

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

Case #2025-11029

2904 Rufina St Rezoning from I-1 and I-2 to C-2

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 rezoning from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) on Lot 3 at 2904 Rufina St, approximately 3.87-acres (“Project”).

In related Case #2025-11028, the Applicant requests a General Plan Amendment for Lot 3 at 2904 Rufina St, approximately 3.87-acres, to change the Future Land Use designation from Industrial and Business Park to Community Commercial.

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 Planning Commission (“Commission”) hereby FINDS, as follows:

FINDINGS OF FACT

- 1) SFCC 1987 Section 14-3.5(C) 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 rezoning request.
- 2) The Planning Commission heard Case #2025-11029 concurrently with Cases #2025-11028 and #2024-11030.
- 3) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
- 4) The property is approximately 3.9-acres, located at 2904 Rufina St.
- 5) 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)].
- 6) The Applicant attended a pre-application conference on December 12, 2024.
- 7) 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.

- 8) 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.
- 9) Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve an Ordinance for a Rezoning from I-1 and I-2 to C-2.

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 the rezoning of the Property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, 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 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities and Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
- 5) SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or disapproval.
- 6) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(i)-(iii), the Commission finds:
 - a) There is no mistake in the original zoning.
 - b) The Siler-Rufina area has seen increasing rezonings from industrial to commercial that have changed the character of the area.
 - c) A rezoning from I-1 and I-2 to C-2 zoning would align with the intent of the General Plan and the Future Land Use of the parcel as “Community Commercial,” as proposed in the General Plan Amendment for this site (Case #2025-11028).
- 7) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, 14-3.5(C) “Approval Criteria,” and the rezoning request does meet all rezoning approval criteria required by Chapter 14 SFCC 1987, Subsection 14-3.5(C).
- 8) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the applicant addressed compliance to General Plan Themes and Policies to allow for a change from I-1 and I-2 to C-2. The Rezoning request satisfies all rezoning approval criteria.

- 9) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the Rezoning request provides sufficient information to address 14-3.5(C)(1)(d): the Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposed to meet the needs of the community while being served by sufficient infrastructure.
- 10) Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that the existing and proposed infrastructure in the associated Master Plan (Case #2025-11030), such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the proposed youth center use with improvements by the Applicant.
- 11) Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
 - a) The prevailing use and character of the Rufina St area is a mix of industrial, commercial, and multi-family developments. The rezoning from industrial to commercial creates consistency with adjacent parcels to the south while aligning with general plan themes and policies.
 - b) The subject property is 3.87-acres, greater than the 2-acres required.
 - c) C-2 zoning creates consistency with parcels to the south, indicating that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Further, redevelopment of this site for a future youth center (Case #2025-11030), as proposed, is anticipated to bring broader economic benefits such as employment and expanded services to serve the general public interest.
- 12) 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.
- 13) The Commission has the power and authority to review and recommend the Governing Body approve Case #2025-11029 2904 Rufina St Rezoning from I-1 and I-2 to C-2.
- 14) The Applicant met the applicable Submittal Requirements.
- 15) The Commission recommended the Governing Body approve the requested rezoning because the application met all applicable code criteria for approval.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF DECEMBER 2025, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning as requested from I-1 and I-2 to C-2, as requested in the Application for Case #2025-11029.

Janet Clow
Chairperson

Date

FILED:

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

Rebecca A Mnuk-Herrmann
Assistant City Attorney

Date