



# MINUTES

REGULAR MEETING OF  
THE PLANNING COMMISSION  
NOVEMBER 21, 2024 AT 6:00

## A. ROLL CALL

**Members Present:**

- Chair Janet Clow
- Vice Chair Jessica Eaton Lawrence
- Member Gurushabad Mirando
- Member Peter Smith
- Member Thomas (TJ) Rieland

- Not Present:
- Member Sasha McGhee

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AGENDA

**MOTION:** Member Lawrence moved, seconded by Member Rieland, to approve the agenda as presented.

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

**For:**

- Vice Chair Jessica Eaton Lawrence Yes
- Member Gurushabad Mirando Yes
- Member Peter Smith Yes
- Member Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None

## D. APPROVAL OF MINUTES:



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## 1. October 3, 2024

**MOTION:** **Vice Chair Moved to amend the agenda moving Staff Communications** Motion to approve the change to the agenda Lawrence /Reiland

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

**For:** Chair Janet Clow Choose an item.  
Vice Chair Jessica Eaton Lawrence Yes  
Member Gurushabad Mirando Yes  
Member Peter Smith Yes  
Member Thomas (TJ) Rieland Yes

**Against:** Choose an item.

**Not present:** Member Sasha McGhee

## 2. October 17, 2024

**MOTION:** **Vice Chair Jessica Eaton Lawrence Motioned, seconded by Member Thomas (TJ) Rieland, to approve the change to the agenda requested by staff to move item I “Staff Communication” to follow approval of the minutes.**

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

**For:** Chair Janet Clow  
Vice Chair Jessica Eaton Lawrence Yes  
Member Gurushabad Mirando Yes  
Member Peter Smith Yes  
Member Thomas (TJ) Rieland Yes

**Against:** None

**Not present:** Member Sasha McGhee



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## E. APPROVAL OF FINDINGS/CONCLUSIONS

## F. CONSENT

1. Case #2024-9306. 7261 Airport Road Development Plan Time Extension per Section 14-3.19(C) SFCC 1987. Orion-West LLC., Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), request a time extension for Development Plan approved by the Planning Commission on August 4, 2022, to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District. (Carly Venditti, Case Manager)

**MOTION:** Vice Chair Jessica Eaton Lawrence Motioned, seconded by Member Thomas (TJ) Rieland, to approve the Consent Agenda.

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

**For:** Chair Janet Clow  
Vice Chair Jessica Eaton Lawrence Yes  
Member Gurushabad Mirando Yes  
Member Peter Smith Yes  
Member Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None

## G. OLD BUSINESS

## H. NEW BUSINESS

1. **Case #2024-8550. Fiesta Hyundai 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) (TO BE POSTPONED TO DECEMBER 5, 2024)**



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- 2. **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 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager) (TO BE POSTPONED TO DECEMBER 5, 2024)**
  
- 3. **Case #2023-7752. 4000 and 4200 Beckner Road Preliminary 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 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 property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District. (Janice Biletnikoff, Case Manager)**

**MOTION:** Vice Chair Jessica Eaton Lawrence motioned, seconded by Member Thomas (TJ) Rieland, to approve case 2023-7752, 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat subject to conditions of approval and technical corrections recommended by Staff, including the additional following condition *“Dedication of internal subdivision roads be addressed during Final Plat.”*

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

**For:** Chair Janet Clow  
 Vice Chair Jessica Eaton Lawrence Yes  
 Member Gurushabad Mirando Yes  
 Member Peter Smith Yes  
 Member Thomas (TJ) Rieland Yes

**Against:** None

**Abstain:** None

## I. STAFF COMMUNICATIONS

Daniel Alverado provided a status update of Chapter 14



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Janice Biletnikoff provided a status update or the General Plan

## J. MATTERS FROM THE COMMISSION

## K. ADJOURNMENT

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Liaison

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Chair