



City of Santa Fe

# MINUTES

REGULAR MEETING OF  
THE PLANNING COMMISSION  
February 6, 2025 AT 6:00 PM

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## A. ROLL CALL

### Commissioners Present:

Chair Janet Clow

Vice Chair Jessica Eaton Lawrence

Commissioner Gurushabad Mirando

Commissioner Peter Smith

Commissioner Thomas (TJ) Rieland

Commissioner Sasha McGhee

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AGENDA

**MOTION:** Commissioner Lawrence moved, seconded by Commissioner Mirando, to approve the agenda as presented.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Vice Chair Jessica Eaton Lawrence Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Peter Smith Yes  
Commissioner Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None



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## D. Appointment of Officers

Chair Clow, appointed Commissioner Smith to Vice-Chair of the Planning Commission. Commissioner Smith accepted the position, relieving his duties as Secretary. Chair Clow appointed Commissioner Mirando to Secretary.

## E. Consent of Agenda

1. Case #2024-9640 Plaza Contenta Development Plan Second Time Extension. Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a second time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a second 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020.

Commission approved the director’s decision with no discussion.

## F. APPROVAL OF MINUTES:

1. January 16, 2025

**MOTION:** Vice Chair Smith Motioned, seconded by Commissioner Lawrence, to approve the minutes with amendments presented by Chair Clow, to include “postponed to the February 6, 2025, Public Hearing” for projects, 2024-7900 RLS Cerillos Multifamily Development Plan and 2024-7998 Los Prados Preliminary Subdivision Plat

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Commissioner Jessica Eaton Lawrence Yes  
 Vice Chair Peter Smith Yes  
 Commissioner Sasha McGhee Yes  
 Commissioner Gurushabad Mirando Yes  
 Commissioner Thomas (TJ) Rieland Yes

**Against:** None



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**Not present:** None

## G. APPROVAL OF FINDINGS/CONCLUSIONS

2. Case #2023-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat. Orion-West LLC, Agent, for Las Soleras Center LLC, Las Soleras Village LLC and Santa Fe Las Soleras Medical Development LLC, owners and applicants (“Applicant”), request approval of a Preliminary Serial Subdivision Plat per SFCC 1987 § 14-3.7 (“Subdivision of Land”), to further subdivide two existing parcels within the Las Soleras Master Plan into a total of six parcels. Parcel “18A” is 29.82 acres and is located at 4000 Beckner Road. Parcel “18B” 18.01 acres and is located at 4200 Beckner Road. Both parcels are zoned C-2 (General Commercial) and within Suburban Archaeological Review District. (Janice Biletnikoff, AICP, Case Manager, [jibiletnikoff@santafenm.gov](mailto:jibiletnikoff@santafenm.gov))

**MOTION:** Commissioner Mirando motioned, seconded by Commissioner Lawrence, to approve Findings for Case #2023-7752 without changes or corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Commissioner Jessica Eaton Lawrence Yes  
 Vice Chair Peter Smith Yes  
 Commissioner Sasha McGhee Yes  
 Commissioner Gurushabad Mirando Yes  
 Commissioner Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None



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- 3. Case #2024-8898. 214 Camino De Los Marquez Rezoning. JenkinsGavin, Inc., Agent, for Santa Fe Opera, Owner/Applicant, requests the Planning Commission recommend and the Governing Body approve and adopt an Ordinance to rezone 2.50 acres located at 214 Camino De Los Marquez from R-21 PUD (Residential Twenty-one dwellings per acre, Planned Unit Development) to R-29 (Residential Twenty-nine dwellings per acre), including removal of the PUD from the subject property. The Property is located within the Suburban Archaeological Review District and the River and Trails Archaeological Review District. (Janice Biletnikoff, Case Manager, [jibiletnikoff@santafenm.gov](mailto:jibiletnikoff@santafenm.gov))

**MOTION:** Commissioner Mirando Motioned, seconded by Vice Chair Smith, to approve Findings for Case #2024-8898 without changes or corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Vice Chair Peter Smith Yes  
 Commissioner Sasha McGhee Yes  
 Commissioner Gurushabad Mirando Yes  
 Commissioner Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** Commissioner Jessica Eaton Lawrence

- 4. Case #2024-8550. Fiesta Nissan Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

- 5. Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2



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(General Commercial) and is located at 6590 Cerillos Road. (Dan Esquibel, Case Manager) **(POSTPONED TO MARCH 6, 2025, PUBLIC HEARING)**

## H. OLD BUSINESS

## I. NEW BUSINESS

1. Case #2024 –7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, requests approval of a development plan to establish development standards for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling approximately 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov), 955-6670)

**MOTION:** Commissioner Mirando motioned, seconded by Vice Chair Smith, to approve 2024-7909, RKSS Cerillos Multifamily Development Plan

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Commissioner Jessica Eaton Lawrence Yes  
 Vice Chair Peter Smith Yes  
 Commissioner Sasha McGhee Yes  
 Commissioner Gurushabad Mirando Yes  
 Commissioner Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None

2. Case #2024-7998. Los Prados Preliminary Subdivision Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject



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14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, [jibiletnikoff@santafenm.gov](mailto:jibiletnikoff@santafenm.gov)).

**MOTION:** Commissioner Lawrence motioned, seconded by Vice Chair Smith, to approve, 2024-7998. Los Prados Preliminary Subdivision Plat, subject to conditions of approval and technical corrections.

**VOTE:** The motion was approved on the following Roll Call vote:

**For:** Commissioner Jessica Eaton Lawrence Yes  
Vice Chair Peter Smith Yes  
Commissioner Sasha McGhee Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner (TJ) Rieland Yes

**Against:** None

**Abstain:** None

## I. STAFF COMMUNICATIONS

- a. Water budgets and water offsets presentation y Jesse Roach, Water Division Director, Public Utilities.

## J. MATTERS FROM THE COMMISSION

## K. ADJOURNMENT

8:28 P.M.

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Liaison

\_\_\_\_\_  
Chair