

From: [City of Santa Fe](#)
To: [Governing Body Public Comment](#)
Subject: New submission from your Governing Body Public Comment form
Date: Monday, September 8, 2025 4:54:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, September 8, 2025 at 4:54pm

- First Name: Stefanie
- Last Name: Beninato
- Your Email Address: info@nmmediate.com
- Your District: District 2
- Meeting Date: 09/10/2025
- Section of Agenda you would like to comment on: Public Comment
- Your Comment: ZOOM LINK PROBLEMS

Why doesn't the tech person check the zoom link for every meeting 5 min before hand. The PC meeting last TH had the wrong link—fortunately the city clerk got my email and emailed the tech person—she was not at the meeting. I was not the only one inconvenienced

IPRA DELAY Why is it burdensome and taking over 14 weeks to get a response to an IPRA request about what trainings or certificates a recreation employee obtained in the last 6 years.

Isn't that in her personnel file.

GB DECISION To GRANT APPEAL ON W Houghton St

What is really distressing about the Governing Body's decision, especially the long term councilor, now lame duck, Lindell, seems to ignore the HBoard's unanimous decision in favor of a 30 year old opinion of a staff member who did not last long at the city that was adopted by a paid for consultant hired by Bianchi. IMO his research is good, but his opinions often seemed fueled by his employer's desired outcome. The more recent staff report was based on another short lived employee that the current staff member adopted "out of deference" to that first staff member.

The Governing Body gave more weight to these derivative opinions than the decision and findings of the Board which are made up of designated professionals and long-term residents of historic zones whom they approved for these positions. Never did the Governing Body discuss the reasons behind the opinions, and they seemed absolutely clueless as to the criterion for "contributing" and never discussed those either. Alma Castro's and Lindall's printed remark exemplify the GB's mistaken notion that the

building could not be brought up to current standards and made more than habitable.

The owner's discussion of the art in her front-lot home, what she intends to do with the house or the amount of money she intends to spend as repeated in this article is irrelevant to the issue of reforming the code or historic preservation. IMHO it is another example of the City Sold Out.

If the back-lot house had been left contributing and she wanted to change the one primary facade (street facing) out of four, she would have to get an exception. She could do what she wanted with the other three facades. Her whining about not being able to raise the roof or fix the house is blatantly false...When renovating, the owner has to bring it up to code. She wants to get at least 50 percent lot coverage on a 2000 sf lot when the allowable is 40 percent which she didn't mention to the governing body. She focused on the HBoard having too much power and never addressed how the house was not contributing. It has a unique facade and was built by the long term owner, a member of the Romero family. Its original footprint was there and the front facing facade's openings were unchanged (these two criteria make it contributing as well as it contributed to the streetscape with its unique facade.) It is what is known as vernacular architecture, and we are losing these examples to recent arrivals who want it to be the Santa Fe style they envision. This part of Houghton St was inhabited by the Romeros and cousins including the Martinezes well into the 1980s. Bianchi renovated the front property with a 1400 sf house into a 1 bedrm home.

There is also a new gate about half way down the driveway that does not fit the character of the neighborhood and makes it impracticable if no impossible to park 4 cars on that driveway—there is a parking/access easement to the back house (Each house has 2 parking spaces and it is a tight fit without the gate. There is absolutely no parking on this part of W Houghton.