



MINUTES

A. ROLL CALL

Members Present:

- Chair Janet Clow
- Vice Chair Jessica Eaton Lawrence
- Member Gurushabad Mirando
- Member Peter Smith
- Member Thomas (TJ) Rieland
- Member Sasha McGhee
- Member Piper Kapin

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Member Lawrence moved, seconded by Member Smith, to approve the agenda as presented.

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

For:

- Vice Chair Jessica Eaton Lawrence Yes
- Member Gurushabad Mirando Yes
- Member Piper Kapin Yes
- Member Sasha McGhee Yes
- Member Peter Smith Yes
- Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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D. APPROVAL OF CONSENT AGENDA

Motion: Member Lawrence moved, seconded my Member Mirando, to approve the consent agenda.

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

For: Vice Chair Jessica Eaton Lawrence Yes
Member Peter Smith Yes
Member Sasha McGhee Yes
Member Gurushabad Mirando Yes
Member Piper Kapin Yes
Member Thomas (TJ) Rieland Yes

Against: None

Not present: None

E . APPROVAL OF MINUTES:

1. November 21, 2024 (Postponed from December 5, 2024)

MOTION: Commissioner Mirando Motioned, seconded by Vice Chair Jessica Eaton Lawrence, to approve the minutes with two corrections presented by Chair Clow, to remove “Not Present” for Commissioner Sasha McGhee for the October 3rd 2024 minute approval and to remove “not” for Commissioner Sasha McGhee for the October 17, 2024.

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

For: Vice Chair Jessica Eaton Lawrence Yes
Member Peter Smith Yes
Member Sasha McGhee Yes
Member Gurushabad Mirando Yes
Member Piper Kapin Yes
Member Thomas (TJ) Rieland Yes



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Against: None

Not present: None

2. December 5, 2024

MOTION: **Commissioner Mirando Motioned, seconded by Vice Chair Jessica Eaton Lawrence, to approve the minutes without changes or corrections.**

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

For: Vice Chair Jessica Eaton Lawrence **Abstained**
Member Peter Smith Yes
Member Sasha McGhee Yes
Member Gurushabad Mirando Yes
Member Piper Kapin Yes
Member Thomas (TJ) Rieland Yes

Against: None

Not present: None



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F. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2024-9318. 4400 Hart Road Development Plan. NM Land Solutions LLC., Agent, for BH Devco, owner and applicant (“Applicant”) requests approval of a Development Plan for a 62,200 square foot warehouse distribution building. The property address is 4400 Hard Road and is zoned I (light industrial). It consists of an undeveloped 10.73-acre lot. (Carly Venditti, Case Manager cavenditti@santafenm.gov)

MOTION: **Commissioner Mirando Motioned, seconded by Member Peter Smith, to approve Findings for Case #2024-9318 without changes or corrections.**

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

For: Vice Chair Jessica Eaton Lawrence **Abstained**
 Member Peter Smith Yes
 Member Sasha McGhee Yes
 Member Gurushabad Mirando Yes
 Member Piper Kapin Yes
 Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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2. Case #2024-8898. 214 Camino De Los Marquez Rezoning. JenkinsGavin, Inc., Agent, for Santa Fe Opera, Owner/Applicant, requests the Planning Commission recommend and the Governing Body approve and adopt an Ordinance to rezone 2.50 acres located at 214 Camino De Los Marquez from R-21 PUD (Residential Twenty-one dwellings per acre, Planned Unit Development) to R-29 (Residential Twenty-nine dwellings per acre), including removal of the PUD from the subject property. The Property is located within the Suburban Archaeological Review District and the River and Trails Archaeological Review District. (Janice Biletnikoff, Case Manager, jibiletnikoff@santafenm.gov) **(TO BE POSTPONED TO FEBRUARY 6, 2025)**

 3. Case #2024-7752. 4000 and 4200 Beckner Road Preliminary Serial Subdivision Plat. Orion-West LLC, Agent, for Las Soleras Center LLC, Las Soleras Village LLC and Santa Fe Las Soleras Medical Development LLC, owners and applicants ("Applicant"), request approval of a Preliminary Serial Subdivision Plat per SFCC 1987 § 14-3.7 ("Subdivision of Land"), to further subdivide two existing parcels within the Las Soleras Master Plan into a total of six parcels. Parcel "18A" is 29.82 acres and is located at 4000 Beckner Road. Parcel "18B" 18.01 acres and is located at 4200 Beckner Road. Both parcels are zoned C-2 (General Commercial) and within Suburban Archaeological Review District. (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov) **(TO BE POSTPONED TO FEBRUARY 6, 2025)**

G. OLD BUSINESS



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H. NEW BUSINESS

1. Case #2024-8550. Fiesta Nissan Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 25,541 square feet of new construction for an automotive dealership on 6.131± acres. The site is zoned C-2 (General Commercial) and is located at 4994 Governor Miles Road. (Dan Esquibel, Case Manager)

MOTION: Vice Chair Jessica Eaton Lawrence motioned, seconded by Member Sasha McGhee, to approve case 2024-8550 Fiesta Nissan Dealership Development Subject to the conditions of approval in the report and the additional conditions presented by staff this evening and technical corrections.

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

For: Vice Chair Jessica Eaton Lawrence Yes
 Member Peter Smith Yes
 Member Sasha McGhee Yes
 Member Gurushabad Mirando **RECUSED**
 Member Piper Kapin Yes
 Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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2. Case #2024-9304. Fiesta Hyundai Dealership Development Plan. Lloyd & Associates, Agent, for 2015 Cerrillos, road Properties LLC, Applicant, requests Development Plan approval to construct approximately 20,894 square feet of new construction for an automotive dealership on 5.860± acres. The site is zoned C-2 (General Commercial) and is located at 6590 Cerillos Road. (Dan Esquibel, Case Manager)

MOTION: Vice Chair **Jessica Eaton Lawrence** motioned, seconded by **Member Peter Smith**, to approve case **2024-9304, Fiesta Hyundai Dealership Development Plan** subject to the conditions of approval in the report and the additional conditions presented by staff this evening and technical corrections.

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

For: Vice Chair Jessica Eaton Lawrence Yes
 Member Peter Smith Yes
 Member Sasha McGhee Yes
 Member Gurushabad Mirando **RECUSED**
 Member Piper Kapin Yes
 Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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3. Case #2024 –7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, requests approval of a development plan to establish development standards for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling approximately 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670)

MOTION: Vice Chair **Jessica Eaton Lawrence** motioned, seconded by **Member Thomas (TJ) Rieland**, to postpone **2024 7909, RKSS Cerillos Multifamily Development Plan**

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

For: Vice Chair Jessica Eaton Lawrence Yes
Member Peter Smith Yes
Member Sasha McGhee Yes
Member Gurushabad Mirando Yes
Member Piper Kapin Yes
Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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4. Case #2024-7998. Los Prados Preliminary Subdivision Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre). (Janice Biletnikoff, AICP, Case Manager, jibiletnikoff@santafenm.gov).

MOTION: Member Sasha McGhee motioned, seconded by Member Gurushabad Mirando, to postpone 2024-7998. Los Prados Preliminary Subdivision Plat.

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

For: Vice Chair Jessica Eaton Lawrence Yes
Member Peter Smith Yes
Member Sasha McGhee Yes
Member Gurushabad Mirando Yes
Member Piper Kapin Yes
Member Thomas (TJ) Rieland Yes

Against: None

Abstain: None



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I. STAFF COMMUNICATIONS

- a. Santa Fe Green Building Code Update Presentation - Stephen Onstad, Founder EverGreen Building Solutions, Santa Fe Code Compliance & IECC Residential Energy Inspector/Plans Examiner and Doug Pushard, Founder, HarvestH2o and KuelWater.org
- b. Presentation for Santa Fe Forward/ Santa Fe Avanzado: Kickoff of the 2050 General Plan Update

J. MATTERS FROM THE COMMISSION

K. ADJOURNMENT

9:52 P.M.

Geraldine Jurule

Liaison

James Clow

Chair