



CITY OF SANTA FE

Planning and Land Use Department Planning Commission Staff Report

Case No: 2024-8195

Hearing Date: September 4, 2025

Applicant: Andy Duettra, Alvord Investors I LLC

Agent: Wayne Lloyd

Request: Development Plan

Location: 1625 Paseo de Peralta

Case Mgr.: Rebekah Clouser

Zoning: Business Capital District, Redevelopment

Overlay: Historic Downtown Archeological Review District

Pre-app Mtg.: May 9, 2024

ENN Mtg.: June 27, 2024

Proposal: Development Plan approval for an all-suite hotel for 46 suites on 2.01 acres.



Case #2024 – 8195. 1625 Paseo de Peralta Development Plan. Andy Duettra, owner and Applicant, represented by Agent, Wayne Lloyd, Lloyd & Associates Architecture, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archeological Review District.

RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report.

One motion is required for this case:

1. Approve or deny **Case 2024-8195: 1625 Paseo de Peralta, Development Plan**, subject to the conditions of approval and technical corrections recommended by staff.

I. CONDITIONS OF APPROVAL

The conditions of approval and technical corrections required by the Planning and Land Use Department and the City's Development Review Team (DRT) can be found in Attachment A: *Conditions of Approval and Technical Corrections* and Attachment B: *DRT Memos*.

II. EXECUTIVE SUMMARY

Wayne Lloyd, Lloyd and Associates, LLC, (the "Agent"), for Andy Duettra, Alvord Investors I LLC, (the "Applicant"), requests approval of the development plan (the "Project") at 1625 Paseo de Peralta (the "Property"). The Property is zoned BCD-RED (Business Capital District-Redevelopment) (See Figure 1: "*Aerial Map*") and is located within the Historic Downtown Archaeological Review District (See Figure 2: "*Zoning Map*").

The Applicant completed the general requirements of Santa Fe City Code ("SFCC") Subsections 14-3.1(E) "*Pre-Application Conferences*," 14-3.1(F) "*Early Neighborhood Notification Procedures*," and 14-3.1(H) "*Notice Requirements*" to be heard before the Planning Commission.

Staff's analysis finds that the Applicant has satisfied Subsection 14-3.8 "*Development Plans*" (§ 14-3.8(D)(1) "*Approval Criteria and Conditions*") for the Project and recommends APPROVAL subject to the conditions identified in Attachment A: *Conditions of Approval and Technical Corrections*.

III. PROJECT ANALYSIS: DEVELOPMENT PLAN

A. Property information

The Applicant is requesting approval of a development plan for an "all-suites" hotel, in three buildings comprising 46 units at 1625 Paseo de Peralta (formerly 551 Alarid Street). The Project complies with the Project Alvord Master Plan (the "Master Plan") approved by Resolution No. 2018-46 of the Governing Body on June 13, 2018. The Master Plan includes design standards outlining requirements for setbacks, lot coverage, massing, height, parking, wall materials, windows, roof materials, skylights, yard walls/fences, and portals. The Master Plan also identifies a list of permitted uses for the property, including hotels.

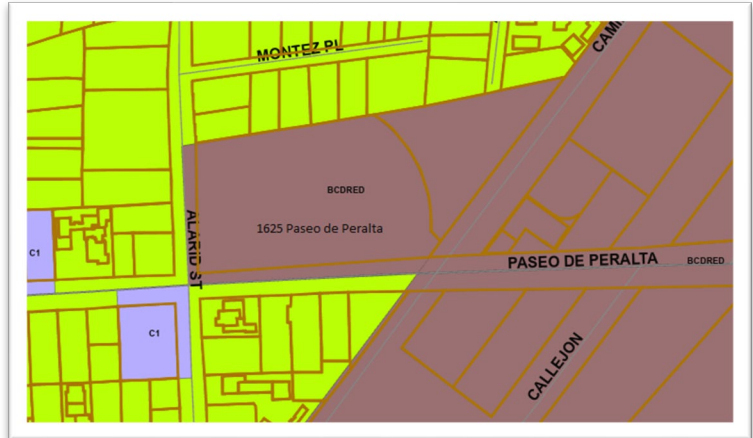
The Master Plan was approved with two phases. The first phase is the current Project at 1625 Paseo de Peralta. Phase two is for an abutting tract of land located at 1617 Paseo de Peralta, which directly borders the Railyard Master Plan along Camino de le Familia.

Phase two is not part of the scope of this request and therefore is not before the Planning Commission for its consideration as part of this Project at this time. Under code Section 14-3.19(B), approval of a master plan shall expire 5 years after all applicable appeal periods, however, the Master Plan was approved for ten years pursuant to 14.3-19(A)(2).

Figure 1: Aerial Map



Figure 2: Zoning Map



B. Project Zoning

The property is zoned in the Business Capital District Redevelopment Subdistrict (BCD-RED) and is located within the Historic Downtown Archaeological Review District (See Figure 2: “Zoning Map”). The proposed hotel use is allowed under the BCD-RED zoning and the Master Plan. The adjacent properties are zoned R8 (Residential 8 units per acre), C1 (Office and related commercial), and BCD-RED, see Table 1: *Adjacent Properties*.

The BCD-RED standards are governed by the subdistrict which is regulated by the Alvord Project Master Plan. The Master Plan included specific height zones requirements for the Property, creating four “height zones” that all development proposals must comply.

The Applicant provided *Master Plan Building Heights* in their application to illustrate compliance with the Master Plan height zones (See Attachment C: Applicant Submittals—Development Plan Drawings). The first height zone is a 25’ “no build zone” on the north and western boundaries of the property that align with the adjacent residential uses. The second, third, and fourth height zones are one, two, and three-story height limitations.

Table 1: Adjacent Properties

| Direction | Address | Zoning District | Use |
|-----------|--|-----------------|-------------|
| West | 1701 Paseo de Peralta, 546 Alarid Street | R8 | Residential |

| | | | |
|-----------|---|--------|-------------|
| East | 1617 Paseo de Peralta | BCDRED | Commercial |
| North | 529-736 Montez Place | R8 | Residential |
| South | 603 Alarid Street, 1626-1618 Paseo de Peralta | R8 | Residential |
| Southwest | 1700 Paseo de Peralta | C1 | Commercial |

Subject to all the conditions of approval and technical corrections, the proposal meets all dimensional standards as shown in Table 2: Dimensional Standards.

Table 2: Dimensional Standards Requirements

| Requirement | Master Plan | Proposed |
|--------------|---|---|
| Height | 16' to parapet- 1 story 28' to parapet- 2 story 36' to parapet- 3 story | 16' to parapet- 1 story 28' to parapet- 2 story 36' to parapet- 3 story |
| Setbacks | Front: Maximum / Minimum: 0 feet Build to Line Neighborhood Edge: No build zone 25' from North & West property lines Side: None | Front: 6' Neighborhood Edge: exceeds 25' no build zone Side: 0 |
| Open Space | None required | None required |
| Lot Coverage | None; must meet 25' no build zone and parking requirements | 43.85% lot coverage, meets 25' no build zone and parking requirements |

C. Architectural Design Review

The Project is subject to the architectural standards for the BCD district, which require structures to reach 205 points pursuant to Table 14-8.7-1: Point Requirements by Zoning District. The Applicant submitted an architectural points worksheet that identifies compliance with the required 205 points (See Attachment C: “*Applicant Submittals*”).

The Master Plan includes additional restrictions on building mass, materials, and color. The proposed massing is simple and aligns with the Master Plan. Submitted materials for building, yard walls, and fences are stucco and coyote fencing material. The massing and materials conform with the Master Plan.

All buildings are proposed in the Territorial Santa Fe architectural style, see Figure 3: *Building Elevations*. The Territorial Santa Fe style is compatible with the existing Alvord Elementary School building and the surrounding neighborhood. The proposed predominant stucco color is *Candlelight* by La Habra, with *Moroccan Sand* by La Habra under the portals. The applicant proposes to replicate the existing murals on the building and place them along the perimeter

fencing facing the railyard. For details about the murals, refer to Attachment C: Applicant Submittals—Development Plan Drawings.

Figure 3: Building Elevations



D. Historic Downtown Archeological Review District

The Property lies within the Historic Downtown Archeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(1) “Historic Downtown Archeological Review District” states:

In this district, an archaeological clearance permit shall be required:

- (a) *Prior to issuance of a building permit for projects with gross lot coverage of two thousand five hundred (2,500) square feet or more involving new construction, parking lots and/or alterations.*

The Project exceeds gross lot coverage of 2,500 square feet and therefore requires archaeological clearance. The City of Santa Fe’s Archeological Review committee granted archaeological clearance for the subject parcels on September 1st, 2022 (See Attachment C:” Applicant *Materials*”).

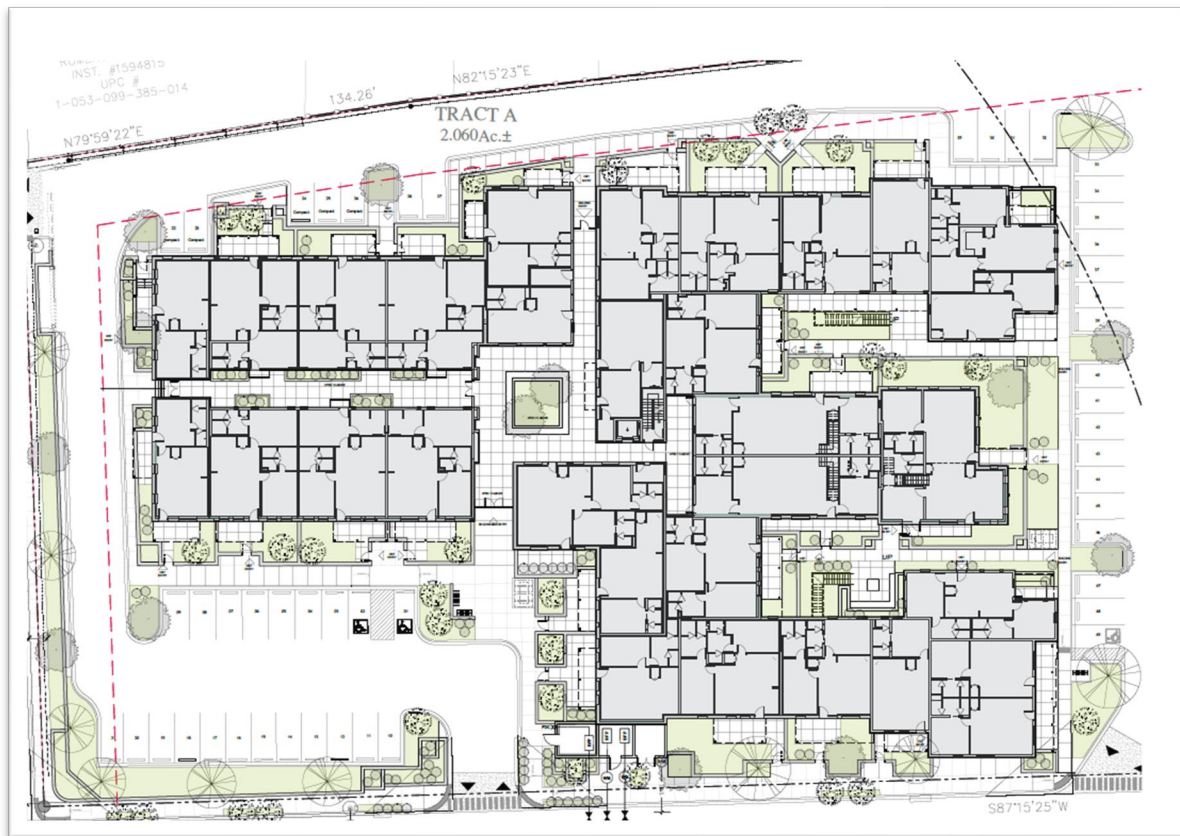
E. Traffic, Access, and Parking

The Project proposes three driveways, as required by the Master Plan. The existing driveway along Alarid Street, approximately 125 feet from the intersection of Alarid and Paseo de Peralta will remain, and the other two driveway access points will be located on Paseo de Peralta, see Figure 4: *Site Plan*. The second existing driveway on Alarid, closest to Paseo de Peralta, will be eliminated, per the Master Plan.

The City Traffic Division reviewed the Project and applicant submittals and had no conditions of approval. Traffic comments can be found in Attachment B “*DRT Memos*”.

The Project provides a total of 49 vehicular parking spaces, exceeding the parking requirements of Table 14-8.6-1: *Parking and Loading Requirements*, which require hotels to provide one vehicular parking space per rental unit. Pursuant to Table 14-8.6-4 *Hotel or Motel Off-Street Bicycle Parking* the Project is required to provide three bicycle parking spaces. The Project includes eight spaces, exceeding the code requirement.

Figure 4: Site Plan



F. Fire Prevention and Emergency Access

The Project will include automatic fire suppression systems and will be serviced by two new fire hydrants, located along Alarid Street and Paseo de Peralta.

Fire and Emergency access requirements are satisfied by the proposed driveway, which circumnavigates all three proposed hotel buildings. The driveway has three access points from Paseo de Peralta and Alarid Street. Ingress and egress along Alarid Street are through an emergency access gate.

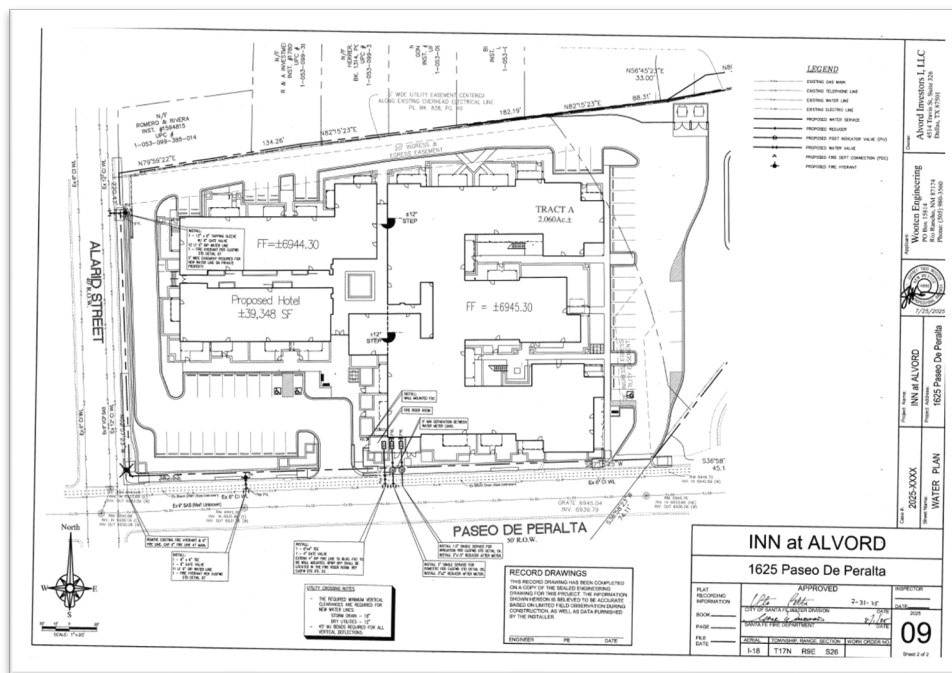
G. Utilities

1. Water Engineering and Resources

The property is currently connected to city water. The applicant plans to upgrade the water utility services by installing two new water meters: a two-inch domestic meter and a 1.5-inch irrigation meter. The Project has received approval for its water plan, as shown in Figure 5: Water Plan.

The development water budget was calculated using an estimation of the average water use per unit and landscaping for Phase 1. Per the water budget, the proposed annual water demand is calculated at 6.31 acre feet per year (AFY) and 6.93 AFY after the 9.8% contingency. A detailed water budget for the proposal can be found in Attachment C.

Figure 5: Water Plan



2. Wastewater

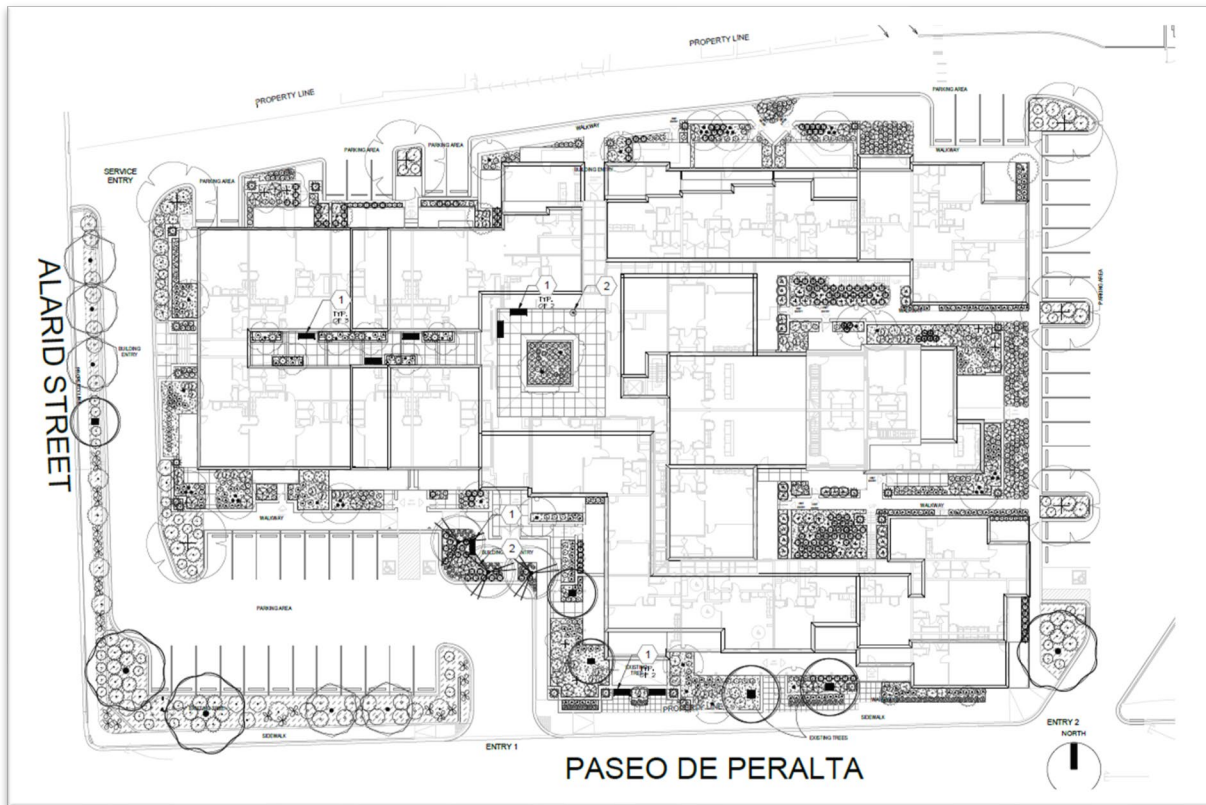
The Project includes a proposal for a six-inch service lateral connection to the existing eight-inch sewer main located along Paseo de Peralta. Comments provided by the Wastewater Division can be found in Attachment B.

H. Technical Review and Terrain Management

The Applicant is proposing landscaping throughout the Project. Along Alarid Street, the neighborhood edge, the Project includes a landscaping buffer of five feet with trees and shrubs between the sidewalk and yard wall. Immediately next to the landscaping is a five-foot-tall coyote fence, see Figure 6: *Landscaping Plan*. The proposed landscaping is in conformance with the requirements in the Master Plan.

However, Staff’s review has found that the landscape plan requires technical corrections (see Attachment A “*Conditions of Approval and Technical Corrections*”). The technical corrections must be addressed prior to the recordation of the Project. All terrain management and technical review conditions of approval and technical corrections can be found in Attachment A “*Conditions of Approval and Technical Corrections*” and in Attachment B “*DRT Memos*.”

Figure 6: Landscaping Plan



IV. DEVELOPMENT PLAN

Section 14-3.8 governs the purpose, applicability, procedures, and approval criteria for development plans. To approve a development plan, the Planning Commission must make the following findings:

Table 3: Approval Criteria §14-3.8(D)(1)

| | |
|---|---|
| <p>Criterion 1: <i>that it is empowered to approve the plan under the section of Chapter 14 described in the application;</i></p> | <p>Criterion Met: (Yes/No) YES</p> |
| <p>Applicant’s Response: <i>“This application proceeds with the first phase of a Master Plan that was approved under Case #2018-31. The proposed Development Plan is “Phase 1” of the approved Master Plan, and follows all the restrictions of height, uses and Architecture contained in the approved Master Plan.”</i></p> <p>Staff Response: Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more. The City’s Development Review Team has reviewed the application requiring conditions and technical correction prior to a filing. The application complies with City Code subject to conditions of approval and technical corrections. It is therefore Staff’s conclusion that Criterion 1 is met.</p> | |
| <p>Criterion 2: <i>that approving the development plan will not adversely affect the public interest;</i></p> | <p>Criterion Met: (Yes/No) YES</p> |

Applicant's Response:

“Because this proposal is following a previously approved master plan, the public's concerns have already been baked into this application. The approved uses, size, and setbacks dictated by the master plan reflect the public at large, and neighbors' interests in the proposed development. This project is a long-term stay (or “all suites” hotel). This sort of use will not negatively affect the housing market of the area or the city at large. A long-term stay hotel also puts far less traffic load on the adjacent neighborhood than any other use of the property that could be financially viable for a private developer. Perhaps most importantly for public interest, providing a larger long term stay or “all suite” hotel will lessen the demand for converting single family homes to this use, and in turn, keep more homes in the housing market.”

Staff Response:

The Governing Body approved and implemented the General Plan and ordinances to establish standards for health, safety, and welfare that affect land use and development to protect the public interest. Additionally, the Governing Body approved the Master Plan in order to provide a comprehensive plan that must be followed during subsequent development for the master-planned area. The Project complies with the Master Plan for the proposed all-suite hotel. Therefore, the Project meets the goals of the General Plan and is not averse to the public interest. Therefore, Staff finds that Criterion 2 is met.

Criterion 3: *that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.*

**Criterion Met:
(Yes/No)
YES**

Applicant's Response:

"The approved development conforms to the approved Master Plan which only allows uses that were seen as compatible with the neighborhood. The master plan provides height and footprint setbacks and yard wall requirements that screen and set back the development from adjacent residential properties. These requirements are significantly beyond the underlying code requirements for the property (that being BCD-Red). The proposed Architecture is an understated interpretation of Territorial Santa Fe Style that reflects the character of the surrounding residential neighborhood. The Architecture utilizes brick copings on parapets which reflect the neighboring architecture. The design also utilizes terraced massing, locating most openings under portals, in keeping with Territorial Santa Fe Style. The yard-walls incorporate raised planters at a widened sidewalks where the property borders Paseo de Peralta and Alarid Street, giving a pedestrian friendly boarder to the rest of the neighborhood."

Staff Response:

The Project use is compatible with the neighboring residential uses, buildings, and structures, refer to Table 1: *Adjacent Properties*. The buildings are proposed in Territorial Santa Fe style architecture that matches the existing Alvord Elementary School architectural style. The application complies with the approved Master Plan Staff have reviewed and found the proposed buildings are architectural compatibility with adjacent properties and the BCD-RED.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting virtually via Zoom Video Communications on May 9, 2024. The Applicant presented on the project plans and other relevant information. Attendees included the project team and City staff, and members of the public were in attendance. Members of the public made statements of support for the Project. Discussion centered concern for more affordable housing options, safety of Paseo de Peralta for pedestrians, and traffic. Comments made by members of the public are included in Attachment C - ENN Meeting Submittals.

VI. EXPIRATION

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

VII. ATTACHMENTS

- A. Conditions of Approval and Technical Corrections
- B. Development Review Team (DRT) Comments
 - 1. Land Use Engineering/Terrain Management – ADA
 - 2. Land Use Engineering /Terrain Management
 - 3. Fire Prevention

4. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
 5. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
 6. Public Utilities/ Wastewater
 7. Public Utilities/ Water
 8. Public Utilities/ Water Resources
- C. Applicant Materials
1. Development Plan Application
 2. Development Plan Approval Criteria
 3. Development Plan Letter
 4. DRT Review
 5. Legal Lot of Record
 6. Master Plan Approval
 7. Development Plan Drawings
 8. Pre-Application Form
 9. ENN Meeting Submittal Package and Notes
 10. Proof of Mailing and Communication with Neighbors
 11. Archaeological Clearance
 12. Architectural Points Worksheet
 13. Water Plan
 14. Development Water Budget

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

| Title | Name | Initials |
|-------------------------------|-------------------------|-----------------|
| Department Director | Heather L. Lamboy, AICP | HLL |
| Assistant Department Director | Maggie Moore | MRM |
| Planning Manager | Daniel A. Esquibel | DAE |
| Senior Planner | Rebekah Clouser | RC |