



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
FEBRUARY 03, 2022 AT 6:00
PM
VIRTUAL MEETING

A. ROLL CALL

Members Present:

Members Excused:

Commissioner Mark Hogan
Commissioner Pilar Faulkner
Commissioner Brian Gutierrez
Commissioner Janet Clow
Commissioner Jessica Eaton Lawrence
Commissioner Dominic Sategna
Member Carly Piccarello

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. January 6, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2021-4638 Tierra Contenta Tract 50A Arroyo Oeste Phase 2 Final Subdivision.** Oralynn Guerrerortiz of Design Enginuity, LLC, Agent, representing The Housing Trust, Owner, requests approval of a Final Subdivision Plat for 20 single-family lots. The property is zoned PRC (Planned Residential Community), is Tract 50A within Tierra Contenta Phase 2C, and is approximately 3.21 acres. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).



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2. **Case #2021-4653. Monte Sereno Final Subdivision for Phase 4.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, request Final 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, 955-6587)
3. **Case #2021- 4656. 201 Old Santa Fe Trail Final Development Plan.** Sommer Karnes & Associates LLP, Agent, for Kirkpatrick, LLC, Owner, requests approval of a development plan for a 19-Room Hotel located at 201 Old Santa Fe Trail. The property is zoned BCD-Loretto Subdistrict, is within the Downtown and Eastside Historic District, and is approximately 0.44 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).
4. **Case #2021-4648. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to Low Density Residential. The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**
5. **Case #2021-4649. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, rezoning from R-1 (Residential: one dwelling unit per acre), to R-6 (Residential: six dwelling units per acre). The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**



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6. **Case #2021-4650. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to High Density Residential. The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**
7. **Case #2021-4651. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request rezoning of approximately 2.66 acres from R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre). The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**
8. **Case #2021-4377. Caja del Oro Subdivision General Plan Amendment.** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre) and Community Commercial to Medium Density Residential (7-12 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).* **POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED)**
9. **Case #2021-4378. Caja del Oro Subdivision Rezoning.** *James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests rezoning approval from R-1 (Residential-*



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*1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre). The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED***

10. **Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Development Plan for an 88 single-family home development. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED**

11. **Case #2021-4381. Caja del Oro Subdivision Preliminary Subdivision Plat.** James Siebert, of James W. Siebert and Associates, Inc., Agent, for the Pulte Group of New Mexico, Applicant, requests approval of a Preliminary Subdivision Plat for 88 single-family lots. The property is approximately 16.21 acres of land on eight individual lots (to be consolidated). The properties are located at 1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road. (Donna Wynant, Case Manager, djwynant@santafenm.gov , 955-6325). **(POSTPONED FROM DECEMBER 2, 2021, JANUARY 6, 2022 AND FEBRUARY 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE FEBRUARY 3RD MEETING AND IS NOW CLOSED**

12. **Case #2021-4654. 2020 Rosina Development Plan.** Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request Development Plan approval to remodel a 15,448 square foot structure, adding 23,493 square feet of new construction for a 32-unit apartment building. The project is a .91-acre lot located at 2020 Rosina Street and zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)



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13. **Case #2021-4655. 2020 Rosina Variance.** Architectural Alliance Inc., Agent for Clueless on Rosina LLC, Owner, request a variance from TABLE 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" to exceed the maximum height limits of 45' in a C-2 (General Commercial) District and allow a 52' 4" structure. The project is a .91-acre lot located at 2020 Rosina Street and zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022) (WITHDRAWN)**

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Liaison

Chair