

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
April 2, 2015**

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**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
April 2, 2015**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Lawrence Ortíz, Chair, on April 2, 2015 at approximately 11:00 a.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Lawrence Ortíz, Chair
Brian Gutierrez, Commissioner

MEMBERS EXCUSED:

John Padilla

OTHERS PRESENT:

Tamara Baer, Current Planning Division Manager
Noah Berke, Land Use Case Manager
Mr. Carl Boaz, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. APPROVAL OF AGENDA

Commissioner Gutierrez moved to approve the agenda as presented. Chair Ortíz seconded the motion and it passed by unanimous voice vote.

C. APPROVAL OF MINUTES – March 5, 2015

Commissioner Gutierrez request a change to the minutes on page 5 in the second paragraph where it should read, "Commissioner Gutierrez asked if she was renting the space ~~ef~~ or if the cars belonged to her."

Commissioner Gutierrez moved to approve the Summary Committee minutes of March 5, 2015 as amended. Chair Ortíz seconded the motion and it passed by unanimous voice vote.

D. NEW BUSINESS

1. **Case #2014-117. 918E Acequia Madre Lot Split.** Siebert & Associates, agent for Cole Martelli and David Muck requests plat approval to divide approximately 0.77 acres into two residential lots (\pm 0.43 acre and \pm 0.34 acres). The property is zoned R-5 (Residential - 1 dwelling unit per acre). (Noah Berke, Case Manager) (Postponed from February 19, 2015 and March 5, 2015)

A Memorandum regarding Case #2014-117, 918E Acequia Madre Lot Split, from Mr. Noah Berke, Case Planner, Current Planning Division, prepared February 25, 2015, for the March 5, 2015 Summary Committee Meeting with attachments is incorporated herewith to these minutes as Exhibit #1.

Staff Report

Mr. Berke presented the staff report for this case which is contained in Exhibit #1. Please refer to Exhibit #1 for specifics of this presentation. He noted that the garage will be demolished in the near future.

Recommendation

The Land Use Department recommended approval of Case #2014-117 with the Conditions of Approval as presented in the staff report.

Applicant's Presentation

Present and sworn was Mr. Jim Siebert, 915 Mercer, Santa Fe, New Mexico, representative of the applicant, who said they were in agreement with the conditions by staff and will answer any questions.

Public Comment

Present and sworn was Mr. Bonifacio Armijo, 13B Paseo C de Baca, La Cienega, New Mexico who said he was present on behalf of his father John Armijo whose property at 420 Camino Don Miguel which formerly abutted this property. He is against the lot split because it was subdivided recently and on a portion of the land, the owner requested a lot line adjustment and then sold the property. Now they are building a 5,500 square foot house and returning to request another lot split. The opposition of his father is for the scale and magnitude of the structure.

Mr. Armijo said he sits on the Historic Districts Review Board and recently a house in that same area came before the HDRB and demolition was approved which he opposed. They tore down the little casita to build a much larger home there. The whole landscape is changing away from the little casitas. One property got demolished and they built a big home and another did the same thing and it is becoming a neighborhood full of much larger homes. He was disappointed by the action of the HDRB so instead of having three quaint houses there, are now much larger houses.

He thanked Cole Martelli who contacted both him and his father. First it was the lot line adjustment and then a lot split and now just big homes there.

There were no other public comments regarding this case and the public portion of the hearing was closed.

Questions from the Committee

Commissioner Gutierrez noted on Tract B-1, there are no structures showing at all and asked if that is correct. Mr. Berke said that is correct.

Commissioner Gutierrez noted that on Tract B-2, is the lot Mr. Armijo referred to as three quaint residence that is now the 5,500 sq. ft. residence constructed. Mr. Berke agreed that is correct.

Commissioner Gutierrez asked what kind of structure could be built there.

Ms. Baer said the size is governed by lot coverage primarily but has to meet other requirements as well, including setbacks. 40% lot coverage is the maximum allowed. The calculation yielded a maximum of 17,000 sq. ft. [but actually was 7,580 square feet].

Commissioner Gutierrez asked Mr. Siebert, assuming this lot split is approved, if he knew the intention of the owners for development.

Mr. Siebert said he did not know their intention but they will be selling the lot and right now there are no plans to build a house on that property.

Commissioner Gutierrez asked Mr. Armijo if the owner had returned his call to meet with him but he could not respond at the time because he was "swamped" with work.

Mr. Armijo agreed. Mr. Martelli called him at the last minute. Staff notified him about the case. But he didn't have any opportunity to meet with Mr. Martelli.

Commissioner Gutierrez had no questions on this case.

Commissioner Gutierrez asked staff if any plan for development would go to the HDRB and if a monster house was the proposal, it could be addressed by that Board. Mr. Berke agreed.

Action of the Committee

Commissioner Gutierrez moved to approve Case #2014-117, 918E Acequia Madre Lot Split with all staff conditions for approval. Commissioner Gutierrez seconded the motion and it passed by unanimous voice vote.

E. STAFF COMMUNICATIONS

Ms. Baer reminded the Committee of the field trip site visit this afternoon at 3:00 and that pizza would be served.

She also announced that this will be her last Summary Committee and the last Planning Commission tonight. She is resigning from the City. She said it has been a pleasure working with this Committee and thanked them for working with her.

Commissioner Gutierrez and Commissioner Gutierrez thanked her for all of her good work and wished her well.

F. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

G. ADJOURNMENT

The meeting was adjourned at 11:18 p.m.

Approved by:

Lawrence Ortiz, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.