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PLANNING COMMISSION MINUTES
FEBRUARY 2, 2023**

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MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, February 2, 2023 - 6:00 pm

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Clow on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, NM.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Chair Janet Clow
Vice Chair Jessica Lawrence
Secretary Peter Smith
Commissioner Phil Lucero
Commissioner Gurushabad Mirando
Commissioner Dan Pava

Members Absent

Commissioner Pilar Faulkner
Commissioner Zulema Hinojos-Fall
Commissioner Jay Toya

Others Present:

Mr. Jason Kluck, Land Use Director
Ms. Maggie Moore, Planning Manager
Ms. Patricia Feghali, Assistant City Attorney
Ms. Melissa D. Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Land Use Department.

B. PLEDGE OF ALLEGIANCE

Commissioner Smith led the pledge of allegiance.

C. APPROVAL OF AGENDA

Ms. Moore pointed out the postponements on the agenda.

Chair Clow said those were noted on the agenda.

MOTION: Commissioner Smith moved, seconded by Commissioner Lucero to approve the agenda.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

D. APPROVAL OF MINUTES

December 1, 2022

Ms. Moore said discussion of Case 2022-6012/2013 was amended to clarify the approval was for Phase 1 of the subdivision and for 36 single-family residential lots.

MOTION: Commissioner Pava moved, seconded by Commissioner Lucero to approve the minutes of December 1, 2022, as amended.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2022-6012. Caja Del Oro Final Development Plan.

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to approve the findings of fact and conclusions of law for Case #2022-6012.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

2. Case #2022-6013. Caja Del Oro Final Subdivision Plat.

Chair Clow said the findings need to be changed to reflect the final subdivision plat is for Phase 1 which is 36 single-family lots.

MOTION: Commissioner Lawrence moved, seconded by Commissioner Pava to approve the findings of fact and conclusions of law for Case #2022-6013, as amended.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

3. Case #2022-5899. 5200 Beckner Road Development Plan Amendment.

MOTION: Commissioner Lucero moved, seconded by Commissioner Smith to approve the findings of fact and conclusions of law for Case #2022-5899.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

F. OLD BUSINESS

None

G. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2023-8. (Mayor Webber)
An Ordinance Amending Section 14-6.2(I) to Permit Cannabis Retailers Wholly Owned by a Tribe Within Four Hundred (400) Feet of Another Retailer if the Other Retailer Initiates its Application for a Cannabis Retail License After the Retailer Wholly Owned by a Tribe. (Pat Feghali)

EXECUTIVE SUMMARY

A Bill to create an exception to the density limitation for cannabis retailers in SFCC 1987 Section 14-6.2(I)(5) to allow cannabis retailers wholly owned by tribes who initiate application for a cannabis retail license before any other applicant within 400 feet of their location, but are licensed after a second applicant is licensed, to still be allowed to open within 400 feet of the second applicant.

STAFF RECOMMENDATION

Recommend to the Governing Body to change 14-6.2(I)(5) to allow tribes who were first to initiate an application for cannabis retail licenses in their location to be able to open even if another cannabis retailer applies for a license afterward which is then granted prior to granting of the tribe's license.

Chair Clow asked Attorney Feghali to present the bill.

Attorney Feghali explained the bill will be added to the cannabis retail section of Code for a specific exception to the density rule. The State has been taking longer to grant licenses to a tribe than to other retailers. This bill allows a tribe who applied before another establishment but received their license after the other establishment, to still open, even if within 400 feet from the other establishment.

Chair Clow asked to confirm that zoning of 400 feet would not apply until the permit is granted.

Attorney Feghali said that that is correct. Usually, one could tell if another retailer had applied within 400 feet but in this case it wouldn't be known if someone applied within 400 feet because this is a City density requirement, not a State requirement. Information on those who have been considered for licenses between the City and State has been difficult to coordinate.

Chair Clow asked if problematic for the nontribal if the State ignores City zoning.

Attorney Feghali said there have been a few applications when people applied simultaneously within 400 feet of each other. The City did not know until after the permits were granted.

Chair Clow asked if the City has any recourse.

Attorney Feghali said the City could prevent the establishment from opening in that location per City Code, but technically they would still be licensed.

Commissioner Lawrence asked why it takes so long for tribes to get approval.

Attorney Feghali said she didn't know the reason. It took one tribe eight months to get a permit and had something to do with the business being owned by a tribe.

Commissioner Lawrence asked if they have to get a State license before they come to the City for a permit.

Director Kluck said they come to the City to get a zoning verification letter but the City also does a proximity analysis for 400 feet, based on the zoning map and cannabis businesses. The City lets them know at that time if they are within 400 feet of another cannabis business. It isn't clear if the State looks at those but are issuing licenses to businesses that comply with State regulations.

Commissioner Lawrence confirmed that the process allows someone to get a zoning verification letter and someone else could move into the location in the meantime. She asked if that could happen more than once.

Attorney Feghali said that is possible but she hopes not more than once.

Director Kluck added the City is working to rectify the situation and is watching it more closely now.

Chair Clow asked if the City is tracking the request for verification letters, when an application comes in within 400 feet they could say an application after that one has to wait until the first application is processed.

Director Kluck said in that case the zoning verification letter would indicate a proximity issue and the City could alert them.

Attorney Feghali said the City cannot choose to give someone a zoning verification letter because they would still be eligible technically, in that location until the license is granted by the State. Not everyone goes through the whole process to get the license.

Director Kluck said there is a lack of coordination between municipalities and the State.

Commissioner Lawrence said an ordinance change seems a big change for a small issue. She asked if anything else was considered to determine the ordinance change was appropriate.

Attorney Feghali said there are no exceptions to density in Code. Even though this is not a density issue, it is the same principle in the ordinance was the most appropriate to make it possible for the tribe this happened to, and to prevent this happening in the future.

Commissioner Pava asked if the Pueblo applied for zoning verification before the other party.

Attorney Feghali said both the zoning verification and the retail license.

PUBLIC HEARING

Richard Hughes, attorney at Rothstein Law firm, 1215 Paseo de Peralta, Santa Fe, was sworn in. He represents Picuris Pueblo. He said Picuris is a smaller remote Pueblo with little economic activity. They have limited revenue to provide services to their members. They became interested in the cannabis business but had difficulty with the Bureau of Indian Affairs locating a business on their land. They concluded a business off of Pueblo land that complies with State law is the best opportunity. They applied through Hotel Santa Fe and were able to purchase the former First National Bank branch. They were approved for zoning verification at the end of 2021 and application with the State for a cannabis license was filed in December, 2021. The Regulation and License Department had no idea what to do with an application filed by a tribe's LLC and months went by while the State decided what to do. The State processed the application in May, and it was approved in August. Then they learned that Rocky Mountain had established a facility across the street. They met with the Mayor and City Attorney who concluded the proposed ordinance amendment is the only way the Picuris could open the dispensary. They had already purchased the property and spent a good deal of money and are hopeful the Planning Commission approves this to go forward.

There was no further public comment, therefore, the public hearing was closed.

COMMISSION DISCUSSION

MOTION: Commissioner Pava moved, seconded by Commissioner Lucero to recommend approval of Bill No. 2023-8 to the Governing Body.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

- 2. Case #2022-6015. LKS Multifamily Apartment Complex Development Plan.** JenkinsGavin, Inc., Agent, for LKS, LLC, Owners, requests a development plan approval for an 86 dwelling unit development, including

70 apartments and 16 townhomes at 3974 Fields Lane. The approximately 6.165-acre property is zoned MU (Mixed Use) and is in the Airport Road Overlay District. (Lani McCulley)

EXECUTIVE SUMMARY

The applicant requests approval of a development plan for 6.16 acres zoned MU (Mixed Use). The proposed project includes eighty-six (86) dwelling units and includes 70 apartments and 16 townhomes.

The apartments will consist of three multi-family buildings: one two-story building, and two three-story buildings. The townhomes will consist of three two-story buildings. The overall building footprint will be 43,682 sq. ft. with a gross floor area of 110,612 sq. ft. The proposed site design includes open space and amenities such as landscaped courtyards with a path connecting to the future extension of the Tierra Contenta Trail and seating areas for gathering. The applicant will make the required infrastructure improvements to Fields Lane and consolidate access to the existing Dollar General, to accommodate the new development.

The Applicant has complied with all applicable subsections of Chapter 14 Section 14-3.1 General Provisions (reference Table 2). The City's Development Review Team (DRT) reviewed the application for compliance with applicable City Code sections (reference Exhibit B of staff report). Staff's analysis identifies the Application has satisfied Development Plan Approval Criteria in accordance with Subsection 14-3.8(D)(1), subject to conditions of approval and technical corrections listed in Exhibit A of the staff report.

STAFF RECOMMENDATION

The Land Use Department recommends approval of the development plan subject to the conditions of approval in this report and all technical corrections in Exhibit A in the staff report.

Commissioner Lucero asked why renderings of the proposed development were not included in the packet.

Ms. McCully said they are with the applicant's submittals, which is Exhibit E.

Commissioner Lucero said the proposed trail north of Arroyo Chamiso has been approved to be developed. He asked if the trail would be developed with this plot development and how the two plans will come together.

Ms. McCully deferred the question to the applicant.

Commissioner Lucero said Exhibit E refers to Exhibit F that includes a recap of the ENN. He couldn't find Exhibit F.

Chair Clow noted it is on the last page of Exhibit E.

Director Kluck explained the summary of the ENN is in Exhibit F of the materials, but in Exhibit C of the packet.

Commissioner Lucero asked what a rip wrap is.

Ms. Moore said generally it is used to control drainage and flow during construction.

Commissioner Pava said Page 10 of the staff report refers to 86 parking spaces and in the next paragraph says it consists of 127 parking spaces.

Ms. McCully said it is 86 *units* not parking spaces. She thought that a typo.

Commissioner Pava confirmed there is plenty of parking for the units. He confirmed that the land had never been owned by the County and was never in the master plan for recreational uses and is directly across from South Meadows.

Commissioner Smith asked how fee in lieu of is calculated.

Attorney Feghali explained there is a formula created by affordable housing.

Commissioner Smith asked that the formula be sent to him.

APPLICANT PRESENTATION

Jennifer Jenkins, 130 Grant Ave., Suite A, with JenkinsGavin, was sworn in. She introduced her team. She showed the neighborhood, noting the property is a little over six acres with 3 rented dwellings. The property is zoned mixed use and 100% residential is permissible. The existing conditions were reviewed. There are 86 dwellings proposed among 6 buildings; 16 townhomes and 70 apartment units in two and three-story buildings. They are providing the required 127 parking spaces and 3.2 acres of open space, six times the minimum $\frac{1}{2}$ acre required. She showed the site plan.

She mentioned the road improvements and that Fields Lane will be dedicated to the City as a new public street. The open space and trail corridor were shown and how neighborhood interaction will be created. The internal sidewalk system and trail connection to the future Tierra Contenta Trail Extension was described. The City is designing the extension and the hope is to start construction in the summer. A rendering was shown of one of the two-story apartment buildings.

A traffic study analyzed Airport Road with Paseo del Sol, Fields Lane, and South Meadows. She explained the grading system A through F, that determines the level of service at intersections. Anything D or above is considered an acceptable. She reviewed current levels of service and that there would be no impact on the function of the intersections when the units are built. The study recommends a right turn lane on Airport Road approaching Fields Lane. Improvements for Fields Lane was shown. The City was

concerned about the proximity of the Dollar General driveway. The applicant contacted the neighboring property owner and worked with neighbors and property owners for a right-of-way dedication. The applicant will make sidewalk improvements and extend the sidewalk and access from Airport Road.

Ms. Jenkins said the applicant is in agreement with the conditions of approval.

Commissioner Lawrence clarified Fields Lane will have a right in/right out. She asked how someone who wants to go the other direction on Airport could do that.

Ms. Jenkins noted the left turn lane and the next at South Meadows intersection.

Commissioner Lawrence said there are schools and trails nearby, how would someone access those.

Ms. Jenkins said they have trails and a sidewalk along Airport Road will be extended and continue to South Meadows and both sides of Fields Lane.

Commissioner Pava asked since the property has been vacant if there was a survey of pre-existing uses for industrial waste, etc.

Ms. Jenkins said the title search indicates there is anything other than small scale residential uses. The property was owned by Mr. Fields himself.

PUBLIC HEARING

Oralynn Guerrerortiz, PO Box 2758, Santa Fe, NM, was sworn. She thanked the developer and planner for working with the property owners at Fields Lane. She said she represents the Navas, the owners. They believe they have an excellent design. The applicant is extending the sewer in exchange for the Nava's dedicating property to build the decel lane and City road. She thanked them. She said neighbors are supportive of the project and she has reviewed the plans and recommends the project.

The Public hearing was closed.

COMMISSION DISCUSSION

Commissioner Pava asked confirmation that phase II townhouses would not be for property ownership.

Ms. Jenkins confirmed that everything will be for rent, but the applicant wanted a diverse housing type.

Commissioner Lucero asked if the green space south of the arroyo would be the property owners' responsibility to maintain.

Ms. Jenkins said the City is responsible to maintain the trail and will leave as much undisturbed as possible. The applicant will make drainage improvements and be responsible for planting and maintaining that. The property owner will be responsible for the mature vegetation which is expected to be low maintenance.

MOTION: Commissioner Lawrence moved, seconded by Commissioner Smith to approve Case #2022-6015, LKS Multifamily Apartment Complex Development Plan, subject to conditions of approval and technical corrections.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

3. **Case #2022-6201. Windmill Hill at Las Placitas Compound Preliminary Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Preliminary Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley)

POSTPONED TO MARCH 2, 2023

4. **Case #2022-6202. Windmill Hill at Las Placitas Compound Variance.** Liaison Planning, agent for Michael Blum, requests a variance to reduce the minimum street width from 38 feet to the width of existing access easements of 29 feet and 20 feet. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley)

POSTPONED TO MARCH 2, 2023

5. **Case #2022-6133. Paseo De Vistas General Plan Amendment.** JenkinsGavin, Inc., Agent for Cerro Del Norte Partners, LLC, Applicant, requests request a General Plan Amendment from Residential Low Density (3-7 dwellings per acre) to Residential Very Low Density (1-3 dwellings per acre). The property is approximately 31.00 acres located at 1864 Paseo De Vista, and within the following Overlay Districts: Suburban Archeological Review District, River and Trails Archeological Review District, Escarpment Over lay District and Mountain and mapped as Difficult Terrain. (Dan Esquibel)

POSTPONED TO APRIL 6, 2023

6. **Case # 2022-6134. Paseo De Vistas Rezoning.** JenkinsGavin, Inc., Agent for Cerro Del Norte Partners, LLC, Applicant, request a rezoning from R-1 (Residential: one dwelling unit per acre) to R-2 (Residential: two dwelling units per acre). The property is approximately 31.0 acres located at 1864 Paseo De Vista, zoned R-1 (Residential: one dwelling unit per acre) and within the following Overlay Districts: Suburban Archaeological Review District, River and Trails Archaeological Review District, Escarpment Overlay District and Mountain and mapped as Difficult Terrain. (Dan Esquibel)

POSTPONED TO APRIL 6, 2023

7. **Case #2022-6141. 2868 Rufina Development Plan.** JenkinsGavin, Inc Agent, for Homewise, LLC, Owner, requests approval of a development plan for a mixed-use development including 60 dwelling units and approximately 13,400 SF of Commercial space on a ±2.394-acre parcel. The development is located in a C-2 zoning district. (Daniel Alvarado)

EXECUTIVE SUMMARY

The subject property is located at 2868 Rufina Street, northeast of the Siler and Rufina intersection. The subject property is an undeveloped 2.394-acre parcel located at the intersection of Rufina Street and Clark Road. The applicants have requested approval of a development plan for a mixed-use development including 60 dwelling units and approximately 13,400 SF of Commercial space.

In addition to the residential and commercial space, the project will include on and off-street parking, improved pedestrian connectivity, two central courtyards, and various streetscape, landscape and drainage improvements.

The project has been programed in response to the creation of the Siler-Rufina Nexus Opportunity Zone, which is a federally-designated zone identified by the City's Economic Development Department that is being targeted for development. The zone has historically been an industrial area, but in recent years has evolved to include new businesses, including Meow Wolf, and residential uses, such as Siler Yards, which have stimulated new development interest in the area.

STAFF RECOMMENDATION

Staff recommends approval of the Development Plan for Case #2022-6141, subject to conditions of approval and technical corrections outlined in the staff report.

Commissioner Pava asked if surveys had been done on the industrial use and if found, was the property cleared.

Mr. Alvarado deferred to the applicant.

Commissioner Pava said his question is valid because the area is transitioning from body shops and heavy industrial use to residential. He added that this is a concern of his. He asked also, will the barbed wire be removed on the chain-link fence.

Mr. Alvarado said the applicant nodded yes.

APPLICANT PRESENTATION

Ms. Jenkins, previously sworn, said she represented Homewise. The case was previously before the Commission in 2021 for rezoning. She introduced her team.

She said the site is at the corner of Rufina and Clark Road. The primary uses were for storage, but moving forward, all requisite investigations will be conducted. Zoning is C2 and this area is in transition. There is a lot of employment in the area. This is in the Siler-Rufina Nexus Opportunity Zone which is defined as mixed use housing and development. Homewise conducted a Community Impact Measurement (CIM) survey and received over 200 responses. The survey indicates over 25% of the residents said that walking is their primary mode of transportation; over 50% are renters and 85% of respondents feel safe walking in the neighborhood. This project is an opportunity for small-scale Transit Oriented Development (TOD) and has a robust bus route, walk ability, bikeways and access to the trail network. This project is under 2.4 acres and Clark Road is an underdeveloped roadway.

She showed the site plan and proposed development plan. She pointed out the parking, the residential and live/work buildings. Clark Lane will be rebuilt to better align with the intersection. They will add sidewalks, curbs, and gutters as well as 13 on street parking spaces. They will improve Rufina Street for better access to the parking and make it more pedestrian friendly. She reviewed the buildings and the proposed units. Building 1 and Building 2 are mixed-use and Building 3 is residential and all homes are for sale. Homewise will meet affordability standards 20% over the 20% that is required. A parking demand study determined the need for 96 parking spaces and the project provides 97 spaces and will lease 13 commercial parking spaces. In addition, they will provide 13 on street parking spaces for the public. She showed the roadway improvement plan of the demolition, the improvements and the turn lanes.

Ms. Jenkins said the applicant agrees with all staff conditions of approval.

Commissioner Lawrence asked what commercial space use is expected.

Ms. Jenkins said they anticipate something small scale like coffee shops, office spaces, yoga studio, etc. They want the community to tell them what will work there.

Commissioner Lawrence said she had asked because there isn't a lot of street parking in that area. She asked if there is Plan B for overflow parking.

Ms. Jenkins said their planner for the parking study thought 13 spaces seemed to be the right number. There is always the option of asking their neighbor if they feel parking is tight.

Commissioner Smith asked help in understanding the profile of the sales prices, for the number of units and which at what price.

Ms. Jenkins said there are one and two bedroom units and they are still considering an option for three bedrooms. A one bedroom could range \$135,000 to \$140,000. There are three tiers with the highest price around \$225,000.

Commissioner Smith said he would love to see something that shows the tiers.

Ms. Moore said Alexandra Ladd had that information to share.

Commissioner Smith said he looks forward to receiving it.

Ms. Jenkins confirmed prices after being handed a page with the tiers. A one bedroom ranges \$137,000 to \$224,000 and a two-bedroom at \$165,000 up to \$264,000.

Chair Clow said Commissioner Smith can always call Ms. Moore with any questions he has on a case.

PUBLIC HEARING

No public comment, therefore, Chair Clow closed the public hearing.

COMMISSION DISCUSSION

Commissioner Pava asked if there are covenants with the project regarding activities and property maintenance.

Ms. Jenkins said the covenants are being developed and a condominium association will be established. There will be restrictions on open space, drainage structures, parking, landscaping, etc. which will be managed by the association and their board. Homewise, as the owner of the commercial space, will be a member of the condominium association.

Commissioner Pava said he was certain there would be some form of dues. He asked if there was an idea of the amount.

Ms. Jenkins said they have not prepared a budget for that. It is a small project and they do not anticipate a significant burden. Landscaping will be designed to be drought tolerant and low maintenance and there will be a reserve account to pay for significant improvements.

MOTION: Commissioner Pava moved to approve Case #2022-6141, 2868 Rufina Development Plan, with conditions of approval and technical corrections recommended by staff. The motion was seconded by Commissioner Smith

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando and Pava voting in favor and none voting against.

8. **Case #2022-6136. 4250 Cerrillos Road Residence Inn Development Plan** JenkinsGavin Inc., Agent, for Santa Fe Mall Property Owner, LLC, Owner, requests approval of a development plan to establish development standards for a 127-room residential suite hotel located at 4250 Cerrillos Road. The property is zoned SC-3 (Planned Shopping Center). The parcel is 2.355 acres within the Santa Fe Place Mall. (Daniel Alvarado)

EXECUTIVE SUMMARY

The subject property is known as Revised Lot 1-A4, located at 4250 Cerrillos Road within the Santa Fe Place Mall complex located at the northeast corner of the mall complex. It is currently developed as a paved parking lot for the mall. The parcel is approximately 2.355 acres and is zoned SC-3 (Planned Shopping Center).

The applicant is requesting approval of a development plan for a 127-room residential suite hotel. The four-story hotel will have a maximum height of 45 feet. Amenities include a meeting room, lounge areas, a fitness center, and a pool. The project will include improved pedestrian access to Villa Linda Park, the Arroyo Chamiso Trail and the main mall building with new sidewalks and crosswalks.

STAFF RECOMMENDATION

Staff recommends approval of the Development Plan for Case #2022-6136, subject to conditions of approval and technical corrections outlined in the staff report.

APPLICANT PRESENTATION

Ms. Jenkins, previously sworn, introduced the team. She showed an aerial of the surrounding vicinity. She said the mall has experienced significant redevelopment and long-overdue reinvestment. It has been turned into a dynamic environment with a diversity of uses. This is the next step, filling in the parking with new development and creating more mixed use. The mall is the most significant gross receipts generator for the City. The zone is SC3, shopping center and the site sits on a lot line adjustment. Incrementally they are trying to improve the pedestrian experience and pedestrian circulation. Villa Linda Park to the east includes the trail system. The applicant is creating a sidewalk, ADA ramps and crosswalks. The crosswalks create access into the trail network and the mall. Feedback from staff was more stone elements or different color scheme to the elevations. They will use earth tone colors and add more stone. The traffic study was conducted at four intersections: Rodeo Road and Zafarano, Rodeo and the

north and west entrance off of Cerrillos Road, and Cerrillos and Wagon Road. Levels of service at all intersections are acceptable, but an issue is the afternoon rush hour. The issue will be mitigated by making a dedicated left, a through lane, and a right turn lane.

Commissioner Lucero asked if an ENN was not required.

Ms. Jenkins said an ENN was conducted and there were no attendees.

PUBLIC HEARING

There was no public comment, therefore, the public hearing was closed.

COMMISSION DISCUSSION

Commissioner Lucero said this particular parking lot has always been an annoyance and he was glad to see something happening.

Chair Clow asked if construction had started on the approved apartment complex.

Ms. Jenkins said they had not started. The mall recently changed ownership and she hoped that will move forward this year.

Chair Clow added that intersection has always been a problem.

MOTION: Commissioner Lucero moved, seconded by Commissioner Lawrence to approve Case #2022-6136, 4250 Cerrillos Road Residence Inn Development Plan, subject to all staff conditions.

VOTE: The motion passed by roll call vote with Commissioners Lawrence, Smith, Lucero, Mirando, Pava and voting in favor and none voting against.

H. STAFF COMMUNICATIONS

Ms. Moore announced the kickoff for Chapter 14 for events that start Monday, February 13th, through Wednesday February 15th. Clarion will come on Monday and tour downtown and Wednesday the 15th there will be an open house at the Convention Center. She asked members interested in attending to contact Mr. Alvarado to avoid quorum conflicts. In person interviews will be conducted with stakeholder groups of city leadership. They hope to invite a broader group of stakeholders for the open house. Clarion will process information and have a document for feedback in a few months. Mr. Alvarado will provide updates and the Clarion team is also creating a website for the public to participate.

They are close to finalizing the General Plan Resolution and the RFP will follow. A Policy Subcommittee meeting last week met with Albuquerque members to investigate their process for third-party mediators and their successes and challenges. She

discussed with Chair Clow scheduling technical training and will contact Commission members for specific questions. Also, they are working with the Mayor's Office on the appointments and reappointments for the Planning Commission and the Board of Adjustments.

Chair Clow asked about the vacancies on the Commission.

Ms. Moore clarified the two on the Commission, Commissioners Hinojos-Fall and Toya, who resigned.

Chair Clow asked Ms. Moore to explain what Phase 1 is of Code.

Ms. Moore said it is broken into three things. First is Code hygiene, or low level fruit to initiate the public outreach process. That will inform the other phases. Phase 2 will be more substantive changes and Phase 3 is integration with the General Plan update.

Chair Clow asked if that at some point, comes to the Commission to recommend to the Governing Body.

Ms. Moore said yes, and it will be done in phases and is a 3-4 year process.

Commissioner Smith clarified there will be cycles of development and the Commission will be involved in each cycle, opposed to getting a finished product all at once.

Ms. Moore said there will be many opportunities for the Commission to comment and participate. Part of that is quarterly updates where the Commission can ask questions and the latest information will be on the website and there will be engagement opportunities.

Commissioner Lawrence said she appreciated all of the updates. Regarding the ENN process, she was an Albuquerque mediator for almost a decade, and she highly recommends that as a model. She said Santa Fe could learn from that and bring people together more and work in a neutral way to resolve some of the issues that come before the Commission. She said she wanted to hear that discussion and would like that to continue.

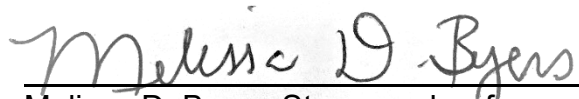
I. MATTERS FROM THE COMMISSION

None.

J. ADJOURNMENT

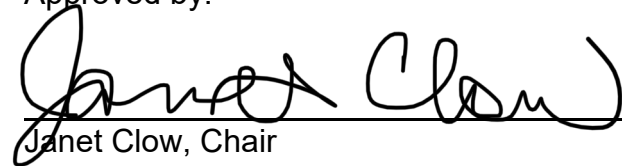
Chair Clow adjourned the meeting at approximately 7:56 p.m.

Submitted by:

Handwritten signature of Melissa D. Byers in cursive script, positioned above a horizontal line.

Melissa D. Byers, Stenographer for
Byers Organizational Support Services

Approved by:

Handwritten signature of Janet Clow in cursive script, positioned above a horizontal line.

Janet Clow, Chair