

City of Santa Fe, New Mexico

memo

DATE: April 24, 2015 for the May 7, 2015 Meeting

TO: Planning Commission

VIA: Lisa D. Martinez, Director, Land Use Department
Greg Smith, Current Planning Division Director

FROM: Daniel Esquibel, Land Use Planner Senior, Current Planning Division

DELGADO COMPOUND FINAL SUBDIVISION PLAT

Case #2015-32. Delgado Compound Final Subdivision Plat. David Smith, representing Next Wave Ventures, requests Final Subdivision Plat approval to create four lots located at 209 and 211 Delgado. The 0.66+ acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay) (Dan Esquibel, Case Manager)

RECOMMENDATION:

The Land Use Department recommends final subdivision plat **APPROVAL** subject to conditions in Exhibit A.

SUMMARY:

The proposed subdivision plat was reviewed with due regard to 14-3.7(C) "Approval Criteria" for Subdivision of Land and meets the approval criteria. The applicant is requesting Final Subdivision Plat approval to subdivide 0.66 + acres into four residential lots (Lots 8-A1: .16+ acres, 8-A2: .18+ acres, 8-A3: .16+ acres, and 8-A4: .16+ acres). The property is also located within the Downtown and Eastside Historic District and Historic Downtown Archaeological Review District. Construction of houses on the property will require Historic District Review Board and approval, and an archaeological clearance permit is required for 2,500 square feet or more of land disturbance.

The Planning Commission at the February 19, 2015 meeting approved the Preliminary Subdivision Plat subject to conditions. The applicant is in agreement with all final plat conditions and is requesting Final Subdivision Plat review and approval.

Staffs review finds no adverse impacts are created by the subdivision.

ATTACHMENTS

Exhibit A - Conditions

Exhibit B - February 19, 2015 Planning Commission minutes

Exhibit C- February 19, 2015, Planning Commission Packet

Exhibit D– DRT additional comments

1. Affordable Housing 4-23-15
2. Fire Marshal 4-23-15
3. Wastewater 4-7-15
4. Traffic Division 4-14-15
5. Water Division 4-23-15

Packet Attachment -Plans and Maps

May 7, 2015
Planning Commission
Case #2015-32

**DELGADO COMPOUND FINAL
SUBDIVISION PLAT**

EXHIBIT A

CONDITIONS

Conditions of Approval
 Planning Commission
Case #2014-118 – DELGADO COMPOUND FINAL SUBDIVISION PLAT

Department	Staff
Affordable Housing	Margaret Ambrosino 4-23-15
Fire Marshal	Reynaldo Gonzales 4/24/15
Wastewater Management Division	Stan Holland 4/7/2015
Traffic Division	Sandra Kassens 4/14/15
Water Division	Dee Beingsesner 4/23/2015
Land Use Division	Dan Esquibel

<p>A final affordable housing agreement or agreed upon fee-in-lieu must be in place prior to filing the final plat.</p>	<p>(January 26, 2015 conditions) Prior to any new construction these requirements must be met or automatic sprinkler systems may be required.</p> <ol style="list-style-type: none"> All Fire Department access shall be no greater than a 10% grade throughout. Shall meet 150 foot driveway requirements as per IFC and/or fire department turn-around meet the IFC requirements. Fire Department shall have 150 feet distance to any portion of the building on any new construction. Shall have water supply that meets fire flow requirements as per IFC. 	<ol style="list-style-type: none"> <ol style="list-style-type: none"> Prior to recordation of the plat the property owner shall be required to; <ul style="list-style-type: none"> Install a public eight (8) inch sanitary sewer main line extension from the existing public sewer line in Delgado Street to a point near the western property boundary of Lots 8-A2 and 8-A4 per a design as approved by the City of Santa Fe Wastewater Division. In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division. Identify the new 20 foot wide access, emergency turnaround and utility easement as a PUBLIC utility easement. 	<p>Prior to final sign-off unless otherwise noted:</p>	<ol style="list-style-type: none"> The Developer shall add the following note to the plat: "The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a Certificate of Occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code." 	<ol style="list-style-type: none"> The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main prior to the plat submittal. Easements for the private lines to each property must be established. 	<ol style="list-style-type: none"> Approval of 6' high wall by HDRB prior to filing the Plat and Comply with red line comments
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May 7, 2015
Planning Commission
Case #2015-32

**DELGADO COMPOUND FINAL
SUBDIVISION PLAT**

EXHIBIT B

FEBRUARY 19, 2015 PLANNING COMMISSION MINUTES

f. **Case #2014-110. Hands of America Rezoning**

MOTION: Commissioner Padilla moved, seconded by Commissioner Schackel-Bordegary, to approve the Findings of Fact and Conclusions of Law in Case #2014-110, Hands of America Rezoning, as presented.

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

E. **OLD BUSINESS**

There was no Old Business.

F. **NEW BUSINESS**

1. **CASE #2014-118. DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT. DAVID SMITH, REPRESENTING NEW WAVE VENTURES, REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL TO CREATE FOUR LOTS LOCATED AT 209 AND 211 DELGADO. THE 0.66 ACRE PROPERTY IS ZONED RC-8AC (RESIDENTIAL COMPOUND, 8 DWELLING UNITS PER ACRE, ARTS AND CRAFTS OVERLAY). (DANIEL ESQUIBEL, CASE MANAGER.**

A Memorandum, with attachments, prepared February 6, 2015, for the February 19, 2015 meeting, to the Planning Commission, from Daniel Esquibel, Land Use Planner Senior, Current Planning Division, regarding this case is incorporated herewith to these minutes as Exhibit "5."

Daniel Esquibel presented information in this case. Please see Exhibit "5," for specifics of this presentation.

Public Hearing

Presentation by the Applicant

David Smith, 233 Delgado, owner was sworn. Mr. Smith said, "Dan pretty well summed it up. There is a piece property here with 2/3 acre with 4 dwelling units on it. The dwelling units, some date back to the 1930's, a duplex, two single-family units. We propose to subdivide this into 4 lots, 2 of which will have existing structures on them which be remodeled at some point. And this will create 2 additional lots with no immediate plans for development or building on them, but the existing structures will be remodeled over the next year or so. I'd be glad to answer any questions."

Speaking to the Request

There was no one speaking to the request.

The Public Testimony Portion of the Public Hearing Was Closed

Commissioner Padilla said, "Question for staff. The Santa Fe Homes Program – we are looking at a fee-in-lieu of. Is that correct."

Mr. Esquibel said he believes the Applicant has signed an agreement that was accepted by the Santa Fe Homes Program, but he will let the Applicant discuss that with you.

Mr. Smith said, "That is exactly right. A fee-in-lieu for possible future dwelling units. Even though there were 4 units already on the property and there will eventually be 4 more units, the determination was that there would be a fee paid for additional structures/ residences."

Chair Harris asked, "Mr. Smith, then do you understand and accept all the conditions proposed by staff."

Mr. Smith said, "Yes, I do."

MOTION: Commissioner Padilla moved, seconded by Commissioner Villarreal, to approve Case #2014-118, Delgado Compound Preliminary Subdivision Plat, with all conditions as set out in the Staff Report [Exhibit "5"].

VOTE: The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Padilla, Pava, Schackel-Bordegary and Villarreal voting in favor of the motion and no one voting against [6-0].

2. **CASE #2014-119. ROSS PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS'S PEAK, LLC, REQUESTS APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72 ± ACRES ON TRACTS 12 AND 13 IN LOS SOLERAS. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014. (ZACH THOMAS, CASE MANAGER) (POSTPONED TO PLANNING COMMISSION MEETING IN MARCH)**

A Memorandum prepared February 11, 2015 for the February 19, 2015 Meeting of the Planning Commission, to the Planning Commission, from Zach Thomas, Senior Planner, Current Planning Division, indicating this case is postponed to the March Planning Commission Meeting, is incorporated herewith to these minutes as Exhibit "6."

May 7, 2015
Planning Commission
Case #2015-32

**DELGADO COMPOUND FINAL
SUBDIVISION PLAT**

EXHIBIT C

FEBRUARY 19, 2015, PLANNING COMMISSION PACKET

City of Santa Fe, New Mexico

memo

DATE: February 6, 2015 for the February 19, 2015 Meeting

TO: Planning Commission

VIA: Lisa D. Martinez, Director, Land Use Department
Tamara Baer, ASLA, Planning Manager, Current Planning Division

FROM: Daniel Esquibel, Land Use Planner Senior, Current Planning Division

DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT

Case #2014-118. Delgado Compound Preliminary Subdivision Plat. David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots located at 209 and 211 Delgado. The 0.66± acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay) (Dan Esquibel, Case Manager)

RECOMMENDATION

The Land Use Department recommends **PRELIMINARY PLAT APPROVAL** subject to the conditions listed on Exhibit A:

I. SUMMARY

The applicant is requesting Preliminary Subdivision Plat approval to subdivide 0.66 ± acres into four residential lots (Lots 8-A1: .16± acres, 8-A2: .18± acres, 8-A3: .16± acres, and 8-A4: .16± acres). The property is zoned RC8AC (Residential Compound = 8 dwelling units per acre, with an Arts and Crafts District Overlay). The property is also located within the Downtown and Eastside Historic District and Historic Downtown Archaeological Review District. Development on the property will require Historic review and approval. This property will also trigger an archaeological clearance permit for 2,500 square feet or more of land disturbance.

ACCESS

The property is accessed off of Delgado Street through a 20 foot wide easement with an existing 10' wide driving surface into the property. The proposed subdivision adds a total of 4 lots and a maximum of 4 dwellings that will access the existing driveway easement for a total of 5 lots and 6 dwellings.

City Code allows a minimum 10 foot Driveway (Table 14-9.2-1 Design Criteria for Street Types) for access to 8 or fewer lots. However, the 2009 International Fire Code (IFC) widths for dead end roads over 150 feet require a 20' road. The Fire Marshal has granted a variance to the IFC standards allowing a 16' wide driving surface because the applicant has opted to sprinkle all dwellings within the proposed subdivision. No negative comments have been received from the City Traffic Engineer.

WATER AND SEWER

City water and sewer are available in this area. The Applicant is proposing to connect to City utilities for water and sewer. Comments and conditions received from City Water Division and Sewer Division can be found in Exhibit B. All relevant conditions have been made part of the conditions list in Exhibit A.

TERRAIN MANAGEMENT

Subdivision detention ponding will be lot specific and addressed at the time of building permit. No negative comments were received from the City Engineer for Land Use.

SANTA FE HOMES PROGRAM

A proposal has been signed and accepted by the Santa Fe Homes Program (attached).

EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The ENN meeting was held on December 17, 2014 at the Inn at the Alameda Conference Room. There were 15 constituents in attendance. Exchange of questions and answers ensued with no concerns raised (reference Exhibit D).

II. SUBDIVISION APPROVAL CRITERIA

Section 14-3.7(C) Approval Criteria

- (1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*
- (2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed (§14-3.7(C)2). Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*
- (3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*
- (4) *A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

- (5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

III. CONCLUSION:

Staff's review with due regard to Section 14-3.7(C) "Approval Criteria" finds that the proposed subdivision is located within an RC-8AC Zone District, Downtown and Eastside Historic and Historic Downtown Archaeological Review Districts Overlays. The subdivision of 0.66± acres would allow the development of up to 4 lots with an average lot size of ± .16 acres, and 4 dwelling units with customary accessory structures on each lot. The applicant will be remodeling the existing dwelling units on what is to be Lot 8-A2 to eliminate nonconforming dwelling units, and there is virtually no stress on the environment, or city resources. The subject property is located in an area of the City with suitable infrastructure and utilities to accommodate the subdivision and future development. The proposed subdivision complies with standards established by Chapter 14 for Preliminary Subdivision approval subject to conditions.

The Land Use Department recommends **PRELIMINARY PLAT APPROVAL** subject to conditions (referenced in Exhibit A) of Case #2014-118 **Delgado Compound Preliminary Subdivision Plat**.

V. ATTACHMENTS:

EXHIBIT A

1. Conditions of Approval

EXHIBIT B: Development Review Team Review comments and conditions

1. Fire Marshal Memorandum, Reynaldo Gonzales
2. Wastewater Management Division Memorandum, Stan Holland
3. Water Division, Dee Beingessner, Water Division Engineer
4. Traffic Division, Sandra M. Kassens, Engineer Assistant
5. Technical Review Division, Risana B. Zaxus, City Subdivision Engineer

EXHIBIT C: Maps

1. Vicinity Map

EXHIBIT D

1. ENN meeting notes

EXHIBIT E: Applicant Materials

1. Survey Plat

February 19, 2015
Planning Commission
Case # 2014-118
Delgado Compound
Preliminary Plat

EXHIBIT A

Conditions

Conditions of Approval
 Planning Commission
Case #2014-118 – DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT

	Department	Staff
<p>Prior to any new construction these requirements must be met or automatic sprinkler systems may be required.</p> <ol style="list-style-type: none"> 1. All Fire Department access shall be no greater than a 10% grade throughout. 2. Shall meet 150 foot driveway requirements as per IFC and/or fire department turn-around meet the IFC requirements. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets fire flow requirements as per IFC. 	<p style="text-align: center;">Fire Marshal</p>	<p style="text-align: center;">Raynaldo Gonzales 1/26/15</p>
<p>The Applicant shall add the following notes to the plat:</p> <ol style="list-style-type: none"> 1. No fences, walls, or other obstructions shall be placed or constructed across or within the utility easements. 2. Wastewater UEC fees shall be paid at the time of building permit application. <p>The following comments shall be addressed:</p> <ol style="list-style-type: none"> 1. A sewer plan and profile sheet shall be required. Indicate on the P&P sheet that this is a public sewer line. The P&P sheet shall go from the proposed connection to the existing public sewer main to the terminal manhole on-site. 2. Deflections in the new sewer main line are not allowed. A manhole, sewer line radius or realignment will be required. 3. Indicate the type road surfaces to be used with the project. 4. Proposed sewer service line locations shall be shown. 5. The City of Santa Fe Wastewater Division Sanitary Sewer Standard Plans and General Notes shall be added to the plan set. 	<p style="text-align: center;">Wastewater Management Division</p>	<p style="text-align: center;">Stan Holland 1/9/2015</p>
<p>The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main. Easements for the private lines to each property must be established.</p>	<p style="text-align: center;">Water Division</p>	<p style="text-align: center;">Dee Beingessner 1/9/2015</p>
<p>The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a certificate of occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code.</p>	<p style="text-align: center;">Traffic Division</p>	<p style="text-align: center;">Sandra Kassens 1/29/15</p>

February 19, 2015
Planning Commission
Case # 2014-118
Delgado Compound
Preliminary Plat

EXHIBIT B

DRT Comments and Conditions

City of Santa Fe, New Mexico
memo

DATE: January 26, 2015
TO: Dan Espuibel, Case Manager
FROM: Reynaldo Gonzales, Fire Marshal 
SUBJECT: Case #2014-118 Delgado Compound

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to any new construction these requirements must be met or automatic sprinkler systems may be required.

1. All Fire Department access shall be no greater than a 10% grade throughout.
2. Fire Department Access shall not be less than 20 feet width to any new construction.
3. Shall meet 150 feet driveway requirements as per IFC and/or fire department turn-around meet the IFC requirements.
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
5. Shall have water supply that meets fire flow requirements as per IFC.



MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 9, 2015

To: Dan Esquibel, Case Manager

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case 2014-118 Delgado Compound Preliminary Subdivision Plat

The subject property is accessible to the City public sewer system.

The Applicant shall add the following notes to the plat:

1. No fences, walls, or other obstructions shall be placed or constructed across or within the utility easements.
2. Wastewater UEC fees shall be paid at the time of building permit application.

The following comments shall be addressed:

1. A sewer plan and profile sheet shall be required. Indicate on the P&P sheet that this is a public sewer line. The P&P sheet shall go from the proposed connection to the existing public sewer main to the terminal manhole on-site.
2. Deflections in the new sewer main line are not allowed. A manhole, sewer line radius or realignment will be required.
3. Indicate the type road surfaces to be used with the project.
4. Proposed sewer service line locations shall be shown.
5. The City of Santa Fe Wastewater Division Sanitary Sewer Standard Plans and General Notes shall be added to the plan set.

City of Santa Fe
memo

DATE: January 9, 2015
TO: Dan Esquibel, Land Use Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2014-118 Delgado Compound Preliminary Subdivision Plat

Water Service is available for this subdivision from a main on Delgado St. A proposal to abandon the public water main and install private water service connections was reviewed and approved in concept by the Water Division. The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main. Easements for the private lines to each property must be established.

Fire protection requirements are addressed by the Fire Department.

City of Santa Fe, New Mexico

memo

DATE: January 29, 2015
TO: Dan Esquibel, Land Use Division
VIA: John J. Romero, Traffic Engineering Division Director *JR*
FROM: Sandra Kassens, Engineer Assistant *SMK*
SUBJECT: Delgado Compound Preliminary Subdivision Plat. (Case# 2014-118)

ISSUE:

David Smith, representing Next Wave Ventures, requests Preliminary Subdivision Plat approval to create four lots. The property is located at 209 and 211 Delgado Street. The 0.66 Acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay).

RECOMMENDED ACTION:

Review comments are based on submittals received on January 7, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to the grant of a Certificate of Occupancy unless otherwise noted:

1. The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a certificate of occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code.

If you have any questions or need any more information, feel free to contact me at 955-6697.

EXHIBIT **B4**

ESQUIBEL, DANIEL A.

From: ZAXUS, RISANA B.
Sent: Wednesday, February 04, 2015 10:16 AM
To: ESQUIBEL, DANIEL A.
Subject: RE: Terrian Management for Delgado Compound

Mr. Esquilbel,

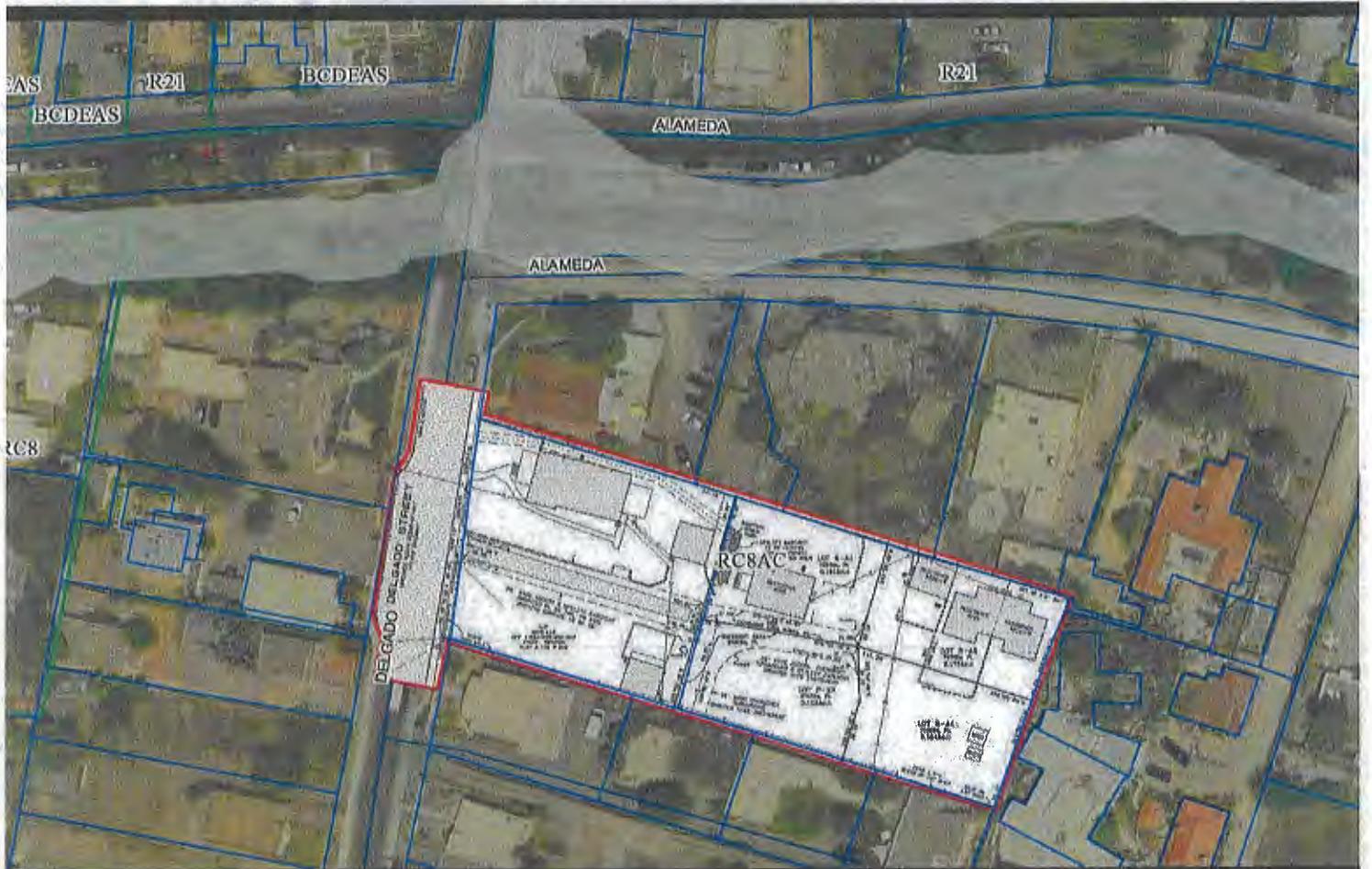
I have no review comments on this proposed subdivision.

RB Zaxus, PE

February 19, 2015
Planning Commission
Case # 2014-118
Delgado Compound
Preliminary Plat

EXHIBIT C

Vicinity Map



February 19, 2015
Planning Commission
Case # 2014-118
Delgado Compound
Preliminary Plat

EXHIBIT D

ENN Notes



**City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes**

<i>Project Name</i>	Delgado Compound
<i>Project Location</i>	207 Delgado Street
<i>Project Description</i>	4-lot subdivision
<i>Applicant / Owner</i>	David Smith, Architect
<i>Agent</i>	David Smith, Architect
<i>Pre-App Meeting Date</i>	
<i>ENN Meeting Date</i>	12/17/14
<i>ENN Meeting Location</i>	Inn at Alameda Conference Room
<i>Application Type</i>	Subdivision
<i>Land Use Staff</i>	Zach Thomas
<i>Attendance</i>	15

Notes/Comments:

Meeting started at 5:30. Mr. Thomas gave an introduction about the overall entitlement process, the purpose of the ENN and likely timeframe for this case given that it will be heard by the Planning Commission.

Mr. Smith introduced himself and explained that the new owners of the property are Ivo and Sally Nelson from Texas and explained his relationship to them. He explained that they plan to build their house on the property, sell off the other existing house and maybe build two spec homes on the two vacant lots or perhaps just sell the lots. Either way, the owners plan to live in one of the homes.

Mr. Smith then introduced his own family.

Mr. Smith then went on to explain the details of the proposed project:

- 4 lots / 4 dwelling units.
- New private sewer and water lines.
- How drainage will be handles.

- What the setbacks will be.
- How the lots will be access.

In discussing the existing site, Mr Smith explained that the existing duplex and accessory dwelling unit will be combined into a single unit. The other unit on the property will be remodeled and expanded for the owners.

Mr. Smith said that he will be in front of the H-Board on 1-13-15 for remodeling of the existing structure and explained what will be presented to the H-Board.

Mr. Thomas answered a question and explained the process in greater details and gave a likely timeline for the Planning Commission hearing.

Question – What are you doing now with the H-Board.

Mr. Smith – Further explained the H-Board process and timing.

Question – What is the height of the proposed structures and what is going to happened to the existing walls?

Mr. Smith – Explained that the structures will be 14ft tall and that the wall will stay. May have to sprinkle the structures to meet fire code.

Question – Who is the builder going to be?

Mr. Smith – Explained that he is not totally sure because it has not been determined how the owner will manage the process.

Question – How big are the lots, lot coverage and setbacks?

Mr. Smith – Explained the setback affidavit and other code requirements and how the project will comply.

Question – How wide is the access and will it be paved?

Mr. Smith – Explained that the access will likely be base course and how drainage will work and width.

Question – Does parking count as lot coverage?

Mr. Smith – Explained how to calculate lot coverage.

Question – Will the houses have one or two car garages?

Mr. Smith – 1 car garages.

Question – Where will the utilities be located?

Mr. Smith – Explained where the water meter and lines and other utilities will go.

Question – Will the sewer line construction impact the wall?

Mr. Smith – No, it will not impact the wall. They will go within existing easement and be private sewer lines.

No more questions and Mr. Smith concluded the meeting...General discussion ensured.

The meeting ended approx. 6:30



ENN GUIDELINES

Applicant Information

Project Name: **Delgado Compound**

Name: **Nelson Ivo & Sally**
Last First M.I.

Address: **233 Delgado St**
Street Address Suite/Unit #
Santa Fe NM 87501
City State ZIP Code

Phone: (505) 577 5012

E-mail Address: dsmitharchite
 ct@mac.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS *For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails*

We propose to subdividing existing .67 acre plot into four separate lots. Currently there are four rental units on the property, a duplex and two single family units. We will be changing the duplex and one unit to a single family home and remodeling the other home. These will be located on separate lots, leaving 2 vacant parcels to be sold or developed at a later date. We will therefore, not be increasing the density in terms of families residing on the property. The four resulting lots will all be legal in terms of size, utility service, setbacks and easements. All existing structures will and future structures will conform to applicable historical and building codes. Therefore, the massing and scale will be compatible with existing structures and streetscape of existing neighborhood..

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT *For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.*

There are no unusual geographical or physical attributes of the property. Trash generation, water use, parking density, and dry utilities are in placed for four homes already. New city sewer trunk will be added to serve all 4 lots. Fire department access will be upgraded to current standards. In general, the load on city services will be no different than current situation.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN *For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.*

There are no know issues of prehistoric or archeological sites and new construction will conform to city codes regarding these issues. The Lots proposed are located in downtown east side historic district the duplex structure has been determined to contribute to the historical character of the area. Another of the houses has been determined to not be contributing to historical character. Any remodeling and any new construction will be reviewed by historical Committee for compliance with historical guidelines in the city code.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met?*

The density will be below the maximum spelled out in Zoning for ACRC8 zoning. Maximum under code would be five lots and we are proposing 4..

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

There will be no issues of increased traffic flow due to the fact that the final density will be the same as existing. Vehicular and pedestrian access on the property will be improved and better defined due the new development

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses*

The economic impact will be positive to the degree that a single parcel with rental units will be converted to 4 single family parcels and increase tax base. Short term jobs will be created by remodeling and new construction..

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

This project will not affect the affordable housing issue.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES *For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.*

Creating the subdivision will insure that fire, water Sewer and dry utilities are updated to meet city standards on all buildings and lots. Existing private sewer will be replaced by new trunk serving the new existing and proposed structures. Water meters will be relocated to suit Water department and all existing and future structures will have new yard lines from Delgado street. Fire department will have required turnaround and project meets requirements for truck and fire hydrant use.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

There will be no new water meters required since four services are currently being used on property. There will eventually be an increase in bedrooms served, but any additional water use will be offset by conservation such as water saving fixtures. There will be no negative impact on water quality.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

The scale of the project will not materially affect the community integrations since there are already four family units on the property.

(k) EFFECT ON SANTA FE'S URBAN FORM *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

This project is an ideal implementation of infill and updating of infrastructure. Older units will be combined and updated and two potential new residences will comply with all city codes and requirements. Location is ideal for walking to all downtown locations for work and commerce.

(l) ADDITIONAL COMMENTS (optional)

February 19, 2015
Planning Commission
Case # 2014-118
Delgado Preliminary Subdivision Plat

APPLICANT ATTACHMENTS

Applicant Data and Plan Attachments

DAVID SMITH *architect*

233 Delgado St

SANTA FE NM 87501

CELL 505 577 5012

dsmitharchitect@mac.com

Architect license #1943

December 26, 2014

TO: Planning Commission

RE: Preliminary subdivision plat, lot 8A Delgado addition

Dear Board Members,

I respectfully submit this preliminary plat and utility plan for your review.

We propose to divide existing lot 8A into ~~two~~ four conforming lots. Currently there are 4 rental units on the existing lot. Three of the units (209-1/2, 211, 211-1/2 Delgado Street) will be combined into a single family unit to be on a single proposed lot. 209 Delgado will remain on a separate lot, and two additional vacant lots will be formed.

While the density will remain the same, new and modified utilities are being proposed.

Per conversations with Stan Holland and Dee Beingessner we propose to abandon the city water lines serving the four rental units on lot 8A and 215 Delgado and replace it with 5 new private lines. Meters will be on Delgado street. Per Stan Holland, we propose a new 8" sewer trunk that will serve the same units. These lines will be within the existing 20' easement across lot 7A and the new easement proposed for the division of lot 8A.

Exact location of sewer taps will be determined for final plat.

We look forward to input that we can incorporate into our final plat submission.

Sincerely,


David Smith

APPROVAL CRITERIA SUBDIVISION OF LOT 8A 209 DELGADO

EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS

We propose to subdividing existing .67 acre plot into four separate lots. Currently there are four rental units on the property, a duplex and two single family units. We will be changing the duplex and one unit to a single family home and remodeling the other home. These will be located on separate lots, leaving 2 vacant parcels to be sold or developed at a later date. We will therefore, not be increasing the density in terms of families residing on the property. The four resulting lots will all be legal in terms of size, utility service, setbacks and easements. All existing structures will and future structures will conform to applicable historical and building codes. Therefore, the massing and scale will be compatible with existing structures and streetscape of existing neighborhood..

EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT

There are no unusual geographical or physical attributes of the property. Trash generation, water use, parking density, and dry utilities are in place for four homes already. New city sewer trunk will be added to serve all 4 lots. Fire department access will be upgraded to current standards. In general, the load on city services will be no different than current situation.

IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN

There are no known issues of prehistoric or archeological sites and new construction will conform to city codes regarding these issues. The Lots proposed are located in downtown east side historic district the duplex structure has been determined to contribute to the historical character of the area. Another of the houses has been determined to not be contributing to historical character. Any remodeling and any new construction will be reviewed by historical Committee for compliance with historical guidelines in the city code.

RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN

The density will be below the maximum spelled out in Zoning for ACRC8 zoning. Maximum under code would be five lots and we are proposing 4..

EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES

There will be no issues of increased traffic flow due to the fact that the final density will be the same as existing. Vehicular and pedestrian access on the property will be improved and better defined due the new development

IMPACT ON THE ECONOMIC BASE OF SANTA FE

The economic impact will be positive to the degree that a single parcel with rental units will be converted to 4 single family parcels and increase tax base. Short term jobs will be created by remodeling and new construction..

EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS

This project will not affect the affordable housing issue.

EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES

Creating the subdivision will insure that fire, water Sewer and dry utilities are updated to meet city standards on all buildings and lots. Existing private sewer will be replaced by new trunk serving the new existing and

APPROVAL CRITERIA SUBDIVISION OF LOT 8A 209 DELGADO

proposed structures. Water meters will be relocated to suit Water department and all existing and future structures will have new yard lines from Delgado street. Fire department will have required turnaround and project meets requirements for truck and fire hydrant use.

IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS

There will be no new water meters required since four services are currently being used on property. There will eventually be an increase in bedrooms served, but any additional water use will be offset by conservation such as water saving fixtures. There will be no negative impact on water quality.

EFFECT ON SANTA FE'S URBAN FORM

This project is an ideal implementation of infill and updating of infrastructure. Older units will be combined and updated and two potential new residences will comply with all city codes and requirements. Location is ideal for walking to all downtown locations for work and commerce.

Thomas Ketcheson, PE
PO Box 28292
Santa Fe, NM 87592-8292

February 3, 2015

RE: 209 Delgado Street, Preliminary Subdivision Plat
Case 2014-118
Grading and Drainage Considerations

To Whom It May Concern,

I am the Engineer on this project and have made the following preliminary observations in anticipation of the final development.

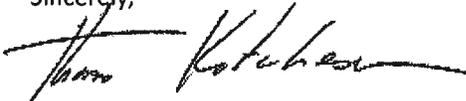
No grades within the properties will exceed 10%.

The following table shows anticipated ponding requirements for each proposed lot based on City of Santa Fe Stormwater Management Regulations (Section 14-8.2 SFCC 1987). That regulation requires .16 cubic feet of storage per total area of new impervious surface. The formula is generally conservative in comparison to more exacting engineering analysis based on area runoff coefficients (C Values) and 100-year, 24 hour rain event. The following table shows the rough area required given a 1.5 ft depth of active detention within each pond based and expected maximum build out of new structures on the respective properties.

Lot	New Structures (Sq.ft)	Ponding (Cu Ft)	Diameter for 1.5 ft deep pond (ft)
A2	662	106	9.5
A1	1000	160	11.7
A3	2000	320	16.5
A4	1800	288	15.6

We are expecting to complete a more thorough analysis for each lot as they are individually developed. However, this more conservative estimate shows that the ponds will reasonably fit within the proposed properties.

Sincerely,



Thomas Ketcheson, PE

City of Santa Fe
SANTA FE HOMES PROGRAM
P R O P O S A L

“Delgado Street Subdivision”
209 – 211 ½ Delgado Street, Santa Fe, New Mexico

This Santa Fe Homes Program Proposal (“SFHP Proposal”) is made this 3rd day of February, 2015 by Next Wave Ventures, LLC (“SFHP Developer”).

RECITALS

- A. SFHP Developer is the developer of *209 – 211 ½ Delgado St* hereinafter referred to as the “Property”.
- B. SFHP Developer desires to subdivide and develop the Property.
- C. It is understood that all representations made herein are material to the City and that the City will rely upon these representations in permitting or approving development of the Property.

PROPOSAL

SFHP Developer proposes to comply with the SFHP requirements as follows:

- A. DEVELOPMENT REQUEST.
 - 1. SFHP Developer seeks **preliminary and final subdivision plat** approval.
 - 2. The Property is to be developed as **_2_ for purchase homes, in addition to the rehabilitation of four existing units to condense into two units.**
- B. SFHP PLAN. SFHP Developer proposes to build **two (2) dwelling units.**

Developer agrees to comply with the Santa Fe Homes Program ordinance. Because the development is comprised of fewer than ten (10) units, the SFHP does not require construction of any SFHP Homes. The SFHP Developer agrees to make a payment of \$8,240 for the fractional

ACKNOWLEDGEMENT

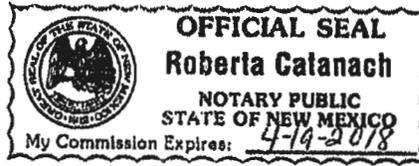
The foregoing instrument was acknowledged before me this 3rd day of February, 2015, by David Smith.

Roberta Catanach
NOTARY PUBLIC

My Commission Expires:

4-19-2018

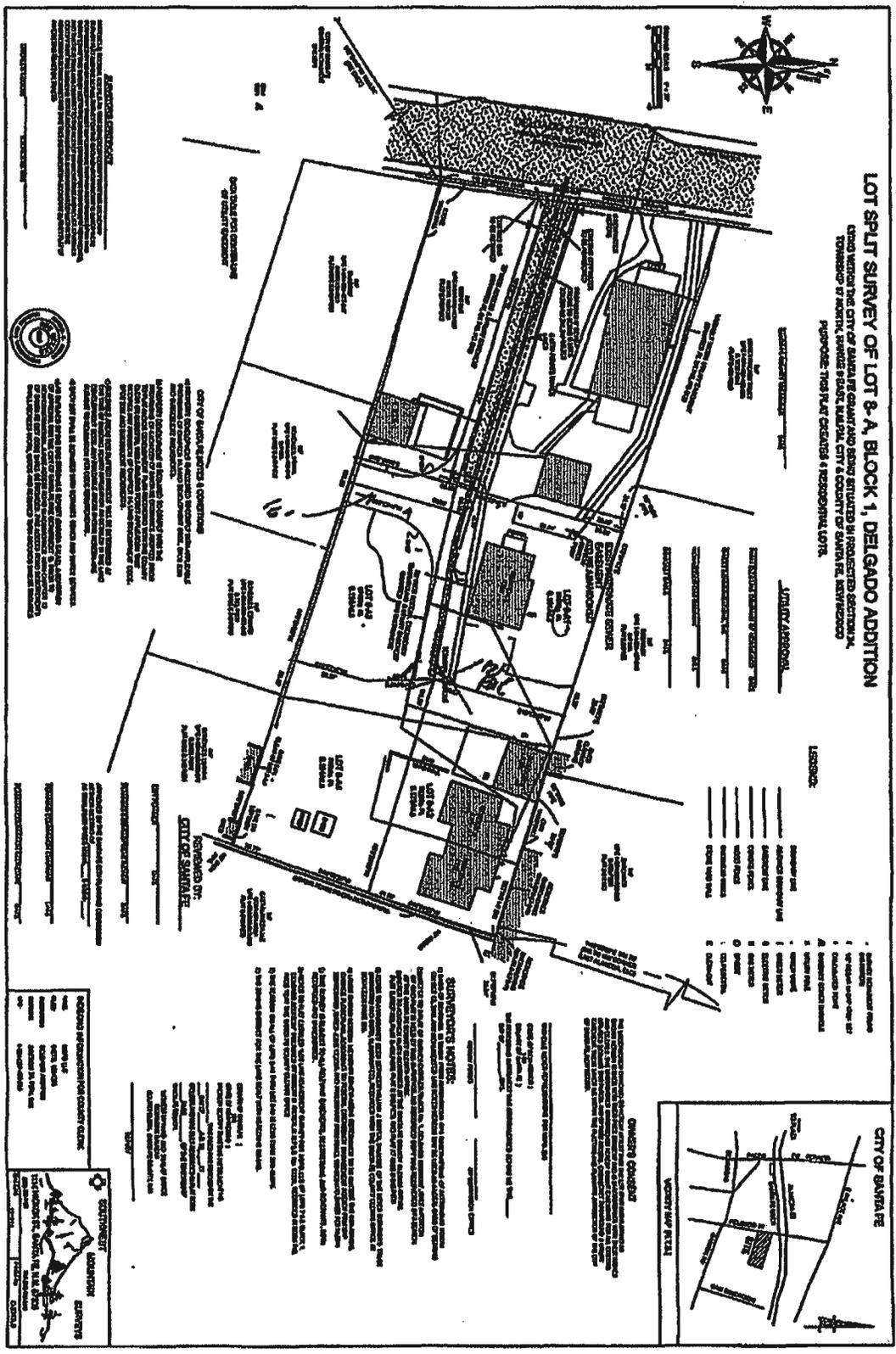
REVIEWED BY:



[Signature]
OFFICE OF AFFORDABLE HOUSING

2/3/15
DATE

- Attach: Exhibit 1 - Subdivision layout (proposed)
 Exhibit 2 - Pricing Schedule
 Exhibit 3 - SFHP calculation worksheet



SANTA FE HOMES PROGRAM HOME SALES PRICING SCHEDULE

Effective January 2013*

<i>Income Range</i>	<i>Two Bedrooms 1-2 person HH (900 sq min)</i>	<i>Three Bedrooms 3-4 person HH (1,150 sq ft min)</i>	<i>Four Bedrooms 4-5 person HH (1,250 sq ft min)</i>
2 (50-65%AMI)	Max. Price: \$122,750 __0__ Units	Max. Price: \$138,000 __0__ Units	Max. Price: \$153,250 __0__ Units
3 (65-80%AMI)	Max. Price: \$159,500 __0__ Units	Max. Price: \$179,500 __0__ Units	Max. Price: \$199,250 __0__ Units
4 (80-100%AMI)	Max. Price: \$196,250 __0__ Units	Max. Price: \$220,750 __0__ Units	Max. Price: \$245,250 __0__ Units

Prices reflect 2014 HUD median incomes.

Refer to Section 26-1.16 (B) and the SFHP Administrative Procedures. For specific requirements contact The Office of Affordable Housing.

FRACTIONAL FEE SCHEDULE - 2015

20% Requirement (20%)										
Based on Income Range 2 three BR Home (\$138,000)										
# of units in development	2	3	4	5	6	7	8	9	10	
20% unit fraction	0.4	0.6	0.8	1	1.2	1.4	1.6	1.8	2	
70% Reduced Fee	\$8,280	\$12,420	\$16,560	\$20,700	\$24,840	\$28,980	\$33,120	\$37,260	\$41,400	

Formula=\$69,000 (1/2 sales prices of Income Range 2 3 BR home) X unit fraction X.3 (70% Reduction)

NOTE: The home prices and fractional fee schedule are modified by the City according to Section 8.7.3 of the SFHP Administrative Procedures to reflect annual changes in the median income levels. The SFHP Home prices shown in this SFHP Agreement are the prices in effect at the time this Agreement is made. The current SFHP prices that are in effect at the time the SFHP Home is made available for sale or the fractional fees are paid, determines the actual SFHP Home Price and/or amount of fractional fee. The prices are updated annually.

SFHP FOR SALE UNIT CALCULATION WORKSHEET

The project has an area of approximately 0.75 acres, zoned R-C8AC, permitting 8 dwelling units per acres. The required number of SFHP units is 20% of the total units, 10% each in Income Ranges 2 and 3. The project proposes 4 new homes and to rehabilitate 2 existing homes.

CALCULATION for the SFHP requirement:

- = Total number of units multiplied by (0.2) = # of Units Required
- = 2 total units x 0.2 = 0 SFHP unit(s) are required
- = 0 units constructed and a fractional fee paid for 2 units

CALCULATION for the fractional unit fee:

- = Half the Price for a Tier 2, 3 BR Home X Unit Fraction X .30 (70% Reduction)
- = \$69,000 X 0.4 percent X .3 = \$8,240.00 fractional fee

May 7, 2015
Planning Commission
Case #2015-32

**DELGADO COMPOUND FINAL
SUBDIVISION PLAT**

EXHIBIT D

DRT ADDITIONAL COMMENTS

ESQUIBEL, DANIEL A.

From: AMBROSINO, MARGARET K.
Sent: Thursday, April 23, 2015 4:30 PM
To: ESQUIBEL, DANIEL A.
Cc: LADD, ALEXANDRA G.
Subject: 2015-13 Delgado Final Subdivision

A final affordable housing agreement or agreed upon fee-in-lieu must be in place prior to filing the final plat.

K. Margaret Ambrosino, AICP
Senior Housing Planner
City of Santa Fe
PO Box 909
Santa Fe, NM 87504-0909
505-955-6574

City of Santa Fe, New Mexico

memo

DATE: April 24, 2015
TO: Case Manager: Dan Esquibel
FROM: Reynaldo D Gonzales, Fire Marshal 
SUBJECT: Case #2015-32 Delgado Compound Final Subdivision

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2009 Edition. No new requirements are implemented as per the preliminary review on January 26, 2015. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

City of Santa Fe, New Mexico

memo

DATE: April 7, 2015
TO: Dan Esquibel, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2015-32 – Delgado Compound Final Subdivision Plat

The subject property is accessible to the City sanitary sewer system.

The following are conditions of approval:

1. Prior to recordation of the plat the property owner shall be required to;
 - Install a public eight (8) inch sanitary sewer main line extension from the existing public sewer line in Delgado Street to a point near the western property boundary of Lots 8-A2 and 8-A4 per a design as approved by the City of Santa Fe Wastewater Division.
 - In lieu of installing the sewer line prior to recordation of the plat, the owner shall provide a financial guarantee with the City for the design and installation of a public sanitary sewer line extension as approved by the City of Santa Fe Wastewater Division.
2. Identify the new 20 foot wide access, emergency turnaround and utility easement as a PUBLIC utility easement.

City of Santa Fe, New Mexico

memo

DATE: April 14, 2015
TO: Dan Esquibel, Land Use Division
VIA: John J. Romero, Traffic Engineering Division Director *JJR*
FROM: Sandra Kassens, Engineer Assistant *SK*
SUBJECT: Delgado Compound Final Subdivision Plat. (Case# 2015-32).

ISSUE:

David Smith, representing Next Wave Ventures, requests Final Subdivision Plat approval to create four lots. The property is located at 209 and 211 Delgado Street. The 0.66 Acre property is zoned RC-8AC (Residential Compound, 8 dwelling units per acre, Arts and Crafts Overlay).

RECOMMENDED ACTION:

Review comments are based on submittals received on April 1, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to final sign-off unless otherwise noted:

1. The Developer shall add the following note to the plat:

"The Developer shall remove and replace the existing drive-pad/curb-cut at the access point onto Delgado Street prior to issuance of a Certificate of Occupancy for any one of the four new lots created by this plat. The new drive-pad shall comply with current City of Santa Fe code. "

If you have any questions or need any more information, feel free to contact me at 955-6697.

City of Santa Fe
memo

DATE: April 23, 2015
TO: Dan Esquibel, Land Use Planner, Land Use Department
FROM: Dee Beingessner, Water Division Engineer 
SUBJECT: Case # 2015-32 Delgado Compound Final Subdivision Plat

Water Service is available for this subdivision from a main on Delgado St. A proposal to abandon the public water main and install private water service connections was reviewed and approved in concept by the Water Division. The developer will be required to enter into an Agreement to Construct and Dedicate to abandon the existing main prior to the plat submittal. Easements for the private lines to each property must be established.

Fire protection requirements are addressed by the Fire Department.

May 7, 2015
Planning Commission
Case #2015-32

**DELGADO COMPOUND FINAL
SUBDIVISION PLAT**

APPLICANT ATTACHMENTS

SUBDIVISION ATTACHMENTS