

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case #2025-11028

2904 Rufina St General Plan Amendment

Owner's/Applicant's Name – Girls, Inc of Santa Fe

Agent's Name – JenkinsGavin, LLC

THIS MATTER came before the Planning Commission (“Commission”) for public hearing on November 6th, 2025 (“Hearing”) upon the application (“Application”) of JenkinsGavin, LLC (“Agent”) for Girls, Inc of Santa Fe (“Applicant”).

The Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, changing the Future Land Use designation from Industrial and Business Park to Community Commercial.

In related Case #2025-11029, the Applicant requests a rezoning for Lot 3 at 2904 Rufina St, comprising approximately 3.87-acres, from Light Industrial (I-1) and General Industrial (I-2) to General Commercial (C-2).

Additionally, in related Case #2025-11030, the Applicant requests approval of a Master Plan to construct a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St, totaling approximately 4.27-acres.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

- 1) SFCC 1987 Section 14-3.2(E) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment request.
- 2) The Planning Commission heard Case #2025-11028 concurrently with Cases #2025-11029 and #2025-11030.
- 3) SFCC 1987 Section 14-3.2(D) sets out procedures for amendments to the general plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
- 4) SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.1(E)]; (b) an Early Neighborhood Notification (“ENN”) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)(1)].
- 5) The Applicant attended a pre-application conference on December 12, 2024.
- 6) The Applicant conducted an ENN meeting on July 23, 2025, virtually via Zoom. The Agent, Applicant, City staff, and a local news reporter attended the ENN meeting. No members of the public attended the ENN meeting.

- 7) At the Hearing, the Commission received reports from staff, as well as testimony and evidence from the Applicant and their Agent prior to making a decision. The Commission opened the hearing to public comment; members of the public testified in support of the project without concern.
- 8) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve a General Plan Amendment.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

- 1) Pursuant to SFCC 1987 Section 14-3.1(H)(1), notice of the ENN meeting was properly given. The Applicant gave notice of the ENN meeting by posting signs on two (2) locations on the property and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
- 2) The ENN meeting was properly conducted, pursuant to SFCC 1987 Section 14-3.1(F).
- 3) The Applicant has the right under the SFCC to propose an amendment to the general plan, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 (“Submittal Requirements”).
- 4) Pursuant to SFCC 1987 Section 14-3.2(B)(2)(b), the general plan must first be amended before approval of a change in zoning district designation that is inconsistent with the land use classification shown on the general plan's future land use map.
- 5) The Commission has the power and authority at law and under SFCC 1987 Subsections 14-2.3(C)(7)(a) and 14-3.2(D)(2)(a) to review the proposed amendment to the General Plan and to make recommendations regarding the proposed amendment to the General Plan to the Governing Body.
- 6) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(a), the Commission finds that the proposal is consistent with growth projections for Santa Fe, and that the project accommodates increased commercial land use, which supports the expanding community. The infrastructure, including wet and dry utility and roadway, can accommodate the proposed development with improvements by the Applicant.
- 7) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(b), the Commission finds that the proposal is consistent with other parts of the General Plan, aligning with several themes and policies, including but not limited to, quality of life, economic diversity, community-oriented development, and infill development.
- 8) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(c), the Commission finds that:
 - a) The amendment does not allow uses or changes that are significantly different from or inconsistent with the prevailing use and character of the surrounding area. The proposed Community Commercial designation creates uniformity with nearby parcels.
 - b) The amendment affects an area greater than two acres. The subject parcel is 3.87-acres.
 - c) The amendment does not benefit one or a few landowners at the expense of surrounding landowners or the general public. The proposed change allows for a rezoning of the parcel to C-2 (Case #2025-11029) and a Master Plan for a youth center (Case #2025-11030); encouraging redevelopment of the infill site which is anticipated to bring

broader economic benefits such as employment and expanded services to serve the general public.

- 9) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(d), the Commission finds the amendment to align with the requirements of 14-3.2(E)(1)(c) while also promoting general welfare.
- 10) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(e), the Commission finds that this section is not applicable.
- 11) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(f), the Commission finds that the proposed amendment contributes to a coordinated, adjusted, and harmonious development of Santa Fe, meeting the future needs of the community and promoting convenience, prosperity, and general welfare in the area.
- 12) Pursuant to SFCC 1987 Section 14-3.2(E)(1)(g), the Commission finds that the proposed amendment does not conflict with existing City policies, ordinances, or regulations. The amendment is in line with the General Plan's themes and policies.
- 13) Pursuant to SFCC 1987 Section 14-3.2(E)(2)-(3), the Commission finds that the additional criteria specific to amendments to the Land Use Policies sections of the General Plan and Neighborhood Plans are not applicable to this case because the proposal does not amend the land use policies section of the General Plan nor adopt a Neighborhood Plan.
- 14) Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
- 15) The Applicant met the applicable Submittal Requirements.
- 16) The Commission recommends approval of the requested General Plan Amendment because the applicable code requirements and criteria for recommendation for the proposed amendment to the General Plan have been addressed.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2024, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the general plan amendment as requested in the Application for Case #2025-11028.

Janet Clow
Chairperson

Date

FILED:

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date