

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

Case #2026-11784

315 Sena St Certificate of Compliance

Owner/Applicant's Name – 315 Sena St, LLC

Agent's Name – Charles Henry of Friedman, Walcott, Henry, and Winston, LLC

THIS MATTER came before the Planning Commission (“Commission”) for hearing on March 5, 2026 upon the application (“Application”) of Charles Henry of Friedman, Walcott, Henry, and Winston, LLC, agent for 315 Sena St, LLC (“Applicant”).

The Applicant requests the Commission’s approval of a certificate of compliance for a legal lot of record for a property located at 315 Sena St (“Property”), which is approximately 4,006 sq ft, and is zoned R-21 (Residential 21-dwelling units per acre).

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

FINDINGS OF FACT

1. The Santa Fe City Code (“SFCC”) 1987 Section 14-2.1.B sets out certain procedures to be followed on the Application, including, without limitation, compliance with notice and public hearing requirements [SFCC 1987 § 14-2.1.B.3.V].
2. At the Hearing, the Commission received reports from staff, and testimony and evidence from the Applicant. No members of the public offered public comment at the hearing.
3. Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to approve the certificate of compliance.
4. SFCC 1987 Section 14-2.1.E.1.XI.c establishes certain procedures for certificate of compliance approval, including that the Commission follow the procedures required for a final subdivision plat as well as those for any variances requested.
5. The Commission finds that the certificate of compliance does not create any nonconformities or increase the extent of any existing nonconformities, and no variances or exceptions are requested or needed for the Property.
6. A certificate of compliance for a legal lot of record will be recorded with the County Clerk as a separate document and signed by the appropriate city officials.

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 14-2.1.E.1.XI, the Commission has the authority to review and approve the Project subject to any conditions of approval to ensure compliance with applicable standards of Chapter 14.
2. Pursuant to SFCC 1987 Section 14-2.1.E.1.XI, the Commission finds that while the Property was altered in violation of procedural requirements of SFCC 1987 Section 14-2.1.E, the Property complies with Chapter 14 and does not create any new nonconformities or increase the extent of existing nonconformities. No variances or exceptions are requested or needed.
3. Pursuant to SFCC 1987 Section 14-2.1.B, all procedural requirements regarding public notice have been met. The Applicant gave notice by posting one (1) sign on the property and mailing notice to all tenants, property owners, and neighborhood associations within 300 ft of the Property. The Applicant also emailed notice to neighborhood associations with 300 ft of the Property.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission approves the requested certificate of compliance because the applicable code requirements and criteria for approval have been addressed.

WHEREFORE, IT IS ORDERED ON THE 16th DAY OF APRIL 2026 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the certificate of compliance as requested in the Application for Case #2026-11874.

Janet Clow
Chairperson

Date

FILED:

Geraldyn F Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date