

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
NOVEMBER 2, 2023**

ITEM	ACTION TAKEN	PAGE(S)
1. Roll Call	Quorum Present	2
2. Pledge of Allegiance	Recited	2
3. Approval of Agenda	Approved	2
4. Approval of Consent	Approved	3
5. Approval of Minutes September 7, 2023	Approved as submitted	3
September 21, 2023	Approved as submitted	3
6. Findings & Conclusions	Approved	3-4
7. Consent	Approved under Item 4	4
8. Old Business	None	4
9. New Business		
a. Case #2023-6392. 5407 Beckner Road Preliminary Serial Subdivision	Approved	4-6
b. Case #2023-6491. 5407 Beckner Road Final Serial Subdivision	Approved	4-6
c. Case #2023-7207. 1941 Caja del Oro Grant Rd General Plan Amendment from Residential Mountain and Rural protection area to Community Commercial.	Postponed to December 5, 2023	6
d. Case #2023-7208. 1941 Caja del Oro Grant Rd Rezoning from R-1 to C-2.	Postponed to December 5, 2023	6-7
10. Staff Communications	Comments	7
11. Matters from the Commission	Comments	7
12. Adjournment	Adjourned at 6:41 pm	7

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

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Vice Chair Lawrence on the above date at approximately 6:13 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, NM and Via Zoom.

1. ROLL CALL

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

Members Present

Vice Chair Jessica Lawrence
Commissioner Pilar Faulkner
Commissioner Phil Lucero
Commissioner Gurushabad Mirando
Commissioner TJ Rieland

Members Absent

Chair Janet Clow
Secretary Peter Smith
Two Vacancies

Others Present:

Mr. Jason Kluck, Land Use Director
Ms. Heather Lamboy, Assistant Land Use Director
Ms. Rachel Hermann-Mnuk, 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.

2. PLEDGE OF ALLEGIANCE

Commissioner Faulkner led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero, to approve the agenda as presented.

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

4. APPROVAL OF CONSENT

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the consent item.

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

5. APPROVAL OF MINUTES

September 7, 2023

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the minutes of September 7, 2023.

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

September 21, 2023

MOTION: Commissioner Faulkner moved, seconded by Commissioner Rieland to approve the minutes of September 21, 2023.

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

Commissioner Lucero stated for the record that he was absent from the meeting but reviewed the materials.

6. APPROVAL OF FINDINGS/CONCLUSIONS

a. Case #2023-6961. Villas de las Soleras Unit 3 Final Development Plan

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2023-6961.

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

b. Case #2023-6962. Villas de las Soleras Unit 3 Final Subdivision Plat.

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2023-6962.

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

- c. Case #2023-7081. 123 and 135 Grant Ave Variance to Subsection 14-8.6(C)(2)(b).

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2023-7081.

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

7. CONSENT

- a. **Case# 2023-7305. Plaza Contenta Development Plan Time Extension.** Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020. (Maggie Moore, Case Manager)

Approved under Item 4, above.

8. OLD BUSINESS

None

9. NEW BUSINESS

- a. **Case #2023-6392. 5407 Beckner Road Preliminary Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Preliminary Serial Subdivision approval per SFCC 1987 Section 14-3.7 "Subdivision of Land" to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager) **(POSTPONED FROM APRIL 6, 2023 AND MAY 4, 2023)**
- b. **Case #2023-6491. 5407 Beckner Road Final Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Final Serial Subdivision approval per SFCC 1987 Section 14-3.7 "Subdivision of Land" to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within Suburban

EXECUTIVE SUMMARY

On November 5, 2020, the Planning Commission approved a two-phase development project for 'Lot 1' of the Las Soleras Master Plan. The project included a subdivision of 'Lot 1' into five (5) lots (Case #2020-2643 Preliminary Subdivision) and a development plan, which included a 330-unit multi-family apartment community (Case #2020-2652) on the new Lot 1 as Phase 1, and the remaining subdivision (Lots 2-4) as Phase 2 (see Figure 1. Existing Development Approvals). Subsequently, on January 7, 2021, the Planning Commission approved the final five-lot subdivision (Case #2020-2896).

JenkinsGavin, Inc., Agent for AMFP V Beckner, LLC, Owner is seeking approval of a serial subdivision to add two (2) additional lots to Phase 2, bringing the total number of lots in Phase 2 to seven (7) and the total for the subdivision to eight (8) (see Figure 2. Proposed Serial Subdivision). The request to subdivide within five-years after the approval of the earlier subdivision (Case #2020-2896) necessitates the review for a serial subdivision.

"14-3.7(A)(4) Serial Subdivisions

- (a) *Except for resubdivisions, a proposed subdivision that occurs within five years after the approval of an earlier subdivision of any part of the affected land shall be subject to the same standards and shall follow the same procedures as though the cumulative number of lots created by the successive plats were created by the currently proposed subdivision."*

The project site is zoned C-2 (General Commercial) containing +/- 36.35 acres. The Phase 1 residential development on Lot 1 is +/- 24.59 acres, and is currently under construction. The Phase 2 development (Lots 2 - 8) is +/- 11.18 acres and remains undeveloped. Phase 2 borders Cerillos Road and Beckner Road with Lots 4-8 within Zone 4 of the Cerrillos Road Highway Corridor Protection District (CHRC). Both Phase 1 and 2 are located within the Suburban Archaeological Review District.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the preliminary subdivision plat (Case #2023-6392) and final subdivision plat (Case #2023-6391), with the conditions of approval and technical corrections outlined in this report.

APPLICANT PRESENTATION

Jennifer Jenkins, 130 Grant Avenue, Suite 101, Santa Fe, was sworn in on behalf of the applicant. She provided background information on the project.

Commissioner Reiland asked about market analysis.

Ms. Jenkins said it's a sequential process. Once the plat is recorded, developers are going to move forward with purchase agreements.

PUBLIC HEARING

There were no public comments, therefore, Vice Chair Lawrence closed the public hearing.

COMMISSION DISCUSSION AND ACTION

MOTION: Commissioner Lucero moved, seconded by Commissioner Mirando to approve the preliminary subdivision plat for Case #2023-6392 subject to the conditions of approval and technical corrections recommended by staff.

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

MOTION: Commissioner Lucero moved, seconded by Commissioner Mirando, to approve the final subdivision plat for Case #2023-6391, subject to the conditions of approval and technical corrections recommended by staff.

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

To view the entire recording of this hearing **see** the YouTube video at: <https://www.youtube.com/watch?v=PaDZwekfk70> (14:16 – 32:30)

- c. **Case #2023-7207. 1941 Caja del Oro Grant Rd General Plan Amendment from Residential Mountain and Rural protection area to Community Commercial.** Sommer Karnes & Associates LLP, Agent for Santa Fe's Don Juan's Land, LLC, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation of the Future Land Use Map from Residential Mountain and Rural protection area (Residential - one (1) dwelling unit per 10 acres) to Community Commercial (Non-Residential) for +/- 4.36 acres. The property is located at 1941 Caja del Oro Grant Road and is within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager) **(TO BE POSTPONED TO DECEMBER 5, 2023)**

- d. **Case #2023-7208. 1941 Caja del Oro Grant Rd Rezoning from R-1 to C-2.** Sommer Karnes & Associates LLP, Agent for Santa Fe's Don Juan's Land, LLC, Applicant, requests the Planning Commission recommend the Governing Body approve an Ordinance to change the designation on the Official Zoning Map from R-1 (Residential - One (1) dwelling unit per acre) to C-2 (General Commercial) for +/-4.36 acres. The Property is located at 1941 Caja del Oro Grant Rd and is within the River and Trails

Archaeological Review District. (Dan Esquibel, Case Manager **(TO BE POSTPONED TO DECEMBER 5, 2023)**)

10. STAFF COMMUNICATIONS

Ms. Moore provided an update on the Land Use Code rewrite. She added that the RFP was released on the General Plan update.

11. MATTERS FROM THE COMMISSION

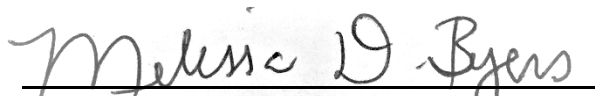
Commissioner Faulkner commended staff for everything that is getting done.

12. ADJOURNMENT

There being no further business, Vice Chair Lawrence adjourned the meeting at 6:41. pm.

Submitted by:

Approved by:



Melissa D. Byers, Stenographer for
Byers Organizational Support Services



Janet Clow, Chair