



City of Santa Fe

MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
SEPTEMBER 05, 2024 AT
6:00 PM

A. ROLL CALL

Members Present:

Chair Janet Clow
Vice Chair Jessica Eaton Lawrence
Member Gurushabad Mirando
Member Peter Smith
Member Thomas (TJ) Reiland

Members Excused:

Member Phil Lucero
Member Sasha McGhee

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approved the agenda as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Mirando

D. APPROVAL OF MINUTES:

1. August 1, 2024



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MOTION: Vice Chair Eaton Lawrence moved, seconded by Commissioner Reiland, to approve as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Smith, Member Reiland

Against: None

Abstain: Member Miranda

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7079. Bungalows on Cerrillos Development Plan. AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Miranda, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Miranda, Member Smith, Member Reiland

Against: None

Abstain: None

2. Case #2023-7662. Bungalows on Cerrillos variance (Setback). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Miranda, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:



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For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

3. Case #2023-7663. Bungalows on Cerrillos variance (Slopes). AMENDED

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

6. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-7899. Las Soleras Master Plan Amendment.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Owner, requests a Master Plan Amendment to the Las Soleras Master Plan to change the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial). Additionally, they seek to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet. The property is located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout, and on the south side of Beckner Rd, encompassing



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Parcels 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Miranda, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Miranda, Member Smith

Against: Member Reiland

Abstain: None

2. **Case # 2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a General Plan Amendment is requested to change the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Miranda, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Miranda, Member Smith

Against: Member Reiland

Abstain: None



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3. **Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning.** Orion-West LLC., Agent for Beckner Road Partnership, LLC, Orion-West LLC., agent for Beckner Road Partnership, LLC, Owner, requests approval of a rezoning to change the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout. Additionally, a rezoning is requested to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

4. **Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial. The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to approve the informational as presented.

VOTE: The motion was approved on the following Roll Call vote:



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For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

5. **Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

6. **Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a General Plan Amendment to change the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial. The property, known as Tract 20 of the Las Soleras Master Plan, and is located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)



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MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

7. **Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning.** Orion-West LLC., agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) Use to C-2 (General Commercial). The property, known as Tract 20 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith

Against: Member Reiland

Abstain: None

8. **Case #2024-8523. 235 West San Francisco Street, Variance.** Sommer Karnes & Associates LLP, Agent for G.E. Senlic, LLC., owners and applicant requests a variance to SFCC 1987, Section 14.8-6(C)(2)b to allow off-site parking more than 600 feet from the property within the Business Commercial District. The property



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is zoned Business Commercial District, within the Lensic Subdistrict, with an approved 70 room hotel (Case #2019-1535) on .99-acre property. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

Postponed to October 3, 2024

- 9. **Case #2024-8342. 4851 Hart Road Development Plan.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a development plan to establish development standards for 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Smith, to approve the land use case as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith, Member Reiland

Against: None

Abstain: None

- 10. **Case #2024-8343. 4851 Hart Road Terrain Management Variance.** NM Land Solutions LLC, Agent, for ODY- HFS Partners LLP, Owner, requests approval of a variance to the Terrain Management standards located in SFCC Ch. 14-8.2(D)(2)(b) to disturb natural slopes of thirty-percent or greater to develop 2 warehouses totaling 63,920 SF on a 9.755 Acre lot located at 4851 Hart Road. The property is zoned I-1 (Light Industrial) and is within the River and Trails Archeological Review District. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

MOTION: Vice Chair Eaton Lawrence moved, seconded by Member Mirando, to deny the land use case as presented.



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VOTE: The motion was approved on the following Roll Call vote:

For: Vice Chair Eaton Lawrence, Member Mirando, Member Smith,
Member Reiland

Against: None

Abstain: None

H. STAFF COMMUNICATIONS

1. City of Santa Fe Transportation Impact Analysis Guidelines – Erik Aune, AICP,
Director Santa Fe MPO

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Geraldine Gurule

 Liaison

Janet Clow

 Chair