



Agenda

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BOARD OF ADJUSTMENT
Tuesday, January 3, 2017 at 6:00 P.M.
Santa Fe Community Convention Center
201 W Marcy Santa Fe NM
Milagro Kearny Room

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES: Minutes of December 6, 2016**
- E. FINDINGS/CONCLUSIONS: Case #2016-128. May Center Elementary and Preschool**
- F. OLD BUSINESS: None**
- G. NEW BUSINESS**

1. **Case #2016-153. 1604 Berry Avenue Special Use Permit and Variance.** Saint Elizabeth Shelters Applicant, requests a Special Use Permit to construct a 403 square-foot addition with 195 square-foot portal to be used for security screening for a Group Residential Care Facility and a Variance to Table 14-7.3-1: "Table of Dimensional Standards for Nonresidential Districts" ("Lot Coverage") to allow lot coverage of 64% where 60% is the Maximum allowed. The property is on .18 acres Parcel zoned C-2 (General Commercial). (Dan Esquibel Case Manager).
2. **Case #2016-111. Omega Storage Special Use Permit.** Vicki and Tracy Northington, agent for Omega Automotive Real Estate, LTD, request a special use permit to convert the existing 25,326 sq. ft. building located at 4480 Cerrillos (previously the Honda/Subaru car dealership) to individual climate controlled self-storage units, self-storage office space, and some mini storage units in the building with exterior access. The property is 3.94± acres and is zoned C-2PUD (General-Commercial Planned Unit Commercial). (Donna Wynant, Case Manager).

- H. STAFF COMMUNICATIONS**
- I. MATTERS FROM THE COMMISSION**
- J. ADJOURNMENT**

NOTES:

New Mexico law requires the following administrative procedures be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearing before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to cross-examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings. Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

BOARD OF ADJUSTMENT
Tuesday, January 3, 2017 at 6:00 P.M.
Santa Fe Community Convention Center
Milagro/Kearny Room
201 W. Marcy, Santa Fe, NM

CALL TO ORDER

A regular meeting of the City of Santa Fe Board of Adjustment was called to order by Rachel Winston, Vice-Chair, at approximately 6:00 p.m., on Tuesday, January 3, 2017, in the Milagro/Kearny Room, 201 West Marcy, Santa Fe, New Mexico.

A. ROLL CALL

Members Present

Rachel L. Winston, Vice-Chair
Douglas Maahs
Donna Reynolds
Daniel H. Werwath

Members Excused

Gary Friedman, Chair
Coleen Dearing
Patricia Hawkins

Others Present

Dan Esquibel, Staff Liaison
Zachary Shandler, Assistant City Attorney
Carl Boaz, Stenographer for Melessia Helberg

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

Mr. Esquibel announced that because of a conflict of interest, item 2 is postponed to the next meeting.

Member Werwath moved to approve the agenda as amended with the second case postponed to the next meeting. Member Maahs seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES: Minutes of December 6, 2016

Member Maahs moved to approve the minutes of December 6, 2016 as presented. Member Werwath seconded the motion and it passed by unanimous voice vote.

E. FINDINGS/CONCLUSIONS: Case #2016-128 May Center Elementary and Preschool.

[A copy of the Findings/Conclusions for Case #2016-128 are attached to these minutes as Exhibit 1.]

Member Reynolds moved to approve the Findings of Fact and Conclusions of Law for Case #2016-128 as presented. Member Werwath seconded the motion and it passed by unanimous voice vote.

F. OLD BUSINESS: None

G. NEW BUSINESS

Vice-Chair Winston thanked everyone for attending this meeting and briefly reviewed the procedure the Board follows for considering cases.

1. **Case #2016-153. 1604 Berry Avenue Special Use Permit and Variance.** Saint Elizabeth Shelters, Applicant, requests a Special Use Permit to construct a 403 square-foot addition with 195 square-foot portal to be used for security screening for a Group Residential Care Facility and a Variance to Table 14-7.3-1: *"Table of Dimensional Standards for on residential Districts" (Lot Coverage)* to allow lot coverage of 64% where 60% is the maximum allowed. The property is on 0.18 acres, Parcel zoned C-2 (General Commercial). (Dan Esquibel, Case Manager).

Mr. Esquibel presented the Staff Report for this case. A copy of the Staff Report for Case #2016-153 is attached to these minutes as Exhibit 2. Please refer to Exhibit 2 concerning details of the Staff Report.

Mr. Esquibel explained that the Applicant dropped the variance request for the parking and lot coverage so the variance request was specifically for the portal and security wall. There were conditions from the Fire Marshal to be addressed at the time of building permit and all the rest complies. Staff found the application met the criteria for the special use permit and recommended approval, subject to the conditions outlined by the Fire Marshal.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Ms. Jennifer Jenkins, 130 Grant Avenue, Suite 101, was sworn. She explained the purpose of this project is to add a small 400 square foot addition and remodel the interior to improve the office space and establish a more appropriate receiving area. It will not increase the number of beds so there is no intensification of use. The zoning is C-2 where a special use permit is required.

Ms. Jenkins showed several images of the project. Access is from Berry Street, parallel to Cerrillos Road. It is a mixed-use neighborhood and a residential area backs up to the shelter without a vehicular connection to that neighborhood. The two-story building was converted for use as a shelter years ago. She showed the front parking area, the addition in front, and an outdoor play area for children.

She showed the existing site plan with parking in front and compared it with proposed addition, new portal, play area and reconfigured to more formalized parking. She pointed out that the changes with the addition are minimal.

Mr. Esquibel gave the correct location of the ENN meeting.

Public Hearing

Mr. Michael Roybal, 2945 Rufina Street, was sworn. He said he does a lot of work with the Shelter and has seen the performance of this shelter for women and children. "We've donated personally and done a lot of work for them. They do an incredible job. It is mostly C-2 in that area but next to a residential area. This is a great project to better serve the public."

Ms. Lynn Marchuga, 2491 Sawmill Road, was sworn. She said they provide meals and think they are doing a great job, so she supports this project.

There were no other speakers from the public regarding this case and the public hearing was closed.

Board Discussion

There was no further discussion concerning this case.

Action of the Board

Member Reynolds moved to approve Case #2016-153, 1604 Berry Avenue Special Use Permit and Variance by St. Elizabeth Shelters to construct a 403-square foot addition with 195 square-foot portal to be used for security screening for a Group Residential Care Facility, subject to the conditions required by the Fire Marshal subject to Findings of Fact and Conclusions of Law. Member Werwath seconded the motion and it passed by unanimous voice vote.

2. **Case #2016-111. Omega Storage Special Use Permit.** Vicki and Tracy Northington, agents for Omega Automotive Real Estate, LTD., request a special use permit to convert the existing 25,326 square foot building located at 4480 Cerrillos (previously, the Honda/Subaru car dealership) to individual climate-controlled self-storage units, self-storage office space, and some mini storage units in the building with exterior access. The property is 3.9± acres and is zoned C-2 PUD (General Commercial Planned Unit Commercial). (Donna Wynant, Case Manager).

This case was postponed to the next meeting under Approval of Agenda.

H. STAFF COMMUNICATIONS

Mr. Esquibel said the Board will hear the postponed case at the next meeting.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

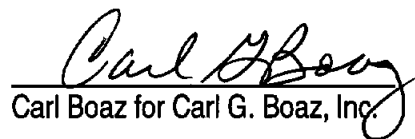
The meeting of the Board of Adjustment was adjourned at 6:18 p.m.

Approved by:



Gary Friedman, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.