



**Agenda Regular Meeting of the Planning
Commission
October 2, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Procedures for Planning Commission Meeting

AMENDED

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe> . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Live Public Comment: Members of the public may provide public comment in person during the public comment portion of the public hearing.

Virtual Public Comment: Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: <https://santafenm-gov.zoom.us/j/84783587541>

By phone:+1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US+1 507 473 4847 US

Webinar ID: 847 8358 7541

Written Comment: Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via <https://santafenm.gov/land-use/current-planning/public-comment>. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
 - a. [New Business case postponement.](#)
5. Approval of Consent Agenda

6. Approval of Minutes
 - a. September 18, 2025
7. Approval of Findings/Conclusions
 - a. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.**
 - b. **Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.**
8. Consent
9. Old Business
10. New Business
 - a. **Case #2025 – 11164. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a General Plan Amendment of a 5.96-acre lot located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle. The General Plan Amendment is requested from Transitional Mixed Use (TMXU) to Community Commercial (CCOM) (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov).
 - b. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov). **(POSTPONED FROM SEPTEMBER 4, 2025)**
 - c. **Case #2024-9320. 7205 Plaza Central Development Plan.** Pax Consulting., Agent, for Zydeco LLC., owner and applicant (“Applicant”) requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, anhempel@santafenm.gov). **(POSTPONED FROM JULY 17, 2025 AND SEPTEMBER 4, 2025)**
 - d. **Case #2025-10685. Tierra Contenta Preliminary Subdivision Plat.** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at

6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

- e. **Case #2025-10688. Tierra Contenta Preliminary Subdivision Plat Variance (Slopes).** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 27,179 square feet. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).
- f. **Case #2025-10690. Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees).** JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests a variance from SFCC 14-8.4(F)(5) for the removal and preservation of significant trees. The subject lots are approximately 216.5 acres and located at 6120, 6130, 6150, and 6135 Paseo del Sol, zoned Planned Residential Community District (PRC). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).
- g. **Case #2025-11006. Vistas de la Sierra Phase 3.** Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision. The subject property is a 24.423-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. The proposed subdivision is Phase 3 and consists of 2 separate lots. Tract #A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

11. Staff Communications

- a. Presentations on Governmental Ethics and Procedure by Assistant City Attorney Rebecca Mnuk-Herrmann ramnukherrmann@santafenm.gov

12. Matters from the Commission

- a. Presentation on “How Zoning shapes Santa Fe Future” by Planning Commission Vice Chair Smith, Planning Commission Member, Kapin and Planning Commission Member McGhee

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at

955-6521, five (5) working days prior to meeting date.



City of Santa Fe, New Mexico

Memorandum

Date: September 26, 2025
To: Planning Commission
From: Daniel A Esquibel, Planner Manager
RE: Postponement of Cases for October 2, 2025, Planning Commission Meeting

This letter is to convey the request for postponement of all cases scheduled to be heard by the Planning Commission on October 2, 2025 to a date certain. This includes the following:

- **Case #2025-11164:** 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, General Plan Amendment
- **Case #2024-9461:** 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning
- **Case #2024-9320:** 7205 Plaza Central Development Plan
- **Case #2025-10685:** Tierra Contenta Preliminary Subdivision Plat
- **Case #2025-10688:** Tierra Contenta Preliminary Subdivision Plat Variance (Slopes)
- **Case #2025-10690:** Tierra Contenta Preliminary Subdivision Plat Variance (Significant Trees)
- **Case #2025-11006:** Vistas de la Sierra Phase 3

The request for postponement is jointly supported by the Applicants of the mentioned cases and Staff in acknowledgement of the Yom Kippur holiday. Postponing the public hearing section of this meeting enables due process for all citizens who may wish to attend. See attached letters requesting postponement to a date certain from the Applicants.

Sincerely,

Daniel A Esquibel, Planner Manager
Planning and Land Use, Current Planning Division

ATTACHMENTS:

- **Applicant Letters Requesting Postponement of Cases for October 2, 2025**

LIAISON Planning Services Inc.

P.O. Box 1835 Santa Fe, NM 87504 (505) 920-6839 liaisonplanning@gmail.com

September 22, 2025

Ms. Claudia Kath, Planner Senior
City of Santa Fe Land use Department
200 Lincoln Avenue
Santa Fe, NM 87504

Re: Vistas de la Sierra Subdivision Phase 3 Preliminary Plat Approval

Dear Claudia,

Please accept this letter as a request to postpone the above-referenced project scheduled for October 2, 2025 Planning Commission Meeting. We ask that we be heard by the Planning Commission on November 6, 2025.

If you have any questions or comments, please contact Liaison Planning Services Inc., (505) 920-6839.

Sincerely,

Dolores J. Vigil



Postponement - Zorro Blanco October 2, 2025 Planning Commission

From Karl H. Sommer <karls@sommerkarnes.com>
Date Thu 9/25/2025 1:58 PM
To LAMBOY, HEATHER L. <hllamboy@santafenm.gov>; HEMPEL, ALEXA N. <anhempel@santafenm.gov>; ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Cc Staff <staff@sommerkarnes.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Heather, Dan and Alexa,

We request that you postpone the Zorro Blanco hearing set for October 2, 2025, before the Planning Commission. I understand that our case may be heard on October 16, 2025, The preparation of the Findings of Fact and Conclusions of Law in a timely manner will be important to minimize any further delays. Thank you.

Please confirm that this email will suffice for your purposes.

-Karl H. Sommer

Contact information:

125 Lincoln Ave. Suite 221
P. O. Box 2476
Santa Fe, New Mexico 87504-2476
Phone: (505) 989-3800
Cell: (505) 577-0492
Fax: (505) 288-3601
Personal e-mail karls@sommerkarnes.com
Office Wide email khse@sommerkarnes.com



Fw: Planning Commission 10/2 Boylan Rezoning

From LINDQUIST, NATHAN J. <njlindquist@santafenm.gov>
Date Thu 9/25/2025 10:53 AM
To HEMPEL, ALEXA N. <anhempel@santafenm.gov>

From: victoria jwsiebert.com <victoria@jwsiebert.com>
Sent: Tuesday, September 23, 2025 12:56 PM
To: LINDQUIST, NATHAN J. <njlindquist@santafenm.gov>
Subject: RE: Planning Commission 10/2 Boylan Rezoning

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You're welcome.

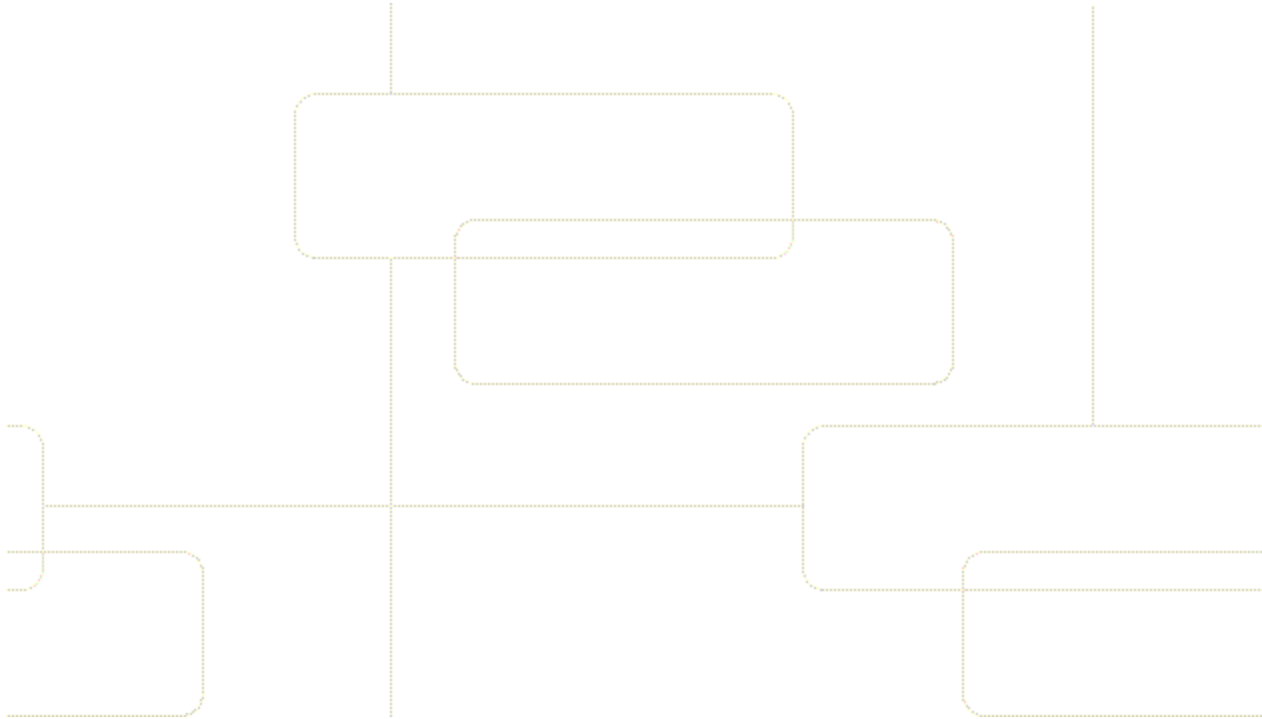
Victoria Dalton
NM Land Solutions LLC
915 Mercer Street
Santa Fe, New Mexico 87505
(505) 983-5588

From: LINDQUIST, NATHAN J. <njlindquist@santafenm.gov>
Sent: Tuesday, September 23, 2025 12:37 PM
To: victoria jwsiebert.com <victoria@jwsiebert.com>
Subject: Re: Planning Commission 10/2 Boylan Rezoning

Thank you!

From: victoria jwsiebert.com <victoria@jwsiebert.com>
Sent: Tuesday, September 23, 2025 12:10 PM
To: LINDQUIST, NATHAN J. <njlindquist@santafenm.gov>
Cc: ESQUIBEL, DANIEL A. <daesquibel@santafenm.gov>
Subject: Planning Commission 10/2 Boylan Rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Subject: Postponement of CASE #2025-11164

Good afternoon Nathan,

With this email, please accept my agreement to postpone CASE #2025-11164 from the October 2, 2025 Planning Commission agenda (Boylan GPA/Rezoning) in recognition of Yom Kippur.

.

Best regards,
Victoria Dalton
NM Land Solutions LLC
915 Mercer Street
Santa Fe, New Mexico 87505
(505) 983-5588

From: [Jennifer Jenkins](#)
To: [CLOUSER, REBEKAH E.](#)
Cc: [ESQUIBEL, DANIEL A.](#); [Margaret Ambrosino](#); [Oralynn Guerrerortiz](#); [Johanna Gilligan](#); [Westin Glass](#)
Subject: Tierra Contenta, Ph. 3A Preliminary Plat
Date: Tuesday, September 23, 2025 9:17:37 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rebekah,

We request placement on the November 6th Planning Commission agenda considering the October 2nd conflict with Yom Kippur. In addition, per our previous discussions, we request that the Final Plat be considered at the December 4th hearing.

As you know, in addition to the preliminary and final plat applications, we also submitted the infrastructure permit applications back in June in an effort to streamline the review process. We have not received any comments on the permits – could you please follow up on this?

Thank you.

Jennifer Jenkins



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
O: 505.820.7444
M: 505.930.6149
jennifer@jenkinsgavin.com
www.jenkinsgavin.com

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

Case #2025-10781

195 Brownell-Howland Rd Variance

Owner's/Applicant's Name - Seonaidh Davenport and Brian Sharon

Agent's Name - Palo Santo Designs

THIS MATTER came before the Planning Commission (Commission) for public hearing on September 4th, 2025 (Hearing) upon the variance application (Application) of Palo Santo Designs as Agent for Seonaidh Davenport and Brian Sharon (Applicants).

The Application pertains to the property located at 195 Brownell-Howland Rd totaling 5.079 acres (Property). The Applicant requests approval of a variance to build an addition of a mud room, laundry room, dining room, and 2 portals to the existing legal nonconforming home (Project). The property is zoned R-1 (Residential, 1 Dwelling Unit per Acre) and is within the Escarpment-Ridgetop Overlay, Suburban Archaeological Review District, and the Mountainous and Difficult Terrain Overlay.

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

FINDINGS OF FACT

General

1. The Applicant requested approval of a variance to build an addition of a mud room, laundry room, dining room, and 2 portals to the home at 195 Brownell-Howland Rd within the Escarpment-Ridgetop Overlay atop existing patios.
2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant did not conduct an Early Neighborhood Notification Meeting (ENN) for this project. SFCC 14-3.1(F)(2)(a)(vii) states, “ENN is required for the following types of projects, if a public hearing before the board of adjustment, planning commission or the governing body is required by other provisions of Chapter 14: variances, except those requesting construction or modification of an individual single-family dwelling and appurtenant accessory structures or those requesting a reduction in the total parking requirements of five or fewer spaces and those requesting variances to Section 14-8.10 (Signs).”
5. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the

Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

6. Staff recommended that the Commission approve the variance, subject to certain conditions (the Conditions) and the Technical Corrections set forth in the Staff Report and Attachments.
7. Pursuant to SFCC 1987 Section 14-2.3(C)(5)(a), the Commission has the authority to review and grant or deny variances to the Escarpment Overlay District.

Variance

8. Under SFCC 1987 Section 14-3.16(A), “variances may be granted to provisions regulating the size, location and appearance of structures; the location and extent of open space; the extent of grading; the width and configuration of public and private roads, driveways and trails; and to similar standards for development established by this chapter. A variance shall not be granted to provisions that restrict the type or intensity of principal or accessory uses permitted within a district, including limits on maximum residential density, and no variance shall be granted to any procedural rule.”
9. SFCC 1987 Section 14-3.16(B) establishes certain procedures for variance approval including, without limitation, a public hearing and a decision based on the criteria set out in SFCC 1987 Section 14-3.16(C).
10. SFCC 1987 Section 14-3.16(C) sets out approval criteria required to grant a variance.
11. Pursuant to SFCC 1987 Section 14-3.16(E), “variances may be approved with conditions that will assure substantially the objectives of the standards or requirements so varied or modified and that are reasonably related to the approval.”
12. Pursuant to SFCC 1987 14-5.6(K)(1) and (2), “where the planning commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations. In granting variances or modifications, the planning commission may require such conditions as will, in its judgment, assure substantially the objectives of the standards or requirements so varied or modified.”
13. The property has unusual physical characteristics due to the location of the septic leach field, unique position of the structure, and footprint of the addition.
14. The location of the septic leach field and the purpose and intent of the Escarpment Overlay District [SFCC 14-5.6(A)] make it infeasible to develop the property in compliance with the standards of Chapter 14.
15. The intensity of the development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
16. The proposed addition involves the minimum reasonable variance and is consistent with the purpose and intent of Chapter 14, the purpose and intent of the articles and sections from which the variance is granted, and the applicable goals and policies of the general plan.
17. The variance is not contrary to the public interest as the use of the property will remain unchanged and the addition will be minimally visible from abutting properties and public roads.
18. SFCC 1987 14-3.16(F) limits variance approval only to the type and extent of development shown on the plans approved at the variance hearing. All other development on the property shall comply with the terms of Chapter 14 or shall require a new or amended variance.

19. The Commission finds the property has unusual physical characteristics due to the location of the septic leach field, unique position of the structure, and footprint of the addition.

CONCLUSIONS OF LAW

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

General

1. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the notice of public hearing have been met.

Variance

2. The information contained in the Staff Report and attachments is sufficient to establish that the Submittal Requirements have been met.
3. The Commission finds that it has the authority to review the variance under SFCC 1987 Sections 14-2.3(C)(5)(a), 14-3.16(B)(1), 14-5.6(K), and Table 14-2.1-1.
4. The Commission finds the location of the septic leach field and the purpose and intent of the Escarpment Overlay District [SFCC 14-5.6(A)] make it infeasible to develop the property in compliance with the standards of Chapter 14.
5. The Commission finds the intensity of the development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
6. The Commission finds the proposed addition involves the minimum reasonable variance and is consistent with the purpose and intent of Chapter 14, the purpose and intent of the articles and sections from which the variance is granted, and the applicable goals and policies of the general plan.
7. The Commission finds the variance is not contrary to the public interest as the use of the property will remain unchanged and the addition will be minimally visible from abutting properties and public roads.
8. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report and Attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
9. The Commission has the authority to review and to approve the variance, and to impose conditions of approval.
10. The Applicant met the applicable Submittal Requirements.
11. The Commission approves the variance subject to the Conditions and Technical Corrections recommended by staff because all applicable code requirements and criteria for variance approval have been met.

WHEREFORE, IT IS ORDERED ON THE 2nd DAY OF OCTOBER, 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the variance for the Property, as requested in the Application for Case #2025-10781, subject to the Conditions and

the Technical Corrections attached herewith. The variance shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).

Janet Clow, Chair

Date

FILED:

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date

Attachment A
Conditions of Approval and
Technical Corrections

- 1. Table of Conditions of Approval**
- 2. Table of Technical Corrections**
- 3. Development Review Team Compiled Comments**

Conditions of Approval & Technical Corrections

Conditions of Approval			
#	Condition of Approval	Dept. or Division	To be completed:
1	Applicant shall submit colored elevations of proposed addition to ensure compliance of building materials, colors, lengths, and heights per 14-5.6(F)(1)	Current Planning	Prior to Building Permit
2	Applicant shall ensure that any proposed accent colors on the addition comply with 14-5.6(F)(2) which allows accents to be white, off-white, yeso, or similar	Current Planning	Prior to Building Planning Commission (COMPLETED)
3	Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992	Current Planning	Prior to Planning Commission (COMPLETED)
4	City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop	Technical Review Division, Engineering	-
5	Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances	Fire Prevention	Prior to Building Permit
6	Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures	Fire Prevention	Prior to Building Permit

Technical Corrections			
#	Technical Correction	Dept. or Division	To be completed:
1	Site plans shall be corrected to show the correct escarpment-ridgetop line from City GIS on sheets A1.0 and A1.1	Current Planning	Prior to Planning Commission (COMPLETED)



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

DATE: July 25, 2025

CASE: #2025-10781

TO: Sandra Odems, Palo Santo Designs, LLC
Seonaidh Davenport & Brian Sharon, Homeowners

VIA: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Planning & Land Use Director
Daniel Esquibel, Planning Manager

FROM: Alexa Hempel, Senior Planner

Case #2025-10781. 195 Brownell-Howland Rd Variance Request. Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, owners, requests a variance from SFCC 14-5.6(D)(1) to erect an addition and casita renovation to the home at 195 Brownell-Howland Road. The home is an existing legal nonconformity on a 5.079-acre lot, zoned R-1 in the Escarpment-Ridgetop Overlay District. (Alexa Hempel Case Manager, anhempel@santafenm.gov).

This application was received on July 2, 2025 and has been reviewed by Planning Division staff (Staff) and the City's applicable Development Review Team (DRT) members. Attached are the initial DRT review comments including Conditions of Approval and Technical Corrections, applicable if Staff recommends approval to the Planning Commission. I would like to highlight and summarize the following key items. Please note; if the variance is approved by Planning Commission, additional review will follow.

A. Initial Planning Division Review Summary

Your variance application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Applicant shall submit colored elevations of proposed additions/changes prior to building permit per SFCC 14-5.6(F)(1) to ensure compliance of building materials, colors, lengths, and heights.
2. Applicant shall ensure that any proposed accent colors on the addition/changes to the home comply with 14-5.6(F)(2) which allows accents to be white, off-white, yeso, or similar.
3. Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992 prior to planning commission.

B. Initial DRT Review Summary

Your variance application has been reviewed by the DRT and the following necessary revisions have been identified:

1. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.
2. Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances.
3. Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures.

Prior to Planning Commission, the following of the DRT comments must be satisfied:

1. Applicant shall submit proof that existing turquoise accents on the home were existing before February 26, 1992 prior to planning commission.
2. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.

The full DRT memos are attached for your reference. Once revised submittals to the application are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns.

Thank you,

Alexa Hempel

Senior Planner
Planning and Land Use Department

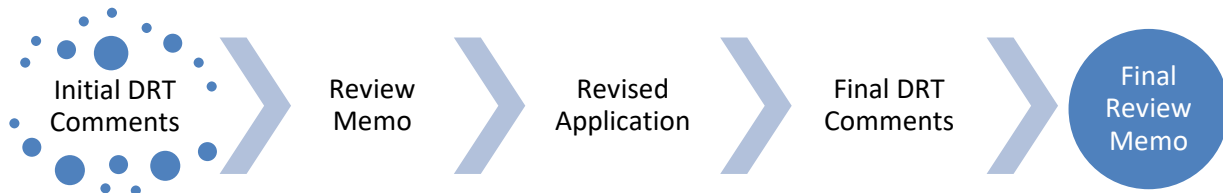
Attachments:

1. Engineering DRT Memo
2. Fire Prevention DRT Memo

Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

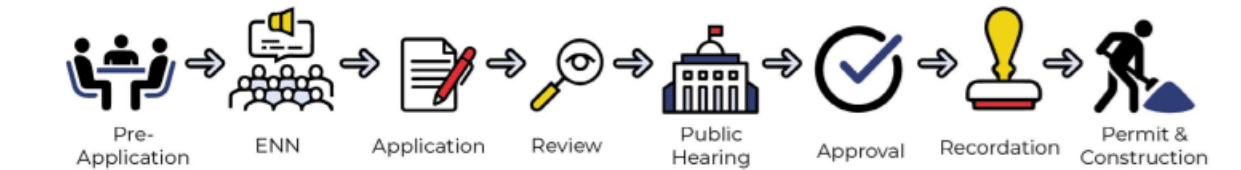


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 7/22/25

DRT Member: Dee Beingessner

Dept/Div: Engineering

Case No.: 195 Brownell Howland Variance

Case Planner:

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. City Engineer will support this variance request only if the disturbance to significant trees will be decreased with this proposal versus construction attached to the house but outside of the ridgetop.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

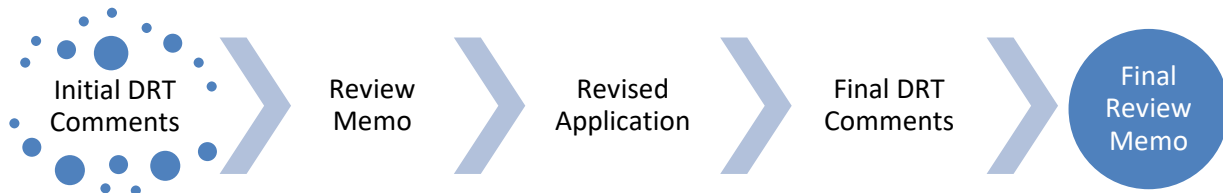
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT) Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

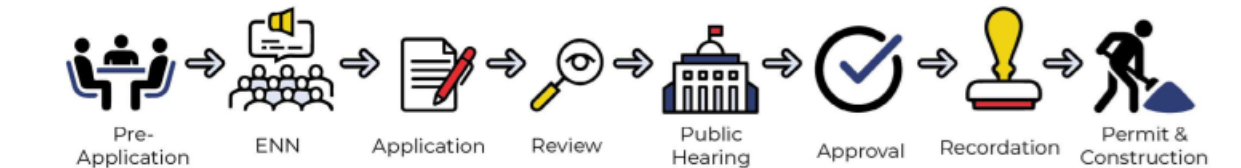


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Date: 07/24/25

DRT Member: Mark Wrolstad

Dept/Div: Santa Fe Fire Prevention Bureau

Case No.: #2025-10781 – 195 Brownell-Howland

Case Planner: Senior Planner Alexa Hempel

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall adhere to all requirements within 2021 IFC and adopted appendices and city ordinances.		
2. Shall make note of City Ordinance 2024-2 pertaining to one-two-family dwellings and additions to existing residential structures.		
3.		
4.		
5.		
6.		
7.		

Technical Corrections:	Must be completed by:	Applicant response**:
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

- 1.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

1 **CITY OF SANTA FE, NEW MEXICO**

2 **ORDINANCE NO. 2024-2**

3
4
5 **AN ORDINANCE**

6 **AMENDING SECTION 12-2.1 OF SFCC 1987 TO REPLACE THE CITY'S ADOPTION**
7 **OF THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE WITH THE**
8 **ADOPTION OF THE 2021 EDITION AND SPECIFY THAT CITY CODE SUPERSEDES**
9 **THE ADOPTED INTERNATIONAL FIRE CODE WHEN THE CITY'S CODE IS MORE**
10 **STRINGENT; REPEALING AND REPLACING EXHIBIT A OF CHAPTER 12.**

11
12 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

13 **Section 1. Section 12-2.1 of SFCC 1987 (being Ord. No. 2020-25, § 1; as**
14 **amended) is amended to read as follows:**

15 **12-2.1 - Adoption of fire code.**

16 A. Pursuant to Section 3-18-11 NMSA 1978, the city may adopt regulations for the
17 prevention of fire.

18 B. For the purposes of reasonably safeguarding life and property from the hazards of
19 fire and explosion arising from the storage, handling and use of hazardous substances, materials
20 and devices, and from hazardous conditions in the use or occupancy of buildings or premises, the
21 2021 International Fire Code (IFC) as published by the International Code Council (ICC) is adopted
22 by reference and incorporated as fully as if set out herein except as amended by the governing body.
23 The amendments are set forth in Exhibit A, located at the end of this chapter. The 2021 International
24 Fire Code as amended by the governing body shall be known as "the fire code of the city of Santa
25 Fe."

1 C. A copy of the fire code of the city of Santa Fe shall be kept on file at the Santa Fe
2 fire prevention bureau, 1751 Cerillos Road, Santa Fe, New Mexico 87504 and shall be, at all
3 reasonable times, available and subject to inspection. A copy of the fire code of the city of Santa
4 Fe shall be available to any individual upon request and payment of a reasonable charge.

5 D. In the event of conflict between the city's code and the IFC, the code with the
6 higher minimum standard prevails.

7 **Section 2. Exhibit A of Chapter 12 (being Ordinance No. 2020-25 § 2 Exhibit A,**
8 **as amended) is hereby repealed and replaced to read as follows:**

9 **CITY OF SANTA FE**

10 **CHAPTER 12**

11 **EXHIBIT A**

12 **AMENDMENTS TO THE 2021 INTERNATIONAL FIRE CODE**

13 **(SUBSECTION 12-2.1 SFCC 1987)**

14 **ADOPTED: DATE (effective DATE)**

15 **AMENDED:**

16 **1. Section 101.1 of the 2021 International Fire Code shall read:**

17 **101.1 Title.** These regulations shall be known as the Fire Code of the City of Santa Fe
18 ("City"), hereinafter referred to as "this code."

19 **2. Section [A] 103.1 of the 2021 International Fire Code shall read:**

20 **103.1 Fire code official.** In the City's Fire Department, the "fire code official," as
21 referenced in the International Fire Code, shall be hereby known as the Fire Marshal. Any reference
22 in the International Fire Code to "fire code official" shall be the Fire Marshal of the City. In the
23 absence of the Fire Marshal, the "fire code official" shall be the Deputy Fire Marshal, or other Fire
24 Department official identified by the Fire Marshal. The function of the agency shall be the
25 implementation, administration, and enforcement of the provisions of this code.

1 **3. Section 111 of the 2021 International Fire Code shall be titled:**

2 **APPEALS**

3 **4. Subsection 111.1 of the 2020 International Fire Code is deleted in its entirety and a**
4 **new Section 111.1 shall read:**

5 **111.1 Appeal of Department Decisions.** When the fire department disapproves an
6 application or refuses to grant a permit applied for as required by this code or when it is claimed
7 that the provisions of this code do not apply or that the true intent and meaning of this code has
8 been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire
9 department to the city manager within thirty (30) days of the decision. The applicant may appeal
10 the decision of the city manager to the governing body within ten (10) days of the city manager's
11 decision.

12 **5. Section 111.2 of the 2021 International Fire Code is deleted in its entirety.**

13 **6. Section 111.3 of the 2021 International Fire Code is deleted in its entirety.**

14 **7. Section 112.4 of the 2021 International Fire Code is deleted in its entirety and a new**
15 **Section 112.4 shall read:**

16 **12.4 Violation penalties.** Any person violating any of the provisions of this code or failing
17 to comply with any order made thereunder, building in violation of any detailed statement of
18 specifications or plans submitted and approved, any certificate or permit issued thereunder and
19 from which no appeal has been taken; or failing to comply with an order as affirmed or modified
20 by the governing body or by a court of competent jurisdiction within the time defined herein, shall
21 severally for each noncompliance be subject to the penalties provided by Section 1-3 SFCC 1987.
22 The imposition of a penalty for any violation shall not excuse the violations or permit it to continue.
23 All such persons shall be required to correct or remedy the violations or defects within a reasonable
24 time; and when not otherwise specified, each ten (10) days that prohibited conditions are
25 maintained shall constitute a separate offense.

1 **8. Section 112.4 of the 2021 International Fire Code is deleted in its entirety.**

2 **9. Section 113.4 of the 2021 International Fire Code shall read:**

3 **113.4 Failure to comply.** Any person who shall continue any work after having been
4 served with a stop work order, except such work as that person is directed to perform to remove a
5 violation or unsafe condition, shall be liable to a fine as provided in Section 1-3 SFCC 1987.

6 **10. A new Section 503.7 of the 2021 International Fire Code is hereby ordained to**
7 **read:**

8 **503.7 Driveways for New Construction One- and Two-family dwellings, New**
9 **Construction Group R-3 and R-4 buildings, and New Construction Townhouses.**

10 **503.7.1 Driveways Required.** Driveways shall be provided where any portion of an
11 exterior wall of the first story of a building is located more than 150 feet (45720 mm) from a fire
12 apparatus access road.

13 **503.7.1.1 Width.** Driveways shall provide a minimum unobstructed width of 14 feet (3658
14 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm).

15 **503.7.1.2 Length.** Driveways in excess of 150 feet (45720 mm) in length shall be provided
16 with turnarounds. Driveways in excess of 200 feet (60960 mm) in length and less than 20 feet (6096
17 mm) in width shall be provided with turnouts in addition to turnarounds.

18 **503.7.1.3 Service Limitations.** A driveway shall not serve in excess of five dwelling units.

19 **Exception:** Where such driveways meet the requirements for fire apparatus access roads
20 in accordance with Section 503 of the International Fire Code.

21 **503.7.1.4 Turnarounds.** Driveway turnarounds shall have inside turning radii of not less
22 than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways
23 that connect with a road or roads at more than one point shall be considered as having a turnaround
24 if all changes of direction meet the radii requirements for driveway turnarounds.

25 **503.7.1.5 Turnouts.** Driveway turnouts shall be an all-weather road surface not less than

1 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required
2 by the code official. The minimum combined width of turnout and driveway is 24 feet (7315 mm).

3 **503.7.1.6 Bridges.** Vehicle load limits shall be posted at both entrances to bridges on
4 driveways and private roads. Design loads for bridges shall be capable of supporting the imposed
5 load of fire apparatus weighing up to 75,000 pounds (34050 kg).

6 **503.7.1.7 Driveway access and loading.** Facilities, buildings or portions of buildings
7 hereafter constructed shall be accessible to fire department apparatus by way of an approved
8 driveway with an asphalt, concrete or other approved driving surface capable of supporting the
9 imposed load of fire apparatus weighing up to 75,000 pounds (34050 kg).

10 **11. The following Section 902.1, Definitions, of the 2021 International Fire Code, and**
11 **in Chapter 2, Definitions, Subsection 202, of the International Fire Code 2021 shall read:**

12 **STANDPIPE SYSTEM, CLASSES OF.** Standpipe classes are as follows:

13 **Class I system.** A system providing 2.5-inch (64 mm) hose connections to supply water
14 for use by fire departments and those trained in handling heavy fire streams.

15 **Class II system.** A system providing 1.5-inch (38 mm) hose stations to supply water for
16 use primarily by the building occupants or by the fire department during initial response. 1.5-inch
17 hoses and hose cabinets shall not be provided, unless required by the New Mexico laws applicable
18 to fire protection for class II and class III standpipe systems.

19 **Class III system.** A system providing 1.5-inch (38 mm) hose stations to supply water for
20 use by building occupants and 2.5-inch (64 mm) hose connections to supply a larger volume of
21 water for use by fire departments and those trained in handling heavy fire streams. 1.5-inch hoses
22 and hose cabinets shall not be provided, unless required by the New Mexico laws applicable to fire
23 protection for class II and class III standpipe systems.

24 **12. Section 5704.2.9.6.1 of the 2021 International Fire Code shall read:**

25 **5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Storage of Class I

1 and II liquids in above-ground tanks outside of buildings is prohibited within the limits established
2 by law in subsection 12-2.4 SFCC 1987.

3 **13. Section 5706.2.4.4 of the 2021 International Fire Code shall read:**

4 **5706.2.4.4 Locations where above-ground tanks are prohibited.** The storage of Class I
5 and II liquids in above-ground tanks is prohibited within the limits established by law in subsection
6 12-2.4 SFCC 1987.

7 **14. Appendix B is hereby adopted in its entirety, and section B105 shall read:**

8 SECTION B105

9 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

10 **B105.1 One- and two-family dwellings, Group R-3 and R-4 buildings and**
11 **townhouses.** The minimum fire-flow and flow duration requirements for one- and two-family
12 dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables
13 B105.1(1) and B105.1(2).

14 **B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4**
15 **buildings and townhouses.** The minimum fire-flow and flow duration for buildings other than
16 one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as
17 specified in Tables B105.1(2) and B105.2.

18 **B105.3 Water supply for buildings equipped with an automatic sprinkler system.**

19 For buildings equipped with an approved automatic sprinkler system, the water supply shall be
20 capable of providing the greater of:

- 21 1. The automatic sprinkler system demand, including
- 22 hose stream allowance.
- 23 2. The required fire flow.

24 **B105.4 Life safety equipment in lieu of fire flow.** In lieu of fire flow, the Fire Marshal
25 may approve the use of a fire sprinkler system complying with NFPA 13, NFPA 13R, NFPA

1 13D, Type VA construction and/or monitored fire alarms system. and/or water storage tanks
2 complying with NFPA 1142 for one- or two- family dwellings, R-3, or R-4.


3 **Exception:** Automatic fire sprinkler systems shall not be required for existing one-family
4 or two-family dwellings that do not meet fire flow, that are not already provided with an
5 automatic sprinkler system where an addition to the existing structure's total roofed square feet
6 does not exceed 500 square feet.

7 **15. Appendix D of the 2021 International Fire Code is hereby adopted in its entirety,**
8 **and section D103.1 shall read:**

9 **D103.1 Access Road width with a hydrant.** Where a fire hydrant is located on a fire
10 apparatus access road, the minimum road width shall be 20 feet (6096 mm), exclusive of shoulders
11 (see Figure D103.1).

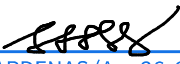
12 **16. Appendix F of the 2021 International Fire Code is hereby adopted in its entirety.**

13 PASSED, APPROVED, and ADOPTED this 24th day of April, 2024.

14
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16 
Alan Webber (Apr 26, 2024 11:11 MDT)

17 ALAN WEBBER, MAYOR

18 ATTEST:

19 
20 GERALYN CARDENAS (Apr 26, 2024 15:35 MDT)

21 GERALYN F. CARDENAS, INTERIM CITY CLERK
22
23
24
25

1 APPROVED AS TO FORM:

2 *Erin McSherry*

3 Erin McSherry (Apr 25, 2024 16:47 MDT)

4 ERIN K. McSHERRY, CITY ATTORNEY

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24 *Bill No. 2024-2*

25 *Legislation/2024/Ordinances/2024-2(O) Adopting International Fire Code*

10571.0

8

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

Case #2024-8195

635 Alto Street Development Plan

Owner's/Applicant's Name- Andy Duettra

Agent's Name- Wayne Lloyd, Llyod & Associates Architecture

THIS MATTER came before the Planning Commission (“Commission”) for public hearing on September 4th, 2025 (“Hearing”) upon the development plan application (“Application”) of Andy Duettra as applicant (“Applicant”) and Wayne Llyod as agent (“Agent”).

The Application pertains to the property located 1625 Paseo de Peralta totaling approximately 2.09 acres (“Property”). The Applicant requests approval of a development plan for an all-suite hotel, in three buildings comprising 46 units (“Project”). The Property is zoned BCDRED (Business Capital District, Redevelopment).

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 Applicant requested approval of a development plan for an all-suite hotel, in three buildings comprising 46 units at 1625 Paseo de Peralta.
2. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. Santa Fe City Code (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 §1 4-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on May 9, 2024, with City Land Use Department Staff (“Staff”).
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on June 27, 2024. The ENN meeting was attended by members of the Applicant’s team and City Staff, and members of the public were present. The Applicant’s team presented an overview of the proposed development.
7. City staff reviewed the Application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.

8. Staff recommended that the Commission approve the development plan, subject to certain conditions (“the Conditions”) and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.
10. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
11. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (“Submittal Requirements”).
12. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
13. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission “may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.”
14. The proposed use is compatible with the neighboring uses, buildings and structures, BCDRED standards, and the master plan.
15. The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. The project complies with the approved Master Plan Staff have reviewed and found the proposed buildings are architectural compatibility with adjacent properties and the BCD-RED.

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, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. The information contained in the Staff Report and Attachments is sufficient to establish that the Submittal Requirements have been met.
3. The Commission finds that it has the authority to review the development plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1, as required by SFCC 1987 Section 14-3.8(D)(1)(a).
4. The Commission finds that the development plan does not adversely affect public interest, as required by SFCC 1987 Section 14-3.8(D)(1)(b).
5. The Commission finds that the proposed use is compatible with the neighboring uses, buildings and structures. The proposed use is compatible with the neighboring uses, buildings and structures required by SFCC 1987 Section 14-3.8(D)(1)(c).
6. The Commission finds that the Conditions and Technical Corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

- 7. The Commission has the authority to review and to approve the development plan, and to impose conditions of approval.
- 8. The Applicant met the applicable Submittal Requirements.
- 9. The Commission approves the development plan subject to the conditions and technical corrections recommended by staff and included in Attachment A because all applicable code requirements and criteria for development plan approval have been met.

WHEREFORE, IT IS ORDERED ON THE 18th DAY OF SEPTEMBER 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the Application for Case #2024-8195, subject to the Conditions and the technical corrections set forth in the Staff Report and attachments. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

Janet Clow
Chair

Date:

FILED:

Andréa Salazar
City Clerk

Date:

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date:

Planning Commission

Case 2024-8195: 1625 Paseo de Peralta Development Plan

ATTACHMENT A

Conditions of Approval and Technical Corrections

#	CONDITION OF APPROVAL/ TECHNICAL CORRECTION	DEPARTMENT:	TO BE COMPLETED BY:
1.	Shall comply with the 2021 International Fire Code.	Fire Protection District	Prior to Building Permit
2.	All buildings, structures, and fences/yard walls shall be in Tract A	Zoning- Land Use	Prior to Recordation
3.	Development plan shall follow staff red line process		Prior to Recordation
4.	City staff respectfully requests ball valves be used as isolation valves	Land Use: Landscaping, Irrigation, & Outdoor Lighting	Prior to Recordation
5.	Provide a ball valve as a manual flush valves at the ends of all irrigation laterals		Prior to Recordation
6.	Ensure warm season lawn has two hundred present irrigation coverage		Prior to Recordation
7.	Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrant ash trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
8.	Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The USDA zone rating is 8 Santa Fe is Zone 6; survival is not plausible. Please replace Chisos Red Oak trees with another approved tree variety from the City of Santa Fe plant list.		Prior to Recordation
9.	Provide the existing tree varieties on the landscape plan.		Prior to Recordation
10	For safety reasons Cottonwoods trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.		Prior to Recordation
11	Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan. Please review code 14-8.4(E).		Prior to Recordation
12	Irrigation systems shall be zoned by levels of water use. For the most		Prior to Recordation

	<p>efficient water use, plants with similar water use requirements shall be grouped together. Trees and shrubs shall have separate zones. Drought tolerant and very low water use trees shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.</p>		
13	<p>Provide the irrigation controller location on the irrigation sheet LI-101.</p>		Prior to Recordation
14	<p>Location of the irrigation meter is at different locations on the Irrigation Plan (Sheet LI-101) and Water Plan (Sheet 2 of 2).</p>		Prior to Recordation
15	<p>Provide a significant tree survey, list species, size, and quantities. Any trees to be removed shall be marked on the plan with a red X.</p>		Prior to Recordation
16	<p>Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.</p>		Prior to Recordation
17	<p>Provide on the Plant Schedule List the water use needs for each plant as shown in the City of Santa Fe approved plant list.</p>		Prior to Recordation
18	<p>Street trees are deciduous, evergreen trees are not acceptable due to ice buildup on streets due to shading. Revise street trees Requirement notes.</p>		Prior to Recordation

19	Provide retention/detention pond required landscape calculations per code 14-8.4(F)(2)(e).		Prior to Recordation
20	All disturbed areas due to construction and not part of the landscape plan shall be revegetated and irrigated. Grass seed mix shall be Dryland Blend Native Grass Mixture from Plants of the Southwest or equal. Seed rate shall be 2 lbs. per 1,000 sf.		Prior to Recordation
21	A water level measuring device with zero set at finish grade located at the center of each pond is required.		Prior to Recordation
22	Development Plan C-301: The plan proposes a 6-inch service lateral connection to the existing 8-inch concrete sewer main on Paseo de Peralta. This connection is acceptable provided that your team coordinates with us to schedule the required sewer tap inspection. Please ensure that your contractor connects to the main strictly using a T-fitting.	Public Utilities: Wastewater Management	At time of Permit and Construction
23	At time of construction, the Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	Land Use: ADA	At Time of Permit

24	If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Public Utilities: Water Division	Prior to Public Hearing
25	If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.		Prior to Building Permit Approval
26	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.		At Time of Development
27	Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.		Prior to Water Plan Approval
28	Submit an approved Development Water Budget (DWB) in addition provide 9.8% contingency per SFCC 14-8.13(E)(1). DWB must include a Landscape Irrigation Budget and water demand offset for the clubhouse, gym and pool.	Public Utilities/ Water Division: Water Resources	Prio to Final Plan Approval
29	If over the 5 AFY threshold applicant shall obtain water rights through the water rights transfer program per SFCC 14-8.13(E)(2)(a)		Prior to Acquiring Building Permit
30	For an Agreement to Construct and Dedicate Public Improvements (ACD) an approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency Fee.		Prior to an Approved ACD
31	The applicant may choose to develop a detailed alternative development water budget for the development project supported by reliable data that demonstrates that		Prior to final plan approval

	the anticipated annual water use will be less than if based on the Water Division's standard formulas per SFCC 14-8.13(B)(2)(b)		
32	Applicant miscalculated the total development water budget and needs to update based upon the number of rooms within the Alvord Inn.		Prior to final plan approval
33	The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.		Prior to Recordation
34	Provide further clarification for that C values was chosen for each type of surface.		Prior to Recordation
35	The basketball court being removed would change the C value for Tract A, not Tract B. Show total amount of old impervious surfaces vs new impervious surfaces. Provide explanation for the reduction in the C value from 0.9.		Prior to Recordation
36	Although the applicant stated that the drawings were revised to show the storm drain sizes, this information is still not clear on either the storm drain plan or grading plan. There is no legend on the storm drain plan showing a storm drain other than the existing storm drain in the street. The grading plan seems to show inlets in the parking lot and between buildings. If they are inlets with connected storm drain pipes, provide labels and sizes. Also provide details of inlets. Declutter the drawing so that the path of the storm drain can be located on the south side.	Land Use/ Technical Review: Engineering	Prior to Recordation
37	The Applicant shall demonstrate compliance with each of the	Various departments	Various

	conditions of approval, technical corrections and notes as found in Attachment B: " <i>City DRT Conditions of Approval, Technical Corrections, and Comments.</i> "		
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From: [City of Santa Fe](#)
To: [GURULE, GERALDINE A.](#)
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, September 29, 2025 2:11:46 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, September 29, 2025 at 2:11pm

- First Name: P
- Last Name: Blair
- Land Use Board: Planning Commission
- Case Number: 2025-10685.
- Your Comment: I am writing about the proposed development of the over 200 acres west of Capital HS. Case #2025-10685.

I live directly adjacent to the proposed area. Apart from the irrevocable disturbance to the quality of life for current residents and likely decrease of home values, there are many other considerations.

Santa Fe is experiencing a long-term, record-breaking drought, the driest stretch in 1,200 years. There are currently numerous home development projects in town. Where will all the water come from to provide for this massive development?

The proposed area has thousands of trees including numerous old cottonwoods along the acequia. The land is quite hilly and slopes deeply down to the cottonwoods. This area is home to a vast amount of wildlife – from all sorts of birds including owls, hawks, roadrunners and more as well as numerous other native species. All this habitat would be destroyed with the development.

Please uphold SFCC 14-8.2(D)(2)(b) and SFCC 14-8.4(F)(5) regarding terrain management standards prohibiting disturbances of natural slopes and removal and preservation of significant trees.