

ATTACHMENT C



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

A. ROLL CALL

Commissioners Present:

Chair Janet Clow (*Zoom*)

Vice Chair Peter Smith

Commissioner Thomas (TJ) Rieland

Commissioner Piper Kapin

Commissioner Kelly McReynolds

Commissioner Scott Barber (*Zoom*)

Commissioner Sasha McGhee

Commissioner Gurushabad Mirando

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the agenda with postponement of Case #2024-9320 to August 7, 2025.

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

For:

- Chair Janet Clow Yes
- Commissioner Sasha McGhee Yes
- Commissioner Gurushabad Mirando Yes
- Commissioner TJ Rieland Yes
- Commissioner Piper Kapin Yes
- Commissioner Kelly McReynolds Yes
- Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

D. CONSENT OF AGENDA

MOTION: Commissioner Rieland moved, seconded by Commissioner McGhee to approve the agenda as presented.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

E. APPROVAL OF MINUTES

1. June 5, 2025

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

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

Against: None

Abstain: Member Gurushabad Miranda

E. APPROVAL OF FINDINGS/CONCLUSIONS

- Case #2025-010094. 5211 Las Soleras Dr., Development Plan.** JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), was approved of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov). (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Kapin moved, seconded by Commissioner McReynolds, to approve Findings for Case #2025-010094 without changes or corrections.

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

For:
 Chair Janet Clow Yes
 Commissioner TJ Rieland Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes
 Commissioner Scott Barber Yes

Against: None

Abstain:
 Commissioner Sasha McGhee
 Commissioner Gurushabad Miranda



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

-
2. **Case #2024-8027. 635 Alto Street Development Plan.** Brian Lawler, Agent, Santa Fe Habitat for Humanity, Applicant. Requests approval of a Development Plan for a multifamily residential use consisting of 5 two-story affordable single-family attached dwelling units. The subject 0.25-acre parcel is located in the Historic Downtown Archaeological Review district and zoned R21 (residential twenty-one dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

MOTION: Commissioner Kapin moved, seconded by Commissioner Rieland, to approve Findings for Case #2024-8027 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Sasha McGhee
Commissioner Gurushabad Mirando



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

-
3. **Case #2025-10276. 3439 Cerrillos Rd Rezoning.** JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Applicant, requests approval to rezone a 1.49- acre lot from its current land use designation of R-3 (Residential three dwelling units per acer) to C-2 (General Commercial). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, dcmkath@santafenm.gov).

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10276 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Gurushabad Mirando



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

4. Case#2025-10420. 3730 South Meadows Road Final Subdivision Plat.

JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant. Requests approval of a Final Subdivision Plat on 14.41 +/- acres for a 97-unit residential subdivision. The Final Plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and is zoned R-6 (residential six dwelling units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

MOTION: Commissioner Rieland moved, seconded by Commissioner Kapin, to approve Findings for Case #2025-10420 without changes or corrections.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain:
Commissioner Gurushabad Mirando



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

F. CONSENT

1. **Case #2024-8026. Casa De Todos Final Subdivision Plat Time Extension.** Liaison Planning Services, Inc, Agent for Luna Turquzo, LLC owner requests a time extension for the approved final subdivision plat for Casa De Todos (Case# 2021-3355). The Applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on May 5, 2024. (Claudia Kath, Case Manager, cmkath@santafenm.gov)

MOTION: Commissioner McGhee moved, seconded by Commissioner Mirando, to approve the consent of Case #2024-8026 as is.

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

For:
Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

G. OLD BUSINESS



MINUTES

H. NEW BUSINESS

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 Rieland, to table to a later point in the public meeting, Case #2025-10706, to revise the proposed amendments to Section 5.6 of the Midtown Master Plan.

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

For: Chair Janet Clow Yes
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner TJ Rieland Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

- 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 Rieland moved, seconded by Commissioner Miranda, to untable Case #2025-10706, to discuss staff and applicant changes to the proposed amendments in Section 5.6 of the Midtown Master Plan.

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

For: Chair Janet Clow Yes
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Miranda Yes
 Commissioner TJ Rieland Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

-
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 Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10706, subject to the conditions of approval and technical corrections presented by Planning and Land Use Department Director.

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

For: Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

2. 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 20,432 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) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Mirando moved, seconded by Commissioner Kapin, to approve Case #2025-10172, 4157 & 4161 Walking Rain Rd Special Use Permit, subject to conditions of approval and technical corrections.

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

- For:** Chair Janet Clow Yes
- Commissioner Sasha McGhee Yes
- Commissioner Gurushabad Mirando Yes
- Commissioner TJ Rieland Yes
- Commissioner Piper Kapin Yes
- Commissioner Kelly McReynolds Yes
- Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

3. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development Planning Commission July 17, 2025 Page 3 of 4 Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 20,432 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 CruzHaber, Case Manager, jacruzhaber@santafenm.gov) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Mirando moved, seconded by Commissioner McGhee, to approve Case #2025-10189, 4157 & 4161 Walking Rain Rd Development Plan Amendment, subject to conditions of approval and technical corrections.

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

For: Chair Janet Clow Yes
 Commissioner Sasha McGhee Yes
 Commissioner Gurushabad Mirando Yes
 Commissioner TJ Rieland Yes
 Commissioner Piper Kapin Yes
 Commissioner Kelly McReynolds Yes
 Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

-
4. **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 Rieland moved, seconded by Commissioner McGhee, to approve Case #2025-10037, 1111 Ocate Road, subject to conditions of approval and technical corrections.

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

For: Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None



MINUTES

-
5. **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) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner Kainpin moved, seconded by Commissioner McGhee, to approve Case #2024-8901, 2768 Agua Fria Rezoning, as is.

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

For: Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None



City of Santa Fe

MINUTES

REGULAR MEETING OF THE
PLANNING COMMISSION
July 17, 2025, AT 6:00 PM

6. **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) (POSTPONED FROM JUNE 5, 2025)

MOTION: Commissioner McGhee moved, seconded by Commissioner Kapin, to approve Case #2024-8902, 2768 Agua Fria Master Plan, subject to conditions of approval and technical corrections.

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

For: Chair Janet Clow Yes
Commissioner Sasha McGhee Yes
Commissioner Gurushabad Mirando Yes
Commissioner TJ Rieland Yes
Commissioner Piper Kapin Yes
Commissioner Kelly McReynolds Yes
Commissioner Scott Barber Yes

Against: None

Abstain: None

I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

11:26 P.M.

Geraldine Gurule
Liaison

Janet Clow
Chair