

**SUMMARY INDEX
CITY OF SANTA FÉ
SUMMARY COMMITTEE
November 5, 2015**

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**MINUTES OF THE MEETING
OF THE CITY OF SANTA FÉ
SUMMARY COMMITTEE
November 5, 2015**

A regular meeting of the City of Santa Fé Summary Committee was called to order by Brian Gutierrez, Chair, on the above date at approximately 11:00 a.m. in the City Council Chambers, City Hall, Santa Fé, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Brian Gutierrez, Chair
Vince Kadlubek, Commissioner

MEMBERS EXCUSED:

Sarah Propst, Commissioner

OTHERS PRESENT:

Greg Smith, Current Land Use Director
Noah Berke, Current Land Use Senior Planner
Carl Boaz, Stenographer

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

B. APPROVAL OF AGENDA

There were no changes to the agenda proposed by Staff.

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

C. APPROVAL OF MINUTES – October 1, 2015

Commissioner Kadlubek moved to approve the minutes of October 1, 2015 as submitted. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

- 1. Case #2015-94. Lot 6B Valencia Road Lot Split. James Medrano of Landmark Surveys, agent**

for Leroy and Carlos Ramirez, requests a lot split to divide approximately 0.67 acres into two lots (± 0.35 acres and ± 0.32 acres). The property is located on the north side of Valencia Road, west of Don Gaspar Avenue, and is zoned R-3 (Residential - 3 dwelling units per acre) (Noah Berke, Case Manager)

A Memorandum regarding Case #2015-94, Lot 6B Valencia Road Lot Split, from Mr. Noah Berke, Case Planner, Current Planning Division, prepared October 29, 2015 for the November 5, 2015 Summary Committee Meeting with attachments is incorporated herewith to these minutes as *Summary Nov 4 2015 Exhibit #1*.

Staff Report

Mr. Berke presented the staff report for Case #2015-94, Lot 6B Valencia Road Lot Split. He explained that Valencia Road is a dirt road off Don Gaspar and ends in a cul de sac. If approved, the lots would be addressed 111 Valencia and 113 Valencia Road. There were no significant conditions from the Development Review Team. The new landscape reviewer, Ms. SonyaMarie Martínez made a condition requiring one tree every 25 feet on local roads.

Applicant's Presentation

Present and sworn was Mr. James Medrano, Surveyor, 1209B Parkway Drive, Santa Fe, who said they agreed with the staff conditions.

Present and sworn was Dr. Carlos Ramirez, owner, 310 Aztec Street, who said he agreed with staff conditions.

Questions by the Committee

Commissioner Kadlubek asked if there were any plans to develop these lots.

Dr. Ramirez said he and his brother inherited this property from their father. They didn't have any current plans but eventually might seek to build there. He agreed that he had problem with the staff conditions.

Commissioner Kadlubek asked about the tree standard and in which area of the property they would be obligated to plant trees.

Mr. Berke said the requirement was that they plant trees adjacent to the street. There is no sidewalk on Valencia Road and no sidewalk is required there. So the trees are to be planted adjacent to the property line.

Commissioner Kadlubek asked what linear dimension of these lots are at the street.

Mr. Berke said it will be two 75' lengths so about three trees are required on each of the lots.

Commissioner Kadlubek asked if it would be six trees total.

Mr. Berke agreed.

Commissioner Kadlubek asked what is meant by the requirement to keep the current landscaping.

Mr. Berke said it would be to preserve as much of the mature trees now or later when homes may be built on the properties. Specifically, it is to keep deciduous trees over 6" caliper or evergreen trees that are 8' or higher.

Public Hearing

There were no speakers from the public regarding this case and Chair Gutierrez closed the public hearing portion.

Action of the Committee

Commissioner Kadlubek moved in Case #2015-94, Lot 6B Valencia Road Lot Split, to approve the application, subject to all staff conditions in the report. Chair Gutierrez seconded the motion and it passed by unanimous voice vote.

F. STAFF COMMUNICATIONS

There were no staff communications.

G. MATTERS FROM THE COMMITTEE

There were no matters from the Committee.

H. ADJOURNMENT

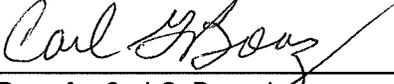
Having completed the business of the Summary Committee, the meeting was adjourned at 11:08 a.m.

[Signatures are on the following page.]

Approved by:

Brian Gutierrez, Chair

Submitted by:



Carl Boaz for Carl G. Boaz, Inc.