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**PLANNING COMMISSION MINUTES**  
**May 2, 2024**

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**MINUTES OF THE CITY OF SANTA FE  
PLANNING COMMISSION MEETING  
Thursday, May 2, 2024 - 6:00 pm**

**CALL TO ORDER**

A regular meeting of the City of Santa Fe Planning Commission was called to order by Jessica Lawrence, Vice Chair on the above date at approximately 6:00 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 Phil Lucero  
Commissioner Sasha McGhee  
Commissioner Gurushabad Mirando  
Commissioner TJ Rieland

**Members Absent**

Chair Janet Clow  
Secretary Peter Smith  
Commissioner Kristina Markey  
One Vacancy

**Others Present:**

Mr. Jason Kluck, Land Use Director  
Ms. Maggie Moore, Assistant Land Use Director  
Ms. Rebecca Mnuk-Herrmann, Assistant City Attorney

**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.**

Vice Chair Lawrence announced that a notary is not present at the meeting, therefore, the Commission will not be able to proceed with any of the new business.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Mirando led the Pledge of Allegiance.

### 3. APPROVAL OF AGENDA

Attorney Mnuk-Herrmann announced that the public hearings will need to be postponed because there is not a notary present to swear in witnesses. A motion to postpone the public hearings would be appropriate.

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

**VOTE:** The motion passed by roll call vote (5-0) with Commissioners Lawrence, McGhee, Rieland, Lucero and Mirando voting in favor and none voting against.

### 4. APPROVAL OF CONSENT AGENDA

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Lucero to approve the consent agenda as presented.

**VOTE:** The motion passed by roll call vote (5-0) with Commissioners McGhee, Rieland, Lucero, Mirando and Lawrence voting in favor and none voting against.

### 5. APPROVAL OF MINUTES

April 4, 2024

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Lucero to approve the minutes of April 4, 2024.

**VOTE:** The motion passed by roll call vote (5-0) with Commissioners McGhee, Rieland, Lucero, Mirando and Lawrence voting in favor and none voting against.

### 6. APPROVAL OF FINDINGS/CONCLUSIONS

#### a. Case #2024-7771. 160 Lorenzo Road Certificate of Compliance.

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Lucero to approve the Findings of Fact and Conclusions of Law for Case #2024-7771.

**VOTE:** The motion passed by roll call vote (5-0) with Commissioners Lawrence, McGhee, Rieland, Lucero and Mirando voting in favor and none voting against.

**7. CONSENT**

- a. **Case #2024-8026.** Casas De Todos Final Subdivision Time Extension.

Approved under Approval of Consent Agenda

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

**MOTION:** Commissioner Mirando moved, seconded by Commissioner Lucero to postpone the cases under New Business to the May 16, 2024, meeting.

**VOTE:** The motion passed by roll call vote (5-0) with Commissioners Rieland, Lucero, Mirando, Lawrence and McGhee voting in favor and none voting against.

- a. **Case #2024-7951.** **2768 Agua Fria Street Certificate of Compliance.** JenkinsGavin Inc., Agent, for Cold Water Development QOZF, LLC, owner and applicant (“Applicant”) requests approval of a Certificate of Compliance for a lot that is non-compliant with City Subdivision Review requirements. The property address is 2768 Agua Fria Street and is zoned Mixed-Use (maximum fourteen dwelling units per acre). It consists of an undeveloped 4.12-acre lot. (Carly Venditti, Case Manager).

- b. **Case #2023-7079.** **Bungalows on Cerrillos Development Plan.** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of new construction for a 141-unit multi-family one- and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) **(POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024)**

- c. **Case #2023-7662.** **Bungalows on Cerrillos variance (Setback).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan

Esquibel, Case Manager) (**POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024**)

- d. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes).** Orion-West LLC., Agent for Advanced Acquisitions LLC, 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 4,800 square feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) (**POSTPONED FROM MARCH 7, 2024 AND APRIL 4, 2024**)

#### 10. STAFF COMMUNICATIONS

Ms. Moore announced that Melissa Byers, Stenographer, has retired.

Ms. Moore addressed the issue with PrimeGov that had occurred earlier in the week. She said that had been reported the issue to the PrimeGov contact and it's being addressed.

Ms. Moore said that the Governing Body has appointed Kristina Markey to the Planning Commission to fill one of the vacant seats.

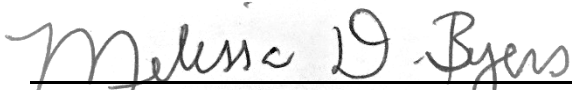
#### 11. MATTERS FROM THE COMMISSION

None

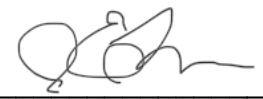
#### 13. ADJOURNMENT

There being no further business, Vice Chair Lawrence adjourned the meeting at 6:12 pm.

Submitted by:

  
Melissa D. Byers, Stenographer for  
Byers Organizational Support Services

Approved by:

  
Vice Chair, For Chair  
Janet Clow, Chair