



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
March 20, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:

Vice Chair Peter Smith (Acting Chair)
Commissioner Gurushabad Mirando
Commissioner Thomas (TJ) Rieland
Commissioner Sasha McGhee
Commissioner Piper Kapin

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

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

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

For:
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes
Commissioner Thomas (TJ) Rieland Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None



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C. Consent of Agenda

D. APPROVAL OF MINUTES:

1. February 6, 2025

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on February 6, 2025

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

For: Commissioner Piper Kapin Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Not present: None



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E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2024-7998. Los Prados Preliminary Subdivision Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), was approved 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 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).

MOTION: Commissioner Rieland moved, seconded by Commissioner McGhee, to approve Findings for Case #2024-7988 without changes or corrections.

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

For: Commissioner Piper Kap
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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2. Case #2024 –7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, was approved for 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, 955-6670)

MOTION: Commissioner McGhee Moved, seconded by Commissioner Kapin, to approve Findings for Case #2024-7909 without changes or corrections.

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

For: Commissioner Piper Kapin Yes
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner Thomas (TJ) Rieland Yes

Abstain: None



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F. OLD BUSINESS

G. NEW BUSINESS

- 1. Case #2022-6013. Caja del Oro Subdivision Final Subdivision Plat. Victoria Dalton, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Final Development Plan for the Phase 2 portion which includes forty-four (44) single-family homes of the total 80 proposed for Phases 1 & 2 combined. The property is approximately +/- 9.07 acres of land of the +/-16.2 acres for both phases. It is located North of Caja del Oro Grant Road and East of the NM599 Frontage Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov).**

MOTION: Commissioner Mirando moved, seconded by Vice Chair Smith, to approve 2022-6013, Caja del Oro final subdivision, subject to the conditions of approval technical corrections.

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

For: Commissioner Piper Kapin Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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2. **Case 2024-9585. 4000 and 4200 Beckner Road Final Serial Subdivision Plat. Orion West LLC, Agent, for Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC, Owners, requests approval of a final plat to subdivide Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan to create a total of six lots. The parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District. (Janice Biletnikoff, Case Manager, jibiletnikoff@santafenm.gov)**

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve, 2025-9585, 4000 and 4200 Beckner Road Final serial subdivision, subject to conditions of approval and technical corrections.

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

For: Commissioner Piper Kapin Yes
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner (TJ) Rieland Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

**J. ADJOURNMENT
6:59 P.M.**

Liaison

Chair



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