



# MINUTES

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## A. ROLL CALL

### Commissioners Present:

Chair Janet Clow  
Commissioner Scott Barber  
Commissioner Matt Embry  
Commissioner Sasha McGhee  
Commissioner Gurushabad Mirando  
Commissioner Thomas (TJ) Rieland

## B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Barber.

## C. APPROVAL OF AGENDA

**MOTION:** Commissioner Mirando moved, seconded by Commissioner McGhee, to approve the agenda with postponement of the minutes from October 2, 2025, to November 20, 2025.

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

**For:**  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner Sasha McGhee: Yes

**Against:** None

**Abstain:** None

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## D. APPROVAL OF MINUTES

### 1. July 17, 2025

**MOTION:** Commissioner Embry moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on July 17, 2025.

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

**For:**  
Commissioner Sasha McGhee: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** None

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### 2. September 4, 2025

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from Study Session of the Planning Commission on September 4, 2025.

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

**For:**  
Commissioner Sasha McGhee: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes



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**Against:** None

**Abstain:** None

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### 3. September 4, 2025

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the minutes from the Planning Commission meeting on September 4, 2025.

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

**For:**  
Commissioner Scott Barber: Yes  
Commissioner Matt Embry: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner Sasha McGhee: Yes

**Against:** None

**Abstain:** None

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### 4. September 18, 2025

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Barber, to approve the minutes from the Planning Commission meeting on September 18, 2025.

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

**For:**  
Commissioner Gurushabad Mirando: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes



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Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** Commissioner Sasha McGhee: Yes

5. October 2, 2025 (Postponed)

**MOTION:** No motion or vote.

**VOTE:** None

6. October 16, 2025

**MOTION:** Commissioner Miranda moved, seconded by Commissioner Rieland, to approve the minutes from the Planning Commission meeting on October 16, 2025.

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

**For:** Commissioner Gurushabad Miranda: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** Commissioner Sasha McGhee: Yes



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## E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-9320. 7205 Plaza Central Development Plan:** Pax Consulting, Agent, for Zydeco LLC, owner and applicant (“Applicant”), requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop at property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1 (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)).

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Barber, to approve Findings for Case #2024-9320 without changes or corrections.

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

**For:**  
 Commissioner Gurushabad Mirando: Yes  
 Commissioner TJ Rieland: Yes  
 Commissioner Matt Embry: Yes  
 Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** Commissioner Sasha McGhee: Yes

## F. NEW BUSINESS

1. **Case #2025-11028. 2904 Rufina General Plan Amendment:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, “Applicant,” asks the Planning Commission to recommend that the Governing Body approve a General Plan amendment changing the Future Land Use Map designation for Lot 3, comprising approximately 3.87-acres, located at 2904 Rufina Street, from a dual mapped area of “Industrial” and “Business Park” to “Community Commercial.” (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)).



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**MOTION:** Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11028, 2904 Rufina General Plan Amendment, as is.

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

**For:** Commissioner Sasha McGhee: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** None

2. **Case #2025-11029. 2904 Rufina Rezoning:** JenkinsGavin, Agent, for Girls, Inc of Santa Fe, "Applicant," asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Lot 3 at 2904 Rufina Street, comprising approximately 3.87-acres, from a dual mapped area of "Light Industrial" (I-1) and "General Industrial" (I-2) to "General Commercial" (C-2). (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)).

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11029, 2904 Rufina Rezoning, as is.

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

**For:** Commissioner Sasha McGhee: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** None



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3. **Case #2025-11030. 2904 Rufina Master Plan:** JenkinsGavin, Agent, for Girls, Inc., of Santa Fe, “Applicant,” asks the Planning Commission to recommend that the Governing Body approve a Master Plan of a proposed youth center at 2904 Rufina Street on Lots 3 and 2A, 2-2, totaling approximately 4.27-acres. Lot 3 is approximately 3.87-acres, and Lot 2A, 2-2 is approximately 0.399-acres and is located adjacent to the southwest side of Lot 3. (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)).

**PUBLIC COMMENTS:** Seven (7) members of the public were sworn in and gave comments in favor of the 2904 Rufina Street Master Plan.

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Embry, to approve Case #2025-11030, 2904 Rufina Master Plan, as is.

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

**For:** Commissioner Sasha McGhee: Yes  
 Commissioner Gurushabad Mirando: Yes  
 Commissioner TJ Rieland: Yes  
 Commissioner Matt Embry: Yes  
 Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** None

4. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat:** JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and six open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, [reclouser@santafenm.gov](mailto:reclouser@santafenm.gov)).



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**MOTION:** Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10685, Tierra Contenta Preliminary Subdivision Plat, subject to conditions of approval and technical corrections, and on the condition that the neighborhood park design and drainage ponding fencing shall be postponed in order to allow the Applicant and staff to discuss and resolve prior to final subdivision plat.

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

**For:** Commissioner Scott Barber: Yes  
Commissioner Matt Embry: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner Sasha McGhee: Yes

**Against:** None

**Abstain:** None

5. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes)**: JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

**PUBLIC COMMENTS:** One (1) member of the public was sworn in and gave comment not in favor of the Tierra Contenta Preliminary Subdivision Plat Variance.

**MOTION:** Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10688, Tierra Contenta Preliminary Subdivision Plat Variance (Slopes), subject to conditions of approval and technical corrections.

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



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**For:** Commissioner Scott Barber: Yes  
Commissioner Matt Embry: Yes  
Commissioner TJ Rieland: Yes  
Commissioner Gurushabad Mirando: Yes  
Commissioner Sasha McGhee: Yes

**Against:** None

**Abstain:** None

6. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees):** The request for a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees was withdrawn by JenkinsGavin, Inc., Agent, for Homewise, Inc., owner and applicant (“Applicant”).

7. **Case #2025-11006. Vistas de la Sierra Phase 3:** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

**PUBLIC COMMENTS:** Seven (7) members of the public were sworn in and gave comments not in favor of Vistas de la Sierra Phase 3.

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Rieland, to approve Case #2025-11006, Vistas de la Sierra Phase 3, subject to conditions of approval and technical corrections, as well as the additional four conditions outlined by staff in discussion with the Applicant, and on the condition that the Applicant agree to limit the seven houses abutting Nava Ade Homeowners Association to single-story homes.

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

**For:** Commissioner Sasha McGhee: Yes  
Commissioner Gurushabad Mirando: Yes



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Commissioner TJ Rieland: Yes  
Commissioner Matt Embry: Yes  
Commissioner Scott Barber: Yes

**Against:** None

**Abstain:** None

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## G. STAFF COMMUNICATIONS

A webinar on a new software platform to help regulate and manage short-term rentals will be held on November 13, 2025, at 12:00 P.M. An open house regarding the same will be held on November 13, 2025, at 5:00 P.M. Details are available on the Planning Commission website.

## H. MATTERS FROM THE COMMISSION

It was confirmed that a Study Session of the Planning Commission will be held on November 7, 2025, at 10:00 A.M. in Council chambers.

## I. ADJOURNMENT 10:34 P.M.

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Liaison

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Chair