Johns. Mr. Johns spoke against the appeal.

Anna Hansen. Ms. Hansen spoke against the development of the hotel and issues with the intersection.

Rick Martinez. Mr. Martinez spoke about staff finding issues and the

development proposal.

Mary Charlotte Armande. Ms. Armande spoke in favor of the appeal based on the original application not meeting the standards.

Fletcher Catron. Mr. Catron spoke about the traffic issues.

Maya Martinez, District 1. Ms. Martinez spoke about traffic safety and what is best for citizens and not developers.

Donald Sorouza. Mr. Sorouza spoke to the public not being listened to saying, we have to live with the traffic and congestion.

Nancy Fey. Ms. Fey spoke about zoning laws and environmental impacts.

Judith Gabriel, District 2. Ms. Gabriel spoke about an incomplete application and that it should be dismissed on that alone. It is a very dangerous intersection.

Rachel Orick. Ms. Orick spoke about issues regarding the saturation of tourism.

Mike Bowen. Mr. Bowen spoke about traffic issues in the intersection area.

Stacey Foils. Ms. Foils spoke about the laws we have and the statutes we have to follow. These people did not respect our laws.

Pen La Farge. Mr. La Farge spoke about traffic issues and the aesthetics.

Jan Bower. Ms. Bower spoke against the hotel project.

Elizabeth West. Ms. West spoke against the hotel project.

Barbara Fix. Ms. Fix spoke about the traffic and congestion concerns.

Judy. Judy spoke about the traffic and proximity to the Deaf School.

Pelican Lee. Ms. Lee spoke against the hotel project.

Joe Simmons. Mr. Simmons spoke saying, as an architect, if the applicant has met all the rules and regulations to develop then they are allowed to develop. Look at a solution for the traffic issues. They have complied with the Land Use Code.

Kari. Kari spoke to the issues with the site of the development and the look of

the hotel.

Tony Melmet. Mr. Melmet spoke to the residents not wanting this development.

Donna Rivera Atencio. Ms. Atencio spoke about being stewards of water, the economy and supporting hotels already invested in Santa Fe and dealing with the homeless issues.

MaryAnn Zigler, District 2. Ms. Zigler spoke to the process of this development.

Rosemary Romero. Ms. Romero spoke about cumulative impacts on the area.

Randy Bell. Mr. Bell spoke in favor of the appeal as President of the Old Santa Fe Association and the data provided.

Peter McCarthy. Mr. McCarthy spoke to the intersection and traffic dangers and issues.

Bob White. Mr. White spoke to a bad traffic design for the development.

Stephanie Beninato. Ms. Beninato spoke against the hotel project.

Laura Miller. Ms. Miller spoke to issues around how this project will effect the surrounding area.

Steven. Steven spoke about the existing traffic congestion now.

Rachel Thompson, District 2. Ms. Thompson spoke about walking around this hotel development.

Beverly Spears. Ms. Spears spoke in favor of the appeal and its legal merit saying, the location is wrong and the architecture is ugly. Four stories is offensive.

Seth Friedman. Mr. Friedman spoke about lowering the status of the City's livability and tasteful development.

Ocou Oppenheimer. Mr. Oppenheimer spoke in favor of the legal appeal.

Governing Body Questions

New Evidence Questions from Appetent

New Evidence Questions from Applicant

**Closing Statement from Appetent.
Closing Statement from Applicant.**

The Public Hearing was closed.

MOTION A motion was made by Councilor Feghali, seconded by Councilor Castro, to deny the appeal on the grounds that substantial evidence supported the Planning Commission's February 5, 2026, decision approving the AC Marriott Hotel project at 100,1101, and 1103 Cerrillos Rd.

FRIENDLY AMENDMENT Councilor Cassutt proposed a friendly amendment to the motion that a condition be added that there be a letter from NMDOT stating that this is a valid traffic impact analysis and that it meets their standards. If so, they can proceed with the normal process. If it does not meet their standards, it will be remanded back to the Planning Commission with a new traffic impact analysis to be performed for further fact and finding.

The maker and seconder of the motion agreed with the amendment.

VOTE ON AMENDED MOTION The amended motion passed on a roll call vote of 3 yes, 1 no and 1 abstention, as follows:

Councilor Barrett, yes; Councilor Bustamante, no; Councilor Castro, abstained, Councilor Feghali, yes; Councilor Garcia, yes; Councilor Cassutt, yes.

Mr. Martinez stated that in this case, an abstention counts as acquiescence so it is a yes vote.

The appeal was denied with the condition as stated by Councilor Cassutt.

8. EXECUTIVE SESSION

A. IN ACCORDANCE WITH THE OPEN MEETINGS ACT, NMSA 1978, SECTION 10-15-1, SUBPART (H)(3) DELIBERATIONS BY A PUBLIC BODY IN CONNECTION WITH AN ADMINISTRATIVE ADJUDICATORY PROCEEDING.

An Executive Session was not necessary.

9. ADJOURN

There being no further business before the Governing Body, the meeting adjourned at 9:18 pm.

Mayor Michael Garcia

Attested To By:

Geraldyn F. Cardenas, City Clerk

Respectfully Submitted By:

Elizabeth Martin, Stenographer