



City of Santa Fe

# MINUTES

REGULAR MEETING OF THE  
PLANNING COMMISSION  
APRIL 3, 2025, AT 6:00 PM

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Start time: 6:08pm / End time: 6:47pm

## A. ROLL CALL

### Commissioners Present:

Chair Janet Clow

Vice Chair Peter Smith (Via Zoom)

Commissioner Gurushabad Mirando

Commissioner Sasha McGhee

Commissioner Piper Kapin

## B. PLEDGE OF ALLEGIANCE

## C. APPROVAL OF AGENDA

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

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

**For:**  
Vice Chair Peter Smith (Via Zoom) Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Piper Kapin Yes

**Against:** None

**Abstain:** None



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## D. APPROVAL OF POSTPONEMENT OF CASE# 2025-010094-PLBD

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Kapin, to postpone agenda case #: 2025-010094-PLBD Education Retirement to April 17, 2025.

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

**For:**  
Vice Chair Peter Smith (Via Zoom) Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Piper Kapin Yes

**Against:** None

**Abstain:** None

## E. APPROVAL OF MINUTES:

### 1. March 20, 2025 Minutes

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Kapin, to approve the minutes from Planning Commission meeting on March 20, 2025

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

**For:**  
Vice Chair Peter Smith (Via Zoom) Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Piper Kapin Yes

**Against:** None

**Not present:** Member Thomas (TJ) Rieland



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## F. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case 2024-9585.** 4000 and 4200 Beckner Road Final Serial Subdivision Plat. Orion West LLC, Agent, for Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC, Owners, requests approval of a final plat to subdivide Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan to create a total of six lots. The parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District. (Janice Biletnikoff, Case Manager, [jibiletnikoff@santafenm.gov](mailto:jibiletnikoff@santafenm.gov))

**MOTION:** Commissioner McGhee moved, seconded by Commissioner Kapin, to e, to approve Findings for Case #2024-9585 without changes or corrections.

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

**For:** Vice Chair Peter Smith (Via Zoom) Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Piper Kapin Yes

**Against:** None

**Abstain:** None



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- 2. Case #2022-6013. Caja del Oro Subdivision Final Subdivision Plat. Victoria Dalton, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Final Development Plan for the Phase 2 portion which includes forty-four (44) single-family homes of the total 80 proposed for Phases 1 & 2 combined. The property is approximately +/- 9.07 acres of land of the +/-16.2 acres for both phases. It is located North of Caja del Oro Grant Road and East of the NM599 Frontage Road. (Claudia Kath, Case Manager, cmkath@santafenm.gov).**

**MOTION:** Commissioner McGhee Moved, seconded by Commissioner Kapin, to approve Findings for Case #2022-6013 without changes or corrections.

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

**For:** Vice Chair Peter Smith (Via Zoom) Yes  
Commissioner Gurushabad Mirando Yes  
Commissioner Sasha McGhee Yes  
Commissioner Piper Kapin Yes

**Abstain:** None



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## G. OLD BUSINESS

## H. NEW BUSINESS

- Case #2025-9707.** Country Club Development Plan. JenkinsGavin, Agent, for Santa Fe Civic Housing Authority, Owner, requests approval of a development plan to establish development standards for an 84,396 sq.ft., 84-unit multifamily development located at 5999 Airport Road on a property totaling approximately 5.89 acres. The property is zoned R-29 (Residential -29 unit per acre) and is within the Airport Road Overlay District (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov)). (505) 946-7072).

**MOTION:** Commissioner McGhee moved, seconded Commissioner Kaypin, to approve 2025-9707, Country Club Development Plan, subject to the conditions of approval technical corrections.

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

**For:** Vice Chair Peter Smith (Via Zoom) Yes  
 Commissioner Gurushabad Mirando Yes  
 Commissioner Sasha McGhee Yes  
 Commissioner Piper Kapin Yes

**Against:** None

**Abstain:** None



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I. STAFF COMMUNICATIONS

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT 6:47pm

L.

Geraldine Jurule  
Liaison

Janet Cloer  
Chair