



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
September 04, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:

Chair Janet Clow

Vice Chair Peter Smith

Commissioner Thomas (TJ) Rieland

Commissioner Piper Kapin

Commissioner Sasha McGhee

Commissioner Gurushabad Mirando

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner Mirando moved, seconded by Commissioner Smith, to approve the agenda with postponement of July 17, 2025 minutes, Case #2024-9461, and Case #2024-9320 to October 2, 2025.

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 TJ Rieland Yes
Commissioner Piper Kapin Yes

Against: None

Abstain: None



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D. APPROVAL OF MINUTES

1. June 5, 2025

MOTION: Commissioner Smith moved, seconded by Commissioner McGhee, to approve the minutes from Planning Commission meeting on June 5, 2025.

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

For:
Vice Chair Peter Smith Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes

Against: None

Abstain: None

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.** NV5, Inc, Agent for Daniel Hernandez, Director of the Midtown Redevelopment Agency, applicant, request a master plan amendment to the Midtown Master Plan on 64.22 +/- acres. The property is zoned C-2 PUD (General Commercial Planned Unit Development) and within the Midtown Local Innovation Corridor (LINC) overlay district. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve Findings for Case #2025-10706 without changes or corrections.

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



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For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None

2. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve Findings for Case #2025-10189 without changes or corrections.

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

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None



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3. **Case #2025-10037. 1111 Ocate Road.** Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 80,491 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10037 without changes or corrections.

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

For:
 Vice Chair Peter Smith Yes
 Commissioner TJ Rieland Yes
 Commissioner Piper Kapin Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner Sasha McGhee Yes

Against: None

Abstain: None

4. **Case #2024 – 8901. 2768 Agua Fria Rezoning.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval to rezone a 4.12 acre lot from its current land use designation of MU (Mixed Use) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2024-8901 without changes or corrections.

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



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For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None

5. **Case #2024 – 8902. 2768 Agua Fria Master Plan.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval of a master plan on a 4.12-acre lot to develop a 130-unit mixed-use residential and nonresidential community. The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-8902 without changes or corrections.

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

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None



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6. Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.

JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a special use permit for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The Property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10172 without changes or corrections.

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

For:
Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None



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F. NEW BUSINESS

1. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.** Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, Owners and Applicants ("Applicant"), requests a variance from SFCC 14-5.6(D)(1) to erect an addition to the home at 195 Brownell-Howland Road atop existing patios. The home is legal nonconforming in the Escarpment-Ridgetop Overlay, on a 5.079-acre lot, zoned R-1 (Alexa Hempel Case Manager, anhempel@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Case #2025-10781, subject to conditions of approval and technical corrections.

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

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Gurushabad Mirando Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: None



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2. Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.

Andy Duettra, owner and Applicant, represented by Agent, Wayne Lloyd, 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 Archaeological Review District (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Smith, to approve Case #2024-8195, subject to conditions of approval and technical corrections.

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

For: Vice Chair Peter Smith Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Sasha McGhee Yes

Against: None

Abstain: Commissioner Gurushabad Mirando

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

8:55 P.M.

Liaison

Chair