



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
OCTOBER 21, 2021 AT 6:00  
PM  
MEETING VIRTUALLY

---

## AMENDED

### **SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:**

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with public health objectives and the limitations established by the Order, this meeting will be conducted virtually using Zoom.

**Viewing:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel

at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Attending on Zoom:** Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting.. The direct Zoom link is: <https://us02web.zoom.us/j/88934452321?pwd=Ync5eE1ia0ExcUQ4eXF5em5ZZW5Fdz09> and use password: 787238

**Attending Zoom by Phone:** Members of the public can attend the Zoom meeting by phone by dialing:

US: US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 889 3445 2321

### **Public Comment:**

- By video: A person attending the Zoom meeting by video conference (using a computer, mobile device, or smart phone) may provide public comment during the



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
OCTOBER 21, 2021 AT 6:00  
PM  
MEETING VIRTUALLY

meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.

• By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press \*9 to use the “Raise Hand” function to be recognized at the appropriate time.

• In writing: A person may submit written public comments by 5pm the Monday prior to the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES:**

1. September 2, 2021 **(POSTPONED FROM OCTOBER 7, 2021)**
2. ~~October 7, 2021~~

**E. APPROVAL OF FINDINGS/CONCLUSIONS**

1. Case #2021-3811. Villas de Las Soleras Unit 3 Master Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
2. Case #2021-3814. Villas de Las Soleras Unit 3 General Plan Amendment. **(POSTPONED FROM OCTOBER 7, 2021)**
3. Case #2021-3815. Villas de Las Soleras Unit 3 Rezoning. **(POSTPONED FROM OCTOBER 7, 2021)**
4. Case #2021-3816. Villas de Las Soleras Unit 3 Preliminary Development Plan. **(POSTPONED FROM OCTOBER 7, 2021)**
5. Case #2021-3817. Villas de Las Soleras Unit 3 Preliminary Subdivision. **(POSTPONED FROM OCTOBER 7, 2021)**



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
OCTOBER 21, 2021 AT 6:00  
PM  
MEETING VIRTUALLY

6. Case #2021-3818. Tierra Contenta Master Plan Amendment #1 for Phase 3A. **(POSTPONED FROM OCTOBER 7, 2021)**

## F. OLD BUSINESS

## G. NEW BUSINESS

1. **Case #2021-4219. Monte Sereno Master Plan Amendment.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests Master Plan Amendment to include infrastructure and design elements for the Hotel Use. The Property is approximately 34.96 acres and zoned PRRC (Planned Residential Resort Community), located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)
2. **Case #2021-3800. Monte Sereno Development Plan.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval to construct 170,000 square feet of new construction for hotel use. The Property is approximately 34.96 acres and zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)
3. **Case #2021-3801. Monte Sereno Preliminary Subdivision for Phase 4.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request preliminary subdivision approval to create a 70-lot/Tract subdivision on Tract M containing approximately 168.27 acres. The subdivision would create 60 hotel unit lots Containing a gross total of approximately 19.6 acres, 1 hotel amenities lot (Tract A-1) containing approximately 3.68 acres, 8 open space Tracts (A-2, A-3, A-5 thru A-7, A-9 thru A-11) containing approximately 11.68 acres and the balance of Tract M containing 133.32 acres. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
OCTOBER 21, 2021 AT 6:00  
PM  
MEETING VIRTUALLY

---

4. **Case #2021-3837. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for the resort casitas. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 4000 Monte Sereno Drive, and is within the Monte Sereno Development. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 505-955-6587)

- H. STAFF COMMUNICATIONS
- I. MATTERS FROM THE COMMISSION
- J. ADJOURNMENT

**Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.**