



Agenda

CITY CLERK'S OFFICE

DATE 6/28/17 TIME 4:25

SERVED BY Geraldine Gonzalez

RECEIVED BY JSS

AMENDED

BOARD OF ADJUSTMENT

Wednesday, July 5, 2017 at 6:00 P.M.

DeVargas Room

Santa Fe Community Convention Center

201 West Marcy Street

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: Minutes of May 2, 2017

E. FINDINGS/CONCLUSIONS: None

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2017-43. 16 Pueblo Drive Variance.** Praxis Architects Inc., agent for Daron and Debra Street request a variance from Table 14-7.2-1: Table of Dimensional Standards for Residential Districts and 14-7.1(F)(4) "Street Setback for Garage or Carport" to allow a garage door less than 20 feet from the street. (Dan Esquibel, Case Manager) **(TO BE POSTPONED TO AUGUST 1, 2017)**
2. **Case #2017-46. 6419 Airport Road Drive-Through Restaurant Special Use Permit.** JenkinsGavin Inc., agent for McDonald's USA, LLC, requests approval of a special use permit to allow construction of a restaurant with drive-through service on Lot 3 of the Esplanade Village Shopping Center. A special use permit is required for a drive-through restaurant within 200' of residential zoning. The property is zoned SC-1 (Planned Shopping Center) and is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)
3. **Case #2017-47. 630 Canyon Road Use Permit.** Jan Wisniewski, agent for Santa Fe Monthly Meeting of Friends, requests a Special Use Permit to construct a single-story 1,500 square foot religious assembly structure for a maximum of 75 people. The application includes a variance to allow one off-street parking space where approximately six spaces are required. The property is a 0.334± acre lot zoned RC-8-AC (Residential Compound Eight Dwelling Units Per Acre, Arts and Crafts Overlay District). (Katherine Mortimer, Case Manager). **(TO BE POSTPONED TO AUGUST 1, 2017)**

4. **Case #2017-48. 1208 Unity Way Special Use Permit.** Jan Wisnieski, agent for Beth Clayton, requests approval of a Special Use Permit to allow for use of the property as a daycare; preschool; for infants and children (6 or more). The property is zoned R-1 (Residential- one dwelling unit per acre). (Katherine Mortimer, Case Manager)
5. **Case #2017-54. Muscum of NM Foundation, 1411 Paseo de Peralta, Variance.** Jamie Clement, President and CEO of the Muscum of New Mexico Foundation requests a variance from Section 14-8.4(J)(3) that requires a 15 foot continuous landscaped buffer strip between residential and non-residential uses. The applicant proposes to continue access to and parking on their property running from Galisteo Street to their Foundation office buildings facing Paseo de Peralta. The property is zoned C-1 (Office and Related 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.



Agenda

CITY CLERK'S OFFICE

DATE 6/15/17 TIME 3:20 P.M.

SERVED BY Debra Street

RECEIVED BY Malin Ben

BOARD OF ADJUSTMENT

Wednesday, July 5, 2017 at 6:00 P.M.

DeVargas Room

Santa Fe Community Convention Center

201 West Marcy Street

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES: Minutes of May 2, 2017

E. FINDINGS/CONCLUSIONS: None

F. OLD BUSINESS

G. NEW BUSINESS

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4. **Case #2017-48. 1208 Unity Way Special Use Permit.** Jan Wisniewski, agent for Beth Clayton, requests approval of a Special Use Permit to allow for use of the property as a daycare; preschool; for infants and children (6 or more). The property is zoned R-1 (Residential- one dwelling unit per acre). (Katherine Mortimer, Case Manager)

5. **Case #2017-54. Museum of NM Foundation, 1411 Paseo de Peralta, Variance.** Jamie Clement, President and CEO of the Museum of New Mexico Foundation requests a variance from Section 14-8.4(J)(3) that requires a 15 foot continuous landscaped buffer strip between residential and non-residential uses. The applicant proposes to continue access to and parking on their property running from Galisteo Street to their Foundation office buildings facing Paseo de Peralta. The property is zoned C-1 (Office and Related Commercial). (Donna Wynant, Case Manager)

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Board of Adjustment Meeting Index
July 5, 2017

Item		Page
Call to Order	Rachel Winston, Vice Chair of the Board of Adjustment called the meeting to order at 6:08 p.m. at the Santa Fe Community Convention Center.	1
Roll Call	A quorum was established with roll call.	1
Pledge of Allegiance		1
Approval of Agenda	Mr. Maahs moved to approve the amended agenda, with a second from Ms. Reynolds. The motion was approved by unanimous voice vote.	1
Approval of Minutes from the May 2, 2017 Meeting	Ms. Reynolds moved to approve the minutes of May 2, 2017 with a second from Mr. Maahs.: The motion was approved by unanimous voice vote.	1,2
Findings/Conclusions: None		2
Old Business		2
New Business		
1. Case #2017-43 16 Pueblo Drive Variance	Postponed	2
2. Case #2017-46 6419 Airport Rd. Special Use Permit	Mr. Maahs moved to approve the Special Use Permit for case #2017-46, with a second from Ms. Reynolds. The motion was approved by unanimous voice vote.	2-4
3. Case #2017-47 630 Canyon Rd. Use Permit	Postponed	4
4. Case #2017-48 1208 Unity Way Special Use Permit	Ms. Dearing moved to approve the Special Use Permit for Case #2017-54, with a second from Ms. Reynolds. The motion was approved by unanimous voice vote.	4,5
5. Case 2017-54 1411 Paseo De Peralta Variance	Ms. Dearing moved to postpone the vote on this case until the next meeting in order to give City Staff the opportunity to review alternate parking plans available and determine if the one-way or two-way traffic is a better option for final determination, Mr. Maahs seconds. The motion was approved by unanimous voice vote.	5-11
Staff Communications		11
Matters from the Commission		11
ADJOURNMENT	There being no further business to come before the Board of Adjustment, the meeting was adjourned at 8:55 p.m.	11
SIGNATURES		11

**MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENT**

Santa Fe Community Convention Center
201 West Marcy Street DeVargas Road Santa Fe, NM
July 5, 2017
6:00 p.m. -6:00 p.m.

A. CALL TO ORDER & ROLL CALL

Rachel Winston, Vice Chair of the Board of Adjustment called the meeting to order at 6:08 p.m. at the Santa Fe Community Convention Center. A quorum was established with roll call.

PRESENT:

Rachel L. Winston, Vice Chair
Coleen Dearing
Douglas Maahs
Donna Reynolds

NOT PRESENT/EXCUSED:

Gary Friedman, Chair
Daniel H. Werwath
Patricia Hawkins

OTHERS PRESENT:

Zachary Schandler, Assistant City Attorney
Greg Smith, Planning Division
Donna Wynant, City Planning
Katherine Mortimer, City Land Use
James Martinez, Traffic Engineering
Linda Vigil, Stenographer

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AMENDED AGENDA

Mr. Smith explained Items 1 and 3 will be postponed for the next meeting.

MOTION: Mr. Maahs moved to approve the amended agenda, with a second from Ms. Reynolds.

VOTE: The motion was approved by unanimous voice vote.

D. APPROVAL OF MINUTES: Minutes of May 2, 2017

MOTION: Ms. Reynolds moved to approve the minutes of May 2, 2017 with a second from Mr. Maahs.

VOTE: The motion was approved by unanimous voice vote.

E. FINDINGS/CONCLUSIONS: None

F. OLD BUSINESS

There was not any old business to discuss.

G. NEW BUSINESS

1. Case# 2017-43 (16 Pueblo Drive Variance). Praxis Architects Inc. agent for Daron and Debra Street request a variance from Table 14-7.2-1: Table of Dimensional Standards for Residential Districts and 14-7.1(F)(4) "Street Setback for Garage or Carport" to allow a garage door less than 20 feet from the street. (Dan Esquibel, Case Manager) (TO BE POSTPONED TO AUGUST 1, 2017)

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Ms. Winston explained the process of each case. Staff will give their brief report and answer questions from the Board. The applicant will present and answer questions from the Board, public comment will be after.

Staff Report:

Ms. Wynant discussed the reason for the special use permit. (See Exhibit A) The Airport Rd. overlay does not indicate any issues with the permit. The access should be from the side or the rear. The parking is adequate. There may be a need for a lot line adjustment to expand slightly. There were no real concerns only the noise and the traffic. They will need to orientate the kiosk on the southeast corner. The applicant will have to revise their TIA for the timing of lights.

Ms. Winston asked about the technical corrections listed.

Ms. Wynant stated the timing plan, and water service will be required for fire services. There was a constraint for large delivery trucks to turn in. They required a drawing for Public Works to cut the median noses with mountable areas.

Ms. Dearing asked if one condition is to close the existing restaurant a few blocks down the road. Ms. Wynant stated that is her understanding, there is an issue with the drive through area at that location and the traffic flow.

Mr. Martinez explained the first TIA was conducted, there are several schools nearby and they were taken into account.

Ms. Reynolds asked if in the Airport overlay plan could two McDonald's be an issue?

Ms. Wynant discussed the overlay, it expresses certain things to create a sense of identity.

Applicant Presentation:

Ms. Jenkins presented on behalf of McDonalds. She apologized for the technical difficulties, a hand out of the presentation was provided. (See Exhibit B) Ms. Jenkins explained the design is the same as in the master plan of 2010.

The ordering kiosks will be strategically placed to avoid noise. A noise study was conducted and with a 7-foot wall it will help buffer noise. The design of the Esplanade was used as the model for the Airport Rd. overlay. This design is in compliance with the overlay.

Ms. Jenkins explained the walkability for pedestrians and the benches that will be placed nearby. A traffic count was conducted at the existing restaurant. It should be similar, they are going to somewhat higher at the new location.

Ms. Winston asked about the lighting, will it affect the neighborhood. Ms. Jenkins explained all lighting will be down lit and there is some existing lighting for the parking area.

Ms. Reynolds asked about the arches in the design. Ms. Jenkins stated the Esplanade shopping center will have a placard with the arches.

Ms. Reynolds asked if there is more noise near the housing can there be a remedy? Ms. Jenkins stated There can be additional planting and the building will be set back 75 feet.

Ms. Dearing asked if the restaurant will be open 24 hours? Ms. Jenkins stated it would and that is the reason for the extra steps concerning noise.

Public Comment:

Stefanie Beninato (PO Box 1601 Santa Fe) voiced her concern of noise travel. While the noise may be directed away from the area there are some homes across the street.

She lives on Don Diego Street and can hear the underpass construction at all hours. She is concerned with pedestrian walkability, the benches for bus stops won't make it pedestrian friendly.

Ms. Jenkins states there is not a shared parking, per code. There are businesses between buildings and it connects to the Airport Rd. sidewalk.

Public Comment is now CLOSED.

MOTION: Mr. Maahs moved to approve the Special Use Permit for case #2017-46, with a second from Ms. Reynolds.

VOTE: The motion was approved by unanimous voice vote.

3. Case# 2017-47 (630 Canyon Road Use Permit) Jan Wisniewski, agent for Santa Fe Monthly Meeting of Friends, requests a Special Use Permit to construct a single-story 1,500 square foot religious assembly structure for a maximum of 75 people. The application includes a variance to allow one off-street parking space where approximately six spaces are required. The property is a 0.334+ acre lot zoned RC-8-AC (Residential Compound Eight Dwelling Units Per Acre, Arts and Crafts Overlay District). (Katherine Mortimer, Case Manager) **(TO BE POSTPONED TO AUGUST 1, 2017)**

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Staff Report:

Ms. Mortimer of Land Use explained reason for the Special Use Permit. The only two conditions are the access to the state road and install a septic system.

Applicant Presentation:

Mr. Wisniewski explained the single-story building will be on just an acre of land. There will be an outdoor play area and parking spaces. The school will house 40 students and 5 staff. It will be primarily used during school hours and an occasional weekend. There will be summer programs so it will be used year-round. There is one residence to the east. The other areas are not developed as of yet. They would agree to the conditions of approval.

Ms. Winston asked what the lighting and sound impacts for the residents to the east.

Mr. Wisniewski explained there won't be much night use, maybe an occasional meeting. There will be path lighting for safety. There will be low level noise, the only issue is the outdoor play. There is a 15-foot landscape buffer. The west side of the building will have deep portals.

Ms. Reynolds asked about fencing for safety.

Mr. Wisniewski stated there is an existing tree buffer. There is no plan for walls or fences.

Mr. Maahs asked about the residence. Are they in favor?

Mr. Wisnieski stated they held an ENN and invited the neighbors, however they did not attend. The school currently runs out the Unity Church where they have a rental agreement.

Public Comment:

None

MOTION: Ms. Dearing moved to approve the Special Use Permit for Case #2017-54, with a second from Ms. Reynolds.

VOTE: The motion was approved by unanimous voice vote.

5. **Case # 2017-54 (Museum of NM Foundation, 1411 Paseo de Peralta Variance)** Jamie Clement, President and CEO of the Museum of NM Foundation requests a variance from Section 14-8.4(J)(3) that requires a 15 foot continuous landscaped buffer strip between residential and non-residential uses. The applicant proposes to continue access to and parking on their property running from Galisteo Street to their Foundation office buildings facing Paseo de Peralta. The property is zoned C-1 (Office and Related Commercial). (Donna Wynant, Case Manager)

Staff Report:

Ms. Wynant explained the reason for the variance. (See Exhibit D) The property has been zoned C 1 since 1984. It has a significant and historic structure on it, the Shonnard house and studio. The ENN generated a lot of concern with the Las Brisas condominiums. The plan is to construct a new building in the SW corner of the site to house offices and storage.

The variance request is for the planned drive way and traffic circulation. The requirement is 15 feet on both sides which would only leave a strip 10 feet strip of land and would restrict it to one way. There needs to be an emergency access.

There are plans to take a corner to turn it into a garden and bring the access west of the Shonnard house. The traffic concerns are near the exit onto Galisteo, there could be possible removal of some parking spaces to allow for turn around.

Ms. Wynant was unable to get the revised conditions and technical corrections in with the packet. (See Exhibit E) The traffic engineering was taken care of, and there were some extra comments about landscaping.

Mr. Schandler explained for the record these are not new conditions they are just accumulated differently.

Ms. Winston asked about technical correction #3 where is the entry point?

Mr. Martinez explained the Do Not Enter sign shall be placed unless the museum can show the two-way direction using the turning movement in the memo. If they can do that they can remove the sign.

Ms. Dearing asked that was the best solution. Mr. Martinez stated it was in order to have adequate spaces to enter and exist.

Ms. Winston asked about correction #5 the Fire department requires a 20 foot turn around. Mr. Martinez could not speak to the fire code.

Applicant Presentation:

On behalf of the applicant. James Clement, Beverly Spears and Kurt Sommer

Ms. Spears explained the property and its historical value. The intent is to build new offices and storage for the Museum of NM Foundation.

The building will be as single story building. It will fall under the SHPO height requirements they gave. They would like to close up the curb cut and place a garden. The building will open onto Paseo de Peralta. There is an old curb cut at the driveway off Galisteo street. This entry will provide access for emergency vehicles to the new building it can serve the residents on either side of the driveway.

Ms. Spears explained the importance of using the trees to screen it for the residents. There are some mature Siberian elms that will help with noise. Lighting will be on the building and if any by the exit they would be pointed towards the ground.

Mr. Sommer explained the reasons for a variance are cases like this. It renders an unusable driveway useable. It benefits the property and the neighbors. It is to also enhance the streets and public places, they are taking the parking lot and hiding it and enhancing the street scape.

The property owners oppose it because of the shape of it. The use of parking is already permitted this will allow for two-way traffic and safety.

Mr. Clement explained the activities and museums the Foundation supports. They are very fortunate to have the Shonnard House and Studio donated. Currently their staff is split and some employees are housed in a state building. By adding the office space, they can consolidate and better serve. Ms. Shonnard lived in SF for more than 50 years. They will be good stewards. Mr. Clements asked those here in support of the variance to raise their hands.

Ms. Spears states there has been studies on both sides of the driveway. They are open to other possibilities.

Public Comment:

Jerry Richardson former member of the Foundation board is familiar with the property. It has been used for two-way access for a long time. There is conflict of the requirement for public safety that is why the variance

is needed. As an advocate for historic preservation, this plan is important for the office merge and the rich cultural life of Santa Fe.

Saul Cohen a trustee of the Foundation and who also sits on the Historical Preservation board. He has done a lot of work with nonprofits. The Foundation is one of the most important. This variance request will help city and the communities. The four museums they refer to are shining lights. It is important to the quality of life. Help the foundation continue the work it does to contribute to the culture of SF.

Sarah Birmingham works at the Shonnard house. She states they keep water for the birds and care for stray cats. They are a quiet group who care for the property.

Alexandra Hasbrook works for the Foundation and is a native of Santa Fe. They are a lovely group of people who value and respect Santa Fe. She also lives in a condo and understands the residents' concerns. The Shonnard House is a true treasure with unique architecture. A garden would help keep the look.

Pamela Kelly also an employee and native, states it is a great place to work. There are 24 viable employees. For the last 6 years, there has been two other locations. Being together would be great.

Mary Armijo (616 ½ Galisteo Street) expressed her to Mr. Clement for the personal meeting he had with them. However, she must keep the interest of her property in mind. The traffic study should be done and there must be a more efficient way to plan this.

Diane Seabro (624 Galisteo Street) support the Foundation, however why take apart the garden to put parking. The change will bring more traffic in the corridor. There are no school buses for the student of Wood Gormely within 8 blocks. The traffic off Booth Street and Las Brisas are blind entries. There is traffic every morning rushing to work. Respect the resident who support the Foundation.

Bob Clifford (616 ½ Galisteo) and Mary live there. It is a historical house, let the record reflect the neighbors to the north are not in acceptance. He is opposed to it facing the wall south wall to the property edge. They have three large glass windows. All the landscaping will do is block the sun. It is encroachment.

Jeanette Fisher (319 Galisteo Street) has lived in Santa Fe 1981. She brought 2 letters from other neighbors that couldn't make it tonight (See Exhibits F & G). She is a member of the museums. This variance has nothing to do with their work. It impacts where the residents live. The driveway opens on the opposite side of that new driveway. There are some days during the work day when she has to try to pull out and still has to wait for two red lights to get out. That's without the added traffic proposed in this plan. There is heavy traffic during school and the legislature.

There is an existing garden but they have let it go to seed. In order for a fire truck to fit they will have to take down an old apple tree. The parking slots they currently have is 17-18 and there are more behind the studio. Why is it so important for 24 car slots? The people who spoke in favor approval of the variance do not live in the neighborhood. She is not supportive of this, it is dangerous and adds traffic and will impact how the neighborhood.

Will (*inaudible*) (husband to Ms. Fisher 319 Galisteo) met with the representatives but they haven't captured their concerns. They don't feel that their concerns are being heard. In the rendering it shows a very small car, that is a very narrow area. There is a parking garage near the capital, it is a 4-7 minute walk to the property.

Stefanie Beninato speaking on behalf of two residents. The driveway on Paseo is 20 feet wide. The fire truck will not be able to go out on Galisteo. She know this, she previously lived on 604 and 605 Galisteo Street and sold in 2016. The Fire department could not get down her driveway, they could only use the hose. She is concerned for the lilacs on the west side of the house. There is a lot of parking there already.

She respects the Foundation and frequents the museum, she is a tour guide. That doesn't mean that's the reason to grant the variance. Will the garden on Paseo de Peralta benefit the community? Can they go sit in the garden? The drawings aren't accurate. The lights stay on at night, there was always a light shining in her bedroom. She complained but nothing ever happened. They will need to make sure the lighting is low. The two way street on the dog leg is not a good idea, it is still too narrow to negotiate. Living there the high traffic is at 8:00 am, Noon and 5:00 p.m. When she lived there the traffic fumes would go in her home.

Bill Harper VP at Las Brisas. Builder and former Land Use Manager in another state. States Las Brisas is in favor of the project just not this plan. It is terrible use, and it is the same plan they opposed in November.

Russ Thorton (624 Galisteo) explained Las Brisas is a short term rental and timeshare. It will bring Business to Santa Fe. Museums should preserve the area and take one space looks less attractive he feels like it doesn't meet their needs as a neighborhood. Don Gaspar has encroaching commercialism, they would like to keep it together. They counted 22 trees that were cut since the fall. That means they were making the move before this was even passed.

Jan Streets lived there for 20 years. It's been her dream to live here and retire at Las Brisas and this breaks her heart.

Gavin/Jenkins is representing Las Brisas Homeowners Association passed around a map. (See Exhibit I) They are excited to see the Foundation in the Shonnard house. Paseo de Peralta has been the main road for commercial access. The concern putting a two-way traffic lane onto Galisteo doesn't work. It creates a serious situation. The existing parking would suffice their office building its being moved to the narrow section. The most intensive area is parking. They are moving it into a tight space. It was presented in November and again in March. The association expressed their concern and there has been no new site plan presented.

They disagree with staff, the site plan has never been altered, there weren't any changes proposed. At no point was it looked at. Putting the parking in the rear of the building it could satisfy the fire marshal requirements.

There could be different ways to do this. They can develop it within the requirement in chapter 14. The sw corner is triangulated. It may not pass the Historical board. There is a significant storage area for merchandise at their current retail space or is it planned to move their other area for retail?

Kurt Sommer asked if these consultants are being paid by the homeowners association. Yes they are representing them.

Mr. Sommer asked if they are traffic engineers. They are not, they are offering their professional opinion.

Mr. Clement stated there are three different site plans. In terms of the neighbors to the North. Ms. Hemmer is landlocked and has no access so she uses the Galisteo entrance. The mention there are no trees, there are trees on the rendering they took out the small ones. The retail comment will never move locations. Each museum has a store as well.

Ms. Spears states the foundation staff will not go out that way they can go out paseo.

Mr. Sommers stated the zoning was imposed after the C-1 was granted. The variance is appropriate under the zoning code. They have met every variance.

Elizabeth Hemmer wanted to give her historical perspective. She may be the only person who knew Ms. Shonnard. She has lived there most of her life. The Foundation has a great President. She has right of way on the driveway. She has asked for 2 parking spots for her and a guest. During the winter the sun doesn't hit the driveway she can't get out from the ice. They offered to help take care of it. Next to the studio that is a dark area there is no lighting. There is a van parked there could be vandalized, she would them to light that area better. She is not against the parking she just wonders what it will look like.

PUBLIC COMMENT CLOSED

Ms. Dearing asked if they park a certain direction will they be able to get out of the driveway.

Ms. Spears stated the Foundation has looked at it three different ways, if it is made to be parallel parking it can be done various ways. They would be content with parallel they have a site plan with it.

Ms. Dearing asked if they feel they want the two-way driveway.

Mr. Martinez states they will need to make best use of the driveway.

Ms. Reynolds asked if the City can determine it be used as a one way or two-way driveway.

Ms. Spears explained if it were one way that would allow more room for landscaping. The applicant is planning on putting some screening plants.

Mr. Smith read the code aloud, there should be a 13-foot driveway isle on angled parking per ASHTA standards.

Ms. Spears stated in September when they showed the new curb cut to the traffic engineer they saw no issues. They will change the median on Paseo de Peralta to allow for the curb cut. Based on two-way traffic.

Mr. Smith states the Fire Marshal requires a hammer head or through way from one end to the other. They would lose the landscape.

Ms. Jenkins explained the variance criteria is to make the best use of the land. The strip was never intending to be a parking lot. They don't need to move it from the commercial corridor. They have space without taking a 40-foot strip.

Mr. Clement stated if they changed the plans it would take 20% of the property.

Mr. Sommer stated the code requires a 10-foot wide driveway they want the full amount to be used.

Mr. Shandler would like the following questions answered for the record. Either party can answer.

Is there any one from the Foundation parking in the dog leg of the property now?

Yes. Ms. Hemmer uses it now and one would like one more spot. There are employees that park behind the studio.

How many employees there?

This could not be answered because of the two locations.

How many parking spaces are there now?

There are 23.

How many new employees are coming?

There will be 15 new employees.

Mr. Schandler just wanted to facts to be in the record.

Ms. Dearing asked if the garden could be moved were the new building is going.

Ms. Spears explained the access for the Fire department to assist at Las Brisas that would not be possible.

Ms. Dearing asked if that dog leg would be adequate for the Fire Department to turn around.

Ms. Spears states if they meet the buffer there would not. They might be able to switch the curb cut to the west to connect to the driveway for the Fire Department.

Mr. Maahs states he is hearing more about the impact on traffic issues, he can't understand changing it. It seems they are trying to make it attractive and meet the code requirement.

Mr. Martinez states he can review the other plans and see what can be done.

Ms. Dearing asked if the variance can be granted and the lane width be decided after a traffic study.

Mr. Smith explained approval is specific if there are modifying conditions of variance they could postpone action until the next meeting.

MOTION: Ms. Dearing moved to postpone the vote on this case until the next meeting in order to give City Staff the opportunity to review alternate parking plans available and determine if the one-way or two-way traffic is a better option for final determination, Mr. Maahs seconds.

VOTE: The motion was approved by unanimous voice vote.

H. STAFF COMMUNICATIONS

Mr. Smith announced the next meeting will August 1, 2017.

I. MATTERS FROM THE COMMISSION

There were not any matters from the Commission.

J. ADJOURNMENT

There being no further business to come before the Board of Adjustment, the meeting was adjourned at 8:55 p.m.

SIGNATURES



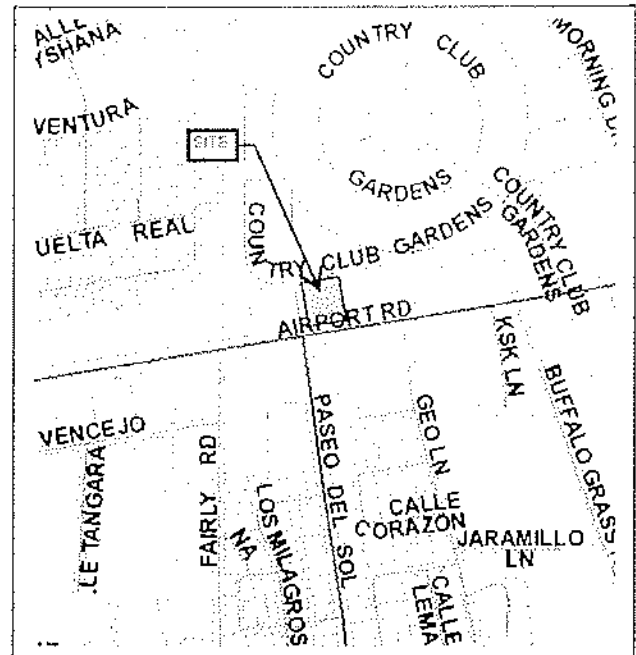
Gary Friedman, Chair

Linda Vigil, Stenographer



Land Use Department Board of Adjustment Staff Report

Case No: 2017-46
BOA Hearing: July 5, 2017
Applicant: McDonald's USA, LLC
Agent: JenkinsGavin, Inc.
Request: Special Use Permit
Location: 6419 Airport Road
Case Mgr.: Donna Wynant, AICP
Zoning: SC-1 (Planned Shopping Center)
Overlay: Airport Road Overlay
Proposal: McDonald's Restaurant. A special use permit is required for a drive-through restaurant within 200 feet of residential zoning.

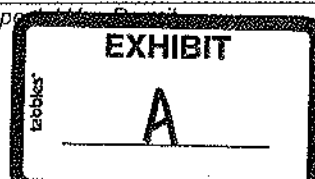


Case #2017-46, 6419 Airport Road Drive-Through Restaurant Special Use Permit. JenkinsGavin Inc., agent for McDonald's USA, LLC, requests approval of a special use permit to allow a restaurant on Lot 3 of the Esplanade Village Shopping. A special use permit is required for a drive-through restaurant within 200' of residential zoning. The property is zoned SC-1 (Planned Shopping Center) and is located in the Airport Road Overlay District. (Donna Wynant, Case Manager)

I. RECOMMENDATION

Staff recommends **APPROVAL** of the special use permit, subject to the following recommended conditions of approval and technical corrections in Exhibit A:

Condition of approval	Dept/Division	To be completed by:
The developer shall provide a revised TIA as described in Exhibit B: Traffic Engineering's memo. If the revised TIA shows that the level of service (LOS) fails at the signalized intersection with the build condition, the developer will need to create a timing plan for Airport Road in its entirety to ensure adequate progression is maintained along Airport Rd.	Traffic Engineering	Prior to final sign-off.



Either an Agreement for Metered Service for just a domestic water service will be required or an Agreement to Construct and Dedicate if a fire service is required.	Water Division	By permit application
Make all technical corrections included in Exhibit A.	Case Manager	By permit application

Should the commission approve the special use application, staff will review a detailed site plan and other required drawings as part of the construction permit process. No other public hearing process will occur.

II. EXECUTIVE SUMMARY

The property is located on the northeast corner of the intersection of Airport Road and Paseo Del Sol in the Esplanade Village shopping center. The proposed McDonald's restaurant will replace the existing McDonald's on Lucia Lane. The subject property is zoned SC-1 (Planned Shopping Center) and is in the Airport Road Overlay District.

A development plan for the Esplanade Village center was approved by the Planning Commission in 2010, and the proposed restaurant is consistent with that approval. A fast food restaurant with a drive-through is a permitted use in the SC-1 district, but a special use permit is required since the drive-through restaurant is located within 200 feet of residentially-zoned property. The site is immediately adjacent to Country Club Gardens, zoned R-12 (Residential, 12 du/acre) to the north, thereby requiring a special use permit.

Staff review has determined that the project is generally consistent with applicable development standards, including the overlay provisions, as discussed in Section III- Site Review in this report below. A more detailed review will be completed as part of the construction permit process.

The Esplanade Village shopping center was approved in a series of actions by the City and the County. The existing driveways and store were built prior to annexation, and a new plan was approved by the City's Planning Commission and recorded in 2011. (See Exhibit F: Applicant Submittals) The proposed restaurant will be located on Lot 3 of the Esplanade Subdivision. The shopping center comprises nine lots and currently includes an AutoZone store to the west, and a multi-tenant building housing a pizza restaurant, a hair salon, an insurance office, and a retail store to the east. Lots 1 and 5-9 remain vacant in the center. The applicant will apply for a lot line adjustment to increase the lot size from ± 0.828 acre to 1.0391 acres prior to building permit application. This will give an additional 45.3-foot width to the property, to the project site to accommodate the drive-through lanes and provide four additional parking spaces.

III. SITE REVIEW

The special use permit request has been reviewed by the Development Review Team (DRT) whose comments are included as Exhibit B.

Access and Parking:

The primary access into the site is at the signalized intersection at Airport Road and Paseo del Sol, which is a private driveway. A secondary access is provided from the Esplanade Village lots to the east via a restricted driveway, approximately 310 feet from the intersection of the Airport Road/Paseo del Sol intersection. Esplanade Village has a shared parking arrangement for the entire shopping center. The minimum required parking per the recorded Development Plan is 279 spaces.

City parking requirements for restaurants depend on the type of restaurant and its location, as indicated in the following table from Table 14-8.6-1 Parking and Loading Requirements:

Food Beverages	&	Drive-in eating and drinking establishments	One space per each 30 square feet with a 10 space minimum
		Eating and drinking establishments	One space per each 50 square feet of serving area
		Restaurants	One space per each 200 square feet of net leasable area

As standard department practice, the "Restaurant" parking standard has been applied to drive-through restaurants that have been built recently, including the McDonald's on Cerrillos Road in Las Soleras. As with the current proposal, the applicants usually elect to provide close to twice the minimum number of spaces required by code, and that number of spaces generally appears adequate to meet most peak parking demands.

Based on the proposed McDonald's gross square footage of 4,988 square feet, the minimum required parking under the "Restaurant" standard would be 25 spaces. The applicant is providing 44 spaces on their Lot 3 as adjusted, and would have shared access to other parking spaces on adjoining lots.

Approximately 53 spaces would be required if the "drive-in" standard were applied to the customer-occupied area, and approximately 30 spaces would be required if the "eating and drinking establishment" were applied. "Drive-in" facility is defined as follows:

An establishment that by design, physical facilities, service or packaging procedures encourages or allows customers to receive services, obtain or consume goods or be entertained while remaining in their motor vehicles.

The traffic engineer is requiring the applicant to provide a revised traffic impact analysis (TIA). If the revised TIA shows that the level of service (LOS) fails at the signalized intersection, the applicant will be required to provide a timing plan for Airport Road along its entire length to ensure adequate progression is maintained.

The applicant is also working with the traffic engineer to cut back the north and south ends of the median within the Paseo del Sol right-of-way to accommodate the turning movements of large delivery trucks into and out of their site.

Noise Levels:

The applicant has submitted a plan showing estimated noise levels from the proposed outdoor drive-through ordering stations. The applicant will face the kiosk speakers at the two drive-through lanes at the southeast corner of the building away from the adjacent residential neighborhood to the north. The speakers will be equipped with an automatic voice control system that lowers the sound levels at night, and the study is based on a relatively low noise level of 60 decibels.

The sound study does not address noise that might be generated from customer voices, customer vehicle operations, or from delivery and trash truck operations.

Airport Road Overlay District Standards:

Though the details of site design and architecture will be more thoroughly reviewed at time of building permit application, the Airport Road Overlay District Design Standards (AROD) determines the basic layout of any development located in this overlay district.

Section 14-5.5(C) states the purpose and intent of the Airport Road Overlay District:

- a) Establish an attractive, street-oriented character on this multi-use corridor to encourage development and redevelopment on Airport Road;
- b) Create a unique sense of place and identity for this major arterial that serves the southwest part of the city;
- c) Promote a healthy and safe environment through the development of walkable neighborhoods, less dependence on the automobile, street-oriented building design; and the reduction of crime, nuisances, and public health harms associated with alcohol sales and advertising;

The overlay district regulations provide incentives for various types of uses. Restaurants with drive-through facilities do not qualify for incentives, but are not specifically prohibited. The overlay regulations also include various types of development standards, including:

- Site Design, Circulation, and Parking
- Architecture
- Landscape Standards
- Signage
- Site Furnishings
- Outdoor Lighting

Compliance with the development standards are addressed in the applicant's report (See Exhibit E: Applicant Materials).

IV. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the proposed restaurant was held on April 10, 2017. Two neighbors from the adjacent Country Club Gardens mobile home park had questions regarding access, traffic, and noise impact. The applicant and applicant's agent explained that the primary access would be from the existing signalized intersection at Paseo del Sol and would not significantly impact their access from the mobile home park. There was general discussion about existing traffic on Airport Road. The applicant explained that a sound study was being performed, that the kiosk speakers would be pointed away from the residential neighborhood, and that the speakers will be equipped with an automatic voice control system that will lower the volume at night.

The applicant previously proposed a McDonald's restaurant directly across from the subject site on the south side of Airport Road. That proposal was strongly opposed by the neighborhood to its south at an ENN meeting, primarily due to the restricted turning movements from Airport Road into the site and onto Geo Lane. The subject site for the current proposed McDonald's location is at a signalized intersection and part of a shopping center that did not meet with any opposition from neighbors.

V. SPECIAL USE PERMIT APPROVAL CRITERIA

Subsection 14-3.6(D)(2) requires the following approval criteria for a special use permit.

Criterion 1: that the Board of Adjustment is empowered to approve the plan under the section of Chapter 14 described in the application	Criterion Met: (Yes/No/conditional/N/A) YES
Chapter 14 "Table 14-6.1-1-Table of Permitted Uses" requires approval of a special use permit for the proposed drive-through restaurant. Subsection 14-2.3(D)(1) authorizes the Board of Adjustment to review and approve special use permits.	
Criterion 2: that approving the development will not adversely affect the public interest;	Criterion Met: (Yes/No/conditional/N/A) YES

Review by city staff has determined that the proposed use is consistent with applicable city ordinances and policies that are adopted to protect the public interest, including minimum standards of Chapter 14 SFCC. The proposal meets setback requirements, minimum number of parking spaces, open space, etc. The Airport Road Overlay District Design Standards will be more thoroughly reviewed for compliance at the time of building permit application. A drive-through fast food restaurant is a permitted use in the SC-1 district. It is the proximity to residential development that is the subject of this special use permit request. The applicant has addressed this by placing the kiosk speakers away from the adjacent residential neighborhood.

Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

**Criterion Met:
(Yes/No/conditional/N/A)
YES**

The surrounding area is comprised of high-density residential, retail, and other commercial uses. The proposed restaurant is compatible with existing uses in the Esplanade Village Shopping Center, which include an Auto Zone and a multi-tenant building housing a pizza restaurant, a hair salon, an insurance office, and a retail store. The site is directly across from vacant land on the south side of Airport Road, proposed for indoor climate-controlled storage (SafeLock Storage) requiring approval by City Council for a general plan amendment and rezoning to C-2 (General Commercial). The Santa Fe Business Incubator is at the southeast corner of the intersection.

The building's exterior must comply with all applicable code requirements, including the site design and architectural requirements of the Airport Road Overlay District.

VI. EXPIRATION

Approval of a special use permit shall expire three years after final action approving it unless the final plat is approved.

VII. EXHIBITS

EXHIBIT A: Technical Corrections

EXHIBIT B: City Staff Memoranda

1. City Engineer, RB Zaxus
2. Traffic Engineering, John Romero
3. Water Division, Dee Beingessner
4. Wastewater Division, Stan Holland
5. Fire Department, Reynaldo Gonzales
6. Landscaping, Somie Ahmed

EXHIBIT C: Early Neighborhood Notification

1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos

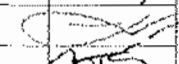


1. Future Land Use Map
2. Zoning Map
3. Aerial Photo

EXHIBIT E: Applicant Submittals*

1. Recorded Esplanade Village Subdivision Plat
2. Traffic Impact Analysis
3. Site Plan shown on Aerial Photo

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED:

Title	Name	Initials
Land Use Department Director	Lisa Martinez	
Land Use Current Planning Division Director	Greg Smith, AICP	
Land Use Department Planner Senior	Donna Wynant, AICP	

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit A

Technical Corrections

EXHIBIT B:
TECHNICAL CORRECTIONS
6419 Airport Road (McDonald's) Special Use Permit

The following are the staff-technical corrections for this project:

#	Technical Corrections	Dept. or Division	To be completed by:
1	The developer shall provide a drawing showing the turning movements for large delivery vehicles entering the site at Airport/Paseo de Sol. Public Works staff requests the developer to reconstruct the existing median noses with mountable curb and gutter within the area where the large vehicles will most likely need to encroach onto the median. The center pad of the median noses shall be a 6 inch Patterned Colored Concrete.	Traffic Engineering	Prior to final sign-off.
2	Project must meet requirements of Article 14-5.5(C), Airport Overlay District.	City Engineer	Permit submittal
3	Pond #1 (offsite) must be constructed if it has not been constructed already by others.	City Engineer	Permit submittal
4	Applicant must apply for a lot line adjustment to add the west 45.3 feet of Lot 4 to the McDonald's site.	Case Manager	Permit submittal

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit B

DRT Memos

City of Santa Fe, New Mexico

memo

DATE: May 30, 2017
TO: Donna Wynant, Planning and Land Use Department
VIA: John Romero P.E., Engineering Division Director
FROM: James A. Martinez P.E., Traffic Engineer *JM*
CASE: 6419 Airport Road (McDonald's) Special Use Permit – Case # 2017-54

ISSUE:

JenkinsGavin Inc., agent for McDonald's USA, LLC, requests approval of a Special Use Permit to allow a restaurant on Lot 3 of the Esplanade Village Shopping Center to replace the existing McDonald's on Airport Road. A Special Use Permit is required for a drive-through restaurant within 200' of residential zoning. The property is zoned SC-1 (Planned Shopping Center) and is located in the Airport Road Overlay District.

TRAFFIC:

The Traffic Impact Analysis (TIA) provided by the applicant showed that the intersection at Paseo del Sol and Airport would operate at acceptable levels of service (LOS) for the build condition using the Institute of Transportation of engineers (ITE) Trip Generation Manual for a fast-food restaurant with driveway window.

Public Works staff has requested that developer obtain actual trip generation data from the existing McDonalds location on (4001 Lucia Ln) to provide a comparison between the current traffic generated and that estimated by the ITE Manual. The higher of the two values found for the trip generation shall be used to complete the TIA at the Paseo del Sol and Airport Intersection. If the revised TIA shows that LOS fails at the signalized intersection with the build condition, the developer will need to create a timing plan for Airport Road in its entirety to ensure adequate progression is maintained along Airport Road.

RECOMMENDED ACTION:

Review comments are based on development plans received on May 25, 2017. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

CONDITIONS OF APPROVAL:

MUST BE COMPLETED BY:

1	The Developer shall provide a revised TIA as discussed above. If the revised TIA shows that LOS fails at the signalized intersection with the build condition, the developer will need to create a timing plan for Airport Road in its entirety to ensure adequate progression is maintained along Airport Road.	Prior to Final Sign-off.
2		

TECHNICAL CORRECTIONS:

MUST BE COMPLETED BY:

1	The developer shall provide a drawing showing the turning movements for large delivery vehicles entering the site at Airport / Paseo Del Sol. Public Works staff requests the developer to reconstruct the existing median noses with mountable curb and gutter within the area where the large vehicles will most likely need to encroach onto the median. The center pads of the median noses shall be a 6in. Patterned Colored Concrete.	Prior to Final Sign-off.
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If you have any questions or need any more information, feel free to contact me at 955-6953. Thank you.

Development Review Team
Comment Form

Date: May 26, 2017
From: Risana "RB" Zaxus, City Engineer
Dept/Div: Land Use, Technical Review Division
Case: Case #2017-46, 6419 Airport Road Special Use Permit
Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1 Project must meet requirements of Article 14-5.5(C), Airport Overlay District.	Permit submittal
2 Pond #1 (offsite) must be constructed if it has not been constructed already by others.	Permit submittal
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Explanation of Conditions or Corrections (if needed):

Development Review Team
Comment Form

Date: May 26, 2017

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater Division

Case: Case #2017-046. 6419 Airport Road (McDonald's) Special Use Permit.

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

The property is served by an on-site private sewer collection system which discharges to the City's public sewer system

Conditions of Approval :

Must be completed by:

1. None	
---------	--

Technical Corrections*:

Must be completed by:

1. None	
---------	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. None

Explanation of Conditions or Corrections (if needed): None

Development Review Team

Comment Form

Date: 5/31/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: Case #2017-046. 6419 Airport Road (McDonald's) Special Use Permit

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 The water division does not have any requirements for this special use permit. Water is available for this property from a main on Airport Road and will require either an Agreement for Metered Service for just a domestic water service or an Agreement to Construct and Dedicate if a fire service is required.	
2	
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4	

Technical Corrections*:

Must be completed by:

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*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: May 30, 2017

Staff person: Fire Marshal Reynaldo Gonzales *Reynaldo D. Gonzales*

Dept/Div: Fire

Case: **Case #2017-46** 6419 Airport Road

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

None

N/A

Technical Corrections*:

Must be completed by:

None

N/A

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit C

Early Neighborhood Notification

[Submit by Email](#)[Print Form](#)

Early Neighborhood Notification (ENN) Guidelines

Section 14-3.1(F)(5) SFCC 1987, as Amended

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 1987, 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 each criterion, 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, architectural style, landscaping, lighting, access to public places, open spaces and trails. (Ord. No. 2008-29 § 3)*

The proposed McDonald's Restaurant will replace the existing restaurant, which is currently located further east on Airport Road. The subject property is located in the Esplanade Village Shopping Center and is zoned SC-1 (Planned Shopping Center). It is situated within the Airport Road Overlay District. Other lots in Esplanade Village are currently occupied by an AutoZone and a multi-tenant building which houses a pizza restaurant, a hair salon, an insurance office, and a retail store. The surrounding neighborhood includes mobile home parks to the north and across Airport Road to the south, office buildings, and other businesses. The proposed McDonald's restaurant will comply with all applicable City code regulations, and will blend with the character and appearance of the surrounding neighborhoods.

(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.*

Open space will be provided in accordance with City of Santa Fe open space requirements. The project will comply with all applicable City codes with regard to environmental protection. A terrain management plan will be prepared in compliance with the applicable sections of the Land Development Code. Any and all increases in storm water run-off will be detained as required.

(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.*

The project is located in the Suburban Archaeological District. As the property is less than 10 acres, no archaeological survey is required.

(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 Airport Road corridor comprises a mix of commercial and high density residential zoning. The proposed restaurant is consistent with the neighborhood pattern. A 1/4-mile radius around the subject property includes non-residential zoning categories of C-1, SC-1 (Planned Shopping Center), C-2 PUD, and MU (Mixed Use). As one of the most heavily trafficked roads in Santa Fe, Airport Road lends itself to retail and other commercial uses.

Just as the neighborhood comprises a mix of zoning, it also comprises a mix of Future Land Use designations. The Future Land Use designation for the subject property is Neighborhood Center. The proposed restaurant use is consistent with this designation.

(e) EFFECTS UPON 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.*

The project will be accessed via the main entrance to the Esplanade Village Shopping Center, which is the north leg of Paseo del Sol at Airport Road. Paseo del Sol is a signalized intersection which will adequately accommodate the traffic entering and exiting the restaurant. The project is provided with ample parking in accordance with the City Code's parking requirements. The restaurant will be served by a drive-through, which will be well provided with directional signage. In accordance with SFCC Table 14-6.1-1, a Special Use Permit will be requested to allow for a drive-through within 200 feet of residential zoning.

A sidewalk is already in place along Airport Road, and a sidewalk will be added along Paseo del Sol. An extension of the "esplanade," the pedestrian connection to the other Esplanade Village lots, will be constructed in accordance with the Esplanade Village Development Plan.

(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 project will support economic development by creating construction jobs for Santa Fe residents, as well as jobs at the restaurant once it opens. Sales will support the local economy through generation of gross receipts tax revenue.

(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. (Ord. No. 2005-30(A) § 4)

N/A

(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.*

The project will connect to existing City waterline in Paseo del Sol. An existing fire hydrant is located on the southwest corner of the property. The project will connect to the existing onsite sewer, which is served by a manhole on the south side of Airport Road. The project will be served by the Santa Fe Trails bus system via an existing bus stop on Airport Road at the Esplanade Village Subdivision. The project will be served by City fire and police protection.

(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.*

The project will connect with existing waterlines in Paseo del Sol and will comply with City water conservation requirements.

(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 project will comply with the General Plan's call for a "mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods."

(k) EFFECT UPON 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? The project's effect on intra-city travel; and between employment and residential centers.*

Granting of the Special Use Permit will allow the improvement of a currently vacant property surrounded by developed properties. Thus, in accordance with the City's General Plan, the project will create infill development, thereby contributing to a compact urban form. The centralized location of the property, its association to similar uses in the area, and its accessibility minimizes travel distances for customers and employees.

ADDITIONAL COMMENTS (Optional)



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

Project Name	McDonald's
Project Location	6419 Airport Road
Project Description	McDonald's Special Use Permit
Applicant / Owner	Esplanade Development LLC
Agent	JenkinsGavin
Pre-App Meeting Date	March 9, 2017
ENN Meeting Date	April 10, 2017
ENN Meeting Location	Southside Library
Application Type	Special Use Permit
Land Use Staff	Dan Esquibel
Other Staff	
Attendance	2

Notes/Comments:

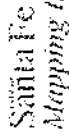
An Early Neighborhood Notification meeting was held on April 10, 2017. Two neighbors from the Country Club Gardens mobile home park attended the meeting. Discussion centered around questions regarding access, traffic, and noise impact. The applicant and applicant's agent explained that the primary access would be from the existing signalized intersection at Pasco del Sol and would not significantly impact their access from the mobile home park. There was general discussion about existing traffic on Airport Road. The applicant explained that a sound study was being performed, that the kiosk speakers would be pointed away from the residential neighborhood, and that the speakers will be equipped with an automatic voice control system that will lower the volume at night.

City of Santa Fe, New Mexico

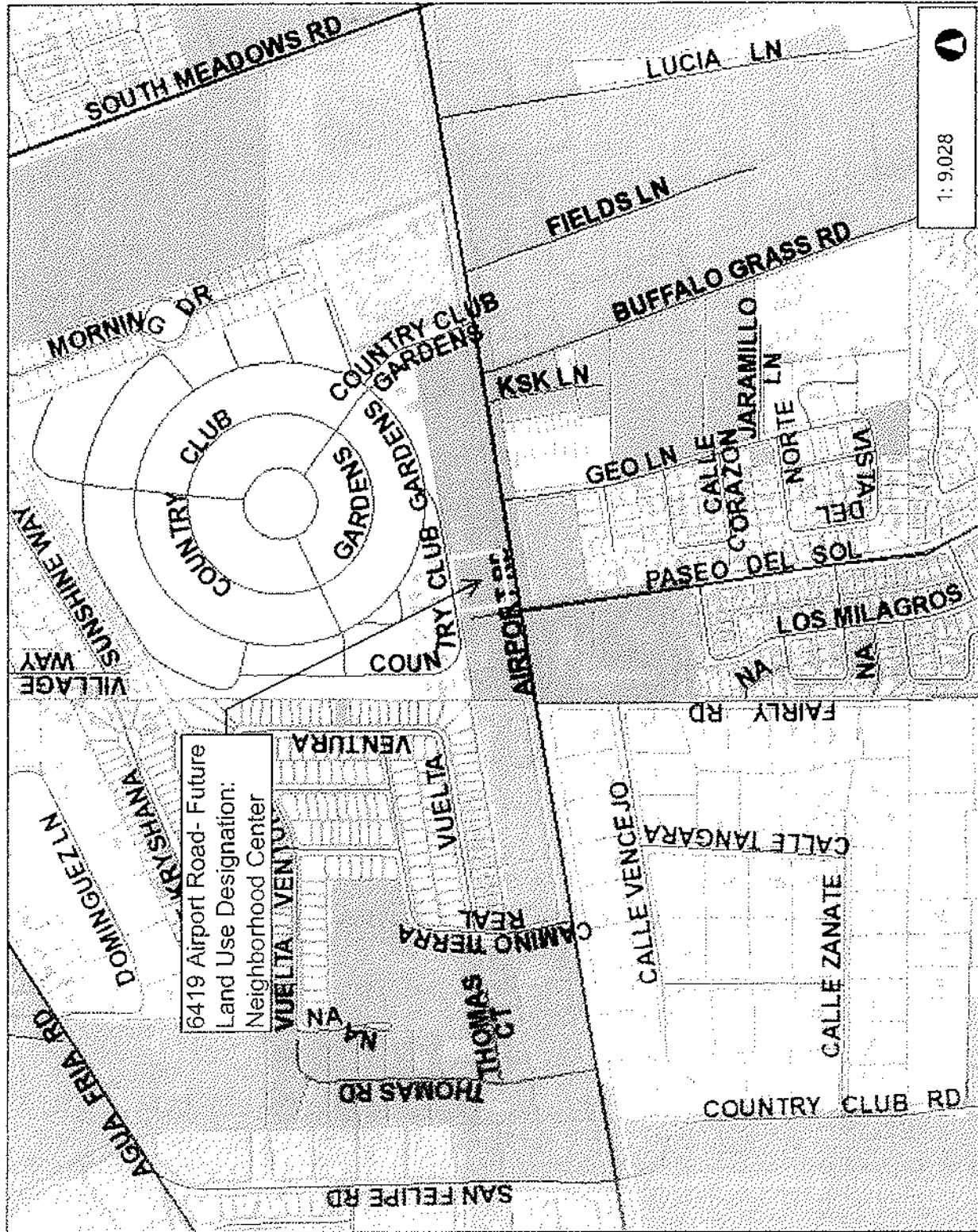
Board of Adjustment

Exhibit D

Maps & Photos



City Airport Road · Future Land Use Map



Station	0	752.33	1,504.7 Feet
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This map is a user-generated static output from an Internet Mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

























THIS MAP IS NOT TO BE USED FOR NAVIGATION



1:9,028

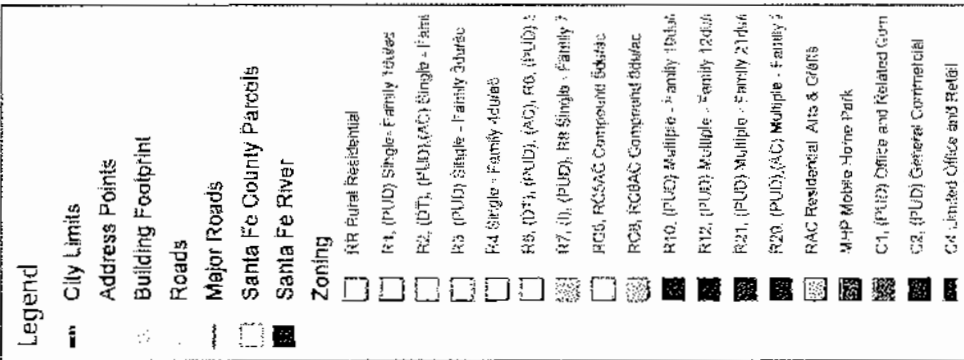


Legend

- | | |
|---|--------------------------|
|  | City Limits |
|  | Address Points |
|  | Building Footprint |
|  | Roads |
|  | Major Roads |
|  | Santa Fe County Parcels |
|  | Santa Fe River |
|  | Future Land Use |
|  | 1 dwelling per acre |
|  | 1-2 dwellings per acre |
|  | 3-7 dwellings per acre |
|  | 7-9 dwellings per acre |
|  | 7-12 dwellings per acre |
|  | 12-20 dwellings per acre |
|  | Regional Commercial |
|  | Community Commercial |
|  | Neighborhood Center |
|  | Transitional Mixed Use |
|  | Business/Bulk |
|  | Office |
|  | Industrial |
|  | Public/Institutional |
|  | Open Space |
|  | Parks |

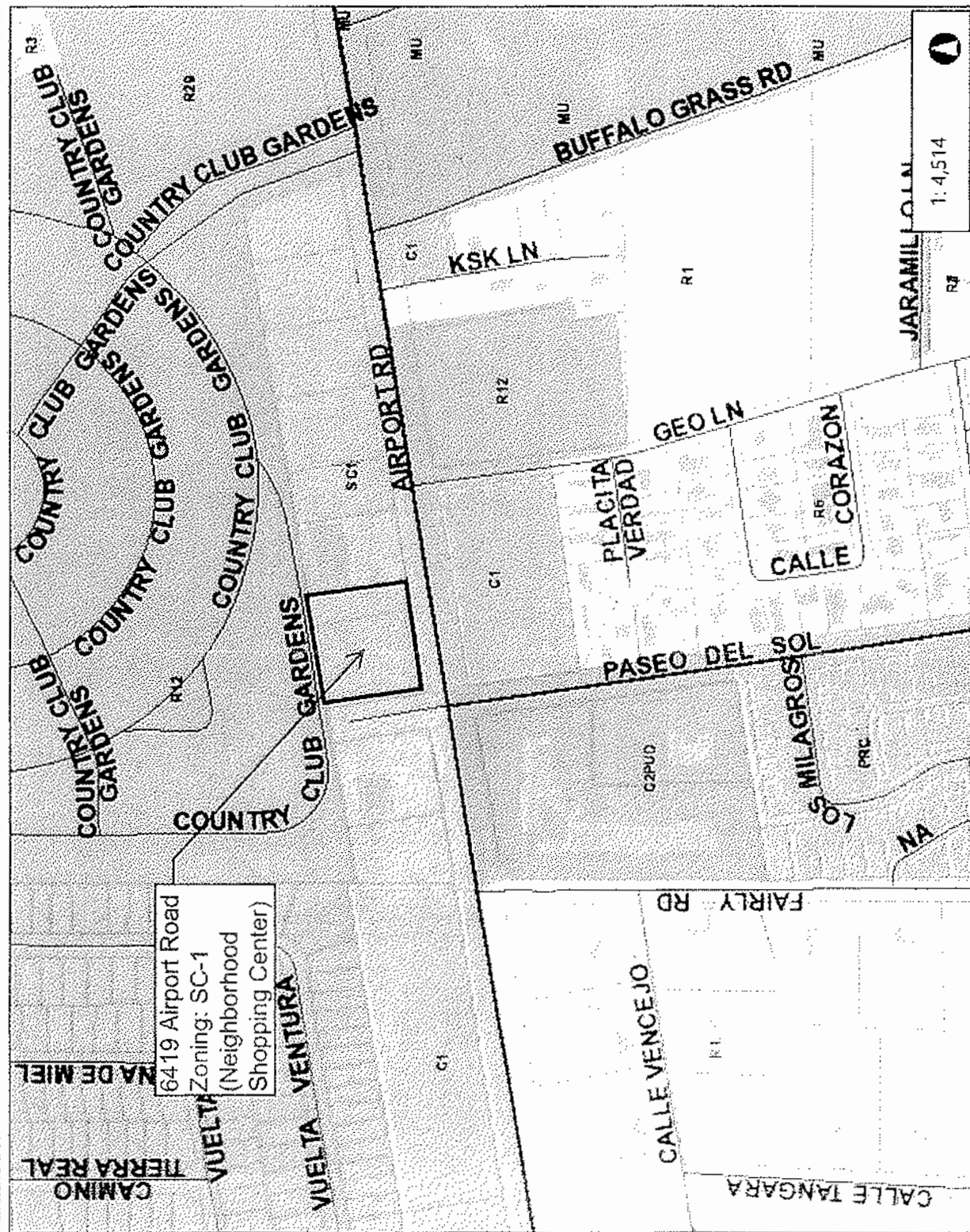
Notes

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Notes

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Santa Fe

Mapping the City Different

101 Airport Road Aerial Map



1,504.7

0

752.33

1,504.7 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS 1984 Web Mercator Auxiliary Sphere

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

City Limits

Address Points

Santa Fe County Parcels

Santa Fe River

Roads

Major Roads

Notes

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2 Drive-up lanes with speakers facing away from homes to the north of site.

BUILDING 4

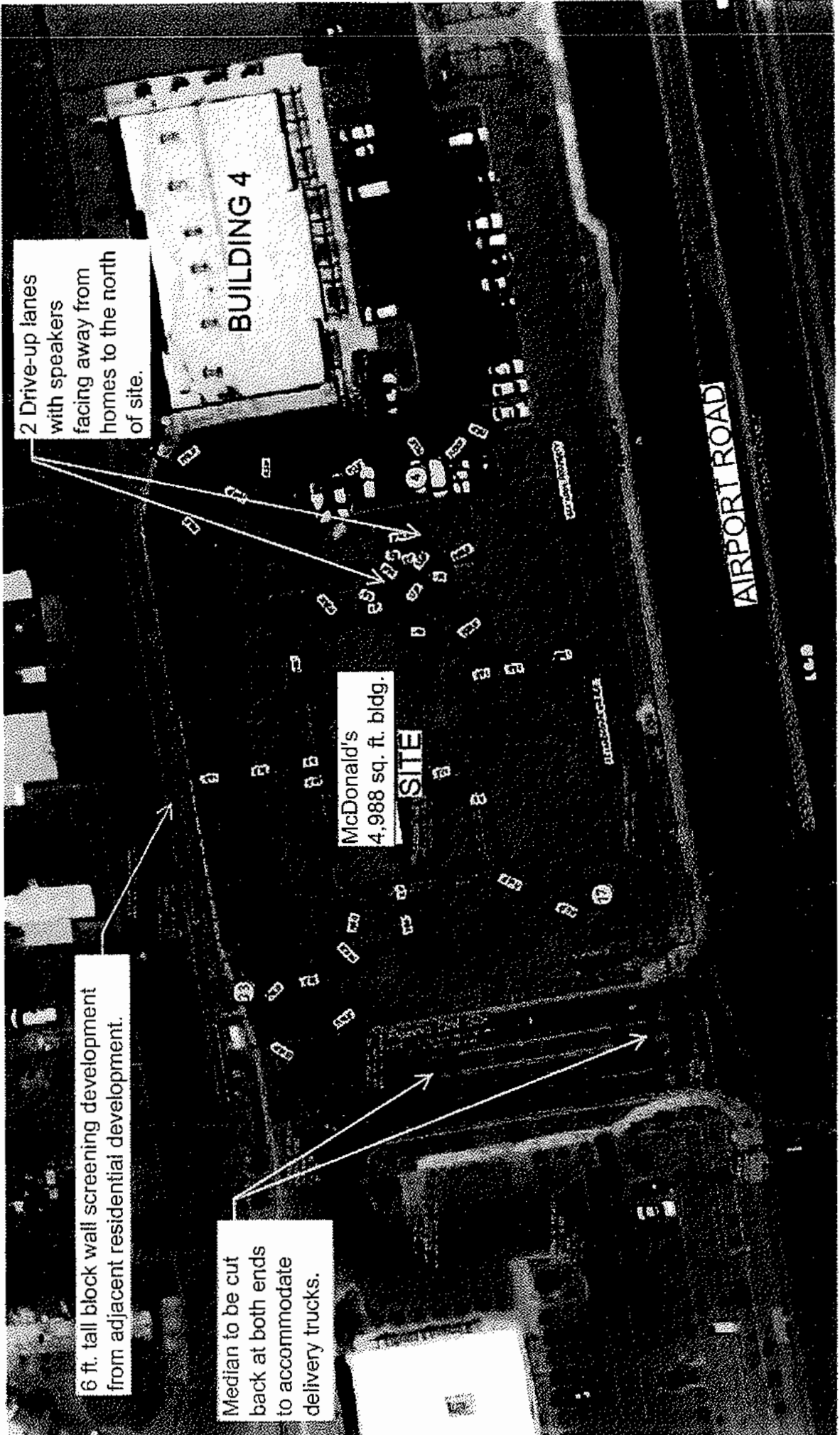
McDonald's
4,988 sq. ft. bldg.

SITE

AIRPORT ROAD

6 ft. tall block wall screening development from adjacent residential development.

Median to be cut back at both ends to accommodate delivery trucks.



Photos of Site and Surrounding Area

(Source: Google street views)



Figure 1: View of site from NW corner of Airport & Paseo del Sol.



Figure 2: West entry into Esplanade Village Shopping Center. Entry into McDonald's will be directly across from the AutoZone entrance (as seen off to the left).

Photos of Site and Surrounding Area

(Source: Google street views)



Figure 3: View of businesses to the east of the proposed McDonald's.



Figure 4: View from the adjacent Country Club Gardens mobile home park towards the McDonald's site.

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit E

Applicant Submittals



JENKINS GAVIN
LAND USE | PROJECT MANAGEMENT

May 22, 2017

Donna Wynant
Current Planning Department
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

**RE: McDonald's Restaurant
Special Use Permit Application**

Dear Donna:

This letter is submitted on behalf of McDonald's in application for a Special Use Permit for consideration by the Board of Adjustment at their meeting of July 5, 2017. The ± 0.828 -acre subject property is located at 6419 Airport Road in the Esplanade Village Shopping Center. It is zoned SC-1 (Planned Shopping Center), has a Future Land Use designation of Neighborhood Center, and is located within the Airport Road Overlay District.

Project Summary

The Esplanade Village Development Plan and Subdivision was approved by the City of Santa Fe Planning Commission on February 4, 2010 (see attached). The proposed project is a 4,988-s.f. McDonald's restaurant ("the Project") to be located on Lot 3 of the Esplanade Subdivision. The Project will replace the existing McDonald's which is located at 4001 Lucia Lane, off of Airport Road. This existing McDonald's will be closed.

As referenced above, the current lot size is ± 0.828 acre. Prior to submitting for a building permit, a lot line adjustment will be performed to adjust the lot size to 1.0391 acres as indicated on the attached Site Plan. The Project is consistent with the Development Plan and with the existing uses in Esplanade Village, which include an AutoZone store and a multi-tenant building housing a pizza restaurant, a hair salon, an insurance office, and a retail store.

As one of the most heavily trafficked roads in Santa Fe, Airport Road lends itself to retail and other commercial uses; the Airport Road corridor comprises a mix of commercial and high density residential zoning. The proposed restaurant is consistent with the neighborhood pattern. A 1/4-mile radius around the subject property includes non-residential zoning categories of C-1, SC-1 (Planned Shopping Center), C-2 PUD, and MU (Mixed Use). The Future Land Use designation for the subject property is Neighborhood Center, which is consistent with a restaurant use.

Access and Parking

The primary access to the Project will be via the main entrance to the Esplanade Village Shopping Center, which is a signalized intersection at the north leg of Paseo del Sol and Airport Road. A Traffic Impact Analysis was performed and the intersection was found to have adequate capacity to serve the Project. Secondary access will be provided from Airport Road through the Esplanade Village lots to the east via a restricted access driveway. For further information, please refer to the Traffic Impact Analysis submitted with this application.

Pedestrian access will be provided via an existing sidewalk along Airport Road, as well as a new sidewalk which will be added along the Paseo del Sol access. The project will be served by the Santa Fe Trails bus system via an existing Esplanade Village bus stop on Airport Road. Pedestrian access is also provided at the bus stop via an existing accessible sidewalk and ramp.

Esplanade Village has a shared parking arrangement for the entire shopping center. The minimum required parking per the recorded Development Plan is 279 spaces. With the development of this project, the total provided parking will increase to 293 spaces. Per the "Restaurant" standards in SFCC Table 14-8.6-1, Parking and Loading Requirements, the minimum required parking for the restaurant is one space per 200 s.f. of net leasable area. Based on the gross square footage of 4,988, the minimum required parking is 25 spaces. The Project is providing 44 parking spaces on Lot 3, including 3 ADA accessible spaces. Please refer to Table 7 in the Traffic Impact Analysis.

Archaeology

An Archaeological Clearance Permit was issued by the City in 2004 for the entire Esplanade Village site.

Special Use Permit Criteria

Per SFCC Table 14-6.1-1, "Table of Permitted Uses," a restaurant with a drive-through is a permitted use in SC-1 zoning. However, as the property is located within 200 feet of residentially zoned property, a Special Use Permit is required. Outlined below are our responses to the Special Use Permit approval criteria from Santa Fe Land Development Code §14-3.6(D)(1)(b) and §14-3.6(D)(1)(c).

§14-3.6(D)(1)(b) That granting the special use permit does not adversely affect the public interest.

Granting the Special Use Permit will not adversely affect the public interest. In fact, it will improve the experience of the many members of the public who visit McDonald's restaurants. The current Airport Road restaurant location has limited access and a smaller site, which creates traffic flow issues. The new location will have a more efficient traffic flow pattern that will use the existing signalized intersection at Paseo del Sol to access Airport Road. Furthermore, the

Special Use Permit will allow the improvement of a currently vacant property surrounded by developed property, thereby contributing to a compact urban form through infill development in accordance with the City's General Plan.

Measures have been taken to ensure that the sound from the drive-through does not adversely affect the adjacent residential neighborhood to the north. The kiosk speakers will be situated facing south to minimize sound and will be equipped with an automatic voice control system that lowers the sound levels at night. In addition, a sound study was performed to ensure that sound levels would remain at an acceptably low level. Please refer to the attached Site Plan with sound data.

§14-3.6(D)(1)(c) That the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.

The surrounding neighborhood is comprised of high-density residential, retail, and other commercial uses. The Project will be consistent with the existing uses in the Esplanade Village Shopping Center, which include an AutoZone and a multi-tenant building housing a pizza restaurant, a hair salon, an insurance office, and a retail store. The building's exterior will comply with all applicable code requirements, including the architectural requirements of the Airport Road Overlay District, and will be compatible with the other buildings in the Esplanade Village Shopping Center.

Airport Road Overlay District Design Standards

The Airport Road Overlay District ("AROD") design standards in SFCC §14-5.5(C) are addressed below.

(5) Site Design, Circulation and Parking

- (a) New buildings or additions to existing buildings shall be oriented so that their primary façades face Airport Road or to integral courtyards that shall face Airport Road.*

The primary façade and the main entrance to the building will face Airport Road.

- (a) No more than one single-loaded row of parking is permitted adjacent to Airport Road.*

Parking is situated along the north and south property boundaries. One single-loaded row of parking is located along Airport Road.

- (b) Perimeter screening of parking lots shall be in accordance with Section 14-8.4(1)(2) except that screening walls, hedges or berms shall not exceed four (4) feet at maturity*

and shall be provided with openings adjacent to the Airport Road right of way to allow multiple points of pedestrian access to Airport Road.

There is an existing improved 25' wide landscape buffer along Airport Road. The landscaping will be augmented to provide the requisite parking lot screening. Screening is provided by a 6' high wall on the north property boundary. Plantings will comply with the above referenced provision.

- (d) *Sidewalks adjacent to Airport Road shall be provided in accordance with Section 14-9.2.*

There is an existing sidewalk along the southern property boundary adjacent to Airport Road, which will be extended along the

- (e) *Vehicular access shall be from the side or rear of the lot.*

Vehicular access is provided from Paseo del Sol on the west side of the lot and via the Esplanade Village driveway on the east, as shown on the attached plan.

- (f) *New buildings shall have accessible pedestrian connections to Airport Road.*

The building will have accessible pedestrian connections to Airport Road via the new sidewalk at the Paseo del Sol access as well as through the existing accessible sidewalk and ramp at the main pedestrian entrance to Esplanade Village Shopping Center, at the bus stop.

- (g) *Loading docks shall be located at the side or rear of buildings and shall be fully screened so that the loading dock is not visible from Airport Road. The screening shall be integrated with the building architecture, materials and construction.*

N/A

- (h) *Vehicular access between and among adjacent lots shall be provided where possible.*

The lot has vehicular access among adjacent lots via the Esplanade Village Shopping Center driveway.

- (i) *Electrical transformers and water system backflow preventer cabinets shall be screened from view of public roadways and sidewalks by walled enclosures or landscape screening. Water system backflow preventer cabinets and wall-mounted utility boxes shall be painted the same color as the closest building on site.*

Electrical transformers and water system backflow preventer cabinets will be screened as required.

(6) Architecture

In addition to requirements found in Section 14-8.7 SFCC 1987, Architectural Design Review, the following provisions shall apply:

- (a) *The primary entrance to any new building shall be visible from Airport Road.*

The primary entrance faces Airport Road and is visible from the road.

- (b) *The finished floor elevation of the primary entrance to any new building shall not be three (3) feet higher or lower than the elevation of the adjacent sidewalk within the Airport Road right of way.*

The Project will comply with the finished floor elevation requirement.

- (c) *Lot configuration permitting, the longest facade of all new buildings shall be aligned with Airport Road.*

The longest façade of the building is aligned with Airport Road.

- (d) *No garage doors shall face Airport Road.*

No garage doors are proposed.

- (e) *The square footage of retail building façades that face Airport Road or any abutting street shall be comprised of between thirty percent and sixty percent double pane windows. Storefront glazing systems may be used to meet this requirement and shall not exceed fifty percent of the facade.*

The Project is not a retail establishment.

- (f) *A façade exceeding one hundred (100) feet, measured horizontally, shall incorporate wall plane projections or recesses of at least twenty-four (24) inches in depth encompassing at least fifty percent of the façade length.*

The building will comply with the above requirements.

- (g) *A façade exceeding one hundred (100) feet, measured horizontally, shall be of at least two different colors or materials with each color or material applied to an entire projection or recess.*

The building will comply with the above requirements.

- (h) *Except when covered by a portal or other permanent shade structure, windows shall be recessed a minimum of eight (8) inches.*

Windows will be recessed a minimum of 8 inches in accordance with the above provision.

- (i) *With the exception of buildings constructed for industrial uses in I-1 and I-2 zoning districts, no portion of any building wall facing Airport Road or any street shall extend more than twenty (20) feet, measured horizontally, without openings. Doors, windows or display windows shall be considered openings.*

No portion of the building wall facing Airport Road or Paseo del Sol will extend more than 20 feet without openings.

- (j) *Rooftop equipment shall be fully screened so that the equipment is not visible from the public right of way. The screening shall be integrated with the building architecture, materials and construction. Rooftop solar equipment shall be screened to the extent that the screening does not impair the performance of the solar equipment.*

Rooftop equipment will be fully screened so that it is not visible from the public right of way. The screening will be integrated with the building architecture, materials and construction.

- (k) *Drive-through and drive-in facilities shall be located to the rear of buildings.*

The drive-through is located at the rear of the building per the attached Site Plan.

- (l) *Enclosures required for trash receptacles and compactors shall be: (Ord. No. 2013-17 § 1)*

- (i) *located to the rear of buildings; and*
 - (ii) *sized to include commercial recycling space sufficient to accommodate the commercial recycling generated by a development.*

The Dumpster enclosure is located toward the rear (northeast) corner of the building as shown on the attached Site Plan and is sized to accommodate recycling demand.

(7) *Landscaping Standards*

In addition to requirements found in Section 14-8.4 SFCC 1987, Landscape and Site Design, the following provisions shall apply:

- (a) *On-site storm water detention or retention facilities:*
 - (i) *shall be integrated with the required landscaping on the site;*

The existing improved landscape buffer along Airport Road serves as a drainage swale.

- (ii) *when located adjacent to the Airport Road right of way, shall not be wider than ten (10) feet measured perpendicular to the Airport Road right of way; and*

The existing drainage swales in the 25' wide landscape buffer vary in width, as they were implemented prior to the adoption of the AROD standards. The swales are incorporated into the landscaped area and have no negative visual impact.

- (iii) *shall not create a physical barrier to pedestrian access from the Airport Road right of way to the site.*

The pedestrian access is located off of Paseo del Sol to the west and via the main pedestrian entrance to Esplanade Village to the east. An accessible ramp and sidewalk are provided at the main entrance.

- (b) *Street trees shall be planted at a minimum of twenty (20) feet on-center adjacent to the Airport Road property line. Street trees shall be two and one half (2 1/2) inches minimum caliper at time of planting and a minimum mature height of thirty (30) feet. The location and minimum mature height of street trees may be adjusted where conflicts with overhead utility lines exist.*

One street tree per 20 feet will be provided adjacent to the Airport Road property line to comply with the above provision.

- (c) *A minimum of thirty percent of required plant material shall be evergreen.*

A minimum of 30% of required plant material will be evergreen to comply with the above provision.

- (d) *The area between the Airport Road curb and the Airport Road sidewalk adjacent to the development site shall be landscaped as part of the required landscaping of the development site.*

The 25' wide landscape buffer along Airport Road adjacent to the development site is already improved. Further improvements will be made to comply with the AROD standards.

(8) Signage

In addition to the requirements found in Section 14-8.10 SFCC 1987, Signs, the following provisions shall apply:

- (a) *Pole-mounted signs are prohibited.*

No pole-mounted sign is proposed.

- (b) *Monument signs shall not exceed eight (8) feet in height.*

The monument sign will comply with the above height restriction.

- (c) *Signs shall be set back a minimum of ten (10) feet from any public right of way.*

The sign will be set back a minimum of 10 feet from the public right of way.

- (d) *Wall or building-mounted signs shall not extend above the roofline or parapet.*

Wall or building-mounted signs will not extend above the roofline or parapet.

- (e) *Roof-mounted signs are prohibited.*

No roof-mounted signs are proposed.

(9) *Site Furnishings*

- (a) *A minimum of one bench per five thousand (5000) gross square feet of building is required on the site and shall be located adjacent to the Airport Road sidewalk, or to the primary building entrance, or to a public or private amenity provided by the development.*

The building is less than 5,000 square feet, so no bench will be required. The shopping center is provided with existing benches at the bus stop.

- (b) *At least one bench per development shall be shaded by a tree or a shade structure.*

N/A

- (c) *Where multiple benches are required, a trash receptacle shall be provided adjacent to one of the benches.*

N/A

- (d) *All site furnishings on a development site, including bicycle racks, benches, trash receptacles and light fixtures shall be of a coordinated design style and color.*

Site furnishings will be of a coordinated design style and color.

(10) *Outdoor Lighting*

In addition to compliance with Section 14-8.9 SFCC 1987, Outdoor Lighting, the following provisions apply:

- (a) *Pole-mounted lights shall not exceed twenty feet in height.*

Outdoor lighting will comply with all AROD provisions.

- (b) *Lamps of building-mounted light fixtures shall not be placed more than twelve (12) feet above the exterior grade at the perimeter of the building.*

Outdoor lighting will comply with all AROD provisions.

Early Neighborhood Notification

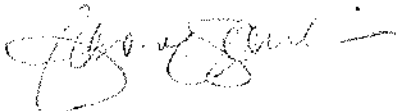
An Early Neighborhood Notification meeting was held on April 10, 2017. Two neighbors from the Country Club Gardens mobile home park attended the meeting. Discussion centered around questions regarding access, traffic, and noise impact. The applicant and applicant's agent explained that the primary access would be from the existing signalized intersection at Paseo del Sol and would not significantly impact their access from the mobile home park. There was general discussion about existing traffic on Airport Road. The applicant explained that a sound study was being performed, that the kiosk speakers would be pointed away from the residential neighborhood, and that the speakers will be equipped with an automatic voice control system that will lower the volume at night.

In support of this request, the following documentation is submitted herewith for your review:

- Special Use Permit Application
- Letters of Owner Authorization
- Warranty Deed & Lot of Record Plat
- Recorded Esplanade Village Subdivision Plat
- Archaeological Clearance Form
- Traffic Impact Analysis
- Site Plans & Recorded Esplanade Village Development Plan (2 sets +PDF)
- Fees in the amount of \$410.00: Special Use Permit \$350.00; 2 public notice posters \$60.00.

Your assistance with this request is greatly appreciated. Please do not hesitate to contact me should you have any questions or require additional information. Thank you for your consideration.

Sincerely,



Jennifer Jenkins
JENKINS GAVIN, INC.

SITE DATA:

1. NAME John D. Hodel
 2. DATE 12/12/54
 3. TIME 10:00 AM
 4. PLACE Room 100, 1000 15th St., N.W., Washington, D.C.
 5. REASON See above
 6. REMARKS See above
 7. SIGNATURE John D. Hodel
 8. DATE 12/12/54
 9. TIME 10:00 AM
 10. PLACE Room 100, 1000 15th St., N.W., Washington, D.C.
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 136. PLACE Room 100, 1000 15th St., N.W., Washington, D.C.
 137. REASON See above
 138. REMARKS See

CITY APPROPRIALS.

[illegible]

SPECIAL BUILDING PERMIT CONDITIONS:
 Working on premises of approved for business of building available for sale. If a

[illegible]

COMMERCIAL, CREDIT
VILLAGE
COMMERCIAL, CREDIT

[illegible]

VICINITY MAP
SCALE: N.T.S.

DEVELOPMENT PLAN NOTES

[illegible]

DEVELOPMENT PLAN

SCALE 1-50-5

3 BIKE RACK DETAIL
SECTION 4

Journal of Management Studies, 19(6), 701-718.

GATE ELEVATION

NOTES

SECTION 1111

2013

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**TRAFFIC IMPACT ANALYSIS
FOR
McDONALD'S RESTAURANT
AT 6419 AIRPORT ROAD
SANTA FE, NEW MEXICO**

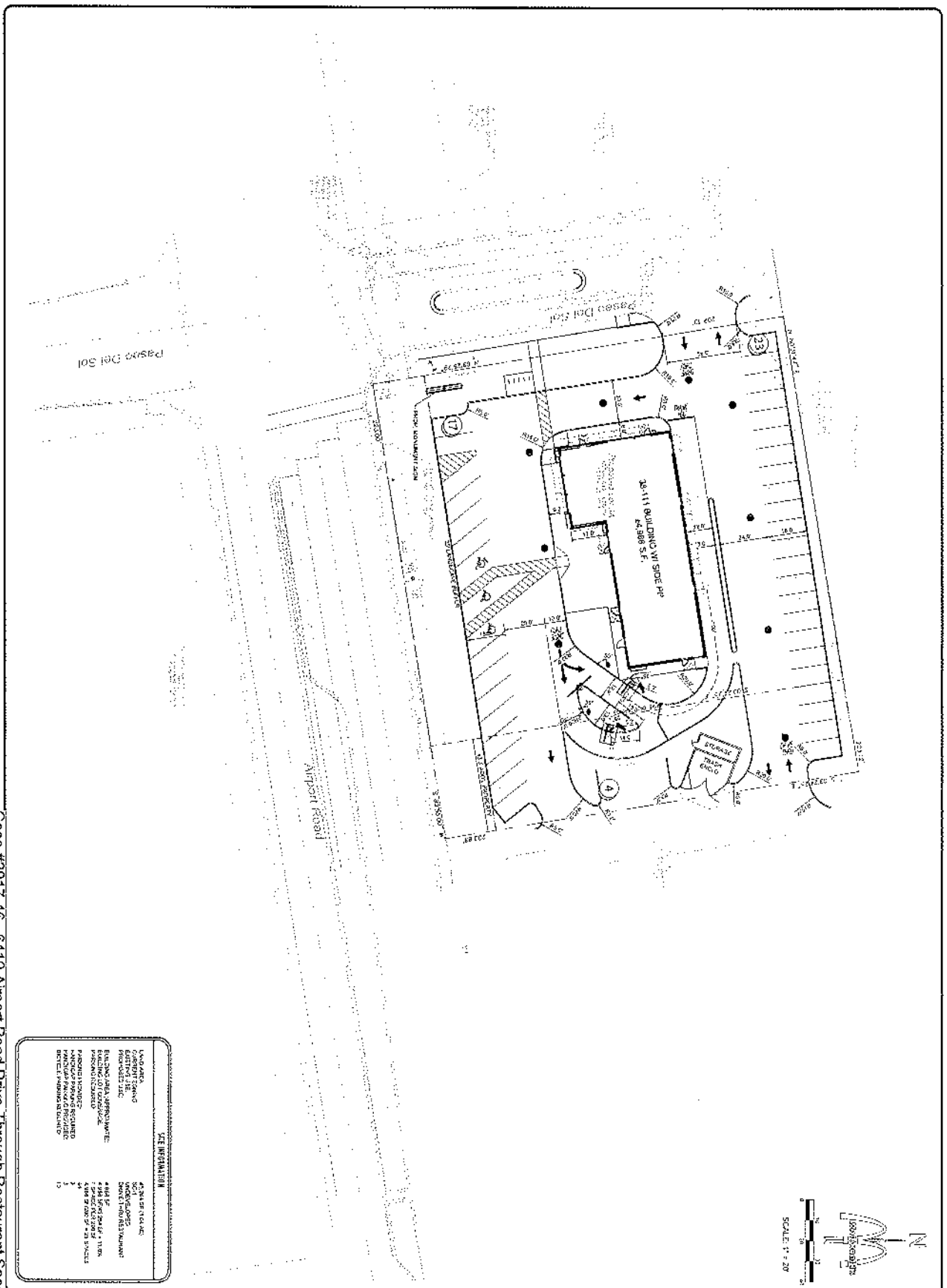
EXECUTIVE SUMMARY

The proposed McDonald's Restaurant will be located at 6419 Airport Road on the northeast side of the intersection of Airport Road and Pasco Del Sol. The site is in the Esplanade Village shopping center. The proposed development consists of a 4,988 square feet McDonald's restaurant with a drive through. Forty-four (44) parking spaces are proposed. There currently is a McDonald's restaurant located at 4001 Lucia Lane located off of Airport Road. This McDonald's restaurant will be closed and this new facility will replace the existing McDonald's restaurant on Airport Road.

The existing conditions were analyzed based upon site-specific traffic counts. The intersection of Airport Road / Paseo del Sol has adequate capacity. The implementation years 2018 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity. The horizon year condition 2028 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity.

The existing right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop.

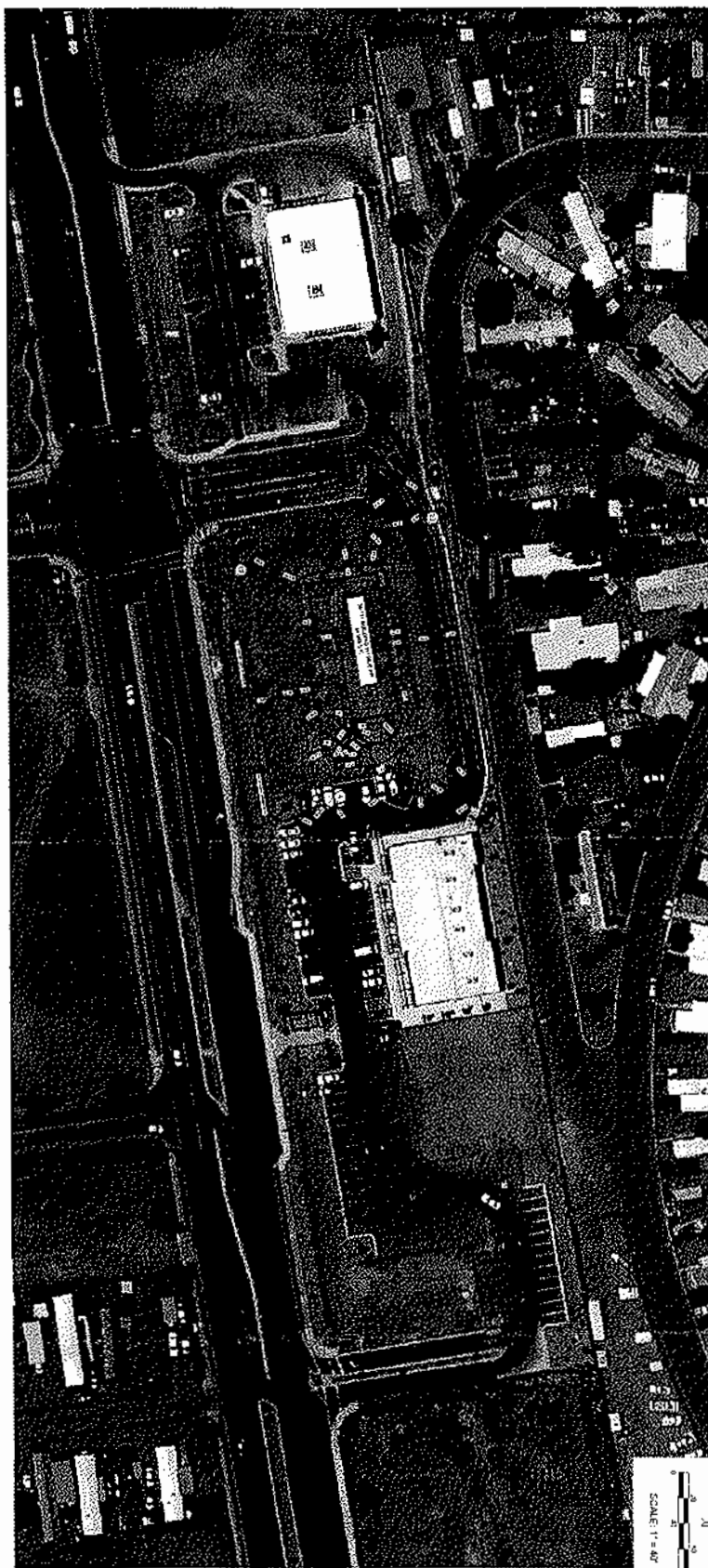
Parking usage studies were performed to determine the accumulation and generation for the existing Lot 4. The maximum number of occupied spaces is 27 spaces or 30% capacity of existing parking. The results indicate that the Esplanade Village meets and exceeds the minimum City Code. The current parking provided is 293 spaces. The minimum required by City Code is 251.



Case #2017-46 6419 Airport Road Drive-through Restaurant Special Use Permit

SITE INFORMATION	
OWNER:	ADAMS ENGINEERING, INC.
PROJECT NAME:	6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT
PROJECT ADDRESS:	6419 AIRPORT ROAD, SANTA FE, NM 87505
PROJECT PHONE:	214-343-1100
PROJECT FAX:	214-343-1101
PROJECT EMAIL:	adamse@adamse.com
PROJECT WEBSITE:	www.adamse.com
PROJECT MAP:	6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT
PROJECT DATE:	12/1/2017
PROJECT STATUS:	CONCEPT PLAN

G1 CONCEPT PLAN	PLAN APPROVALS	OWNER: ADAMS ENGINEERING, INC. PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	APPROVED BY: [Signature] DATE: 12/1/2017
	CO-OWNER SIGNATURES	CO-OWNER: [Signature] DATE: 12/1/2017	CO-OWNER: [Signature] DATE: 12/1/2017
PROJECT DESCRIPTION		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT ADDRESS		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT PHONE		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT FAX		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT EMAIL		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT WEBSITE		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT MAP		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT DATE		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	
PROJECT STATUS		PROJECT: 6419 AIRPORT ROAD DRIVE-THROUGH RESTAURANT SPECIAL USE PERMIT DATE: 12/1/2017	



SITE INFORMATION

CLIENT: AIRPORT
 PROJECT: AIRPORT
 ADDRESS: 8419 AIRPORT RD.
 CITY: SANTA FE, NM
 COUNTY: SANTA FE
 STATE: NM
 ZIP: 87505
 PROJECT NO.: 17-001
 DATE: 10/10/2017

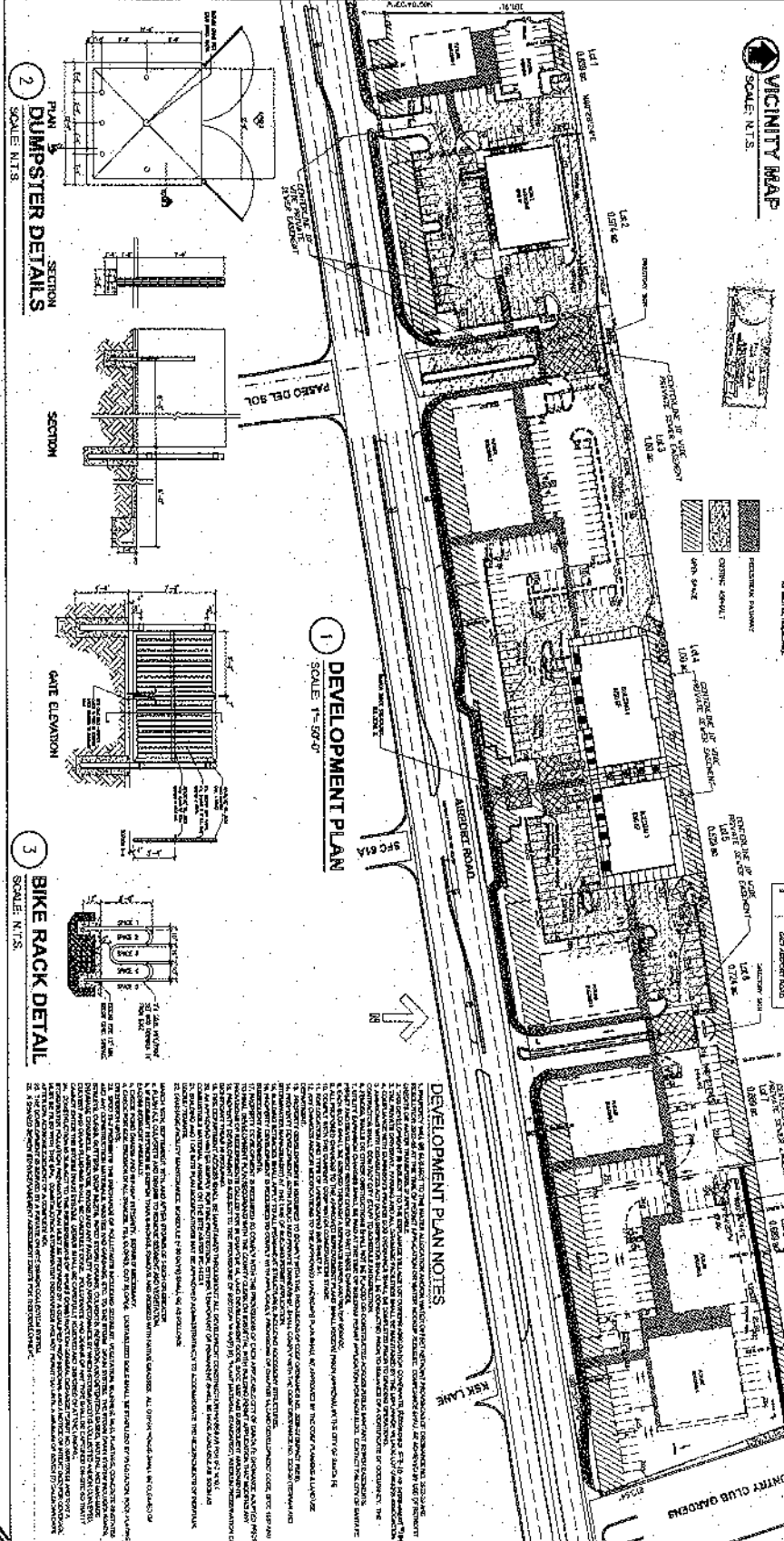
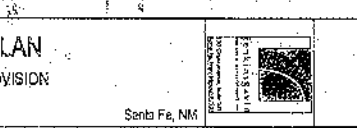
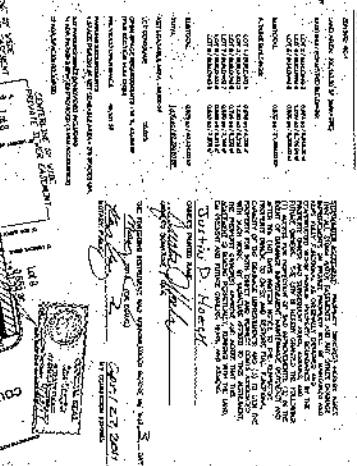
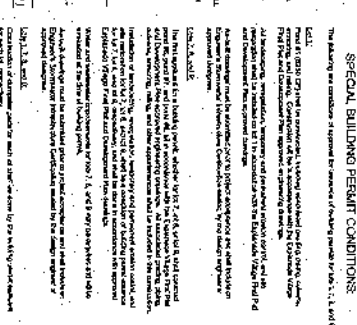
AERIAL EXHIBIT G1	PLAN APPROVALS SIGNATURE (if required) DATE _____ _____		10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017	
	CC-SIGN SIGNATURES SIGNATURE DATE _____ _____		10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017	
	10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017	
	10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017		10/10/2017 10/10/2017 10/10/2017 10/10/2017	

McDonald's USA, LLC

8419 AIRPORT RD.
SANTA FE, NM

Adams

10/10/2017 10:10:10 AM

[illegible]

10-29

Santa Fe Engineering Consultants, LLC

Civil and Traffic Engineering
Construction Management
Land Development

TRAFFIC IMPACT ANALYSIS FOR MCDONALDS RESTAURANT AT 6419 AIRPORT ROAD SANTA FE, NEW MEXICO

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May 2017

**TRAFFIC IMPACT ANALYSIS
FOR
McDONALD'S RESTAURANT
AT 6419 AIRPORT ROAD
SANTA FE, NEW MEXICO**

EXECUTIVE SUMMARY

The proposed McDonald's Restaurant will be located at 6419 Airport Road on the northeast side of the intersection of Airport Road and Paseo Del Sol. The site is in the Esplanade Village shopping center. The proposed development consists of a 4,988 square foot McDonald's restaurant with a drive through. Forty-four (44) parking spaces are proposed. There currently is a McDonald's restaurant located at 4001 Lucia Lane located off of Airport Road. This McDonald's restaurant will be closed and this new facility will replace the existing McDonald's restaurant on Airport Road.

The existing conditions were analyzed based upon site-specific traffic counts. The intersection of Airport Road / Paseo del Sol has adequate capacity. The implementation years 2018 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity. The horizon year condition 2028 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity.

The existing right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop.

Parking usage studies were performed to determine the accumulation and generation for the existing Lot 4. The maximum number of occupied spaces is 27 spaces or 30% capacity of existing parking. The results indicate that the Esplanade Village meets and exceeds the minimum City Code. The current parking provided is 293 spaces. The minimum required by City Code is 251.

**TRAFFIC IMPACT ANALYSIS
FOR
McDONALD'S RESTAURANT
AT 6419 AIRPORT ROAD
SANTA FE, NEW MEXICO**

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**TRAFFIC IMPACT ANALYSIS
FOR
McDONALD'S RESTAURANT
AT 6419 AIRPORT ROAD
SANTA FE, NEW MEXICO**

I. INTRODUCTION

A. Purpose

The purpose of this report is to examine the existing traffic conditions, estimate the traffic generated by this development, determine the impact of the development on the existing roadway infrastructure, and to provide recommendations for improvements to meet City of Santa Fe requirements. This report has been prepared using the format presented in the New Mexico Department of Transportation (NMDOT) State Access Management Manual (SAMM).

A scoping meeting was conducted with the City Traffic Engineer on March 9, 2017. The study parameters and site requirements were discussed.

B. Project Location

The proposed McDonald's Restaurant will be located at 6419 Airport Road on the northeast side of the intersection of Airport Road and Pasco Del Sol. The site is in the Esplanade Village shopping center. The Esplanade Village shopping center was approved in the City and the County. The initial construction occurred when the shopping center was in the County. This area was subsequently annexed into the City. The City required a development plan approval. The Development Plan was recorded in 2011. The roadway infrastructure has been constructed and the site is partially developed. The lot for the McDonald's restaurant is currently vacant. The project will be accessed by the intersection of Airport Road and Paseo del Sol.

The site is located at 6419 Airport Road in Section 12, Township 16, Range 8 East, NMPM. The coordinates are 35°38'10"North, -106°02'37" West.

C. Vicinity Map

The Vicinity Map is presented in Figure 1, Appendix A.

II. DESCRIPTION OF PROPOSED DEVELOPMENT

A. Land Use and Intensity

The proposed restaurant is located on Lot 3 of the Esplanade Village Subdivision. The lot area is 0.828 acres. The subdivision plat is presented in Figure 2, Appendix A.

The proposed development consists of a 4,988 square feet McDonald's restaurant with a drive through. Forty-four (44) parking spaces are proposed.

There currently is a McDonald's restaurant located at 4001 Lucia Lane located off of Airport Road . This McDonald's restaurant will be closed and this new facility will replace the existing McDonald's restaurant on Airport Road.

B. Phasing and Timing

The project will be completed in one phase. The planners estimate that the restaurant could be in operation by 2018.

C. Access Points

Access to the project site is provided by Airport Road and Paseo del Sol. The intersection of Airport Road and Paseo Del Sol is a signalized intersection. There is also a secondary access from Airport Road via a restricted access driveway on the east side of the Esplanade Village development. This access is located approximately 310 feet from the intersection of Airport Road / Pasco Del Sol. The right-of-way for Pasco del Sol through Esplanade Village is 75 feet and is private. However, there is a provision that the right-of-way will be dedicated to the City, if Pasco del Sol is ever extended beyond Esplanade Village. The plat showing the right-of-way dedication is presented in Figure 3, Appendix A.

D. Site Plan

The Site Plan is presented in Figure 4, Appendix A.

III. STUDY AREA CONDITIONS

A. Study Area

The study area consists of the intersections of Airport Road / Paseo del Sol and Airport Road in the vicinity of the project.

B. Existing Land Use

The property is bounded by the County Club Gardens Mobile Home Park on the north, Esplanade Village on the east and west, and Airport Road on the south. The land south of Airport Road in this area is vacant. The Existing Conditions Map is presented in Figure 5, Appendix A. The existing land uses in the area vary from residential to commercial to vacant land. The Esplanade Village property is zoned SC-1. The recorded Development Plan is presented in Figure 6, Appendix A.

The Esplanade Village project is in the development process. Some lots have been developed and others are vacant. Building No. 4 on Lot no. 4 has been constructed. This building consists of multiple businesses. The existing businesses are as follows:

- “Pizza 9” with the hours of operation 11:00 AM to 10:00 PM
- “Metro PCS” with the hours of operation 9:00 AM to 8:00 PM
- “Universal Hair Cuts” with the hours of operation 10:00 AM to 6:00 PM
- “George Gandy Insurance” with the hours of operation 8:30 AM to 6:00 PM
- “El Tapatio Restaurant” with the hours of operation 9:00 AM to 8:00 PM

The existing site with the proposed McDonald’s restaurant superimposed are shown in Figure 7, Appendix A.

C. Other Known Development Activity

There is a proposed development south of the project on Airport Road on currently vacant land which is in the approval process. It is called “Safelock Storage

Facility”. It consist of a climate controlled storage facility. It produces very little traffic during peak hours, and has not obtained final approval.

D. Existing Roadway System Characteristics

Access to the project site will be provided Airport Road and Paseo del Sol. The Existing Roadway Network Map is presented in Figure 8, Appendix A. The following roadways are impacted:

1. Airport Road

Airport Road is classified as an urban principal arterial roadway according to the “Functional Classifications of Roadways in the Santa Fe Metropolitan Planning Organization Area, approved by the FHA on 3/15/16”. Airport Road consists of four lanes, with a raised center median, curb and gutters and sidewalks. The speed limit on Airport Road is 45 M.P.H. The intersection of Pasco del Sol / Airport Road is a signalized intersection.

2. Paseo del Sol

Paseo del Sol is classified as an urban major collector according to the “Functional Classifications of Roadways in the Santa Fe Metropolitan Planning Organization Area, approved by the FHA on 3/15/16”. Paseo del Sol consists of two lanes with a raised center median, curb and gutters, and sidewalks in the vicinity of the project. The speed limit on Paseo del Sol in the vicinity of the project is 30 M.P.H.

3. Intersection of Airport Road / Paseo del Sol

The intersection of Airport Road / Paseo del Sol is a signalized intersection. The signal is part of the coordinated signal system on Airport Road. The geometrics, lane width, and pictures are presented in Figure 9, Appendix A.

E. Future Road Improvements

The Future Road Network Map prepared by the Santa Fe MPO shows that there are plans for the extension of Jaguar Drive to the interchange at Jaguar Drive and NM599, which has not been constructed, but not opened to traffic. The City of Santa Fe Traffic Engineer has noted that once the Paseo del Sol and NM 599 Interchange is connected there will be a new synchronization study for Airport Road. The Future Roadway Network Map is presented in Figure 10, Appendix A. There are no planned roads which impact this site. The extension of Paseo del North is not shown on the road network map, but the right-of-way is planned for in Esplanade Village.

IV. ANALYSIS OF EXISTING CONDITIONS

A. Daily Peak Hour Traffic Volumes

Site-specific peak hour traffic counts were conducted at the following intersections:

1. Airport Road / Paseo del Sol – Tuesday, May 17, 2016

The purpose of the counts was to sample typical background traffic in the vicinity of the project. Tabulated traffic counts are presented in Appendix B. The Existing Peak Hour Traffic Volumes are presented in Figures 11, Appendix A. The 2011 Average Annual Traffic for the City of Santa Fe as obtained from the Santa Fe MPO is presented in Figure 12, Appendix A.

B. Level of Service Criteria

According to Table 15.C-1, “Minimum Acceptable Level of Service Standards,” in the State Access Management Manual, for an urban minor arterial, the minimum acceptable level of service is D at signalized and unsignalized intersections. A level of service F shall not be accepted for individual movements.

C. Existing Level of Service

The traffic signal at the intersection of the Airport Road / Paseo del Sol is part of an Airport Road coordinated signal system. The existing Synchro Model was obtained from the City of Santa Fe Traffic Operations Engineer. The existing capacity for this signalized intersection was calculated using Synchro 9, Version 9.1 build 911, revision 1.

The existing conditions capacity calculations were performed using the site-specific traffic counts. Capacity reports for the existing conditions are presented in Appendix C and are summarized in Table 1.

TABLE 1 SUMMARY OF LEVELS OF SERVICE EXISTING CONDITIONS 2016				
Movement	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Eastbound	1.4	A	11.8	B
Westbound	2.3	A	9.1	A
Northbound	35.5	D	38.0	D
Southbound	37.1	D	37.5	D

N/D indicates no data.

D. Safety Analysis

Crash data for the intersection of Airport Road / Paseo del Sol was obtained from the NMDOT for the years 2011 through 2015. The data is presented in Figure 13, Appendix A. The data shows that in the five year period from 2011 to 2015, there were a total of 38 crashes. The crashes per year vary from a low of 3 in 2014 to a high of 12 in 2012. There were no crashes that involved fatalities. Of the 38 crashes, 25 crashes involved property damage only, and 13 crashes were injury crashes. The severity of injuries ranged from possible injuries to no apparent injuries. The main contributing factors are; following too closely (7 crashes); driver initiated (6 crashes); failed to yield right-of-way (6 crashes); driver failed to yield to traffic signal (5 crashes); alcohol / driving under the influence (4 crashes); and improper lane change (4 crashes). The data shows that this intersection does not have a significant history of crashes. According the maps prepared by the "University of New Mexico Geospatial and Population Studies Traffic Research Unit," this area is considered a low density crash area.

E. Warrant Analysis

The intersection of Airport Road / Paseo del Sol is already signalized.

F. Speed Change Lanes

There is an existing right turn deceleration lane at the intersection of Airport Road / Paseo del Sol. The right turn deceleration lane is 210 feet long with a reverse curb taper. A curb and gutter “bump out” is located immediately east of the right turn deceleration lane taper. This “bump out” provides a bus pullout for the Santa Fe Trails bus system. The speed limit on Airport Road is 45 M.P.H. According to the State Access Management Manual (SAMM), Table 18.K-1, the deceleration lane should be 375 feet long with a 150 foot taper. A review of the design drawings titled, “Esplanade Village, Airport Road Improvements”, dated March 6, 2008, by Walker Engineering indicates that the bus pull out “bump out” was in place prior to the development of Esplanade Village and it appears to have been a deliberate decision to not encroach into the bus pullout. If the “bump out” is removed, the deceleration lane length would exceed requirements.

G. Operational and Safety Deficiencies

The intersection of Airport Road / Pasco del Sol has adequate capacity. The intersection meets NMDOT operational standards for the existing condition. The right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop. Crash data was reviewed and the intersection is considered a low density crash area.

V. ANALYSIS OF IMPLEMENTATION YEAR CONDITIONS

The following conditions were analyzed for this report:

- Implementation Year without the Proposed Project - 2018 (No build)
- Implementation Year with the Proposed Project – 2018 (Build)

A. Traffic Projections

1. Background Traffic

Based upon the information obtained from the NMDOT Planning Department, growth factors in Santa Fe are approximately 1%. It is assumed that the background traffic will increase at a rate of 1% per year.

2. Development Assumptions for Implementation Year Conditions

It is assumed that the project will be in operation by the year 2018.

3. Trip Generation

The traffic generated by a development is dependent on the size and type of the land use and its characteristic pattern. Traffic generation rates were determined utilizing the Online Traffic Impact Study Software by Transoft Inc. (OTISS), dated 2016, Version 4.0.7. The OTISS software is based upon the ITE Trip Generation Handbook, 9th Edition.

The trips generated by a Fast-Food Restaurant with a Drive-Through Window (Land Use 934) were analyzed. According to ITE, a Fast-Food Restaurant with Drive through Window is described as follows:

“...This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat. High-turnover (sit-

down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933) and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses..”

There are two independent variables available for projecting trip generation; the gross square floor area and the number of seats. For this analysis, the total square footage variable was used. The peak hour of Traffic on the Adjacent Street was calculated. The projected traffic generated by this land use is presented in Table 2. The Trip Generation Calculations are presented in Appendix D.

TABLE 2 SUMMARY OF TRIP GENERATION LAND USE 934 4,988 SQUARE FEET OF FAST-FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW CALCULATIONS				
Land Use - 934	A.M. Peak		P.M. Peak	
	Entry	Exit	Entry	Exit
	115	111	85	78
Reduction	0	0	0	0
Internal	0	0	0	0
Pass-by	56	55	42	40
Non-pass-by	59	56	43	38
Total	115	111	85	78

Source: Institute of Transportation Engineers
Trip Generation, 9th Edition, 2012

4. Trip Distribution and Assignment

Directions from which traffic approach and depart the site will be determined by their origins and destinations and the efficiency of the various streets serving the site. For this project the directions of approach and return for the restaurant were estimated based upon analogy with the existing conditions traffic. For conservative analysis, all traffic was routed through the intersection of Airport Road / Paseo del Sol. The partial access driveway to the east was not included. The directions of approach and return are presented in Figure 14, Appendix A. The site-generated traffic is presented in Figure 15, Appendix A.

5. Background Traffic without Proposed Development / No Build Conditions

The background traffic without the proposed development was calculated by increasing the existing traffic counts at a rate of 1% per year for all legs of the intersections analyzed.

6. Proposed Development / Build Condition

The traffic generated by the proposed development was added to the background traffic.

B. Traffic Analysis

The intersection of Airport Road / Paseo del Sol is a coordinated signalized intersection.

1. No Build and Build Conditions for Each Analysis Period.

The traffic was analyzed to determine the level of service at the intersection of Airport Road / Paseo del Sol for each condition. The peak hour factors were based upon traffic counts.

a. No Build Condition

For the no build condition, the measured traffic was increased at a rate of 1% per year for the background condition to the year.

Capacity reports are presented in Appendix E and summarized in Table 3.

TABLE 3 SUMMARY OF LEVELS OF SERVICE NO BUILD CONDITIONS 2018				
Movement	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Eastbound	8.1	A	12.1	B
Westbound	2.9	A	9.3	A
Northbound	35.4	D	37.9	D
Southbound	37.0	D	37.2	D

N/D indicates no data.

b. Build Condition

For the build condition, the measured traffic was increased at a rate of 1% per year for the background condition to the year 2017 and the site generated traffic was added. Capacity reports are presented in Appendix E and summarized in Table 4.

TABLE 4 SUMMARY OF LEVELS OF SERVICE BUILD CONDITIONS 2018				
Movement	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Eastbound	11.1	B	13.6	B
Westbound	3.8	A	11.9	B
Northbound	34.0	C	37.1	D
Southbound	32.5	C	35.0	C

N/D indicates no data.

2. Intersections and Proposed Access Points

The existing intersection spacing is presented in Figure 16, Appendix A. Airport Road is classified as an urban principal arterial. According to SAMM, for an urban principal arterial, the minimum spacing for a full access driveway, with a speed limit of 45 M.P.H. is 1,320 feet for a full access driveway and 450 feet for a partial access driveway. In addition, the Airport Road Overlay District according to City Code Article 14-5.5(C)(5)(e) limits vehicular access to the side or rear of the lot. The existing intersection spacing and the City Code preclude any new driveways off of Airport Road in this area.

3. Speed Change Lanes

There is an existing right deceleration lane at the intersection of Airport Road / Paseo del Sol. The right turn deceleration lane situation is discussed in Section IV F.

4. Traffic Signal Warrant Review

The intersection of Airport Road / Paseo del Sol is already signalized.

5. LOS Results, Identified Deficiencies, Proposed Improvements

All intersections have adequate capacity. This intersection meets NMDOT operational standards for the implementation year condition.

C. Impact Assessment

The intersection at Airport Road / Paseo del Sol has adequate capacity and meets operational standards. The right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop. Crash data was reviewed and the intersection is considered a low density crash area.

**TRAFFIC IMPACT ANALYSIS
FOR
McDONALD'S RESTAURANT
AT 6419 AIRPORT ROAD
SANTA FE, NEW MEXICO**

**Prepared For:
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1599 S. St. Francis Drive, Suite B
Santa Fe, New Mexico 87505**

May 2017

VI. ANALYSIS OF THE HORIZON YEAR

In accordance with the State Access Management Manual, the following conditions were to be analyzed for this project:

- Horizon Year without the Proposed Development – 2028 (No build)
- Horizon Year with the Proposed Development – 2028 (Build)

A. Traffic Projections

1. Background Traffic

The background traffic without the proposed development was calculated by increasing the existing traffic counts at a rate of 1% per year for all legs of the intersections analyzed.

2. Development Assumptions for Horizon Year Conditions

This is not a phased project. Therefore, as per SAMM a 10 year horizon is used.

3. Trip Generation

The trips generated are the same as the Implementation Years of 2018.

4. Trip Distribution and Assignment

Trip distribution and assignment are the same as the Implementation Years of 2018.

5. Background Traffic without Proposed Development / No Build Conditions

The background traffic without the proposed development was calculated by increasing the existing traffic counts at a rate of 1% per year for all legs of the intersections analyzed.

6. Proposed Development / Build Conditions

The traffic generated by the proposed development was added to the background traffic.

B. Traffic Analysis

1. No Build and Build Conditions

All analyses for capacity calculations were Synchro 9, software. The peak hour factors were based upon traffic counts.

a. No Build Condition

For the no build condition, the measured traffic was increased at a rate of 1% per year for the background condition to the year 2028.

Capacity reports are presented in Appendix G and are summarized in Table 5.

TABLE 5 SUMMARY OF LEVELS OF SERVICE NO BUILD CONDITIONS 2028				
Movement	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Eastbound	15.6	B	13.4	B
Westbound	5.4	A	10.7	B
Northbound	34.7	C	37.3	D
Southbound	35.9	D	36.5	D

N/D indicates no data.

b. Build Condition

For the build condition, the measured traffic was increased at a rate of 1% per year for the background condition to the year 2028. The site-generated traffic was added to the background traffic. Capacity reports are presented in Appendix F and are summarized in Table 6.

TABLE 6 SUMMARY OF LEVELS OF SERVICE BUILD CONDITIONS 2028				
Movement	AM Peak Hour		PM Peak Hour	
	Delay	LOS	Delay	LOS
Eastbound	13.4	B	15.0	B
Westbound	12.5	B	13.3	B
Northbound	52.5	D	36.6	D
Southbound	47.9	D	34.6	C

N/D indicates no data.

2. Intersections and Proposed Access Points

Intersections and proposed access points are the same as discussed in the Implementation Year analyses.

3. Speed Change Lanes

There is an existing right deceleration lane at the intersection of Airport Road / Paseo del Sol. There is an existing right deceleration lane at the intersection of Airport Road / Pasco del Sol. The right turn deceleration lane situation is discussed in Section IV F.

4. Traffic Signal Warrant Review

The intersection of Airport Road / Paseo del Sol is already signalized.

5. LOS Results, Identified Deficiencies, Proposed Improvements

The intersection of Airport Road / Paseo del Sol has adequate capacity. This intersection meets NMDOT operational standards for the implementation year condition.

C. Impact Assessment

The intersection at Airport Road / Pasco del Sol has adequate capacity and meets operational standards. The right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop. Crash data was reviewed and the intersection is considered a low density crash area.

VII. PARKING ANALYSIS

The Esplanade Village development has been partially developed. The AutoZone and other infrastructure such as paving, curb and gutter, and utilities have been constructed from Lot 2 to Lot 5. This was done when the project was in the County. When the City annexed this area, a development plan was prepared for the City approval. Lot 2 land are west of Paseo del Sol. It is unlikely that a McDonald's customers would park at AutoZone or the future Lot 1 and cross Paseo del Sol to go to the proposed restaurant. AutoZone in combination with future Lot 1 acts as its own shared parking lot and will not be heavily used by the remainder of Esplanade Village. It appears that the AutoZone building is larger than shown on the development plan. The resulting parking requirements are presented in Table 7.

Lots 3, 4, 5, and 6 are east of Paseo del Sol and west of the partial access driveway. This area has a shared parking easement and services Lots 3, 4, 5, and 6. This area acts as its own shared parking lot. Lots 7, 8, and 9 are slated for future development and have not been developed. The recorded Development Plan for Esplanade Village presents parking calculations. The development of McDonald's requires removal of nine (9) existing spaces. But it indicates the addition of forty-four (44) spaces. The existing building on Lot 4 is larger than shown on the development plan. The resulting parking requirements are presented in Table 7.

The proposed changes to the approved parking requirements are presented in Table 7. The results indicate that the Esplanade Village meets and exceeds the minimum City Code. The development plan contemplated 302 spaces for the entire development. The current parking provided is 293 spaces.

Parking usage studies were performed to determine the accumulation and generation for the existing Lot 4. On May 17, 2017 parking lot counts were performed from 9:00 A.M. to 6:30 P.M. at 30 minute intervals. The parking counts are presented in Appendix G. The maximum number of occupied spaces is 27 spaces this is about 30% of the capacity of the existing parking.

TABLE 7

PARKING SUMMARY TABLE

		RECORDED DEVELOPMENT PLAN				EXISTING DEVELOPMENT				REVISED					
LOT NO.	BUILDING NO.	BUILDING AREA		PARKING		ACTUAL BUILDING AREA SF	PARKING		PROPOSED BUILDING AREA SF	PARKING		TOTAL PARKING SPACES	REQD PARKING PER CC		
		SF	(89.5%)	REQD PER CC	SPACES NEEDED		SF	REQD PER CC		SPACES PROVIDED	SF			REQD PER CC	SPACES PROVIDED
WEST SIDE PORTION OF ESPLANADE VILLAGE															
1	1	4000	3580	200	18	ND		0				18	18		
2	2	6816	6100	200	31	6165	31	49				49	31		
CENTER PORTION OF ESPLANADE VILLAGE															
3	3	8210	7348	200	37	ND		0	4988	25	44	44	25		
4	4	8750	7831	200	39	7616	34	40				30	24		
5	5	6300	5639	200	28	ND		21				21	28		
6	6	6222	5569	200	28	ND		30				30	28		
EAST SIDE PORTION OF ESPLANADE VILLAGE															
7	7	7168	6415	200	32	ND		0				32	31		
8	8	6918	6192	200	31	ND		0				31	31		
9	9	7906	7076	200	35	ND		0				35	35		
TOTAL		62290	55750								TOTAL	290	251		
TOTAL MINIMUM (AS PER THE RECORDED DEVELOPMENT PLAN)					279										
TOTAL PROVIDED ON THE DEVELOPMENT PLAN					302										

CC - CITY OF SANTA FE CODE

The recorded plan has a summary parking requirement of 279 spaces. The actual parking as shown on the Development Plan is 302 spaces. With the proposed McDonald's restaurant the total parking is 293 spaces. This exceeds the minimum by 14 spaces and is less than shown on the Development Plan by 9 spaces.

VIII. SUMMARY OF DEFICIENCIES, ANTICIPATED IMPACTS

The proposed McDonald's Restaurant will be located at 6419 Airport Road on the northeast side of the intersection of Airport Road and Paseo Del Sol. The site is in the Esplanade Village shopping center. The proposed development consists of a 4,988 square feet McDonald's restaurant with a drive through. Forty-four (44) parking spaces are proposed. There currently is a McDonald's restaurant located at 4001 Lucia Lane located off of Airport Road . This McDonald's restaurant will be closed and this new facility will replace the existing McDonald's restaurant on Airport Road.

Airport Road is classified as an urban principal arterial. Paseo del Sol is classified as an urban major collector street.

The existing conditions were analyzed based upon site-specific traffic counts. The intersection of Airport Road / Paseo del Sol has adequate capacity. The implementation years 2018 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity. The horizon year condition 2028 was analyzed. The intersection of Airport Road / Paseo del Sol has adequate capacity.

Crash data for the intersection of Airport Road / Paseo del Sol was obtained from the NMDOT for the years 2011 through 2015. The data shows that this intersection does not have a significant history of crashes. According the maps prepared by the "University of New Mexico Geospatial and Population Studies Traffic Research Unit," this area is considered a low density crash area.

The existing right turn deceleration lane does not meet current standards. However, the design of the deceleration lane provides a safe location for the bus stop.

A parking analysis was performed. The results indicate that the Esplanade Village meets and exceeds the minimum City Code. The development plan contemplated 302 spaces for the

McDonald's
Special Use Permit Application
Board of Adjustment Hearing

Case #2017-46

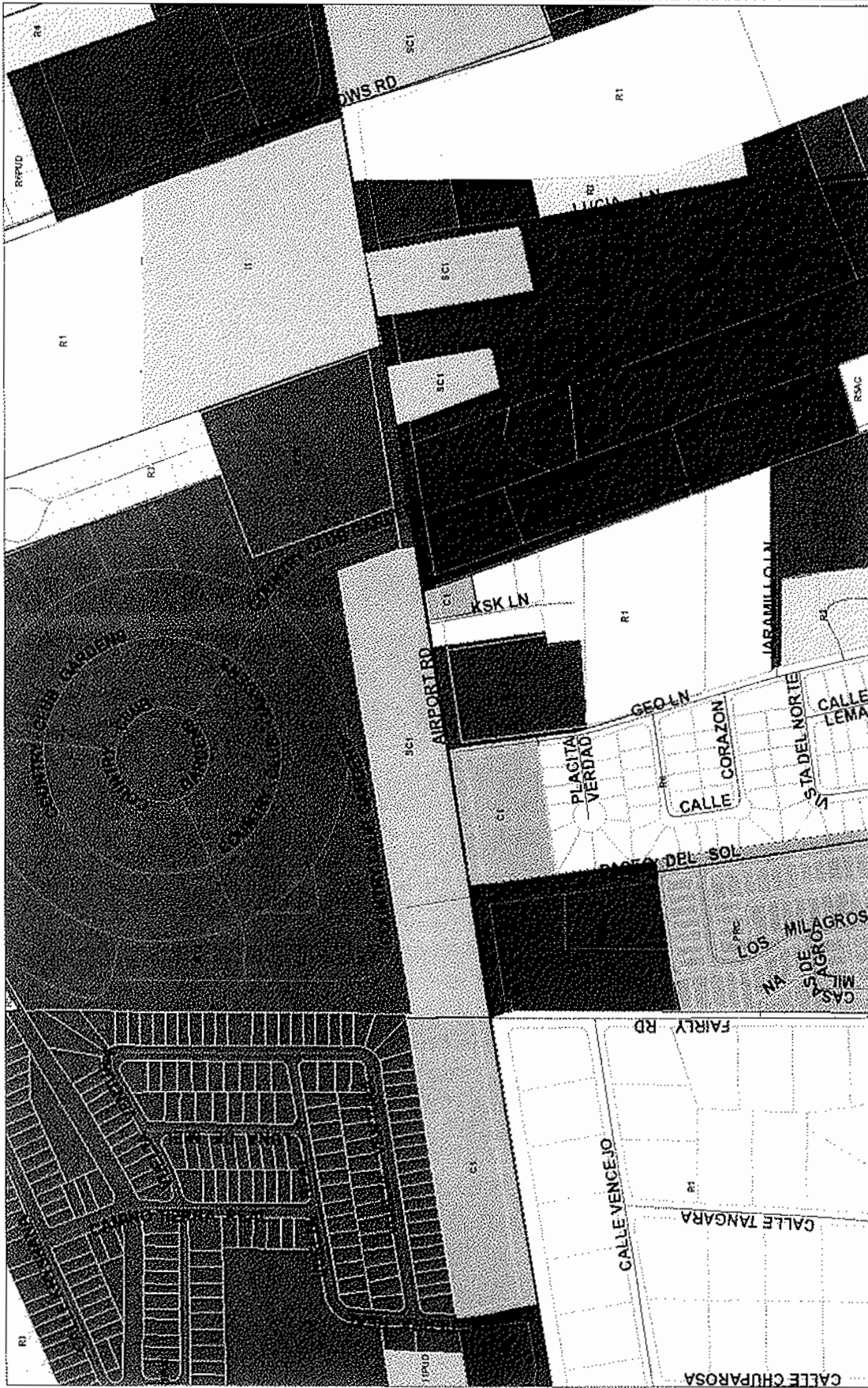
July 5, 2017

EXHIBIT

B



Zoning Map



752.3 0 376.17 752.3 Feet

WGS 1984 Web Mercator Auxiliary Sphere
© Latitude Geographic Group Ltd.

This map is a .net generated data output from an internet mapping site and is for reference only. Data from other sources may not be accurate. Limited, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
This map was automatically generated using
Geocortex Essentials.

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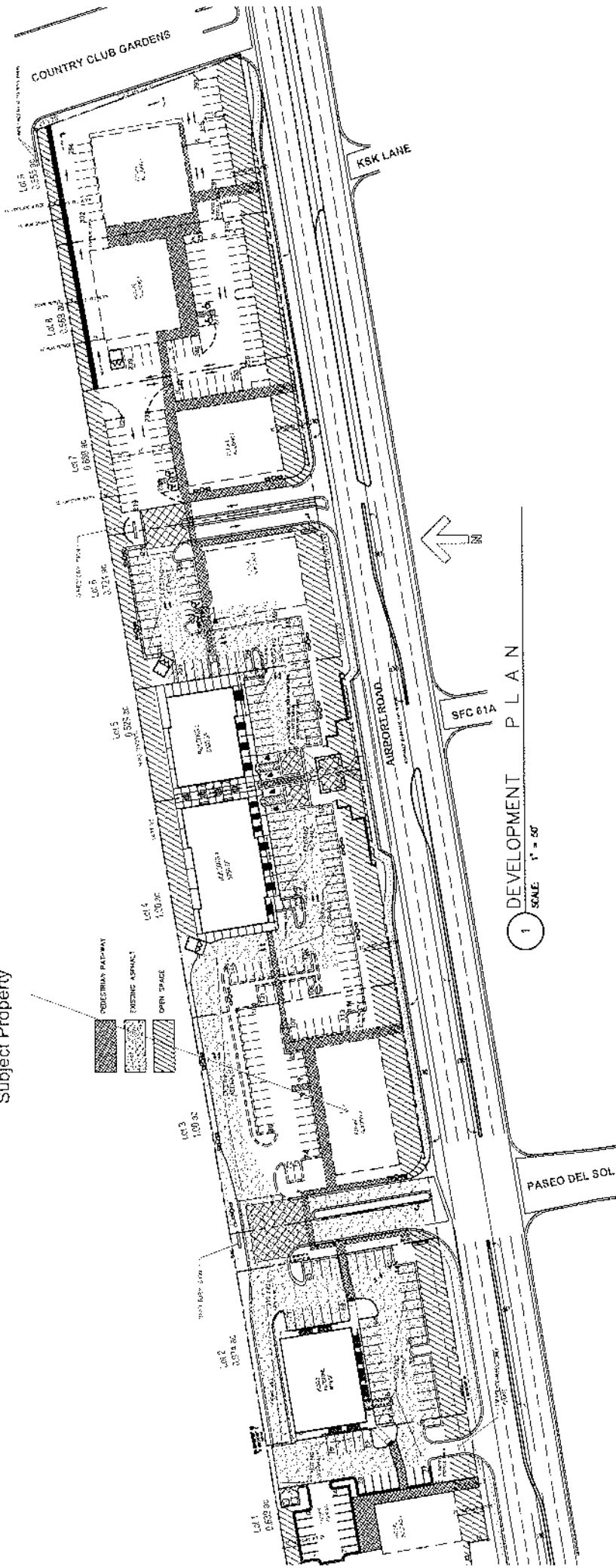
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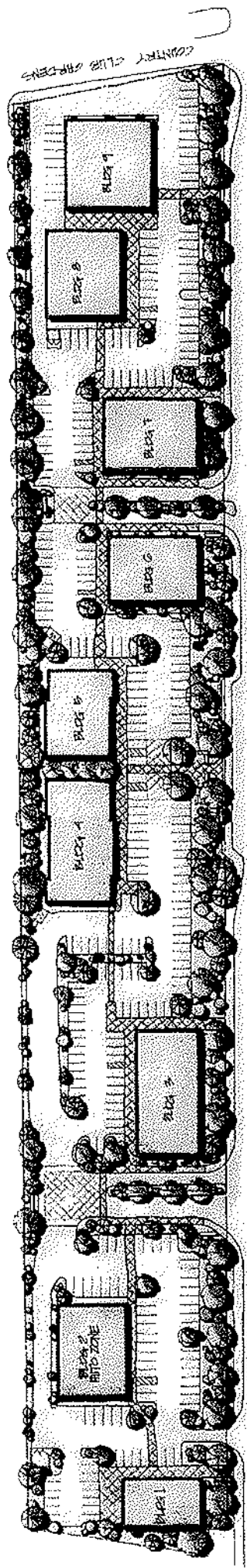
- City Limits
- Address Points
- Santa Fe County Parcels
- Santa Fe River
- Roads
- Major Roads
- Zoning
 - R1 Rural Residential
 - R2 (R1) Single-Family Estate
 - R3 (R2) (PUD) (AC) Single-Farm
 - R4 (PUD) Single-Family Estate
 - R5 Single-Family Estate
 - R6 (R1) (PUD) (AC) Single-Farm
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ESPLANADE VILLAGE SHOPPING CENTER

Subject Property





100 1310224



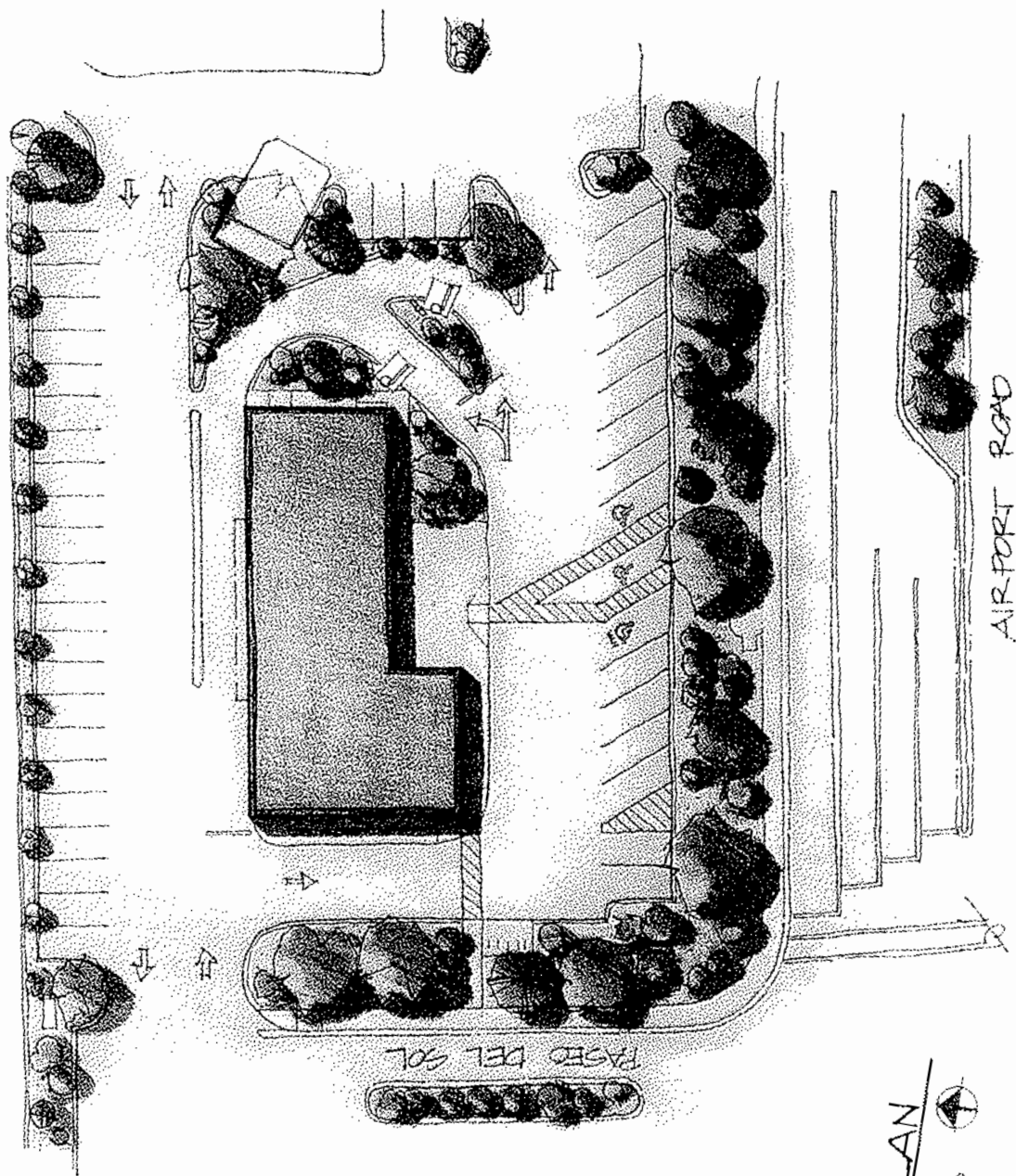
ESPLANADE VILLAGE
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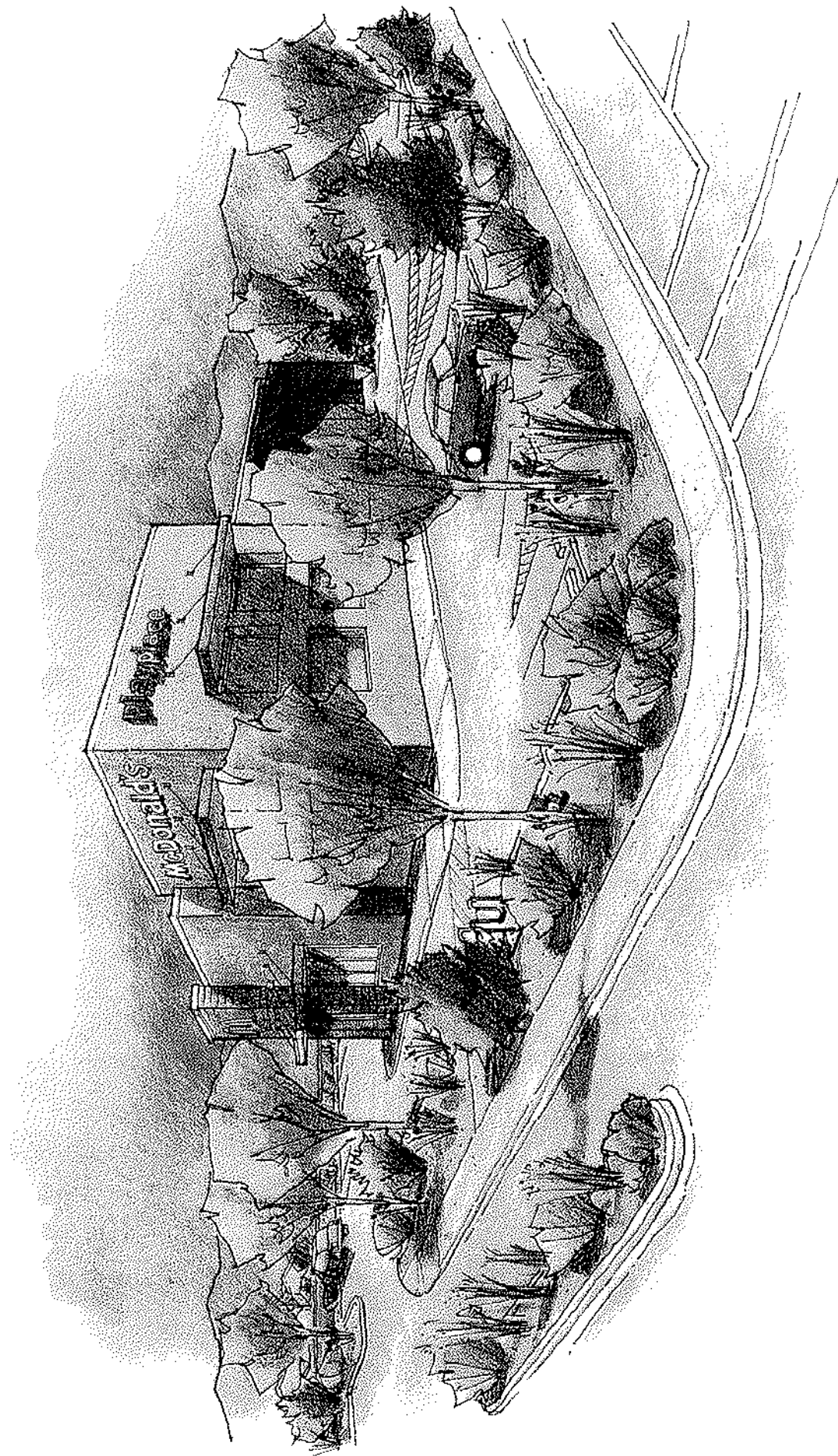


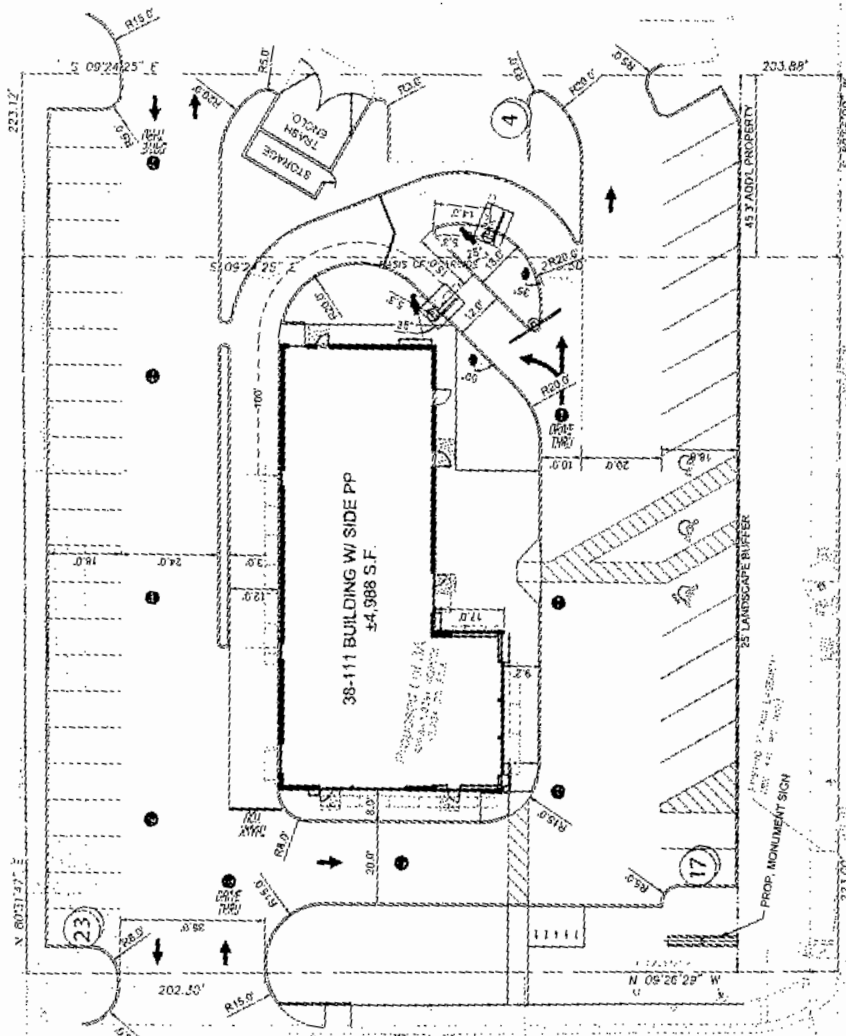
University of the Pacific





SITE PLAN





Paseo Del Sol

Airport Road

Compliance with Airport Road Overlay District (“AROD”)

§14-5.5(C)(I) Purpose & Intent

☒ *Establish an attractive, street-oriented character on this multi-use corridor to encourage development and redevelopment on Airport Road.*

The building has been designed to a high architectural standard and is oriented toward the street. Furthermore, this infill parcel is an excellent candidate for appropriate development with direct access to existing City infrastructure.

☒ *Create a unique sense of place and identity for this major arterial that serves the southwest part of the city.*

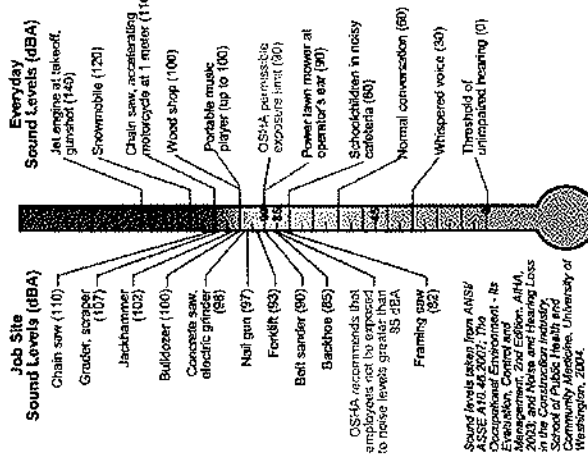
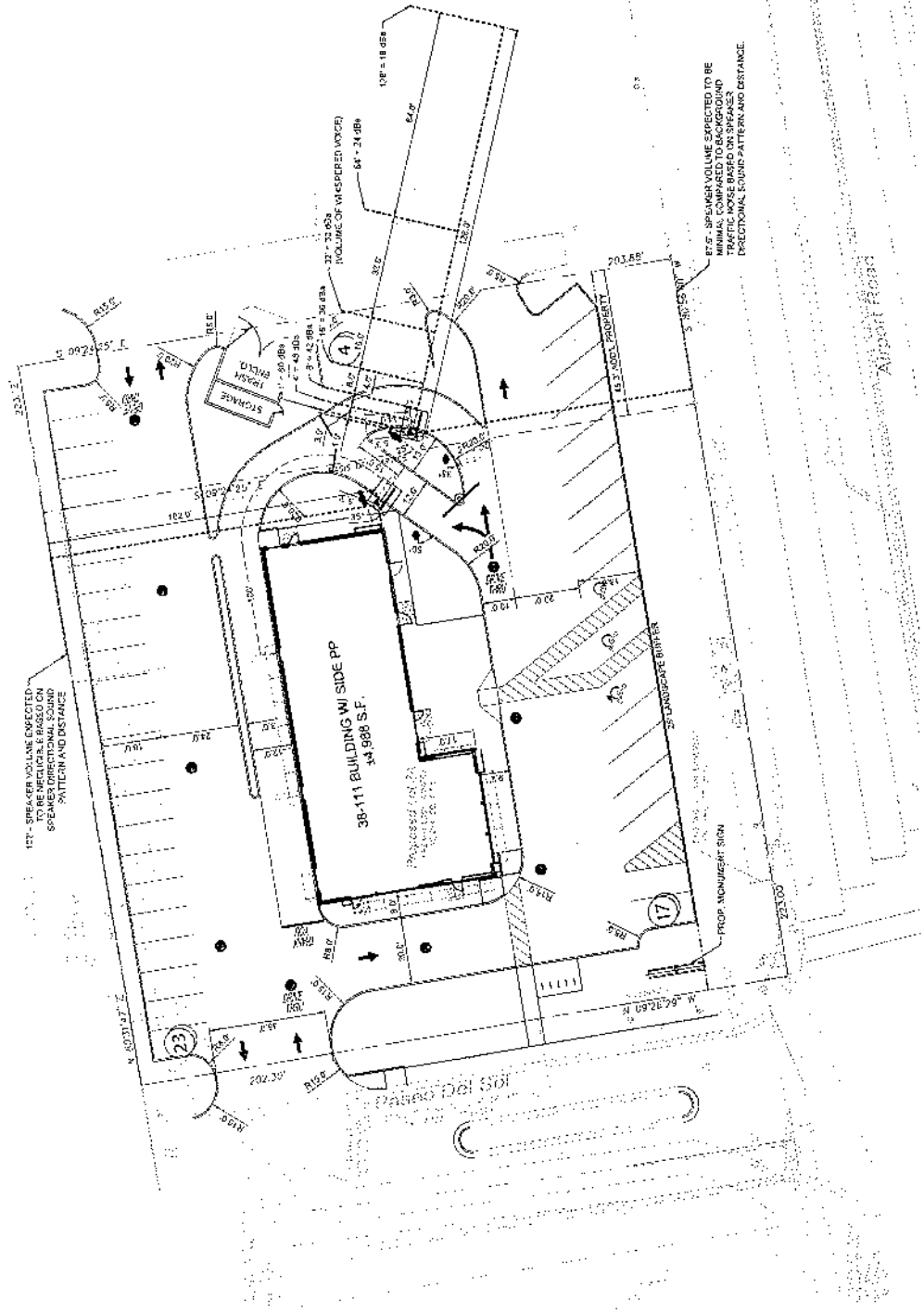
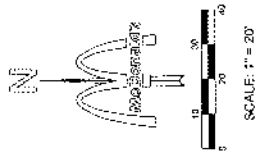
The project is part of the Esplanade Village Shopping Center, one of the pioneering projects that influenced the AROD standards which strive to create a unique sense of place and identity for the Airport Road corridor. In addition to the restaurant’s architectural aesthetic, which complies with AROD standards, the project includes significant landscaping along Airport Road. These measures will serve to enhance the built and natural environments.

☒ *Promote a healthy and safe environment through the development of walkable neighborhoods, less dependence on the automobile, street-oriented building design; and the reduction of crime, nuisances, and public health harms associated with alcohol sales and advertising.*

As part of the Esplanade Village Shopping Center, the project promotes walkability through Esplanade’s existing pedestrian improvements and bus stop, and will further contribute to walkability by completing the sidewalk on Paseo del Sol. Bench seating is provided at the Esplanade Village bus stop. Alcohol sales and advertising are not applicable to this project.

§14-5.5(C)(5) Site Design & §14-5.5(C)(6) Architecture

- ☒ *New buildings or additions to existing buildings shall be oriented so that their primary façades face Airport Road or to integral courtyards that shall face Airport Road.*
- ☒ *Sidewalks adjacent to Airport Road shall be provided in accordance with Section 14-9.2.*
- ☒ *Vehicular access shall be from the side or rear of the lot.*
- ☒ *New buildings shall have accessible pedestrian connections to Airport Road.*
- ☒ *The primary entrance to any new building shall be visible from Airport Road.*
- ☒ *Lot configuration permitting, the longest facade of all new buildings shall be aligned with Airport Road.*
- ☒ *No portion of any building wall facing Airport Road or any street shall extend more than twenty (20) feet, measured horizontally, without openings. Doors, windows or display windows shall be considered openings.*

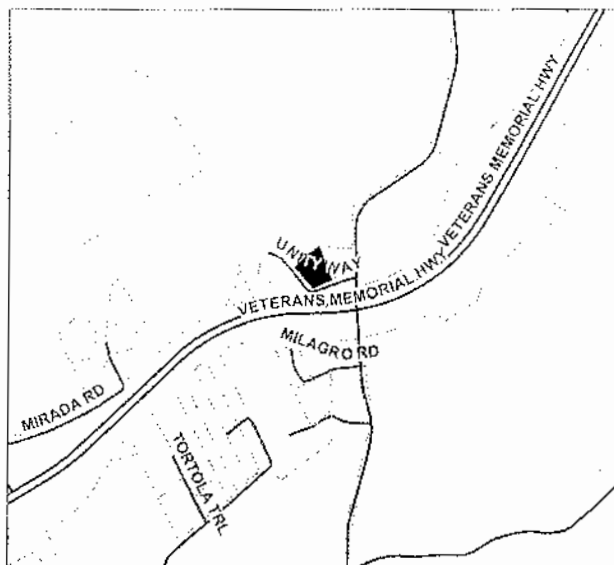




Land Use Department Board of Adjustment Staff Report

Site Location Map

Case No: 2017-48
Hearing Date: July 5, 2017
Applicant: Beth Clayton
Request: Special Use Permit
Location: 1209 Unity Way
Case Mgr.: Katherine Mortimer
Zoning: R-1 (Residential 1 Dwelling Unit per Acre)
Overlay: None
Pre-app. Mtg.: March 9, 2017
ENN Mtg.: May 1, 2017
Proposal: Request for a Special Use Permit for a school in an R-1 zoning district



Case #2017-48. Journey School, 1209 Unity Way Special Use Permit. Jan Wisniewski, agent for Beth Clayton, requests a Special Use Permit to construct a single-story 5,000 square foot school for a maximum of 40 students and 5 staff. The property is a 0.942± acre lot zoned R-1 (Residential - 1 dwelling unit per acre). (Katherine Mortimer, Case Manager).

I. RECOMMENDATION

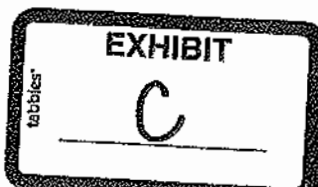
The Land Use Department recommends **APPROVAL** of the special use permit with the conditions of approval listed below.

II. CONDITIONS OF APPROVAL

#	Condition of approval	Dept. or Division	To be completed by:
1	The Developer shall provide a copy of the NMDOT access permit (or denial) to the City of Santa Fe Public Works Department (PWD) that includes any conditions required by NMDOT.	Traffic	Prior to building permit application
2	The property will need to be served by an on-site liquid waste system as approved by the New Mexico Environment department and the City of Santa Fe	Wastewater	Prior to building permit application

III. EXECUTIVE SUMMARY

The applicant is requesting approval of a special use permit to construct a single-story 5,000-square foot school along with outdoor play areas, a driveway and a 24-space parking lot. The school will serve a maximum of 40 students and 16 staff.



Approval of a special use permit is required to allow public or private elementary schools in a residential district. Staff analysis determined that the application will need an NMDOT permit for a proposed driveway off Unity Way which is within their jurisdiction. The site is not served by City sewer so the school will also need an on-site liquid waste system approved by the New Mexico Environment Department and the City. Should this request be approved, the subsequent building permit application will need to comply with all aspects of the City's development code.

IV. SITE ANALYSIS

The property is located on a sharp curve of Unity Way such that Unity Way forms two sides of the property. The property consists of 0.942± acres and is zoned R-1 (Residential - 1 dwelling unit per acre). The land in all directions surrounding the site is also zoned R-1. Most of the land in the area is undeveloped.

a. Adjacent Properties

Table 1 Adjacent Uses

Direction	Type of Use
West	Across Unity Way is a church where the school has been operating as a tenant
North	Vacant
South	Across Unity Way is a narrow strip of vacant land and then Veterans Memorial Highway (SR 599)
East	A private residence

b. Parking

The proposed parking lot provides more spaces than the minimum requirement:

Table 2 Proposed Parking

Use	Parking Requirement	Calculation	Proposed Parking	Required Parking	Complies
Educational: Elementary and Junior High	One space for each classroom, workshop, laboratory or office plus one space per 200 square feet of auditorium, gymnasium and cafeteria	<ul style="list-style-type: none"> • 3 classrooms (3 spaces required) • 2 offices less than 200 sf each (2 spaces required) 	24 Spaces	5 Spaces	Yes

c. Access and Traffic

Two driveways are proposed from Unity Way, one on either side of the sharp curve that forms the southwest corner of the property. The northern driveway access would be from a City public street, while the southern driveway would be in a location where NMDOT has jurisdiction. Both driveways would lead directly into the parking area.

d. Lot Coverage and Open Space

The proposed building would be 5,000 square feet which would result in a lot coverage of about 12.2%. Lot coverage complies with §14-7.2-1: *"Table of Dimensional Standards for Residential Districts"*, which permits up to 40% lot coverage.

The combined building footprint and parking is proposed to be about 15,000 +/-square feet. This leaves the remaining area of the property (26,034 +/- square feet) undeveloped and available for open space (63.4%). Subsection 14-7.5(D) *"Nonresidential and Mixed Use Open Space Standards"* requires 25% open space for nonresidential uses. The application complies with Subsection 14-7.5(D) *"Nonresidential and Mixed Use Open Space Standards"*. Additionally, a 15-foot landscape buffer is provided on the east side of the property where it abuts an existing residential home, as required by Subsection 14-8.4(J)(3).

V. SPECIAL USE PERMIT

Chapter 14 requires the Board of Adjustment to make the following findings to grant a Special Use Permit:

Approval Criteria– Special Use Permits Approval Criteria and Conditions (Section 14-3.6(D))

§14-3.6(D)(1)(a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit,	Criterion Met: (Yes/No/conditional/N/A) Yes
§14-2.4 <i>"Board of Adjustment"</i> (BOA) grants the authority of the Board of Adjustment (BOA) <i>"to hear and decide applications for special use permits."</i> Table 14-6.1-1 requires a special use permit for educational uses in the R-1 district.	
§14-3.6(D)(1)(b): that granting the special use permit does not adversely affect the public interest, and	Criterion Met: (Yes/No/conditional/N/A) Yes
With the recommended technical corrections outlined in this memorandum, the proposed special use permit application complies with minimum standards of applicable provisions of city codes, and will not adversely affect the public interest.	
§14-3.6(D)(1)(c): that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No/conditional/N/A) Yes
Compatibility of the use is established by Chapter 14 <i>"Table 14-6.1-1-Table of Permitted Uses"</i> , <i>"Education: Elementary and secondary schools, public and private "</i> is identified as an allowable use subject to approval under the provisions of §14-3.6 <i>"Special Use Permits"</i> . Staff analysis has not identified any incompatibility issues with the surrounding religious and residential uses.	

VI. ZONING ANALYSIS

The site is zoned R-1 Residential – one dwelling unit per acre. The purpose of the R-1, residential district is to provide residential areas with low population densities.

Educational institutions are allowed in the R-1 district with a Special Use Permit.

The following are the dimensional requirements of the R-1 zoning District:

Height	35 feet for non-residential structures, however, within 10 feet of a side or rear property line, no point on a structure shall be higher than 14 feet above the finished grade at the closest point on the perimeter of the structure.
Front Setback	7 feet. A garage or carport with a vehicle entrance facing the street must be set back 20 feet from the street property line
Side Setback	5 feet (See "Height" for setback above 14 in height)
Rear Setback	15 feet or 20% of the average depth dimension of lot, whichever is less. The required rear yard is 5 feet for the types of accessory structures specified in Subsection 14-6.3(B)(2) that are 14 feet or less in height and that are separated from principal structures on the same lot by at least 10 feet. This applies to structures customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
Lot Coverage	Maximum 40%
Open Space	250 square feet per dwelling unit

VII. EARLY NEIGHBORHOOD NOTIFICATION

The ENN was held on May 1, 2017 and no neighbors were in attendance.

VIII. EXHIBITS:

EXHIBIT A: Technical Corrections

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering, Sandy Kassens
2. Water Division, Dee Beingessner
3. Wastewater Division, Stan Holland
4. Fire Department, Reynaldo Gonzales
5. City Engineer, RB Zaxus
6. Technical Review Division (Landscaping), Somie Ahmed
7. Environmental Services, Eric Lucero

EXHIBIT C: Early neighborhood Notification

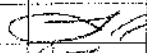
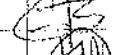
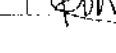
1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos

1. Future Land Use Map
2. Zoning Map
3. Aerial Photo

EXHIBIT E: Applicant Submittals*

APPROVED:

Title	Name	Initials,
Land Use Department, Director	Lisa D. Martinez	
Land Use Current Planning Division, Director	Greg T. Smith	
Case Manager	Katherine Mortimer	

City of Santa Fe, New Mexico

Planning Commission

Exhibit A
Technical Corrections

Appendix A
TECHNICAL CORRECTIONS

The following are the staff-recommended technical corrections for this project:

#	Correction	Dept. or Division	To be completed by:
1	Shall provide Fire Department access to the proposed Meeting room that meets the IFC 2009 edition.	Fire	Building permit application
2	Shall meet IFC 2009 edition requirements for the proposed occupancy.	Fire	Building permit application
3	Shall meet the fire flow requirements per the IFC 2009 edition.	Fire	Building permit application

City of Santa Fe, New Mexico

Planning Commission

Exhibit B

Technical Review Team Memoranda

City of Santa Fe, New Mexico

memo

DATE: June 6, 2017
TO: Katherine Mortimer, Planning and Land Use Department
VIA: John Romero, Engineering Division Director *J*
FROM: Sandra Kassens, Engineer Assistant *SK*
CASE: 1208 Unity Way Special Use Permit – case #2017- 48

ISSUE:

Jan Wisniewski, agent for Beth Clayton, requests approval of a Special Use Permit to allow for use of the property as a daycare and preschool for infants and children (6 or more). The property is zoned R-1 (Residential – one dwelling unit per acre) and is located north of NM599 to the west of Camino de Los Montoyas.

TRAFFIC:

The property referenced in this application, Lot -1, Block 2 in the La Cuchara Subdivision is adjacent to the NM 599 Right-of-way (ROW). The site plan shows two accesses to this property, one of which is from Unity Way at the north end of this property; the other is from the southern side of the property and accesses a portion of Unity Way that is within the New Mexico Department of Transportation (NMDOT) ROW. Approval of the northern driveway is within the jurisdiction of the City of Santa Fe; however the southern driveway must be approved by the District 5 offices of the NMDOT.

RECOMMENDED ACTION:

Review comments are based on submittals received on May 25, 2017. The comments below should be considered as Conditions of Approval to be addressed prior to issuance of a building permit.

CONDITIONS OF APPROVAL:

1	The Developer shall provide a copy of the NMDOT access permit (or denial) to the City of Santa Fe Public Works Department (PWD) that includes any conditions required by NMDOT.
---	---

MUST BE COMPLETED BY:

Prior to issuance of a building permit.

TECHNICAL CORRECTIONS:

1	NONE
---	------

MUST BE COMPLETED BY:

N.A.

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

EXHIBIT B1

Development Review Team

Comment Form

Date: 5/31/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: Case #2017-48. 1208 Unity Way Special Use Permit.

Case Mgr: Katherine Mortimer



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 The Water Division does not have any requirements for this permit.	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

EXHIBIT B2

Development Review Team

Comment Form

Date: May 26, 2017
Staff person: Stan Holland, Engineer
Dept/Div: Public Utilities/Wastewater Division
Case: Case #2017-48. 1208 Unity Way Special Use Permit
Case Mgr: Katherine Mortimer



Review by this division/department has determined that this application will meet applicable standards if the following are met:

The subject property is not accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line. The property will need to be served by an on-site liquid waste system as approved by the New Mexico Environment department and the City of Santa Fe

Conditions of Approval:

Must be completed by:

1. The property will need to be served by an on-site liquid waste system as approved by the New Mexico Environment department and the City of Santa Fe	
--	--

Technical Corrections*:

Must be completed by:

1. None	
---------	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. None

Explanation of Conditions or Corrections (if needed): None

Development Review Team
Comment Form

Date: May 30, 2017

Staff person: Fire Marshal Reynaldo Gonzales *Reynaldo D. Gonzales*

Dept/Div: Fire

Case: **Case #2017-48 Unity Way Special Use Permit**

Case Mgr: Katherine Mortimer



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

None

N/A

Technical Corrections*:

Must be completed by:

1. Shall provide Fire Department access to the proposed Meeting room that meets the IFC 2009 edition.
2. Shall meet IFC 2009 edition requirements for the proposed occupancy.
3. Shall meet the fire flow requirements per the IFC 2009 edition.

N/A

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

EXHIBIT B4

Development Review Team Comment Form

Date: May 26, 2017
From: Risana "RB" Zaxus, City Engineer
Dept/Div: Land Use, Technical Review Division
Case: Case #2017-48, 1208 Unity Way Special Use Permit
Case Mgr: Katherine Mortimer

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 None	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1 None	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Explanation of Conditions or Corrections (if needed):

EXHIBIT B5

Development Review Team

Comment Form

Date: May 26th, 2017
Staff person: Somie Ahmed
Dept/Div: IUD/Technical Review Division
Case: #2017-48: 1208 Unity Way Special use Permit
Case Mgr: Katherine Mortimer



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1.	
2.	
3.	

Technical Corrections*:

Must be completed by:

1.	
2.	
3.	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. All Landscaping shall be provided and must comply with Article 14-8.4 at time of construction permit submittal.
2. Lot is zoned residential; however, due to the Special use Permit, this will be for a non-residential use. Therefore this permit will be evaluated as a non-residential lot at time of landscape review and must comply with all open space and landscaping standards required by articles 14-7.5 and 14-8.4 respectively.

Explanation of Conditions or Corrections (if needed):

EXHIBIT B6

Comment Form

Case Mgr: Katherine Mortimer



1	No comments at this time.
2	
3	
4	

1	
2	
3	
4	

1. [list any additional items]

EXHIBIT B7

City of Santa Fe, New Mexico

Planning Commission

Exhibit C

Early Neighborhood Notification



ENN GUIDELINES

Applicant Information

Project Name: Journey School Special Use Permit

Name: Clayton Beth

Last First M.I.

Address: 1212 Unity Way

Street Address

Santa Fe

Suite/Unit #

NM

87506

City

State

ZIP Code

Phone: (505) 470-8928

E-mail Address: beth@journeyschoolsf.org

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.*

The surrounding area is primarily rural with an adjacent church, one single family residence, City owned open space and the 599 highway corridor. The proposed 6000 sq. ft. school will be a single story building, with mass and scale similar to a large residence. The setbacks will be a minimum of 15 feet on all sides.

(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.*

The existing site is primarily undisturbed pinon / juniper gently sloping land. Besides the proposed building, the site will have a driveway and drop-off area, parking for 24 cars, fenced outdoor play areas and a retention pond for storm runoff. Most of the one acre site will be disturbed, although grading will be minimized.

(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 known archaeological or cultural sites on this land.

EXHIBIT C1

(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 surrounding area is primarily a low density rural area, with R-1 zoning. The proposed school requires a special use permit, but is considered a compatible use for this area.

(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.*

Regarding traffic, the proposed school will experience a minor increase in traffic at the beginning and end of each school day caused by up to 40 students being dropped off and picked up, as well as up to 6 staff vehicles. The existing road has very little traffic at any time currently because just past the proposed school it dead-ends into City open space. Therefore, La Cuchara Road can easily handle the increase.

Regarding access for the disabled, the proposed school will be entirely accessible, including interior as well as exterior programmed areas.

(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.*

There will be two types of direct economic benefit from the proposed school; a short term benefit from the construction of the school, and a longer term benefit from staff employment.

(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.*

There is no housing planned as a part of this project.

(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.*

The proposed school will require normal public services, and normal utility services.

(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.*

The proposed school will use water efficient fixtures, and will utilize xeric landscaping. Storm runoff will be retained for the benefit of the landscape.

(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 proposed school will be directly adjacent to the Unity Church, and therefore will create a small institutional center for the neighborhood in an appropriate location, directly off 599, near north side residential neighborhoods.

(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.*

The proposed school will be directly adjacent to the Unity Church, and therefore will create a small institutional center for the neighborhood in an appropriate location.

(l) ADDITIONAL COMMENTS (optional)



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

<i>Project Name</i>	Journey School
<i>Project Location</i>	1209 Unity Way
<i>Project Description</i>	Special Use Permit for Religious Assembly
<i>Applicant / Owner</i>	Jan Wisniewski
<i>Agent</i>	Lorn Tryk Architects
<i>Pre-App Meeting Date</i>	March 9, 2017
<i>ENN Meeting Date</i>	May 1, 2017
<i>ENN Meeting Location</i>	Downtown Public Library
<i>Application Type</i>	SUP
<i>Land Use Staff</i>	Noah Berke
<i>Other Staff</i>	-
<i>Attendance</i>	The agent, Jan Wisniewski, and 2 people representing the: No members of the public were in attendance.

Notes/Comments:

The agent, Jan Wisniewski, a representative of the Journey School, and a representative of Unity Church were in attendance. The Church representative was there to speak in favor of the project. No formal presentation was made since no members of the public were in attendance.

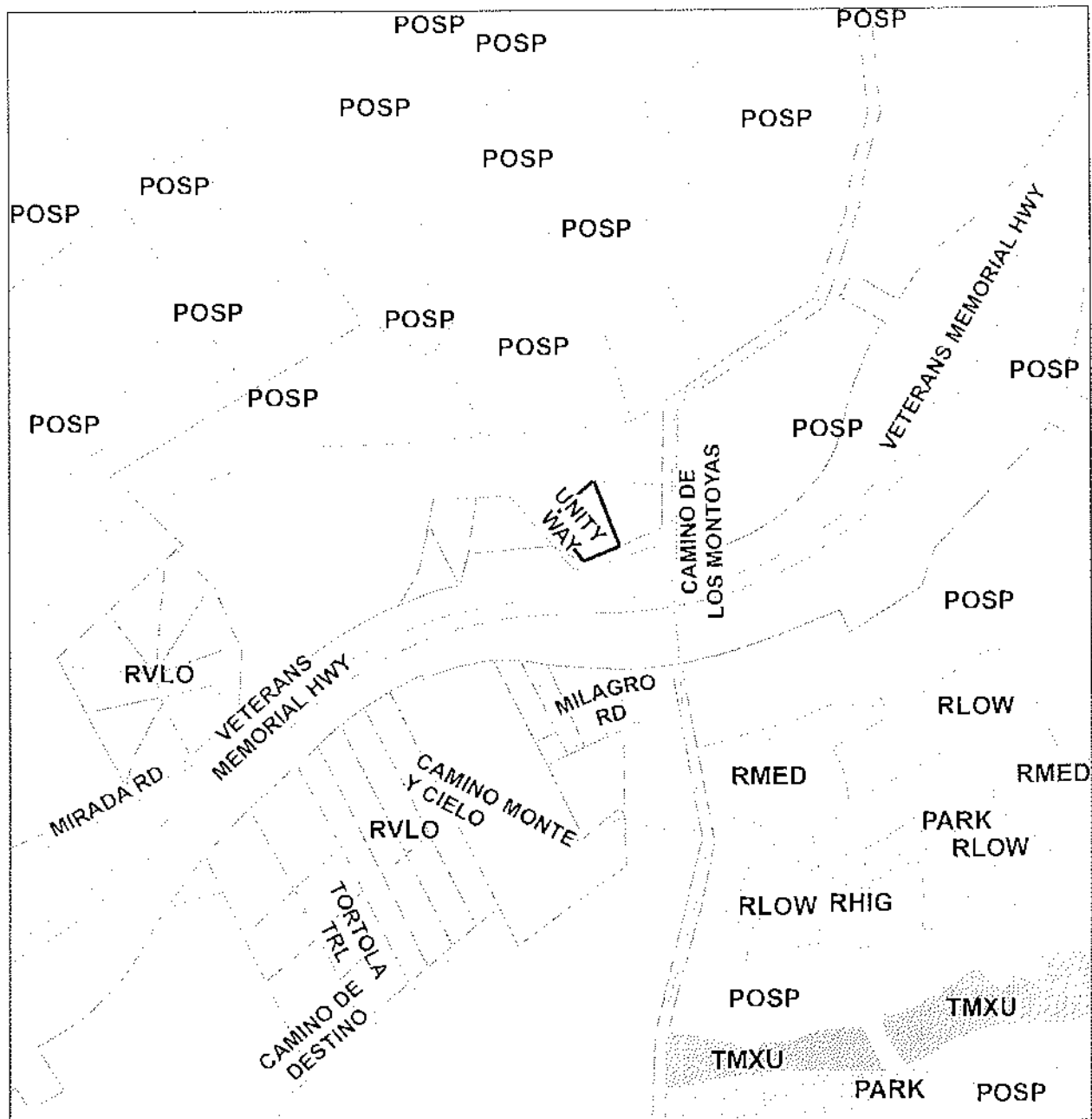
EXHIBIT C2

City of Santa Fe, New Mexico

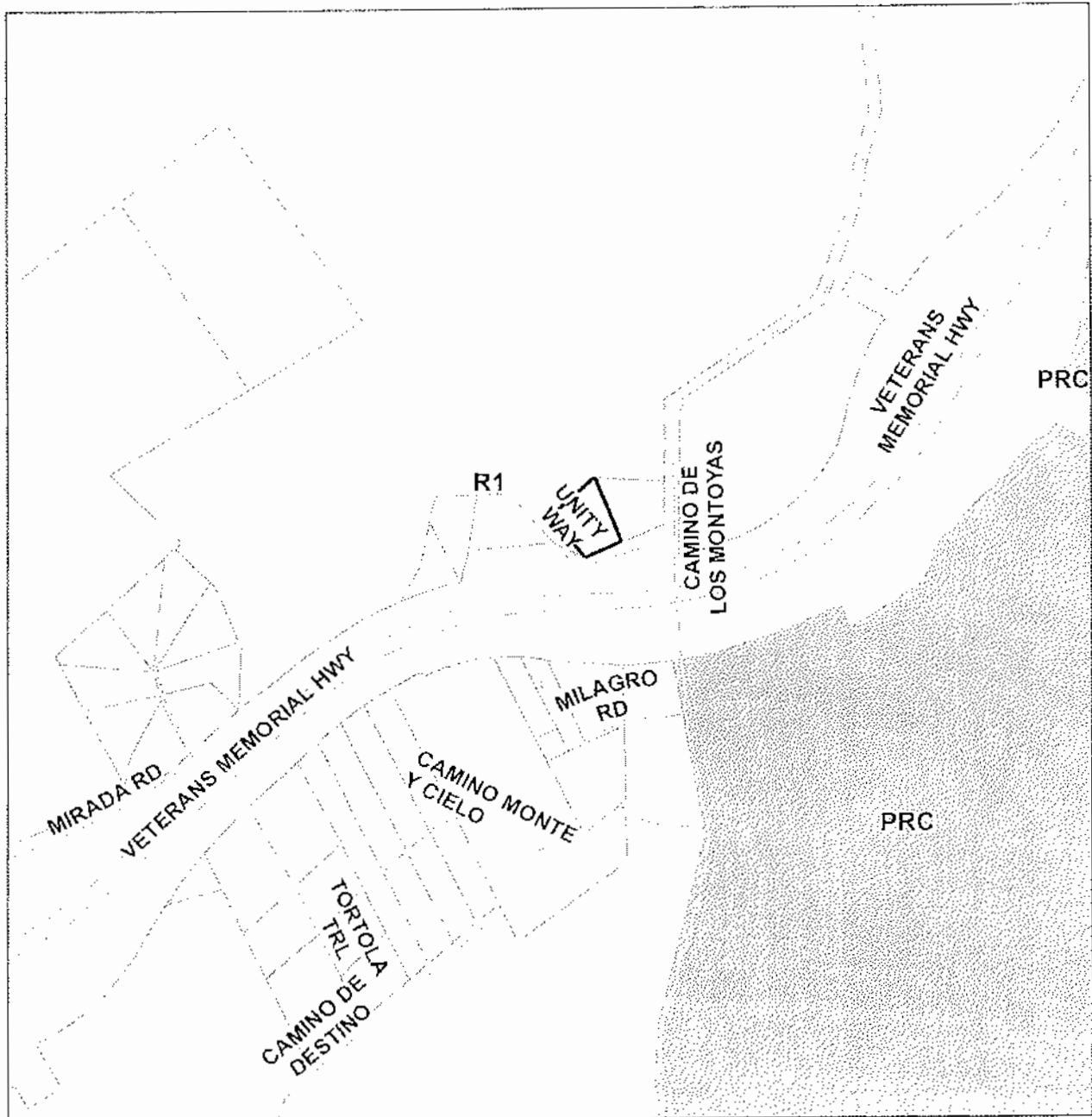
Planning Commission

Exhibit D **Maps and Photos**

Journey School Future Land Use Map



Journey School Zoning Map



Journey School Future Land Use Map



City of Santa Fe, New Mexico

Planning Commission

Exhibit E

Applicant Submittals

Unity Church of Santa Fe
A portion of Lot 1, Block 2 of the La Cuchara Subdivision
within Section 15, T. 17 N., R. 9 E., N.M.P.M.,
City of Santa Fe, New Mexico

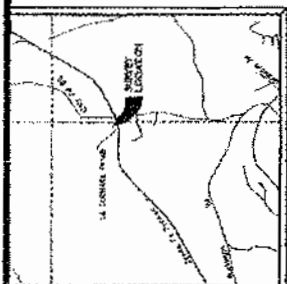
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PROPERTY OF SUMNER CO. 12-73-1672A for
COUNTY OF NEW MADRID
I, JAMES EARL RAY, do hereby certify that this instrument was first
recorded at the office of the Clerk of the County of New Madrid,
Missouri, on the 12th day of December, 1962, at 11:00 A.M., and was
correctly indexed in Book 33-3, page 284, and was not
corrected in Book 33-3, page 284, of the
records at Sumner Co. County.

Witness my hand and seal of Office
this 12th day of December, 1962.
James Earl Ray, Clerk, New Madrid

James Earl Ray

NAME	NO. 101	DATE	NO. 101
ADDRESS			
CITY			
STATE			
COUNTY			
ZIP			
TELEPHONE			
TELETYPE			
FAX			
E-MAIL			
PROJECT NO.	6-032-49015	SURVEY NO.	500-261-5015
PROJECT NAME	SIERRA LAND SURVEYING, INC.		



1. Drive time found and used as noted
 2. Drive time found and used as noted
 3. 1/2" Deepened for pit and this surface
 4. Utility grade and base
 5. USDT Drive
 6. Facies
 7. Note
 8. General

Summary

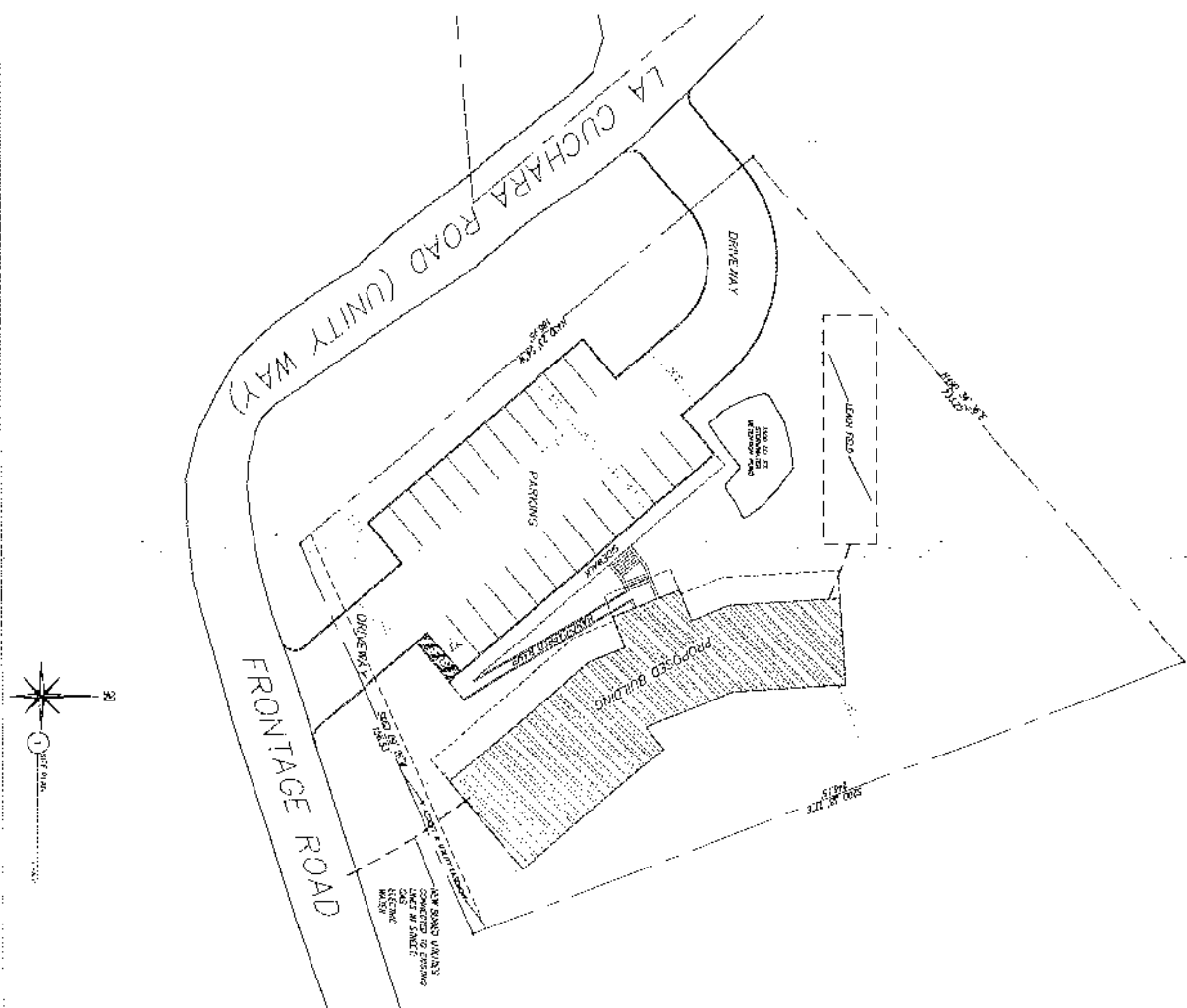
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4. Cyril E. Cooper, a duly registered Professional Engineer in the State of New Mexico, hereby certifies that the foregoing is an accurate representation of the facts as far as he is concerned, that it contains no untrue or misleading statements, and that he is not aware of any untrue or misleading statements or omissions.

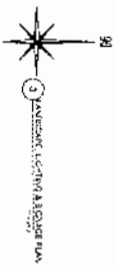
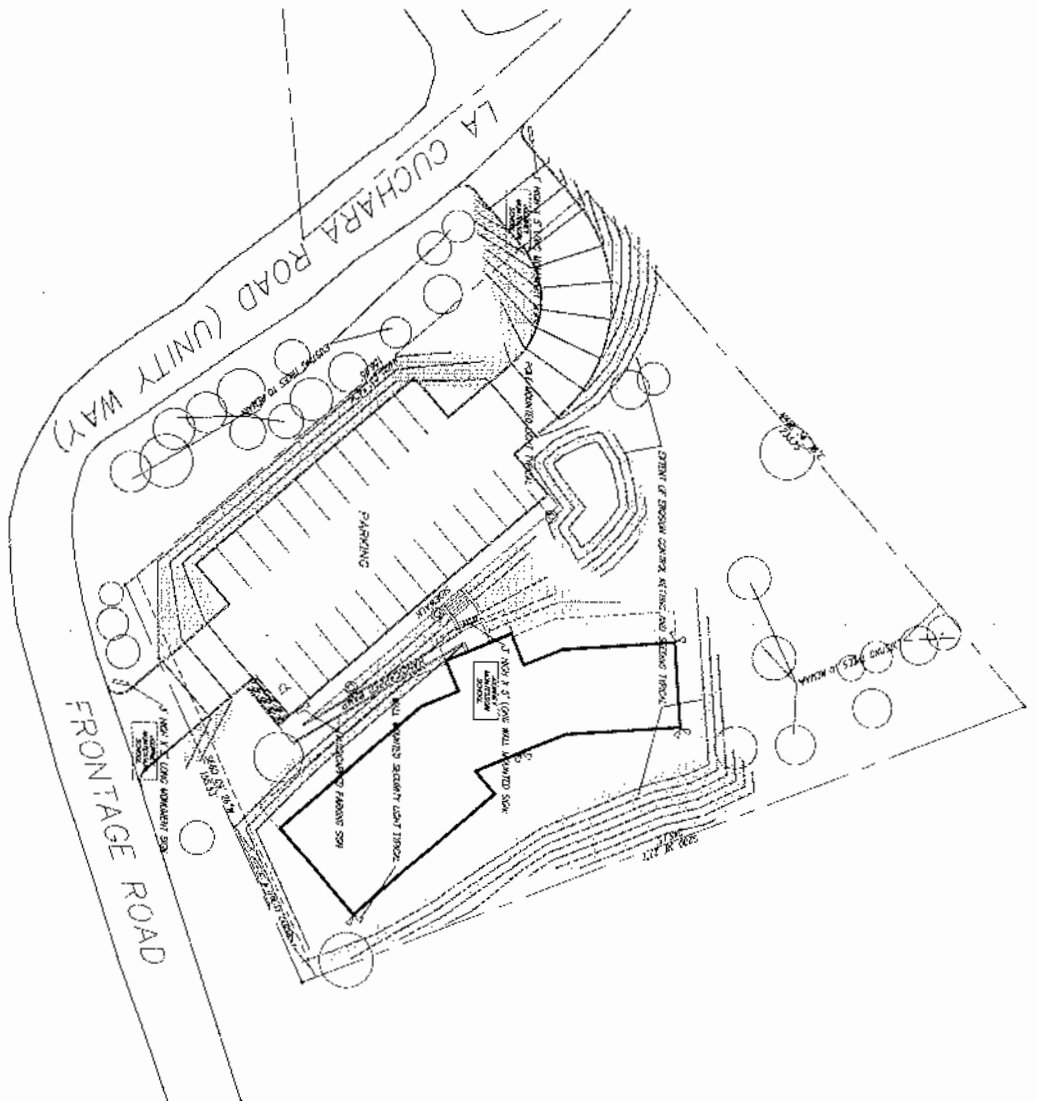
David E. Chabert
June 13, 2003
P. 5 HZ 2003

6525 E/ 5c



<div style="text-align: center; font-size: 2em; font-weight: bold;">C-3</div>	<div style="font-size: 1.2em; font-weight: bold;">JOURNEY-MONTESSORI SCHOOL</div>		<div style="font-size: 0.8em; font-weight: bold;">JAN WISNIEWSKI ARCHITECT</div>	
	<div style="font-size: 0.8em;">SANTA-FE NEW-MEXICO</div>		<div style="font-size: 0.8em;">2 Terrace Lane Santa Fe, New Mexico 87504 Telephone: 505-982-5340 ex.3 Fax: 505-983-839 E-Mail: jan@jwa.com</div>	
<div style="font-size: 0.7em;"> <div style="display: flex; justify-content: space-between;"> <div> <div>Drawn by JWA</div> <div>Checked by JWA</div> <div>As Noted</div> </div> <div> <div>Scale: 1/8" = 1'-0"</div> <div>Sheet No.</div> </div> </div> </div>				

LANDSCAPE
DESIGN TO REMAIN IN ALL UNDISTURBED AREAS
RETAIN EXISTING TREES, SHRUBS AND NATIVE PLANT
SPECIES TO REMAIN IN ALL UNDISTURBED AREAS
ALL EXISTING TREES SHALL BE DAMAGED COMPLAINT
NEW WALKWAY AND PARKING LOT LIGHTING AS SHOWN
MOTION ACTIVATED SECURITY LIGHTING AT BUILDING PERIMETER
ALL EXISTING LIGHTS SHALL BE DAMAGED COMPLAINT
SIGNAGE
LANDSCAPED SIGN AT HANDICAPPED PARKING SPOT
BUSINESS IDENTIFICATION MONUMENT SIGN AT BOTH ENTRANCES
BUSINESS IDENTIFICATION MONUMENT SIGN AT BOTH ENTRANCES
ALL SIGNAGE SHALL COMPLY WITH SANTA FE SIGN REGULATIONS

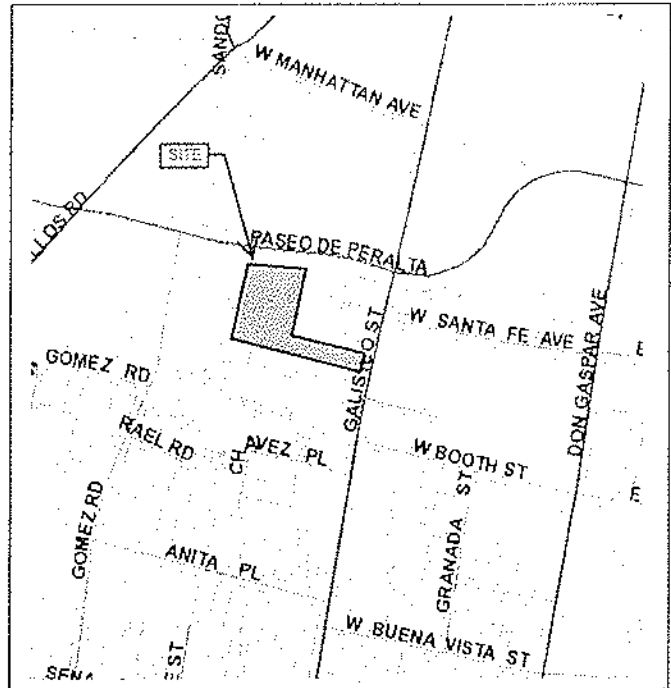


C-5	JOURNEY-MONTESSORI SCHOOL LANDSCAPE, LIGHTING, & SIGNAGE PLAN	SANTA-FE NEW-MEXICO	JAN WISNIEWSKI ARCHITECT 7 Tesuque Lane Santa Fe, New Mexico 87506 Telephone: 505-662-5349 ex.3 Fax: 505-582-5316 E-Mail: jan@janarch.com
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Land Use Department Board of Adjustment Staff Report

Case No: 2017-54
BOA Hearing: July 5, 2017
Applicant: Museum of New Mexico
Foundation Offices
Agent: Jamie Clements
Request: Variance from 14-8.4(J)(3)
Location: 1411 Paseo de Peralta
Case Mgr.: Donna Wynant, AICP
Zoning: C-1 (Office and Related
Commercial)
Overlay: Historic District/Downtown and
Eastside
Pre-app.: 10/18/16 and 2/1/17
ENN Mtg.: 3/14/17
Proposal: Improvements to driveway and
parking requiring variance to 15-foot
landscape buffers.



Case #2017-54. Museum of NM Foundation, 1411 Paseo de Peralta, Variance. Jamie Clements, President and CEO of the Museum of New Mexico Foundation requests a variance from Section 14-8.4(J)(3) that requires a 15-foot continuous landscaped buffer strip between residential and non-residential uses. The applicant proposes to continue access to and parking on their property running from Galisteo Street to their Foundation office buildings facing Paseo de Peralta. The property is zoned C-1 (Office and Related Commercial) (Donna Wynant, Case Manager)

I. RECOMMENDATION

Staff recommends that Commission **APPROVE** the variance request subject to the following conditions of approval and technical corrections in Exhibit A:

#	Conditions of approval	Dept/Division	To be completed by:
1	In order to assist with the turning movements off Paseo de Peralta into the proposed Museum of New Mexico Foundation entrance, the developer shall remove the existing 30-foot section of concrete median in the turning bay on Paseo de Peralta and	Traffic Engineering	Prior to Final Sign-Off



The applicant proposes to convert the existing parking lot to the east of the main building, the Shonnard House, at the northeast corner of their site to a garden and to build a new 3,880 square foot new office building in the southwest corner. The entrance into the site from Paseo de Peralta will be relocated to the west side of the Shonnard House with angled parking which will continue on to Galisteo where a row of 17 parking spaces is proposed along the driveway. The gravel driveway will have two-way circulation throughout the site.

Since the total square footage of all buildings is less than the 10,000 square feet (8,918 square feet), this proposal does not require development plan review. This variance request is strictly from the required landscape strips as illustrated above.

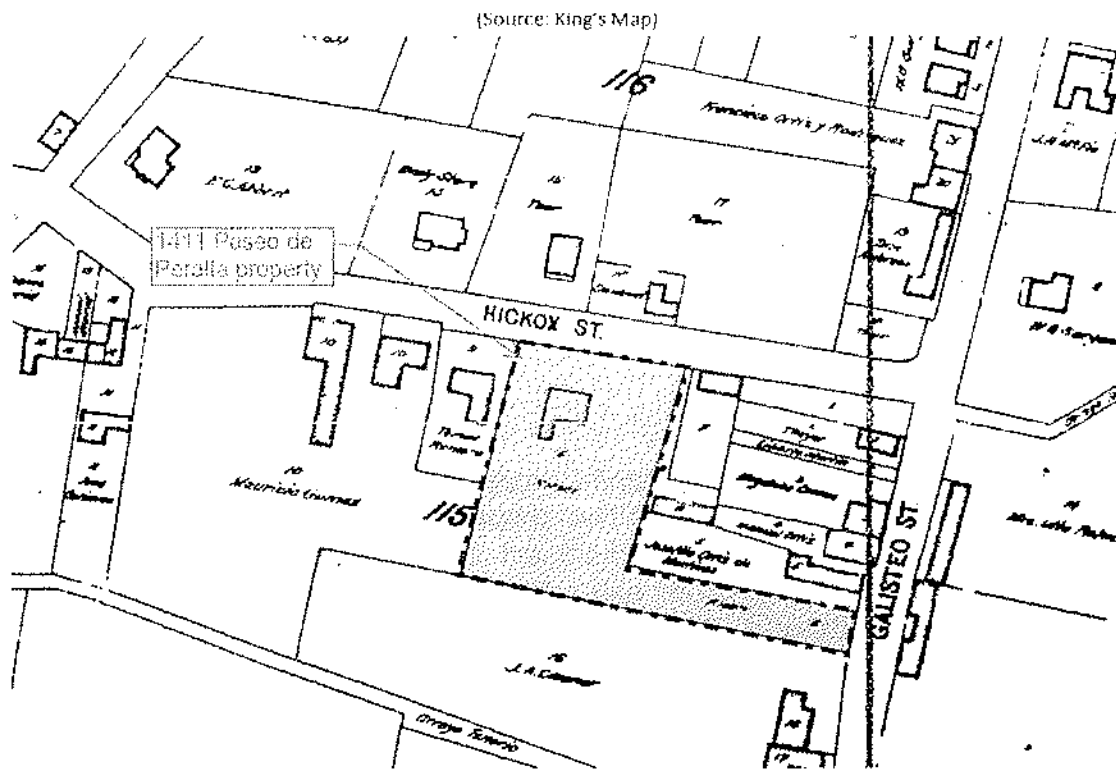
III. SITE REVIEW

The property is zoned C-1 (Office and Related Commercial) and is located within the Downtown and Eastside Historic District. The property includes the Shonnard House, an historically significant structure and the Shonnard Studio, a contributing structure to the historic district. The parcel has been configured as a "flag" lot for over a century as it appears on the attached Kings map, dated 1912, when the property abutted Hickox Street, now Paseo de Peralta.

The driveway that extends to Galisteo via the "flag" portion of the lot is approximately 40' wide by 270' long (10,800 square feet) and has been in place and used since the property was rezoned C-1 on May 9, 1984, long before zoning changes required a 15-foot landscape buffer between commercial and residential properties in 2001. The two required 15-foot wide landscape buffer strips alongside the residential properties along the north and south side of the 40-foot wide driveway strip would leave only 10 feet of area for their proposed driveway and parking. The Fire Marshal requires a minimum of 20 feet for emergency (fire) equipment. The applicant states that this improved access to the property will ensure emergency access to the property and to Las Brisas to the south. Circulation will be two-way throughout the site (which requires a 20' driveway). The applicant stated that parking can be diagonal in one direction with two-way circulation. They indicated that they are also willing to use parallel parking on both sides of the driveway.

The new building proposed in the southwest corner of the site shows a 15-foot wide buffer between the new building and adjacent residential properties which are also screened by coyote fencing.

Some of the neighbors from the adjacent Las Brisas residential condominium development expressed concern regarding the removal of certain trees. The applicant indicated that they removed Siberian elms and "noxious weeds," as classified by the State of New Mexico from along the property line, but did not remove larger trees along the property line. They also cleared the area of extensive litter and stated they will properly landscape the area as part of the property's overall improvement. Other neighbors expressed concerns that the proposed layout would encourage cut-through traffic. The applicant pointed out that a vehicle traveling east on Paseo de Peralta would not find this diagonal drive a shortcut as it would exit on Galisteo going north to the traffic light on Paseo de Peralta and Galisteo.



IV. VARIANCE REQUEST

The applicant requests a variance to the landscape requirement from Section 14-8.4(J)(3) that requires a continuous landscape buffer strip where nonresidential development abuts residential development on residentially zoned property. The 40-foot strip of the subject site zoned C-1 (Office and Commercial) that extends to Galisteo Street abuts residential properties. Section 14-8.4(J)(3)(a) states:

- (3) *Buffer for Nonresidential Development Abutting Residential*
 (a) *Nonresidential development that abuts a residential development on residentially zoned property or an undeveloped parcel in residential zoning district shall provide a continuous landscaped buffer strip not less than fifteen (15) feet wide.*

The following criteria are used in evaluating the requested variance.

Approval Criteria– Section 14-3.16(C)

Criterion 1(a): unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
---	--

<p>were created by natural forces or by government action for which no compensation was paid;</p>	
<p>The lot in its current configuration has existed for over a century since it appears on the Kings Map, dated 1912. The property was zoned to the C-1 District in 1984 and the landscape 15' wide buffer strip regulation has been in place since 2001. Staff concurs with the applicant that the unusual shape of the lot, with a narrow segment bordered on two sides by residential zoning, constitutes an unusual circumstance, although it is not technically a nonconformity.</p>	
<p>Criterion 2: The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.</p>	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
<p>The lot in its current configuration has existed for over a century since it appears on the Kings Map, dated 1912. The property was zoned to the C-1 District in 1984 and the landscape 15' wide buffer strip has been in place since 2001. Staff concurs with the applicant that the unusual shape of the lot, with a narrow segment bordered on two sides by residential zoning, constitutes an unusual circumstance, although it is not technically a nonconformity.</p>	
<p>Criterion 3: The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.</p>	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
<p>The extent of development shown on the proposed site plan, including the existing and proposed buildings and the relocated parking lots, is similar to or slightly less than the extent of development that would be typical on other lots with C-1 zoning.</p>	
<p>Criterion 4: The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use;</p>	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
<p>The property has been used for office purposes for many years, although at a lower intensity than would be typical in a C-1 district, and was used as a residence prior to the office conversion. The portion of the lot directly affected by the variance is used currently as a two-way driveway, which would be upgraded with added parking. Without the variance to the buffer requirement, the property in question could only be used for one-way vehicular traffic and could not be used by emergency vehicles. Because the building being constructed on the remaining Property requires parking and additional ingress and egress for staff and guests, lack of a variance from the landscaping requirements would limit the future use and development of the Property.</p>	

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.	<p>Criterion Met: (Yes/No/Conditional/N/A) YES</p>
--	---

The purpose and intent of the of the articles and sections from which the variance is granted is:

14-8.4 LANDSCAPE AND SITE DESIGN

(A) Purpose and Intent

(2) It is also the purpose of this Section 14-8.4 to protect and promote the health and beauty of natural settings and urban landscapes, to recognize and provide for appropriate changes in the urban context and to protect and preserve public and private landscape resources. This Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities and social spaces that contribute to civic pride and vitality.

14-8 DEVELOPMENT AND DESIGN STANDARDS

The purpose and intent of Section 14-8 includes references to ensuring a high quality appearance, preserving and protecting the character of Santa Fe, enhancing the business economy and providing buffers between incompatible uses. The parking regulations do not have a specific statement of purpose and intent, but are generally understood to include:

- Protecting residential neighborhoods from overflow parking related to nonresidential uses;
- Minimizing traffic congestion and hazards where parking lots are accessed from public roads;
- Ensuring that parking lots are safe and convenient to use, with adequate provisions for emergency access;
- Providing appropriate screening, interior landscaping and stormwater control;
- Providing adequate, but not excessive, numbers of spaces.

In their response, the applicant quotes from the general purpose and intent of Chapter 14:

The purpose and intent of Chapter 14 is to "promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development."

The applicant states:

Emergency vehicle access enabled by a variance clearly promotes health, safety, order, and convenience. Section 14-8.4(J)3 requires buffers between commercial and residential properties. The area of the lot for which the variance is requested does not and will not have activity that is "commercial" as distinguished from residential, nor will it have a greater intensity than what could be expected with neighboring residential multifamily zoning. The current driveway and parking is partially screened by existing vegetation. Parking would be for the vehicles of staff and visitors, typically less than five feet or six in height and reasonably screened with additional vegetation.

Additionally, by allowing ingress and egress to the Property without the landscaping buffer imposed upon the Property, the safety to the remaining Property is increased and

will further mitigate the traffic onto Paseo de Peralta. The variance will allow vehicular traffic from Galisteo Road and onto Galisteo Road and make it easier for emergency vehicles to access the Property from both Galisteo Road and from Paseo de Peralta, thereby increasing the safety to the users of the Property and the adjacent property owners.

Staff concurs in part – office parking lot activities would be similar to multi-family parking.

Criterion 5: The variance is not contrary to the public interest.

Criterion Met:
(Yes/No/Conditional/N/A)
YES

Staff concurs with the applicant's statement:

"This variance would not be contrary to the public interest. This variance makes legal the way that the property has been used for many years and will in fact benefit the public interest since it will allow emergency vehicles to reach certain neighboring properties and the rear or side of other properties that would otherwise be inaccessible. For reasons set forth above regarding safety enhancement, granting of the variance is in fact in the public interest and will not create a hardship or detriment to the adjacent residential owners. Enforcement of the landscaping ordinance, however, will create a hardship to the Property owner that is clearly contrary to the public interest."

The applicant will retain the wire fence along the north side of the driveway strip and plant Virginia creeper or similar vine. They noted on their site plan that they may replace the existing fence with a similar fence and then plant with the vines for screening. They will plant English Ivy for year-round screening on the south property line along the wire fence near the adjacent Las Brisas condominium development, in addition to the existing mature trees.

V. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the requested variance was held on March 14, 2017. The twenty neighbors in attendance raised questions regarding traffic to be generated by the proposed development, "creeping commercialism," removal of trees along the strip of land next to the Las Brisas development. (See Exhibit C: ENN Materials)

VI. EXHIBITS

EXHIBIT A: Technical Corrections

EXHIBIT B: City Staff Memoranda

1. City Engineer, RB Zaxus
2. Traffic Engineering, John Romero
3. Water Division, Dee Beingessner
4. Wastewater Division, Stan Holland
5. Fire Department, Reynaldo Gonzales
6. Landscaping, Somie Ahmed

EXHIBIT C: Early Neighborhood Notification

1. Guidelines
2. Meeting Notes

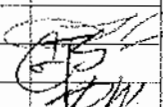
EXHIBIT D: Maps and Photos

1. Future Land Use Map
2. Zoning Map
3. Aerial Photo

EXHIBIT E: Applicant Submittals*

* Maps and other exhibits are reproduced and archived separately from this staff report. File copies are available for review at the Land Use Department office at 200 Lincoln Avenue, West Wing.

APPROVED:

Title	Name	Initials
Land Use Department Director	Lisa Martinez	
Land Use Current Planning Division Director	Greg Smith, AICP	
Land Use Department Planner Senior	Donna Wynant, AICP	

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit A

Technical Corrections

EXHIBIT B:
TECHNICAL CORRECTIONS
For Museum of New Mexico, 1411 Paseo de Peralta

The following are the staff-technical corrections for this project:

#	Technical Corrections	Dept. or Division	To be completed by:
1	The Developer shall provide a drawing depicting the sight distance triangle at the Galisteo driveway exit that follows the 2011 AASHTO Design Guide Manual. If the driveway lacks the proper sight distance onto Galisteo, the developer will need to provide a solution on how to remediate and must be approved by Public Works Department.	Traffic Engineering	Prior to Development Plan recordation
2	Revise design of driveway so that the cross slopes of the sidewalk crossing the driveway are less than 2%.	Traffic Engineering	Prior to Development Plan recordation
3	All Fire Department access shall be no greater than a 10% grade throughout. (Appendix D Table D103.4)	Fire Marshal	Prior to any construction or remodel
4	Fire Department access shall not be less than a 20 foot width to any new construction and meet IFC turn-around requirements.	Fire Marshal	Prior to any construction or remodel
5	Shall meet the 150 foot driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Fire Marshal	Prior to any construction or remodel
6	Fire Department shall have a 150 foot distance to any portion of the building on any new construction.	Fire Marshal	Prior to any construction or remodel
7	Shall have water supply that meets fire flow requirements as per IFC	Fire Marshal	Prior to any construction or remodel

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit B

DRT Memos

City of Santa Fe, New Mexico

memo

DATE: June 14, 2017
TO: Donna Wynant, Planning and Land Use Department
VIA: John Romero P.E., Engineering Division Director *JR*
FROM: James A. Martinez P.E., Traffic Engineer *JAM*
CASE: Museum of New Mexico Foundation, 1411 Paseo de Peralta, Variance Permit – Case # 2017-54

ISSUE:

Jamie Clement, President and CEO of the Museum of New Mexico Foundation requests a variance from Section 14-8.4(J)(3) that requires a 15 foot continuous landscaped buffer strip between residential and non-residential uses. The applicant proposes to continue access to and parking on their property running from Galisteo Street to their Foundation office buildings facing Paseo de Peralta. The property is zoned C-1 (Office and Related Commercial).

RESPONSE TO 1411 PASEO DE PERALTA REVISED SITE PLAN 6-10-17:

On the May 31, 2017, a memo listing Conditions of Approval and Technical Corrections for the above-mentioned case requested that the developer submit a sight distance drawing for the Galisteo driveway exit that followed the 2011 AASHTO Design Guide.

On June 7, 2017, the Developer submitted the site distance drawing for the Galisteo driveway exit and found that the neighboring 5-foot tall stucco wall hindered the sight distance exiting onto Galisteo. The Developer has moved the Galisteo driveway as far North as possible to obtain more sight distance. The developer shall provide a revised sight distance drawing to depict the new sight distance at the Galisteo driveway location. However, the current parking stalls labeled 16 and 17 will need to be removed to not impede traffic flow near the Galisteo driveway.

The Public Works Department (PWD) does not recommend the two-way circulation pattern mentioned in the Revised Site Plan dated 6-10-2017 with the current parking configuration. The developer shall provide a turning movement drawing following the 2011 AASHTO Design Guide using the minimum turning path for a passenger vehicle to depict how a vehicle backs out of the parking stall to exit using the Paseo de Peralta Driveway. With the current parking configuration shown, A "DO NOT ENTER" sign shall be placed to prohibit vehicles from entering at the Galisteo Driveway.

If the developer provides a new parking layout that meets two-way circulation, and is approved by the PWD, the "DO NOT ENTER" sign will not be necessary.

Conditions of Approval (1 and 2) listed on May 31, 2017 memo have been noted on the revised plans.

RECOMMENDED ACTION:

Review comments are based on revised plan received on June 10, 2017. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

CONDITIONS OF APPROVAL:

MUST BE COMPLETED BY:

1	N/A	
2	N/A	

TECHNICAL CORRECTIONS:

MUST BE COMPLETED BY:

1	The developer shall provide a revised sight distance drawing to depict the new sight distance at the Galisteo driveway location.	Prior to Final Sign-off
2	The developer shall provide turning movement drawings using a passenger car entering and exiting the Galisteo Driveway to evaluate if the sufficient space is available to exit the site.	Prior to Final Sign-off
3	Parking stalls 16 and 17, shown on the revised drawing, will not allow entering vehicles adequate turning space at the Galisteo Driveway. With the parking configuration shown, A "DO NOT ENTER" sign shall be placed to prohibit vehicles from entering at the Galisteo Driveway location.	Prior to Final Sign-off

If you have any questions or need any more information, feel free to contact me at 955-6953. Thank you.

Development Review Team

Comment Form

Date: May 26th, 2017

Staff person: Somic Ahmed

Dept/Div: LUD/Technical Review Division

Case: #2017- 54: Museum of NM Foundation, 1411 Paseo de Peralta Variance

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:

Must be completed by:

1. Due to site conditions and configuration of lot, applicant is requesting a variance. Based on BoA decision, an alternate means of compliance must be proposed for staff to review and approve [Article 14-8.4(C)(4)] prior to construction permit submittal. Staff reserves the right to request additional submittals complying with Article 14-8.4 at time of construction permit.	Construction permit
2. Screening required for parking lots from adjacent properties must be on the lot. Proposed screening (on the south side of the parking) is with a fence that is not on the lot as part of this variance. [Article 14-8.4(I)(2)].	Construction permit
3. Parking shall also be screened from the street yard and can be provided after parking spot 17 [Article 14-8.4(I)(2)]. This screening is subject to any sight visibility triangles and curb cuts as required by the Traffic Engineering Department.	Construction permit

Technical Corrections*:

Must be completed by:

1.	
2.	
3.	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. All proposed landscaping must comply with Article 14-8.4 at time of construction permit submittal.
2. Open space must be provided for non-residential lot and must comply with Article 14-7.5 at time of construction permit submittal.

Development Review Team Comment Form

Date: May 26, 2017

From: Risana "RB" Zaxus, City Engineer

Dept/Div: Land Use, Technical Review Division

Case: Case #2017-54, Museum of NM Foundation, 1411 Paseo de Peralta, Variance

Case Mgr: Donna Wynant

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 None	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1 None	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Explanation of Conditions or Corrections (if needed):

Development Review Team
Comment Form

Date: May 26, 2017

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater Division

Case: Case #2017-54. Museum of NM Foundation, 1411 Paseo de Peralta, Variance

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1. None	
---------	--

Technical Corrections*:

Must be completed by:

1. None	
---------	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. None

Explanation of Conditions or Corrections (if needed): None

Development Review Team
Comment Form

Date: 5/31/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: Case #2017-54. Museum of NM Foundation, 1411 Paseo de Peralta, Variance.

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 The water division does not have any requirements for this variance.	
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form

Date: May 31, 2017

Staff person: Fire Marshal Reynaldo Gonzales *Reynaldo D. Gonzales*

Dept/Div: Fire

Case: **Case #2017-154** Museum of NM Foundation, 1411 Paseo de Peralta

Case Mgr: Donna Wynant



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1None

N/A

Technical Corrections*:

Must be completed by:

1. All Fire Department access shall be no greater than a 10% grade throughout. (Appendix D 103.2)
2. Fire Department Access shall not be less than 26 feet width on with any buildings that exceed 30 feet in height, and no less than 20 feet width on all other roads. (Appendix D Table D103.4)
3. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)
4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)
5. Shall have water supply that meets fire flow requirements as per IFC (Appendix B section B105)

Prior to any construction or remodel

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit C

Early Neighborhood Notification



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

<i>Project Name</i>	Museum of New Mexico
<i>Project Location</i>	1411 Paseo de Peralta
<i>Project Description</i>	Museum of New Mexico Foundation Offices
<i>Applicant / Owner</i>	Museum of New Mexico Foundation
<i>Agent</i>	Jamie Clements
<i>Pre-App Meeting Date</i>	10/18/16 and 2/1/17
<i>ENN Meeting Date</i>	3/14/17
<i>ENN Meeting Location</i>	Downtown Public Library
<i>Application Type</i>	BOA Variance to landscape requirement per
<i>Land Use Staff</i>	Donna Wynant, AICP
<i>Other Staff</i>	N/A
<i>Attendance</i>	Approximately 20 neighbors

Notes/Comments:

Donna Wynant gave an introduction to the Early Neighborhood Process and then introduced the applicant, Jamie Clements. Phillip Crump introduced himself as a meeting facilitator and the husband of the architect of the project, Beverly Spears. Mr. Clements gave an overview of the NM Foundation and the Shonnard House. He said that they provide support to the Museum of New Mexico, shops and does licensing of various programs. They now want to consolidate their staff into one location on the subject site. He went over the history of the Shonnard House and passed out a handout. (See attached history). The property was acquired in 1978 and their tenant's lease expired in 2015. They want to build a 4,000 square foot structure in the southwest corner of the property and are raising ten million dollars for various projects with one million dollars going to the Shonnard project. They expect to begin construction in the summer or fall of this year. The architect, Beverly Spears gave the layout to the proposed overall development. The proposal is to build in the southwest corner and to convert the existing parking lot to a garden. The property was rezoned to C-1 (Office and Related Commercial) in 1984.

Questions from the Audience:

Several questions were asked about the specifics of the layout. Ms. Spears said the strip of land extending out to Galisteo is just less than 40 feet wide and that the circulation would be two way throughout the site.

Regarding 616 Galisteo, which is a landlocked property located just north of the strip of land, a neighbor came across a deed at the County in Spanish for the property owner and stated she would not be able to easily access her property if the strip of land became one-way going out towards Galisteo.

Another neighbor felt that the parking shown on the plan is half of what is needed and that 22 vehicles will be added to the traffic from W. Santa Fe Avenue and alleys accessing Galisteo, adding to the existing congestion. She felt a traffic study was warranted.

Another neighbor said she saw trees being cut down, and she also wanted to see a traffic study.

A different neighbor said that the strip should be used as open space/park and people should be encouraged to instead park in the parking lot.

Elizabeth Hemmer said she lives in the house next to the strip (the landlocked property at 616 Galisteo), and that she parks right next to her house and her visitor(s) parks behind her.

A neighbor read Section 14-8.4(A)(2) of the City's Development Code :

14-8.4 LANDSCAPE AND SITE DESIGN

(A) Purpose and Intent

(2) It is also the purpose of this Section 14-8.4 to protect and promote the health and beauty of natural settings and urban landscapes, to recognize and provide for appropriate changes in the urban context and to protect and preserve public and private landscape resources. This Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities and social spaces that contribute to civic pride and vitality.

He also added that the letter that went to the New Mexico foundation members was different than the ENN letter.

A woman asked if Ms. Shonnard's work (sculpture, etc.) would be displayed at the property.

Beverly Spears responded to a question regarding the trees along the strip of land, and said the trees are Siberian Elms, and that the large trees would remain.

Russ and Elizabeth who live next door in Las Brisas said their main concern is commercial development and not getting all the information- that the decision has already been made but is not being disclosed to them.

A woman said they could lock off through traffic after work hours and that she was concerned about "creeping commercialism". She added that the only possible solution she saw was to not allow the property as a thruway.

Beverly Spears added that they would like to do a gravel drive/parking area, and not pave the area.

A man stated that he was concerned about this being a thruway, and the "amputation" of other properties. Also, if the land were paved, heat would be reflected to Las Brisas to the south.

When asked about how many offices and employees they anticipated, the applicant responded that the new building would be of approximately 4,000 square feet in the southwest corner of the site and house studio space and new offices.

The applicant gave the following employee information:

7 people (administrative staff)

Studio (for studio space)

15 people to move over from other offices to the new office building.

Total new employees: 22

The existing parking lot will be converted to a garden with the proposed new parking spaces consisting of 5 spaces in the front (near Paseo de Peralta) to the west of the Shonnard house and 15 spaces along the strip of land extending out to Galisteo.

Colleen Gavin, from Jenkins/Gavin stated that the parking appeared to be based on one space per 350 square feet of office space, and not on the number of employees.

The applicant gave the square footage figures:

2,212 net square feet - Shonnard House (3,035 gross square feet)

2,400 square feet - Studio space

4,000 new office space

A neighbor stated that last May, the area had green space and that 22 trees were chain sawed down and the bollards were moved and that no one said anything about this to them.

Elizabeth Hemmer, who owns and lives in the landlocked property at 616 Galisteo, said she does not want her property to be subdivided.

People spoke up and said that a lot of people could not make the 5:30 meeting.

A man asked: *"Are you willing to make changes to your plan? We hope you will consider our concerns."*

Bill Harper, who serves on the Las Brisas board, asked the applicant to honor the intent and spirit of the Zoning Ordinance. This will impact hundreds of people.

Meeting adjourned at 6:50.

EARLY NEIGHBORHOOD NOTIFICATION MEETING

SIGN-IN

Project: MNMF / Shonnard House

Meeting Date: March 14, 2017

Facilitator: Donna Wynant, Land Use Senior Planner,
City of Santa Fe

Place/Room: Santa Fe Public Library

Name & Address

E-Mail

Philip Crump

philip@pcmedizte.com

Yvonne Montoya

Montoya@me.com

Elizabeth R. Hemmer

none (505) 983-5646

Mary Annis of Clifford

dustysthome@comcast.net

Jane Fischer

jwfischer@mac.com

jwfischer@mac.com

Beverley Spears

bspears@spearshorn.com

Elizabeth Saffold

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Russell Thornton

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Jerry Richardson

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M. Chui

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Robert Clifford

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CHARLES ANGEVINE

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JUDITH DIAMOND

SCOTT GALL

Kristina Lindstrom

K.lindstrom@santafe

real-estate.com
(505) 577-9060

Willm. Fischer

willm.fischer@gmail.com

Colleen Gann

cellea@jerhuisgann.com

Bur Harper

wharpernh@gmail.com



Museum of Indian Arts & Culture/Laboratory of Anthropology
Museum of International Folk Art
New Mexico History Museum/Palace of the Governors
New Mexico Museum of Art
New Mexico Historic Sites
Office of Archaeological Studies

Philanthropic
Support for Our
State's Cultural
Heritage

P.O. Box 2065
Santa Fe, NM 87504-2065
T 505.982.6366
F 505.982.0606
museumfoundation.org
shopmuseum.org
worldfolkart.org

The Museum of New Mexico Foundation (MNMF) is a nonprofit organization that supports the four state museums in Santa Fe, seven historic sites statewide and the Office of Archeological Studies.

We were founded in 1962 by lawyer Tom Catron to provide private funding for the state museums in Santa Fe: the Museum of Indian Arts and Culture/Laboratory of Anthropology, Museum of International Folk Art, New Mexico History Museum/Palace of the Governors, and New Mexico Museum of Art.

We partner with the state, through the Department of Cultural Affairs, to sustain the Museum of New Mexico (MNM), founded in 1909 by Edgar Lee Hewett in the Palace of the Governors. MNM has today become the largest and most comprehensive state museum system in the country.

Through this public-private partnership, the state staffs and operates the museum system while the Foundation provides earned and contributed revenue devoted to exhibition development and educational programming.

Over the past 55 years, we have raised more than \$90 million for the state museum system from 25,000 donors and 15,000 members. We have the largest cultural membership in New Mexico with 7,500 member households, 5,000 of which reside in the state with the balance spread throughout the United States.

In addition, the Foundation manages 32 endowments valued at \$21 million that provide nearly \$1 million in financial support annually to MNMF and the Museum of New Mexico. These endowments fund the acquisition of art and artifacts, museum programming, and provide administrative support.

The Foundation operates five museum shops in Santa Fe, as well, which generate \$3 million in sales annually and enhance the visitor experience at our state museums. A licensing program we developed 20 years ago generates additional funding and brings high-profile visibility to the Museum of New Mexico both nationally and internationally.

For more information on the Museum of New Mexico Foundation, please visit our website at www.museumfoundation.org.

*This was distributed
at the ENN, 3/14/17*

In 1978 sculptor Eugenie Shonnard Ludlam died, leaving her property at 1411 Paseo de Peralta to the Museum of New Mexico Foundation. Buildings on the property include the "Shonnard House," built in 1890 by master-carpenter Philip Hesch, and included in the National Register of Historic Places as a Significant Historic Structure. The "Shonnard Studio," a Contributing Historic Structure built in 1874, was where Ms. Shonnard created notable works of art, included in the collections of the Metropolitan Museum of Art, the Luxembourg Palace, and elsewhere.



The Museum of New Mexico Foundation in May, 1984 petitioned to have 1411 Paseo de Peralta re-zoned to C-1, Office and related Commercial, and received approval from the City of Santa Fe. Later that year the Foundation leased the property to Shonnard Partners, who completed extensive renovations to both buildings, which received the New Mexico Historic Preservation Award. The offices of Margo Cutler Real Estate and other tenants occupied the buildings until 2015, when the Foundation reclaimed possession of the property for its own use; the Foundation's Shops and Licensing offices now operate out of the Shonnard House and Studio.

Currently the Museum of New Mexico Foundation's main offices are in the Hewett House at 116 Lincoln Avenue, property owned by the State of New Mexico's Department of Cultural Affairs. As part of a Centennial Campaign approved by the Board of Trustees, the Foundation plans to consolidate all of its offices on the Shonnard property; doing so will enhance its ability to fulfill its philanthropic mission more effectively. It will also allow the New Mexico Museum of Art to use the adjacent Hewett House for critically needed space.

Moving the Foundation's executive, development, membership, and financial operations to its Shonnard property will require new office space to supplement the existing buildings; Spears Horn Architects have been engaged to design a new building and master plan. A 4,000 square foot office building will be constructed near the southwest corner of the 1.024 acre lot; when completed, some two-dozen full-time staff members will conduct Museum of New Mexico Foundation business on the Shonnard property.

Spears Horn Architects have a distinguished history of design in Santa Fe and New Mexico, including award-winning designs for the Lannan Foundation, Santa Fe Prep, Rio Grande School, historic Los Luceros restoration, Santa Fe Plaza Stage, and other projects. Information about the firm is available at their website: www.spearshorn.com

PHOTO:

Left to right: Artists Ernest L. Blumenschein, Eugenie Shonnard, Gustave Baumann, and architect John Gaw Meem in the courtyard of the Museum of Fine Arts, Santa Fe, New Mexico, 1954
Palace of the Governors Photo Archives Collection



ENN GUIDELINES

Applicant Information

Project Name: MUSEUM OF NEW MEXICO FOUNDATION SHONNARD OFFICES
Name: CLEMENTS JAMIE
Address: 116 LINCOLN AVENUE
Last First M.I.
Street Address Suite/Unit #
SANTA FE NM 87501
City State ZIP Code
Phone: 505 982-6366 X103 E-mail Address: jamie@museumfoundation.org

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.

see attached

(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.

see attached

(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.

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(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.*

see attached

(l) ADDITIONAL COMMENTS (optional)

see attached

PARCEL INFORMATION

PROJECT NAME: Museum of New Mexico Foundation Offices

ADDRESS: 1411 Paseo de Peralta
Santa Fe, NM 87501

PROPERTY SIZE: 1.024 acres (44,605 square feet)

ZONING: C-1

PROPOSED USE OF LAND: Continued Commercial Use

DOES THIS PROJECT HAVE A FINAL DEVELOPMENT PLAN APPROVAL? :

☐ YES

☐ NO

CASE NUMBER:

EARLY NEIGHBORHOOD NOTIFICATION MEETING DATE:

March 14, 2017

UNIFORM PARCEL CODE NUMBER: 1054098085489000000

PREAPPLICATION CONFERENCE DATE: October 18, 2016 & February 1, 2017

PROPERTY OWNER INFORMATION

COMPANY NAME: Museum of New Mexico Foundation

NAME: Jamie Clements, President and CEO

ADDRESS: 116 Lincoln Avenue
Santa Fe, NM 87501

PHONE: 505.982.6366 x110

EMAIL: jamie@museumfoundation.org

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

(a) unusual physical characteristics exist that distinguish the land or *structure* from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;

1411 Paseo de Peralta is a lot with unusual physical characteristics, often called a "flag" or "porkchop" lot, because a portion of the property is a long, narrow extension of the central parcel--a driveway with access from and to Galisteo Street. This driveway is approximately 40' wide by 270' long (10,800 square feet) and has been in place and used since the property was re-zoned C-1 on May 9, 1984, long before zoning changes required a 15' landscaped buffer between commercial and residential properties.

Prior to the zoning change requiring 15' landscaping buffers between residential and commercially zoned property, the area in question was fully functional and usable as a driveway and parking area. The imposition of the landscaping buffer renders this area unusable except as a single, narrow drive to Galisteo Road. This result creates a hardship on the Property owner and reduces the use and value of the Property for which no compensation was awarded the Property owner. This area is not intended to be used for anything other than parking and as access to and from the Property and will not harm any of the adjacent landowners in any respect nor impose a burden on their use.

(b) the *parcel* is a *legal nonconforming lot* created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;

(c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or

(d) the land or *structure* is *nonconforming* and has been designated as a *landmark, contributing or significant property* pursuant to Section 14-5.2 (Historic Districts).

(2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the *property* in compliance with the standards of Chapter 14.

If no variance to Section 14-8.4(J)3 is granted, residential properties to the north

and south of the driveway would require 30' of landscaped buffers and effectively render the property useless. Section 14-8.4(J)3 would preclude any development or beneficial use of the 10,800 square feet (24.21% of the 44,605 square feet total for the property), because the buffers would leave only a 10' wide strip of land. Such a narrow strip of land would be unsuitable for fire-fighting equipment (20' wide driveways are required), two-way vehicular traffic, or parking--the only uses planned for the driveway area.

(3) The *intensity of development* shall not exceed that which is allowed on other *properties* in the vicinity that are subject to the same relevant provisions of Chapter 14.

The intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14. This property has a 216.97' property line on the north side of the driveway measured from the property corner at Galisteo Street and 270' (of a total 376.6') on the south side of the driveway measured from the property corner at Galisteo Street for a total of 486.97 linear feet of property line for which a variance is being sought. This variance is being sought only for use as a driveway and parking by Museum of New Mexico Foundation staff and guests and for reasonable and functional vehicular circulation. This variance would not be used for any other purpose, including building construction.

(4) The variance is the minimum variance that will make possible the reasonable use of the land or *structure*. The following factors shall be considered:

(a) whether the *property* has been or could be used without variances for a different category or lesser *intensity* of use;

The property has been and is being used in the way the variance requests, as a driveway wider than 10 feet with parking occurring beside the driveway. Without the variance, the property in question could only be used for one-way vehicular traffic and could not be used by emergency vehicles. Because the building being constructed on the remaining Property requires parking and additional ingress and egress for staff and guests, lack of a variance from the landscaping requirements would limit the future use and development of the Property.

(b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the *general plan*.

The purpose and intent of Chapter 14 is to "promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development." Emergency vehicle access enabled by a variance clearly promotes health, safety, order, and convenience. Section 14-8.4(J)3 requires buffers between commercial and residential properties. The area

of the lot for which the variance is requested does not and will not have activity that is "commercial" as distinguished from residential, nor will it have a greater intensity than what could be expected with neighboring residential multifamily zoning. The current driveway and parking is partially screened by existing vegetation. Parking would be for the vehicles of staff and visitors, typically less than five feet or six in height and reasonably screened with additional vegetation.

Additionally, by allowing ingress and egress to the Property without the landscaping buffer imposed upon the Property, the safety to the remaining Property is increased and will further mitigate the traffic onto Paseo de Peralta. The variance will allow vehicular traffic from Galisteo Road and onto Galisteo Road and make it easier for emergency vehicles to access the Property from both Galisteo Road and from Paseo de Peralta, thereby increasing the safety to the users of the Property and the adjacent property owners.

(5) The variance is not contrary to the public interest.

This variance would not be contrary to the public interest. This variance makes legal the way that the property has been used for many years and will in fact benefit the public interest since it will allow emergency vehicles to reach certain neighboring properties and the rear or side of other properties that would otherwise be inaccessible. For reasons set forth above regarding safety enhancement, granting of the variance is in fact in the public interest and will not create a hardship or detriment to the adjacent residential owners. Enforcement of the landscaping ordinance, however, will create a hardship to the Property owner that is clearly contrary to the public interest.

WYNANT, DONNA J.

From: Judi Diamond <judidiamond@icloud.com>
Sent: Wednesday, March 15, 2017 3:12 PM
To: WYNANT, DONNA J.
Subject: Meeting with Galisteo neighbors

Hi Donna,

I had a few thoughts after last night's meeting that I wanted to share but neglected to take down any contact number but yours. I would appreciate you passing this along, as it's likely I won't be in Santa Fe for subsequent meetings.

It seemed to me that most of "our" concerns fell into two areas. One, increased traffic on Galisteo and two, loss of the green space in favor of employee parking.

My house is very near the corner of Galisteo and Paseo de Peralta, and all those cars idling at the traffic light sit right outside my door. We're not currently living in the house (short-term rental), but on the few weeks of the year that we're here all those emissions (and noise) make it nearly impossible to sit outside and enjoy our tiny patio. My husband and I knew that was a problem when we bought the house but would rather it not be made worse.

The traffic problem could be alleviated by not allowing all those cars to exit the property onto Galisteo, and closing it off with a chain would still allow for entry/exit of emergency vehicles and give dog walkers access to the green space. It would also prevent local drivers from using the property to bypass the traffic light.

The property line to the south should be planted with a few more trees and shrubs to add shade and make up for the ones cut down. That would also improve the view for residents to the south.

A readjustment of the traffic light at Paseo de Peralta/ Galisteo seems critical, as that would prevent long back ups of cars. The timing on that light is currently very bad. We're usually walking across that intersection, and the light takes forever to change in our favor. Sometimes it never does but recycles in the E/W direction, infuriating when traffic on Paseo de Peralta is sparse but fast.

None of this precludes the museum from having a garden where the current parking is. Perhaps a smaller garden with a few parking spaces could beautify as well as accommodate 5-6 cars and not park all the cars in one place. This might benefit employees as well because they all won't be aiming for the same exit at 5 p.m. every day.

Thanks for reading our musings,
Judi Diamond/Charles Angevine
604 Galisteo St.
307-223-0036/307-314-9803

Date: March 10, 2017

Memo to: MNMF

From: Russell Waldo

Re: Early Neighborhood Notification (ENN) Meeting, March 14, 2017

Qualification:

1. Las Brisas de Santa Fe, owner of Units 10, 29 & 32
2. Professional Engineer & Land Surveyor NY, CT, RI, MA, NH & VT
3. 66 Years experience in building and land development in the states listed above, including major parking lots and roadways

Enclosed you will find an overlay of a sketch received from you a month or so ago showing several alternative parking designs that do not require a variance. With reference to Article 14-3.16(C) Variances Approval, criteria (1) through (6), variances are inappropriate. Special reference is made to items (4) and (5), i.e. that the property can be used as proposed without variances and that the necessity of a variance is contrary to the public interest.

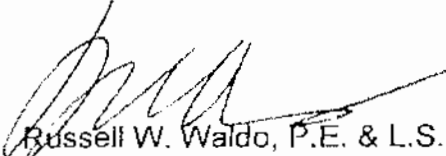
With specific reference to (4) your sketch shows 22 parking spaces. My Option #2 shows 22 parking spaces and Option #4 shows 24 parking spaces. The parking in the vicinity of the building is 90° and not diagonal, thereby allowing 2-way traffic. It is my understanding that the Fire Marshal will allow an 16-foot fire lane through the property, which will not require a decrease in the 15-foot buffer adjoining the Las Brisas property, the width of which is necessary for adequate plantings.

With reference to sight line requirements set forth in 14-7.1(F)(2), *Illustration 14-7.1-1 Visibility at Driveways on Lanes and Subcollectors*, photos taken by Jerry Rogers at the locations in the sketch show no roadway visibility by cars exiting onto Galisteo Street and are in conflict with Article 14-3.16(C)(5), i.e. the variance is in conflict with the public interest. Exiting onto Galisteo Street will create a dangerous, life threatening condition due to improper visibility.

Request is made that:

1. You retain the 15-foot buffer with adequate plantings.
2. That you reverse the traffic direction
 - a. Parking in the vicinity of the existing building entrance and exit via Paseo de Paralta and set at 90° (spaces: 8 ½ feet wide by 18 feet deep)
 - b. Balance of parking is parallel entering from Galisteo Street and exiting onto Paseo de Paralta (spaces: 8 ½ feet wide by 23 feet deep)

Consider this memo as notice that your traffic direction as proposed, i.e. exit onto Galisteo Street is life threatening and should not be allowed.



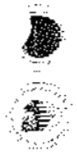
Russell W. Waldo, P.E. & L.S.

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit D

Maps & Photos



Santa Fe
Mapping the City Different

San Juan de los Rios - Zoning Map



330.0 166.67 333.33 500 Feet

WGS 1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- City Limits
- Address Points
- Santa Fe County Parcels
- Santa Fe River
- Roads
- Major Roads
- Zoning
 - RR Rural Residential
 - R1 (PUD) Single-Family 1041ac
 - R2 (DT) (PUD) (AC) Single-Family
 - R3 (PUD) Single-Family 3041ac
 - R4 Single-Family 4041ac
 - R5 (DT) (PUD) (AC) R6 (PUD) 5
 - R7 (PUD) R8 Single-Family 7
 - RC5 RC6AC Compound 8041ac
 - RC8 RC9AC Compound 8041ac
 - R10 (PUD) Multiple-Family 1031ac
 - R12 (PUD) Multiple-Family 12041ac
 - R21 (PUD) Multiple-Family 31041ac
 - R30 (PUD) (AC) Multiple-Family
 - RAC Residential Arts & Crafts
 - MHP Mobile Home Park
 - C1 (PUD) Office and Related Com
 - C2 (PUD) General Commercial
 - C4 Limited Office and Retail
 - H1 H2 Hospital Zone

Notes

© Latitude Geographers Group Ltd.



Mapping the City Different

City of Santa Fe, New Mexico



Legend

- City Limits
- Address Points
- Santa Fe County Parcels
- Santa Fe River
- Roads
- Major Roads

Notes

© Latitude Geographics Group Ltd.



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

188.1 Feet

94.04

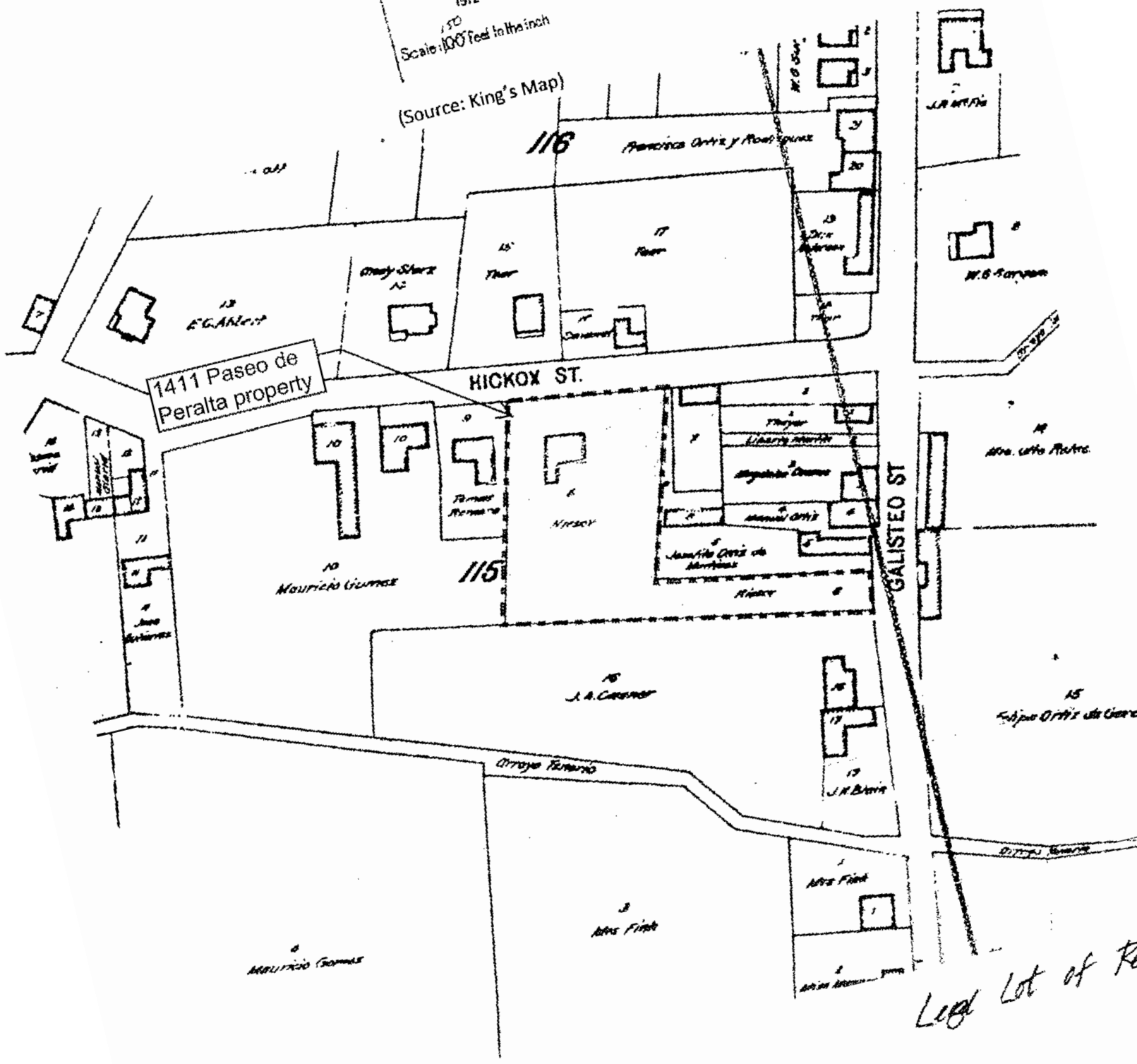
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WGS 1984 Web Mercator Auxiliary Sphere

Kings
Official Map
OF THE
CITY OF SANTA FE
NEW MEXICO
1912

Scale: 150 feet to the inch

(Source: King's Map)



Lead Lot of R



View of driveway, alongside 616 Galisteo St (on the right) & driveway for 1411 Paseo de Peralta.



View of property from Paseo de Peralta

City of Santa Fe, New Mexico

Board of Adjustment

Exhibit F

Applicant Submittals



Addendum to Variance Application
Concerns Expressed at March 14 Public Hearing and MNMF Responses
April 11, 2017

1) Lack of 15-Foot Buffer between Las Brisas and Shonnard Driveway

Without the variance requested, the driveway on the Shonnard property would be rendered useless. This area is currently 40-feet in width and a 15-foot buffer on the north and south property lines, both of which abut residential properties, would leave only 10 feet for the driveway. This does not meet city code and is not adequate for fire access and safety needs.

2) Driveway should be one-way to reduce width and expand buffer on south side.

A two-way driveway, which requires 20 feet in width, would allow greater flexibility of use for the property owner, reduce the vehicle load on Galisteo Street, provide easier entry/egress for the neighbor at /address/ who has no direct access to the street, and provide greater access to the north side of Las Brisas in the event of fire.

3) Reduction of green space in driveway area

This area was recently cleared of smaller "trash" trees, overgrown brush and extensive litter and will be properly landscaped as part of the property's overall improvement.

4) Use of diagonal drive through property as shortcut from Paseo de Peralta to Galisteo

A vehicle traveling east on Paseo de Peralta would not find this diagonal drive a shortcut as it would exit on Galisteo going north to the traffic light on Paseo de Peralta and Galisteo.

5) Parking along the Shonnard driveway will segregate the residential area to the north

It was pointed out by a city official that, given the difficulty of rezoning property from residential to commercial, it is unlikely that this residential area will be "commercialized" due to parking on the Shonnard driveway.

PROJECT: MUSEUM OF NM FOUNDATION OFFICES
TIME: September 16, 2016 - 2:15 pm
LOCATION: Market Street offices
ATTENDING: John Romero, Director, Traffic Engineering
Beverley Spears, Spears Horn Architects (SHA)

There are no issues regarding the Chavez Place alley onto Galisteo. This is a private driveway and of no special concern. Regarding the moving of the curb cut and access on Paseo, it would require that the center media be reshaped to create a left hand turn. This would provide safe access into the property for both eastbound and westbound traffic. The cost of the actual work would be about \$5,000. If a curb cut is moved as shown on our drawings, then the existing access would have to be closed. He had no other concerns regarding the site plan or traffic. This access could be used to exit the property, also, but one would have to turn right.

If information herein is not accurate or agreed upon, notify Spears Horn Architects within reasonable period of time to make the appropriate revision.

Beverley Spears, FAIA

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City of Santa Fe, New Mexico

ORDINANCE NO. 38 1964

AN ORDINANCE

PURSUANT TO SECTIONS 3-8-1 THROUGH 3-8-8 SFCC
1981 (BEING ORDINANCE NO. 1962-19, AS AMENDED)
THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE,
IS AMENDED TO CHANGE THE CLASSIFICATION OF A
CERTAIN AREA FROM ITS PRESENT DESIGNATION AND
CLASS OF RM-1, MULTIPLE-FAMILY RESIDENTIAL, TO
C-1, OFFICE AND RELATED COMMERCIAL.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY
OF SANTA FE:

Section 1: The following area which is
restricted to and classified as RM-1, Multiple-
Family Residential, is reclassified as C-1, Of-
fice and related Commercial.

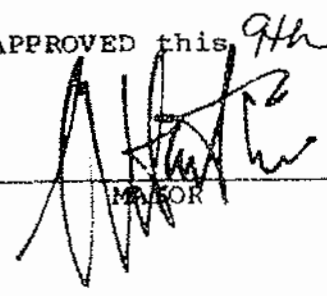
Beginning at an iron stake marking the
southeast corner of this tract on the
west right-of-way line of Galisteo
Street from which stake Manhole Cover
#B11-6 in Galisteo Street bears S 24°

04' E, 24.26 feet; thence from said point of beginning N 77°31' W, 376.6 feet to an iron stake; thence N 15° 00.5' E, 89.8 feet to an iron stake; thence S 88°38' E, 2.95 feet to an iron stake; thence N 14°07' E, 125.58 feet to an iron stake; thence S 84°30' E, 161.86 feet along the south right-of-way line of Paseo de Peralta to an iron stake; thence S 16°20' W, 61.95 feet to an iron stake; thence S 14°14' W, 85.64 feet to an iron stake; thence N 85°02' W, 1.4 feet to an iron stake; thence S 14°18' W, 47.7 feet to a square-headed bolt; thence S 80°34' E, 28.06 feet to an iron stake; thence S 76°50' E, 188.89 feet to an iron stake; thence S 13°55' W, 39.68 feet along the west right-of-way line of Galisteo Street to the point of beginning; containing 1.024 acres, more or less, and all as shown on that certain plat prepared by Horne Engineering Co., dated 10 November 1978 and entitled, "SURVEY FOR THE MUSEUM OF NEW MEXICO FOUNDATION AT 1411 PASEO DE PERALTA, SANTA FE, NEW MEXICO."

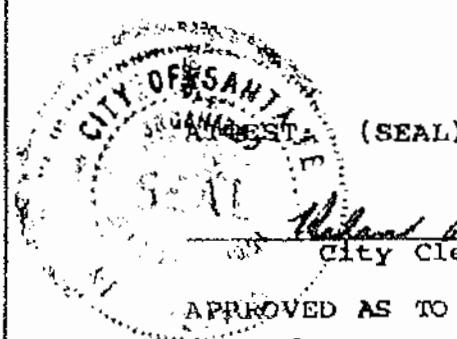
Section 2: The Official Zoning Map of the City of Santa Fe adopted by Resolution 1981-6 is amended to conform to the changes of classification set out in Section 1 of this Ordinance.


Section 3. This ordinance shall be effective five days after its publication in its entirety as provided in Section 3-17-5, NMSA, 1978, and Section 1-1-37, SFCC 1981.

PASSED, ADOPTED AND APPROVED this 9th day of May, 1984.



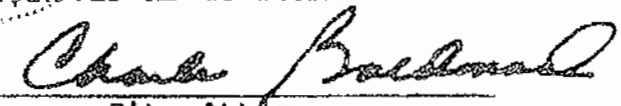
MAYOR



(SEAL)


City Clerk 5-11-84

APPROVED AS TO FORM:



City Attorney

There were no individuals present to speak in favor or in opposition to this amendment. Councilor Stewart moved for the adoption of Ordinance No. 1984-37 amending an ordinance relating to PUD Districts, Sections 3-23-4, Deleting Language Prohibiting transfers of property. The motion was seconded by Councilor Dimes and passed upon unanimous Roll Call vote.

9. Bill No. 37, 1984. Adoption of Ordinance No. 1984-38.
Case #ZA 1984-30. Request rezoning of 1.024 acres from RM-1,
Multiple Family Residential to C-1, Office and Related Commercial.
Thomas Catron, attorney for Museum of New Mexico Foundation.
Property located at 1411 Paseo de Peralta

Keith Melton, reported:

"The Museum of New Mexico Foundation wishes to use this property for offices and an art school. These uses could be permitted within the C-1, Office and Related Commercial District. Both staff and the Planning Commission recommend this rezoning verification."

Mr. Tom Catron, attorney for the Museum of New Mexico Foundation, appeared before the Council and advised that the subject property is a plaqued house located outside of the BCD district. Mr. Catron noted that the Foundation is committed to restoring the house and further pointed out that their proposed use will be at a much lesser density than is allowable under ordinance. With regard to access from Galisteo, Mr. Catron advised that this easement is owned by the Foundation.

There were no individuals present to speak in favor or in opposition of this rezoning. Thereupon Councilor Stewart moved for adoption of Ordinance No. 1984-38, rezoning of 1.024 acres from RM-1 Multiple Family Residential to C-1, Office and Related Commercial. The motion was seconded by Councilor Sanchez and passed upon unanimous Roll Call vote.

10. Bill No. 35, 1984. Consideration of Ordinance No. 1984-
Case #ZA 1984-35. Request rezoning of .757 acres from R-5,
Single Family Residential to RM-LD/PUD, Multiple Family Residen-
tial, Low Density, Planned Unit Development. Michael Schriber
and Steve Yablon. Property located at 412 Agua Fria Street

Marian Shirin, Planner, reported:

"This rezoning request is located on the south side of Agua Fria Street, west of the Hickox Street intersection. Access to this development will be directly from Agua Fria Street. A total of 9 rental units is proposed on .757 acres currently zoned R-5. An RM-LD/PUD zoning, SFCC 3-14-14 for rental property requires that common open space be provided equal to at least thirty percent of the heated floor area. This provision is met by the development which provides private open space for each unit as well. Density, parking and setbacks requirements have been met.

The applicant has supplied Public Works with a solid waste disposal design description, and a letter agreeing to paying a portion of the cost of a traffic signal at Avenida Cristobal Colon and Agua Fria Streets."

LEGAL DESCRIPTION AND SITE DRAWING

QUITCLAIM DEED

1338108

FRANK A. ROMERO, for consideration paid, quitclaims to THE MUSEUM OF NEW MEXICO FOUNDATION, a New Mexico non-profit corporation, the following described real estate in the City of Santa Fe, Santa Fe County, New Mexico:

Beginning at an iron stake marking the southeast corner of this tract on the west right-of-way line of Galisteo Street from which stake Manhole Cover #B11-6 in Galisteo Street bears S. 24° 04' E., 24.26 feet; thence from said point of beginning, N. 77° 31' W., 376.6 feet to an iron stake; thence N. 15° 00-1/2' E., 89.8 feet to an iron stake; thence S. 88° 38' E., 2.95 feet to an iron stake; thence N. 14° 07' E., 125.58 feet to an iron stake marking the northwest corner of the tract being described; thence S. 84° 30' E., 161.86 feet along the south right-of-way line of Paseo de Peralta to an iron stake marking the northeast corner of the tract being described; thence S. 16° 20' W., 61.95 feet to an iron stake; thence S. 14° 14' W., 85.64 feet to an iron stake; thence N. 85° 02' W., 1.4 feet to an iron stake; thence S. 14° 18' W., 47.7 feet to a square headed bolt; thence S. 80° 34' E., 28.08 feet to an iron stake; thence S. 76° 50' E., 188.89 feet to an iron stake; thence S. 13° 55' W., 39.68 feet along the west right-of-way line of Galisteo Street to the point of beginning; containing 1.024 acres, more or less, and all as shown on that certain plat prepared by Horne Engineering Co., dated 10 November 1978 and entitled "SURVEY FOR THE MUSEUM OF NEW MEXICO FOUNDATION AT 1411 PASEO DE PERALTA, SANTA FE, NEW MEXICO."

EXECUTED this ^{August 7th} 13th day of ~~June~~, 1996.


FRANK A. ROMERO

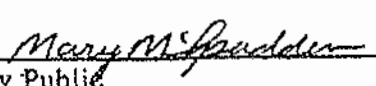
A/K/A FRANK A. ROMERO

STATE OF COLOMADO)
) ss.
COUNTY OF JEFFERSON)

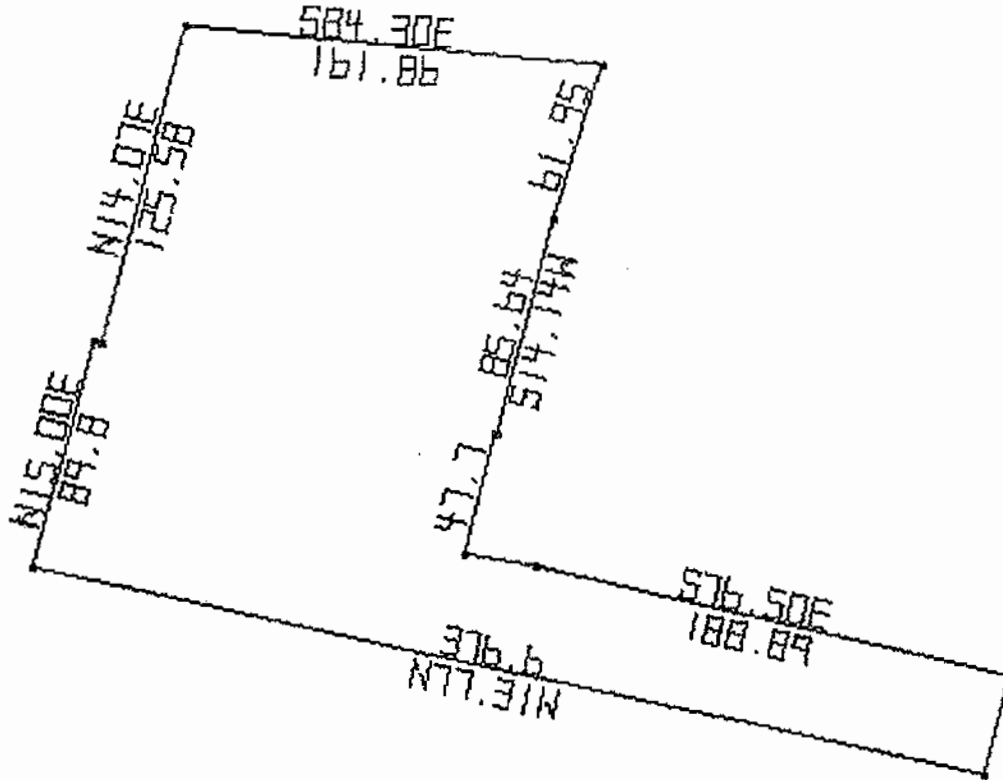
The foregoing Quitclaim Deed was acknowledged before me this 13th day of ^{Aug.} ~~June~~, 1996, by Frank A. Romero.

My commission expires

10/16/98


Notary Public

Plat of Deed Calls for: 1411 Paseo de Peralta
1411 Paseo de Peralta



1411 Paseo de Peralta

Scale : 72 ft/in

North Shift: +0

East Shift: -2

DMS Rotated: +000.0000

..... AREA

Acres : 1.024

Sq. Feet : 44621

Sq. Meters: 4145.4

Perimeter : 1210.88

.. CLOSING ERROR ..

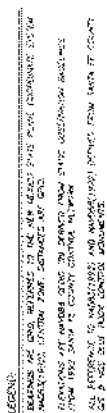
Bearing: CLOSED

Feet : 0.00

Meters : 0.001

Precision: 1/290784

1. N77.31W 376.6
2. N15.00E 89.8
3. S88.38E 2.95
4. N14.07E 125.58
5. S84.30E 161.86
6. S16.20W 61.95
7. S14.14W 85.64
8. N85.02W 1.4
9. S14.18W 47.7
10. S80.34E 28.08
11. S76.50E 188.89
12. S13.55W 39.68
13. N61.4221W 30.52

[illegible][illegible]

Author	Year	Country	Sample Size	Age Range	Gender	Study Type	Findings
Wright et al.	1997	USA	1,000	18-25	Male	Survey	High levels of stress and anxiety
Smith et al.	1998	UK	500	16-24	Female	Survey	Increased risk of mental health problems
Johnson et al.	1999	Canada	2,500	17-30	Male	Survey	Significant increase in substance use
Lee et al.	2000	Australia	1,200	15-28	Female	Survey	High prevalence of depression
Kim et al.	2001	South Korea	800	19-26	Male	Survey	Increased risk of self-harm
Nguyen et al.	2002	Vietnam	3,000	17-30	Female	Survey	High levels of post-traumatic stress
Patel et al.	2003	India	1,500	18-25	Male	Survey	Significant increase in anxiety disorders
Chen et al.	2004	Taiwan	2,000	16-29	Female	Survey	High prevalence of mood disorders
Almeida et al.	2005	Brazil	1,800	17-30	Male	Survey	Increased risk of substance abuse
Okun et al.	2006	Japan	900	18-27	Female	Survey	High levels of social isolation
Sanchez et al.	2007	Spain	1,100	16-28	Male	Survey	Significant increase in depression
Wong et al.	2008	China	2,200	17-30	Female	Survey	High prevalence of anxiety disorders
Miller et al.	2009	USA	1,300	18-26	Male	Survey	Increased risk of self-harm
Nguyen et al.	2010	Vietnam	2,800	17-30	Female	Survey	High levels of post-traumatic stress
Patel et al.	2011	India	1,600	18-25	Male	Survey	Significant increase in anxiety disorders
Chen et al.	2012	Taiwan	2,100	16-29	Female	Survey	High prevalence of mood disorders
Almeida et al.	2013	Brazil	1,900	17-30	Male	Survey	Increased risk of substance abuse
Okun et al.	2014	Japan	950	18-27	Female	Survey	High levels of social isolation
Sanchez et al.	2015	Spain	1,150	16-28	Male	Survey	Significant increase in depression
Wong et al.	2016	China	2,300	17-30	Female	Survey	High prevalence of anxiety disorders
Miller et al.	2017	USA	1,350	18-26	Male	Survey	Increased risk of self-harm
Nguyen et al.	2018	Vietnam	2,900	17-30	Female	Survey	High levels of post-traumatic stress
Patel et al.	2019	India	1,650	18-25	Male	Survey	Significant increase in anxiety disorders
Chen et al.	2020	Taiwan	2,150	16-29	Female	Survey	High prevalence of mood disorders
Almeida et al.	2021	Brazil	1,950	17-30	Male	Survey	Increased risk of substance abuse
Okun et al.	2022	Japan	1,000	18-27	Female	Survey	High levels of social isolation
Sanchez et al.	2023	Spain	1,200	16-28	Male	Survey	Significant increase in depression
Wong et al.	2024	China	2,400	17-30	Female	Survey	High prevalence of anxiety disorders
Miller et al.	2025	USA	1,400	18-26	Male	Survey	Increased risk of self-harm

6-7 8-9 10-11 12-13 14-15 16-17 18-19 20-21 22-23 24-25 26-27 28-29 30-31 32-33 34-35 36-37 38-39 40-41 42-43 44-45 46-47 48-49 50-51 52-53 54-55 56-57 58-59 60-61 62-63 64-65 66-67 68-69 70-71 72-73 74-75 76-77 78-79 80-81 82-83 84-85 86-87 88-89 90-91 92-93 94-95 96-97 98-99 100-101 102-103 104-105 106-107 108-109 110-111 112-113 114-115 116-117 118-119 120-121 122-123 124-125 126-127 128-129 130-131 132-133 134-135 136-137 138-139 140-141 142-143 144-145 146-147 148-149 150-151 152-153 154-155 156-157 158-159 160-161 162-163 164-165 166-167 168-169 170-171 172-173 174-175 176-177 178-179 180-181 182-183 184-185 186-187 188-189 190-191 192-193 194-195 196-197 198-199 200-201 202-203 204-205 206-207 208-209 210-211 212-213 214-215 216-217 218-219 220-221 222-223 224-225 226-227 228-229 230-231 232-233 234-235 236-237 238-239 240-241 242-243 244-245 246-247 248-249 250-251 252-253 254-255 256-257 258-259 260-261 262-263 264-265 266-267 268-269 270-271 272-273 274-275 276-277 278-279 280-281 282-283 284-285 286-287 288-289 290-291 292-293 294-295 296-297 298-299 300-301 302-303 304-305 306-307 308-309 310-311 312-313 314-315 316-317 318-319 320-321 322-323 324-325 326-327 328-329 330-331 332-333 334-335 336-337 338-339 340-341 342-343 344-345 346-347 348-349 350-351 352-353 354-355 356-357 358-359 360-361 362-363 364-365 366-367 368-369 370-371 372-373 374-375 376-377 378-379 380-381 382-383 384-385 386-387 388-389 390-391 392-393 394-395 396-397 398-399 400-401 402-403 404-405 406-407 408-409 410-411 412-413 414-415 416-417 418-419 420-421 422-423 424-425 426-427 428-429 430-431 432-433 434-435 436-437 438-439 440-441 442-443 444-445 446-447 448-449 450-451 452-453 454-455 456-457 458-459 460-461 462-463 464-465 466-467 468-469 470-471 472-473 474-475 476-477 478-479 480-481 482-483 484-485 486-487 488-489 490-491 492-493 494-495 496-497 498-499 500-501 502-503 504-505 506-507 508-509 510-511 512-513 514-515 516-517 518-519 520-521 522-523 524-525 526-527 528-529 530-531 532-533 534-535 536-537 538-539 540-541 542-543 544-545 546-547 548-549 550-551 552-553 554-555 556-557 558-559 560-561 562-563 564-565 566-567 568-569 570-571 572-573 574-575 576-577 578-579 580-581 582-583 584-585 586-587 588-589 590-591 592-593 594-595 596-597 598-599 600-601 602-603 604-605 606-607 608-609 610-611 612-613 614-615 616-617 618-619 620-621 622-623 624-625 626-627 628-629 630-631 632-633 634-635 636-637 638-639 640-641 642-643 644-645 646-647 648-649 650-651 652-653 654-655 656-657 658-659 660-661 662-663 664-665 666-667 668-669 670-671 672-673 674-675 676-677 678-679 680-681 682-683 684-685 686-687 688-689 690-691 692-693 694-695 696-697 698-699 700-701
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE FOLLOWING DATE AND AUTHORITY

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DATE 08-29-2007 AUTHORITY 60320

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00017 T.A. 9476 80m 20cm 1971-2

SUNSHINE GARDENS

Quinn, M. E. & S. J. Quinn. (1980). The life history of the bay anchovy, *Anchoa hepsetus*, in the Chesapeake Bay. *U.S. Fish. Bull.* 78: 1039-1054.

[Handwritten signature]

TOPOGRAPHIC MAP
SOURCES

1411 PASO DE PERALTA
DEED RECORDED IN BOOK 375, PAGE 723
RUBEN SECTION 25, T12N, R9E, N4PM
CITY AND COUNTY OF SANTA FE, NEW MEXICO

DATE _____
BY _____
CHECKED BY _____
APPROVED BY _____

Two countries, A and B , are considering a joint project. The project will be successful only if both countries agree to participate. The payoff for each country is 1 if the project is successful and 0 otherwise. The cost of participating is 1 for each country. The game is played sequentially: Country A moves first, deciding whether to participate or not. If Country A chooses not to participate, the game ends with payoffs $(0, 0)$. If Country A chooses to participate, Country B moves, deciding whether to participate or not. If Country B chooses not to participate, the game ends with payoffs $(0, 0)$. If Country B chooses to participate, the project is successful, and the game ends with payoffs $(1, 1)$.

CASE NUMBER: 2017-54

CASE NAME: Museum of NM Foundation, 1411 Paseo de Peralta, Variance

**Variance Application Support
Santa Fe Board of Adjustment
July 5, 2017**

**Museum of New Mexico Foundation
Shonnard Property Improvements
1411 Paseo de Peralta**

The Foundation seeks a variance from Santa Fe City Code requiring a 15' landscaped buffer between commercial and residential properties. Prior to that setback requirement, passed long after the property was zoned C-1 (1984), its Galisteo access was fully functional as a driveway with parking. Imposition of the setback renders a critical portion of the property unusable except as a narrow drive, creating a hardship for the property owner and reducing the use and value of the property, for which no compensation was paid. The unusual physical characteristics of the lot do not permit other use of the area except for its historic and current use as a driveway with parking. The property owner seeks a variance for that use only, along a 270' line west from Galisteo Street.



**Museum of New Mexico Foundation
Shonnard Offices
1411 Paseo de Peralta**



“The Museum of New Mexico Foundation serves as a strong economic engine for our community. It’s incredibly important that the Foundation has a permanent home at the Shonnard House. It’s a great example of historic preservation. It’s a reminder of a home that has been part of Santa Fe’s history and a family that has been incredibly kind and giving to our community.”

--Santa Fe Mayor Javier Gonzales

“It’s really wonderful to have the opportunity to partner with the Foundation in a way that is going to bring significant value back to the state. I’m happy to be a part of it.”

--New Mexico Secretary of Cultural Affairs Veronica Gonzales

“There are ways to invite the public in and not only let them enjoy the property but also educate them about the work of the Foundation. It’s a wonderful opportunity.”

--Beverley Spears, FAIA, Spears Horn Architects

Museum of New Mexico Foundation and Historic Shonnard House

The Museum of New Mexico Foundation (MNMF) for the past 55 years has worked diligently and successfully to support the state's Museum of New Mexico system. In that time, **MNMF has raised more than \$90 million in total giving** from 25,000 donors and more than 15,000 members. Our role and impact in supporting one of the country's largest state-run museum systems remains **vital to the advancement of the arts, culture, economy, and history of Santa Fe and New Mexico for residents and visitors alike.**

Without the efforts of the Foundation, the Museum of New Mexico system (Museum of Indian Arts and Culture, Museum of International Folk Art, New Mexico History Museum/Palace of the Governors, New Mexico Museum of Art, New Mexico Historic Sites, and Office of Archaeological Studies) would be unable to produce new exhibitions or conduct educational and other programming (for which the state provides no funding).

Founded in 1962 by Thomas Catron, the Foundation, a 501c3 nonprofit rated "Four Star" by Charity Navigator and "Gold" by GuideStar, during its 2015-16 fiscal year generated \$7.7 million in total revenue.

In recognition of the many contributions of the Museum of New Mexico Foundation to the art, culture, and economy of our community, internationally recognized sculptor **Eugenie Shonnard Ludlum** (right) willed her home (since 1934) and studio at 1411 Paseo de Peralta to MNMF in 1978. A student of Auguste Rodin, with work exhibited at the Museum of Modern Art, the 1939 World's Fair, and the New Mexico Museum of Art, Shonnard once observed, "Beauty is a terrific power. It is the real money-maker through the ages."



Museum of New Mexico Foundation Historic Shonnard House Past Improvements



In 1984, MNMF leased the Shonnard property to realtor Margo Cutler, who made award-winning renovations to the two structures over the course of her thirty years there. The Museum of New Mexico Foundation moved its retail and licensing office operations back onto the property in September, 2015.



Museum of New Mexico Foundation Historic Shonnard House and Studio Present Use

The Shonnard House is a Significant Historic Structure (on the National Register of Historic Places) built in 1890 and the Shonnard Studio, built in 1874, is a Contributing Historic Structure. Shonnard House is also recognized by the Historic Santa Fe Foundation. The 1.024 acre lot was zoned C-1 in 1984 and has vehicle access from both Pasco de Peralta and Galisteo Street. There is currently parking in both locations.

The Museum of New Mexico staff (below) numbers 23 full-time employees in administration, development, finance, licensing, operations, and retail management. Over 100 Voting, Advisory, Honorary, and Emeriti Trustees volunteer their time and talents, and provide significant financial support for the Foundation's mission.



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MUSEUM OF NEW MEXICO FOUNDATION
1411 PASEO DE PERALTA

NOTE: 26 FACTORS PLACED SHOWN

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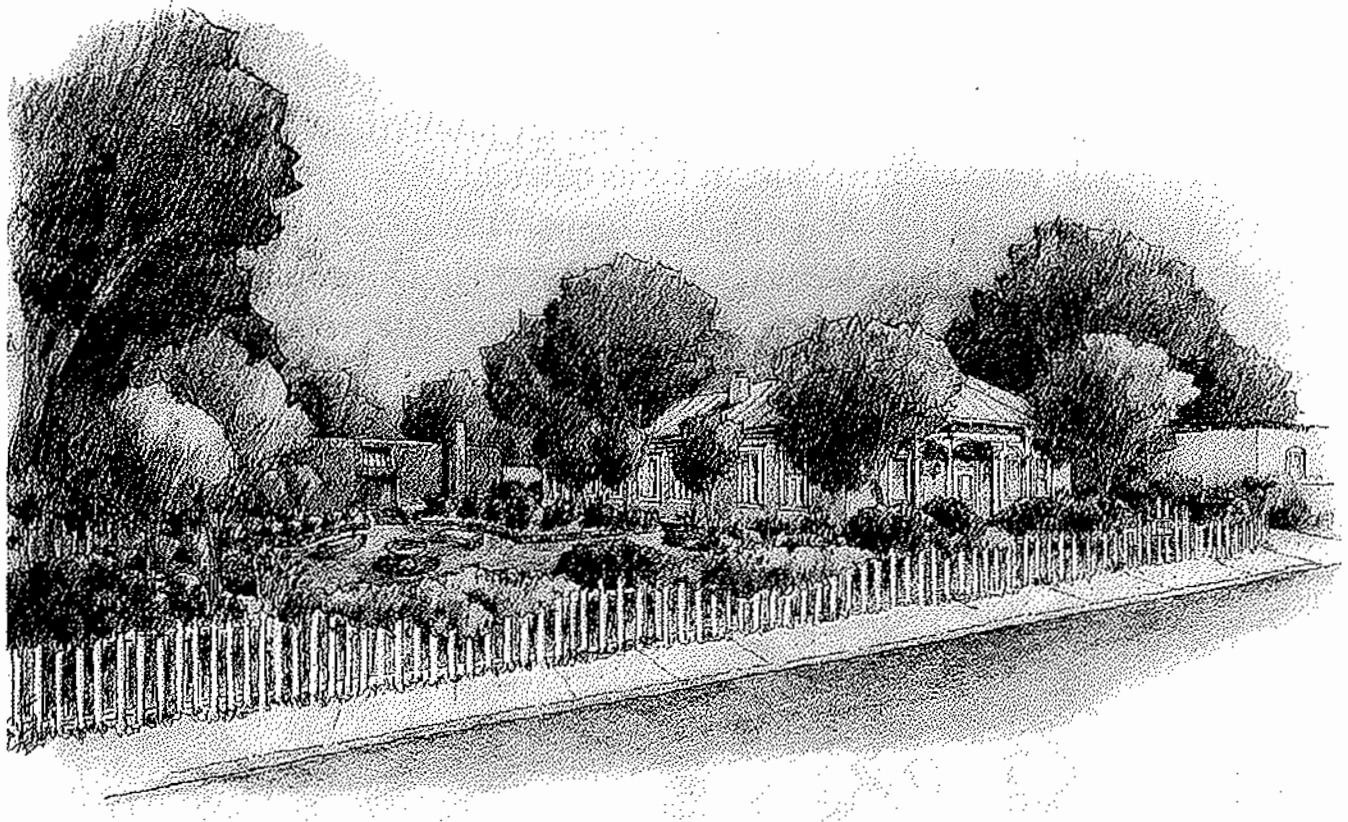
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will help to re-vitalize a very visible portion of the Paseo de Peralta corridor.



Museum of New Mexico Foundation Proposed Pasco de Peralta Garden



An urban garden space facing Paseo de Peralta (above) would replace the existing parking lot (right), to better display and unify the historic Shonnard House and Shonnard Studio. It would offer pedestrians and traffic on Paseo de Peralta lovely landscaping in an area now dominated by buildings and concrete. Relocating staff parking to the driveway behind the Studio makes the best use of the property, and implements the purposes of the “*general plan*, including guiding and accomplishing a coordinated, adjusted and harmonious *development* of Santa Fe that will best promote health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of *development*.” (Santa Fe City Code Chapter 14-1.3(A)) The garden plan is coordinated with the proposed relocation of vehicle access from Paseo de Peralta to the west side of the property and extension of the driveway from Galisteo to provide a 20 foot wide access required for fire and other safety equipment throughout the Shonnard property, which would also serve abutting residences and condominiums.

The Shonnard House and Studio would both benefit from the proposed urban garden space, which would create a harmonious relationship between the structures and the site, and allow the public to better view their architectural qualities. Renovated in 1987, the adobe house was built in 1890 by master carpenter Philip Hesch and has a Georgian floor plan. The ornate Victorian front porch and bay window, as well as the historic standing-seam metal hipped roof, mark the house as one of style and grace. The adobe studio was where Eugenie Shonnard created many of her outstanding sculptures. Plans also call for incorporation of one of Shonnard's creations within the new building, uniting all three structures on the property.

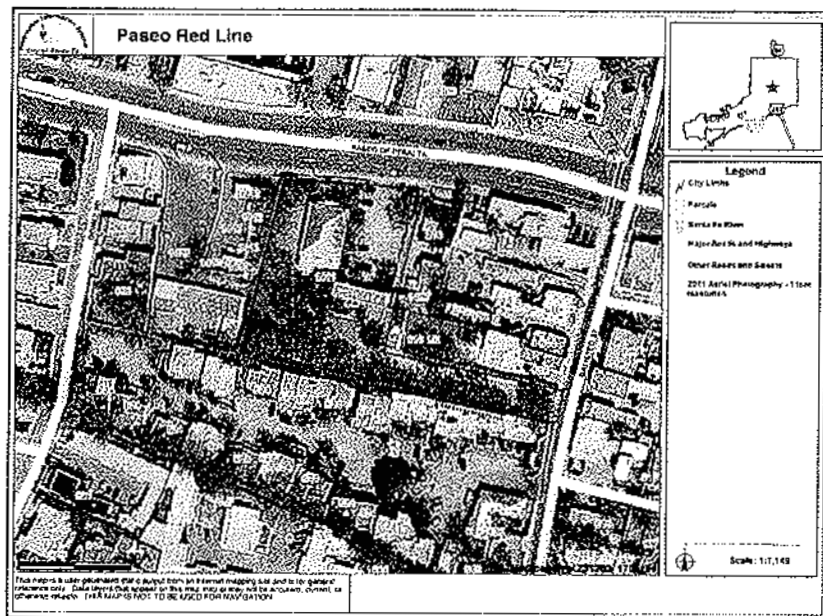
Garden landscaping will eliminate significant areas of concrete and gravel fronting on Pasco de Peralta (below), replacing it with attractive ornamental trees, shrubs, and perennials. The garden will allow excellent views of the Shonnard House and Shonnard Studio from the street, while enhancing this important historic streetscape. The garden will routinely serve the Foundation staff and their guests but occasionally may be open to the public for visitation and interpretation of the buildings, the history of the site, and the life of internationally-known sculptor Eugenie Shonnard.



Museum of New Mexico Foundation Proposed Galisteo Driveway Improvements



Galisteo driveway improvements would include a 20' clear two-way drive (above) that could **accommodate fire and safety vehicles**, landscaped screening on both sides of the property, and MNMF staff parking. Normal Foundation office hours are 8am-6pm. MNMF seeks a variance of the 15' setback requirement between properties zoned commercial and abutting residential properties; two setbacks (north and south) leave only a 10' wide drive.



The current driveway from and to Galisteo Street (below left, looking east; below right, looking west) has long been used for access and parking. When the Shonnard property was re-zoned C-1 in 1984, no 15' setback requirement existed; later **imposition of the setback requirement effectively rules out most beneficial use of 75% of the driveway area and creates a hardship for the owners. It also rules out use of the driveway for fire and safety vehicles, to access both Shonnard structures and residential neighbors to the north and condominiums to the south.** The Museum of New Mexico Foundation seeks a Variance from the 15' setback requirements only from the driveway entrance at Galisteo Street to a point 270'11" to the west. The area will be used only as a driveway and for diagonal parking.

Overgrown scrub Siberian elms (*Ulmus pumila*) and Trees of Heaven (*Ailanthus altissima*), both classified by the State of New Mexico as "Noxious Weeds," now line the drive. Small Siberian elms were removed but large trees on the south property line were left for screening; eventually they should be replaced with better species, to prevent continuing infestation of surrounding areas.



Meeting Notes

Ray Gonzales, Fire Marshall, and Beverley Spears

9:00 AM, September 29, 2016

Fire Station #3, 1751 Cerrillos Road

Ray Gonzales reviewed the proposed plan. He had no reservations or concerns as long as the 20 foot driveway continues through the property.

In front of the building there would be no parking to protect the fire lane.

The fire department would need access on two sides of the building which it would have with this plan.

There needs to be a fire hydrant within 300 feet of the building. Otherwise the building will need to be sprinklered.

He will see the project again if it goes to a Development Review Team process. Otherwise he will not see it again until it goes in for permit which is fine.

PROJECT: **MUSEUM OF NM FOUNDATION OFFICES**

TIME: September 16, 2016 - 2:15 pm

LOCATION: Market Street offices

ATTENDING: John Romero, Director, Traffic Engineering
Beverley Spears, Spears Horn Architects (SHA)

There are no issues regarding the [driveway] onto Galisteo. This is a private driveway and of no special concern. Regarding the moving of the curb cut and access on Paseo, it would require that the center media be reshaped to create a left hand turn. This would provide safe access into the property for both eastbound and westbound traffic. The cost of the actual work would be about \$5,000. If a curb cut is moved as shown on our drawings, then the e4xisting access would have to be closed. He had no other concerns regarding the site plan or traffic. This access could be used to exit the property, also, but one would have to turn right.

If information herein is not accurate or agreed upon, notify Spears Horn Architects within reasonable period of time to make the appropriate revision.

Beverley Spears, FAIA

MUSEUM OF NEW MEXICO FOUNDATION

Letters of Support

Friends and neighbors of the Museum of New Mexico Foundation have written these letters supporting the Shonnard site plan and variance request.

- 1) Veronica Gonzales, Cabinet Secretary, New Mexico Department of Cultural Affairs
- 2) Jeff Pappas, Ph.D., State Historic Preservation Officer
- 3) Thomas B. Catron, III
- 4) Jerry Richardson

Don Gaspar/South Capitol Neighbors

- 5) Benjamin Ballance
- 6) Robert Ballance
- 7) Kathleen Blake
- 8) Larry Casados
- 9) Marie Romero Cash
- 10) Michael Donlan
- 11) Jamie Douglass
- 12) Dimid Hayes
- 13) Elizabeth Hemmer
- 14) Bill Hoadley
- 15) Gregory Lomayesva
- 16) Meredith R. Machen
- 17) Julian Martinez
- 18) Beverly McCrary
- 19) Jennifer and Martin Rios
- 20) Maggie Odell and Linda Zingle
- 21) Andrea Pichaida
- 22) Marian Silver
- 23) Sandra Snider
- 24) Elizabeth West



DEPARTMENT OF CULTURAL AFFAIRS STATE OF NEW MEXICO

SUSANA MARTINEZ
GOVERNOR

VERONICA N. GONZALES
CABINET SECRETARY

MICHAEL S. DELELLO
DEPUTY CABINET SECRETARY

June 23, 2017

ADMINISTRATIVE SERVICES

ARCHAEOLOGY

FARM & RANCH
HERITAGE MUSEUM

HISTORIC PRESERVATION

MUSEUM OF INDIAN ARTS
& CULTURE/LABORATORY
OF ANTHROPOLOGY

MUSEUM OF
INTERNATIONAL FOLK ART

MUSEUM RESOURCES

NATIONAL HISPANIC
CULTURAL CENTER

NEW MEXICO ARTS

NEW MEXICO
HISTORIC SITES

NEW MEXICO HISTORY
MUSEUM/ PALACE OF
THE GOVERNORS

NEW MEXICO
MUSEUM OF ART

NEW MEXICO
MUSEUM OF NATURAL
HISTORY & SCIENCE

NEW MEXICO MUSEUM
OF SPACE HISTORY

NEW MEXICO
STATE LIBRARY

City of Santa Fe
Land Use Department
Board of Adjustment
PO Box 909
Santa Fe 87504-0909

Dear Board of Adjustment:

I am writing to lend my strong support to the Museum of New Mexico Foundation request for a city variance on their property located at 1411 Paseo de Peralta, Santa Fe.

The Museum of New Mexico Foundation was formed over 50 years ago as a 501c3 non-profit with the mission of supporting the Museum of New Mexico (MNM) state system. MNM is one of the most formidable state run systems in the United States and is part of the New Mexico Department of Cultural Affairs (DCA). It is comprised of four Santa Fe based museums, eight historic sites, and several associated facilities. The Foundation's hard work over the years has resulted in more than \$90 million in total giving in support of the MNM system, which in turn pumps millions of dollars into our beloved Santa Fe's local economy.

DCA works very closely with the city of Santa Fe in our support of the city's economy and we work together to jointly plan for annual tourism and cross marketing opportunities. Most recently we are working toward the renovation of a key state building on the corner of Montezuma and Guadalupe in the historic Railyard District. The project is projected to bring over \$100 million in economic development to Santa Fe in its first ten years and will serve as a major anchor for the city's contemporary arts district. The Foundation is the primary force behind the realization of this project, as it is leading an effort to raise \$10 million toward the renovation.

Over the last several years the Foundation has been housed in one of

DCA's historic buildings, the Hewitt House, just north of the Santa Fe Plaza. The Foundation has been an excellent steward of the site, respecting its historic integrity and caring for it over a long period of time. However, the space is inadequate for the Foundation and has presented several challenges over the years. We are thrilled that the Foundation's property on Paseo de Peralta, the Shonnard House, will soon be renovated to more fully accommodate the MNM Foundation and offer new offices for the staff that will be more conducive to their productivity.

The Foundation has shared with me their site plan for this project and I want to lend my full support for their thoughtful renovations, improvements, and new addition. I believe the plan respects the integrity of the site and, when completed, will greatly improve the neighborhood.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House plaqued by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area.

Specifically, the plans call for converting an existing parking lot on the northeast side of the property into a magnificent garden that will beautifully set off the Shonnard House and studio and create a lush green space for this section of the Paseo de Peralta loop.

There will be a new curving driveway through the property beginning at Paseo de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

The Foundation will also develop the existing Galisteo driveway and parking area to expand the number of parking spaces to accommodate staff. The landscaping will be significantly improved to include screening features on fences bordering the neighbors on both sides, as well as low level, down facing lighting. I am aware of one such neighbor, Elizabeth Hemmer at 616 1/2 Galisteo, that currently uses the driveway and parking area as this is the only access to her home and only place to park her car. These improvements are vitally important to her.

The new office space for the Museum Foundation, designed by architect Beverley Spears of SpearsHorn in Santa Fe, will be an important addition to the property. It will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our MNM system and to manage their very successful

five museum shops in our city as well as continue to operate an international licensing program.

I sincerely hope the Board of Adjustment will approve the Foundation's variance request. For more than 50 years the Foundation has been an amazing partner and major contributor to this community and the state as a whole. This historic property, the neighborhood, the city of Santa Fe, our visitors, and the citizens of New Mexico will benefit from the successful completion of this important project.

Respectfully,

A handwritten signature in black ink, appearing to read 'V. Gonzales', with a stylized flourish at the end.

Veronica N. Gonzales
Cabinet Secretary

cc. Jamie Clements, CEO, Museum of New Mexico Foundation



Susana Martinez
Governor

STATE OF NEW MEXICO
**DEPARTMENT OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION**

BATAAN MEMORIAL BUILDING
407 GALISTEO STREET, SUITE 236
SANTA FE, NEW MEXICO 87501

PHONE (505) 827-6320 FAX (505) 827-6338 11/6/20/2017 9:06 AM

Dear Board of Adjustment:

The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House, which is owned by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area.

The Foundation has made all the necessary plans to mitigate the potential for archaeology during construction by hiring the Office of Archaeological Studies, which, along with the great care taken to preserve the Shonnard House, shows a dedicated commitment to the preservation concerns of the State Historic Preservation Office (SHPO). In addition, contracting with the architectural firm SpearsHorn, the Foundation has secured a noted architect with vast experience in historic properties.

There will be a new curving driveway through the property beginning at Paseo de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

The Museum Foundation will also develop the existing Galisteo driveway and parking area to expand the number of parking spaces to accommodate Foundation staff. The landscaping will be significantly improved to include screening features on fences bordering the neighbors on both sides, as well as low level, down facing lighting. I am aware of one such neighbor, Elizabeth Hemmer at 616 1/2 Galisteo that currently uses the driveway and parking area as this is the only access to her home and only place to park her car. These improvements are vitally important to her.

This project will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our four state museums in Santa Fe, seven historic sites throughout the state and the Office of Archeological Studies, and to manage the five state museum shops in our city and operate an international licensing program. Though external to the Foundation, SHPO is nonetheless a member of the larger DCA family and supports the outgrowth of this very important partnership.

I understand a variance from the city is required for this site plan to be realized and I sincerely hope the Board of Adjustment will approve the Foundation's variance request. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Sincerely,

Jeff Pappas, Ph.D.
State Historic Preservation Officer

CATRON, CATRON & GLASSMAN

A PROFESSIONAL ASSOCIATION
ATTORNEYS AND COUNSELORS AT LAW
ESTABLISHED 1866

THOMAS B. CATRON, 1840-1921
FLETCHER A. CATRON 1890-1964

THOMAS B. CATRON III
JOHN S. CATRON
FLETCHER R. CATRON
RICHARD S. GLASSMAN

JULIA D. CATRON (OF COUNSEL)

2066 BOTULPH ROAD
POST OFFICE BOX 788
SANTA FE, NEW MEXICO 87504

TELEPHONE (505) 982-1947
TELECOPIER (505) 986-1013
WEBSITE WWW.CATRONLAW.COM
tbcatron@catronlaw.com

June 20, 2017

City of Santa Fe
Board of Adjustment

Hand Delivered

Re: Variance Request of Museum of New Mexico Foundation
for the Eugenie Shonnard House

Ladies and Gentlemen:

The undersigned is writing to request your approval of the variance requested by the Museum of New Mexico Foundation for the historic Eugenie Shonnard house.

I was President of the Museum of New Mexico Foundation and was Eugenie Shonnard's attorney and was instrumental in securing her bequest of her property to the Museum Foundation. She intended that the Museum Foundation use her property to its best advantage for museum purposes, and I am certain that she would approve of the site plan proposed by the Foundation.

The site plan with the variance requested will be of the greatest benefit to the Foundation in its support of New Mexico's outstanding museums. I can in no way see how the grant of the variance requested will in any manner adversely affect any of its neighbors as the use of the portion of the property for which the variance is requested is not significantly greater than the present use, and will, in fact, provide them with greater visual, noise and safety protection.

Sincerely,


Thomas B. Catron, III

TBC:M

Dear Members of the Board of Adjustment,

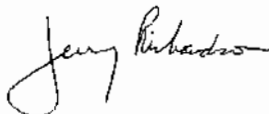
I am writing as a long time resident of Santa Fe, a retired attorney who spent his career in New Mexico State Government, and a long time Trustee of the Museum of New Mexico Foundation (since 1992) and a former Chairman of the Board at the Museum of New Mexico Foundation. As such I have been familiar with the historic Shonnard property and the Foundation's use of the property, first as a rental property leased to Margo Cutler, and now as the location where the Foundation seeks to consolidate all of its office and headquarters into this beautiful historic property. I am also a strong proponent of historic preservation, and for many years I have served as the President of the neighborhood association where I live, the Historic Guadalupe Neighborhood Association.

I am writing in support of the Foundation's request for a variance from the setback requirements for that portion of the property which is currently, and has always been used to access the Shonnard property from Galisteo St. Because this narrow strip of land is bordered on both sides by property classified as residential, if fifteen foot setbacks were required on both sides of this strip, it would render it essentially unusable for two way access, leaving a passageway less than ten feet wide, which does not conform to the city requirements for a twenty foot wide passage for fire and safety equipment and which would create an unsafe condition in terms of fire suppression for the Foundation's contemplated addition as shown on its site plan, as well as for the back portion of the Las Brisas property. This makes no sense.

I also think that the Foundation's proposed site plan will enhance the visibility of the historic features of this property by better exposing Ms. Shonnard's studio, which will be beautified with a garden area in front.

The Museum Foundation does important work in this community, committing substantial financial support to our state museums and historic sites throughout New Mexico. Having all of the Foundation offices consolidated in one campus will greatly enhance the Foundation's ability to support these institutions which are critical to our community's cultural life. I firmly believe that approval of the Foundation's request for a variance will result in a beautiful historic building which is fully functional for the Foundation's needs, but which will also be an enhancement to the historic character, beauty and safety of the neighborhood and our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Richardson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jerry Richardson
703 Don Felix St.
Santa Fe, NM 87501

June 18, 2017

To: City of Santa Fe Board of Adjustment

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta. The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House plaqued by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area. Specifically, the plans call for converting an existing parking lot on the northeast side of the property into a magnificent garden that will beautifully set off the Shonnard House and studio and create a lush green space for this section of the Paseo de Peralta loop. There will be a new curving driveway through the property beginning at Paseo de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

The Museum Foundation will also develop the existing Galisteo driveway and parking area to expand the number of parking spaces to accommodate Foundation staff. The landscaping will be significantly improved to include screening features on fences bordering the neighbors on both sides, as well as low level, down facing lighting. I am aware of one such neighbor, Elizabeth Hemmer at 616 1/2 Galisteo that currently uses the driveway and parking area as this is the only access to her home and only place to park her car. These improvements are vitally important to her.

Of course, the new office space for the Museum Foundation, designed by architect Beverley Spears of SpearsHorn in Santa Fe, will be a wonderful addition to the property. It will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our four state museums in Santa Fe, seven historic sites throughout the state and the Office of Archeological Studies, and to manage the five state museum shops in our city and operate an international licensing program.

I understand a variance from the city is required for this site plan to be realized and I sincerely hope the Board of Adjustment will approve the Foundation's variance request. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Benjamin Ballard Address: 802 San Isabel RD
Signature

Printed name: Benjamin Ballard

June 18, 2017

To: City of Santa Fe Board of Adjustment

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R. Ballance

Signature

Address: 802 San Isabel Rd

Printed name: Robert Ballance

June 18, 2017

To: City of Santa Fe Board of Adjustment

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Kathleen Blake Address: 802 San Isabel Road, Santa Fe
Signature 87505

Printed name: Kathleen Blake

June 16, 2017

Dear Board of Adjustment,

I was born and raised in my current home at 1409 Paseo de Peralta, which is next door to the current parking lot owned by the Museum of New Mexico Foundation.

The Museum Foundation has showed me its plans to build new office space in the southwest corner of the Shonnard property. These plans also call for the parking lot next to my house to be turned into a garden, as well as the addition of a curving driveway through the property that will begin at Paseo de Peralta, to the west of the house, and improvements to the existing Galisteo driveway and parking area in back.

I support the Museum Foundation's plans, particularly the proposed garden in the front of the property. This area of the Paseo de Peralta loop will be greatly enhanced by turning the current parking lot into a garden. It will also create a nicer setting for the historic house and studio on the property.

Eugenie Shonnard, who owned the property before the Museum Foundation, was my neighbor for over forty years. I know she would have appreciated these improvements to the property that will greatly benefit the neighborhood and work of the Foundation. In fact, my brother worked for the New Mexico Museum of Art for a number of years. He, too, would appreciate what the Foundation is trying to do.

I understand that the Museum Foundation needs a variance from the city to fully realize its plans for the Shonnard property. I hope the Board of Adjustment will approve this variance for the Foundation.

Sincerely, 

Larry Casados
1401 Paseo de Peralta
Santa Fe, NM 87501

June 18, 2017

To: City of Santa Fe Board of Adjustment

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta. The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

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Marie Romero Cash Address: 804 San Isabel Rd
Signature

Printed name: MARIE ROMERO CASH

June 18, 2017

To: City of Santa Fe Board of Adjustment

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Michael Donlan Address: 300 Lomita St
Signature SFe 87505
Printed name: Michael Donlan

June 16, 2017

To: Board of Adjustment

I am a resident of the Don Gaspar District/South Capitol and would like to let it be known I fully support the site plan for the Museum of NM Foundation (Shonnard property) request for a variance on the Galisteo driveway to allow Foundation staff to park there instead of the current area in front of the studio and east of the house.

Thank you,

Jamie Douglass

910 Gildersleeve Street

Santa Fe, NM 87505

505-690-7288

June 18, 2017

To: City of Santa Fe Board of Adjustment

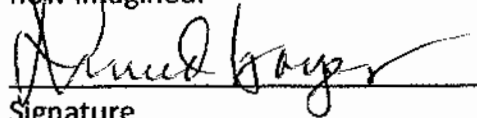
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Signature

Address: 300 Comita St.

Printed name: DIMID HAYES

June 16, 2017

Dear Board of Adjustment,

I live at 616½ Galisteo Street abutting the driveway owned by the Museum of New Mexico Foundation.

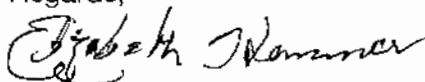
The Museum Foundation has shared with me its plans to build new office space in the southwest corner of the Shonnard property that will also feature improvements to the current driveway and parking area next to my house (including additional parking spaces for Foundation staff), the addition of a curving driveway through the property that will begin at Paseo de Peralta, and the conversion of the existing parking area in front to a beautiful garden.

I fully support the Museum Foundation's plans, especially related to the Galisteo driveway. This is the only access I have to my property and the only place to park my car, so I feel very strongly that this area remain a two-way driveway and parking area. I also appreciate the Foundation's plans to landscape the driveway and add low-level, downward facing light as a safety measure. *Two of the parking places will be designated for me and a guest.*

The former owner of the Museum Foundation's property, Eugenie Shonnard, was my neighbor for many years. She beautifully maintained her house, studio and surrounding gardens and I know she would have been thrilled by these efforts to preserve the historic nature of the property and improve it for the benefit of the neighborhood and important work of the Foundation.

I understand that the Museum Foundation needs a variance from the city requirement that a 15-foot buffer exist between my property and the driveway. I sincerely hope the Board of Adjustment will grant this variance to the Foundation.

Regards,



Elizabeth Hemmer
616½ Galisteo Street
Santa Fe, NM 87501

WM. F. HOADLEY

118 East Coronado Road
Santa Fe, New Mexico
87505

The Board of Adjustment
City of Santa Fe

20th June 2017

Dear Board Members,

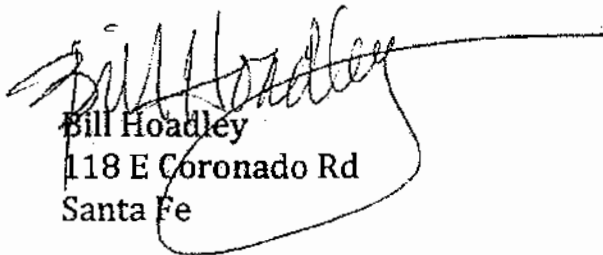
I have in front of me a copy of the site plan from Spears Horn Architects for the revision of the Shonnard house and property on Paseo de Peralta. Beverly sent this to me knowing I live nearby and have an interest in our neighborhood's progress. This morning I walked down Galisteo to the property, site plan in hand along with an architect friend and two other interested amigos.

We quite thoroughly tromped all over the property, determining where the new building will be and how the revised driveway design will play against the existing and new buildings. After some time and much chat we left giving the SHA plan eight thumbs up. It is logical; a definite improvement to a rather neglected property on a most visible stretch of the Paseo so near the capitol. An upgrade of the Shonnard property could/should spur other proximate property owners to do likewise.

We were told several of the owners of townhouses in Las Brisas are objecting to the site plan. I suggest they have a careful look at the rear of their own buildings as well as the strip of land on their side of the chain link fence before they get huffy. Their lack of attention to either their buildings or their land is hugely obvious. They also might want to consider how the SHA plan and, surely, the Foundation's obligation to maintain their property going forward will improve property values in the area.

It's been twenty five years since then Spears Architects worked with me and my partner to upgrade our property. In the years since, I've followed Beverly's work with interest and have always noted her ability to incorporate a sensitivity to the surrounding neighborhood in her plans. The Shonnard property plan continues that tradition. I hope you will approve the needed driveway variance so this project can move along to benefit the Foundation, the property itself and the neighbors whose outlooks will be much improved.

Thank you for your time,



Bill Hoadley
118 E Coronado Rd
Santa Fe

June 18, 2017

To: City of Santa Fe Board of Adjustment

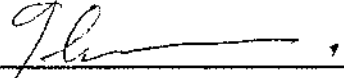
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, Address: 305 W. Gomez Rd.
Signature

Printed name: GREGORY LOMAYESA

June 18, 2017

Dear Members of the Santa Fe Board of Adjustment,

I am writing in full support of the Museum of New Mexico Foundation's request for a variance to use the Galisteo driveway behind the historic Shonnard property for two way access and staff parking.

As a member of the Don Gaspar Historic Neighborhood Association and an area resident for over 40 years, we are very excited about the proposed improvements to this historic property. Over the years, the property which was known for its elegance in its heyday had lost some of its visual appeal. With Paseo de Peralta so close to the house and parking lots in front, this significant Santa Fe property with a rich history no longer stands out as a feature for visitors and residents alike to appreciate on the drive near our state's capitol.

As officer of Don Gaspar Historic Neighborhood Association when Las Brisas was built as a timeshare, I recall getting lots of promises from the developers that every effort would be made to fit into our once charming historic neighborhood. Thankfully landscape has grown up around Las Brisas, and we have resolved problems in the past. It would be such a great asset to the neighborhood if they would recall their promises and also show support for the variance that will go far in restoring some of the features that this historic property has lost over the years. The variance is essential to having a beautiful garden instead of a parking lot out front that everyone can enjoy as they drive by or visit.

Thank you for considering this important variance to a gem in South Capitol.



Meredith R. Machen,
613 Webber St.
Santa Fe, NM 87505
505 988-4523

June 18, 2017

To: City of Santa Fe Board of Adjustment

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta. The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

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Julian Martinez
Signature

Address: 804 1/2 San Isidro RD

Printed name: JULIAN MARTINEZ

June 18, 2017

To: City of Santa Fe Board of Adjustment

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta. The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House plaqued by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area. Specifically, the plans call for converting an existing parking lot on the northeast side of the property into a magnificent garden that will beautifully set off the Shonnard House and studio and create a lush green space for this section of the Paseo de Peralta loop. There will be a new curving driveway through the property beginning at Paseo de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

The Museum Foundation will also develop the existing Galisteo driveway and parking area to expand the number of parking spaces to accommodate Foundation staff. The landscaping will be significantly improved to include screening features on fences bordering the neighbors on both sides, as well as low level, down facing lighting. I am aware of one such neighbor, Elizabeth Hemmer at 616 1/2 Galisteo that currently uses the driveway and parking area as this is the only access to her home and only place to park her car. These improvements are vitally important to her.

Of course, the new office space for the Museum Foundation, designed by architect Beverley Spears of SpearsHorn in Santa Fe, will be a wonderful addition to the property. It will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our four state museums in Santa Fe, seven historic sites throughout the state and the Office of Archeological Studies, and to manage the five state museum shops in our city and operate an international licensing program.

I understand a variance from the city is required for this site plan to be realized and I sincerely hope the Board of Adjustment will approve the Foundation's variance request. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Beverly A. McCrary Address: 806 San Isabel 87505
Signature

Printed name: Beverly A. McCrary

June 22, 2017

Dear Board of Adjustment,

We own and operate Restaurant Martín, which is located across Paseo de Peralta from the Museum of New Mexico Foundation's Shonnard property.

We have seen the plans for the Foundation's development of the Shonnard property and fully support this important project for our section of the Paseo de Peralta loop and the entire Don Gaspar/South Capitol neighborhood.

In particular, we believe the planned conversion of the parking lot currently in front of the property to a garden will add a spectacular green space to the Paseo de Peralta corridor, as well as beautifully enhance the historic nature of the Shonnard House and studio. This will be a significant improvement to our neighborhood.

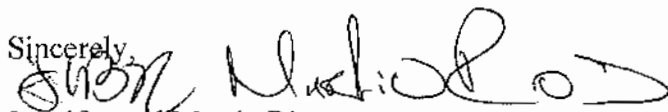
We understand that the Foundation will also create a two-way curving driveway through the property, beginning on Paseo de Peralta to the west of the Shonnard House and connecting with the existing Galisteo driveway to the east. This part of the new site plan is an important safety feature for the new office space to be built in the southwest corner of the property, and for the neighbors adjacent to the current driveway.

In addition, we think the planned improvements to the Galisteo driveway itself will be beneficial to the neighborhood. What, in our view, is currently an eyesore, will be nicely landscaped as it provides necessary parking for Foundation staff.

Finally, the new office space for the Museum Foundation, designed by architect Beverley Spears of SpearsHorn in Santa Fe, will be a wonderful addition to the property. It will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our four state museums in Santa Fe, seven historic sites throughout the state and the Office of Archeological Studies, and to manage the five state museum shops in our city and operate an international licensing program.

We sincerely hope the Board of Adjustment will approve the Foundation's variance request and allow this extraordinary site plan to be realized in its entirety. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Sincerely,



Jennifer and Martín Rios

Restaurant Martín
526 Galisteo Street
Santa Fe, NM 87501

6/16/17

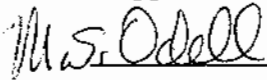
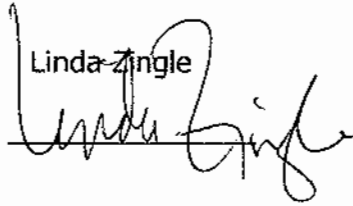
Dear Board of Adjustment Members,

Linda Zingle and I (Maggie Odell) have been informed about the plans of the Museum of New Mexico Foundation for the Shonnard Property. The plan for converting the parking lot to a garden sounds lovely! We understand the variance that the MNMF is seeking to park in their Galisteo driveway and we totally support this plan. We hope you grant the variance. As well, we look forward to having MNMF as a neighbor.

Thank you,

Maggie Odell &

Linda Zingle

Handwritten signature of Maggie Odell in cursive script, positioned over a horizontal line.Handwritten signature of Linda Zingle in cursive script, positioned over a horizontal line.

726 Allendale St
SF, NM 87505

June 18, 2017

To: City of Santa Fe Board of Adjustment

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta. The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House plaqued by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area. Specifically, the plans call for converting an existing parking lot on the northeast side of the property into a magnificent garden that will beautifully set off the Shonnard House and studio and create a lush green space for this section of the Paseo de Peralta loop. There will be a new curving driveway through the property beginning at Paseo de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

The Museum Foundation will also develop the existing Galisteo driveway and parking area to expand the number of parking spaces to accommodate Foundation staff. The landscaping will be significantly improved to include screening features on fences bordering the neighbors on both sides, as well as low level, down facing lighting. I am aware of one such neighbor, Elizabeth Hemmer at 616 1/2 Galisteo that currently uses the driveway and parking area as this is the only access to her home and only place to park her car. These improvements are vitally important to her.

Of course, the new office space for the Museum Foundation, designed by architect Beverley Spears of SpearsHorn in Santa Fe, will be a wonderful addition to the property. It will enable the Foundation to consolidate its staff in one location and thereby enhance its ability to meet the essential funding needs of our four state museums in Santa Fe, seven historic sites throughout the state and the Office of Archeological Studies, and to manage the five state museum shops in our city and operate an international licensing program.

I understand a variance from the city is required for this site plan to be realized and I sincerely hope the Board of Adjustment will approve the Foundation's variance request. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Andrea Pichaida

Signature

Address:

800 San Isabel Rd.

Santa Fe, NM 87505

Printed name:

ANDREA PICHADA

June 22, 2017

Dear Board of Adjustment,

I live in the Don Gaspar neighborhood where the Museum of New Mexico Foundation plans to create new office space for Foundation staff on the historic Shonnard property it owns on Paseo de Peralta.

The Foundation has shared with me the site plan for this project and I fully support the plan in its entirety, which in my view represents the best use of this historic property for both the neighborhood and the Museum Foundation.

The improvements envisioned will benefit the historic preservation of the property, including the Shonnard House plaqued by the Historic Santa Fe Foundation and the adjacent studio, provide greater access for fire and emergency vehicles for both the Foundation and immediate neighbors, and beautify and make full use of an existing driveway and parking area.

Specifically, the plans call for converting an existing parking lot on the northeast side of the property into a magnificent garden that will beautifully set off the Shonnard House and studio and create a lush green space for this section of the Paseo de Peralta loop.

There will be a new curving driveway through the property beginning at Pasco de Peralta on the west side of the Shonnard House and connecting with the existing driveway that exits at Galisteo Street. This driveway will accommodate two-way traffic and is a vital fire protection and safety feature for the new office space to be built in the southwest corner of the property and, as well, for the neighbors on the north and south sides of the existing Galisteo driveway.

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I understand a variance from the city is required for this site plan to be realized and I sincerely hope the Board of Adjustment will approve the Foundation's variance request. This historic property, our neighborhood, the city of Santa Fe and all of the residents of New Mexico will benefit from the successful completion of this project as now imagined.

Sincerely,

A handwritten signature in cursive script that reads "Marian Silver". The signature is written in dark ink and is positioned above the printed name and address.

Marian Silver
222 East Coronado Road

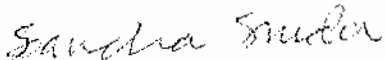
June 15, 2017

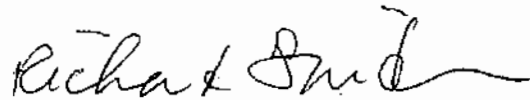
Members of the Board of Adjustment
City of Santa Fe
200 East Marcy
Santa Fe, Nm 87501

Dear Members,

My husband Richard and I are asking that you grant the variance being requested by the Museum of New Mexico Foundation to allow them to park along their driveway. As long term (since 1977) residents on Webber Street, we believe that parking along the driveway will not be detrimental to the neighborhood character. We like very much the idea of a garden facing Paseo de Peralta adjacent to the historic Victorian house. Thank you for granting this reasonable request and for assisting the Museum of New Mexico Foundation which contributes so much to our City and to all of New Mexico.

Sincerely,


Sandra Snider


Richard Snider

625 Webber Street
Santa Fe, NM 87505

Greetings!

I want to make a few comments relating to the proposed consolidation of offices of the Museum of New Mexico Foundation that will impact the Eugenie Shonnard house which is on a property in the South Capitol area, on the Paseo de Peralta. My comments are for the Current Planning Division staff and members of the Board of Adjustment whom I understand will be asked for a variance in order to provide adequate parking that would be in keeping with the integrity of the historic property.

I own a house on Sena Street, just a bit south of the Foundation's property, and have lived there in the Don Gaspar Historic district in the South Capitol area since the mid-1980s. I walk in the neighborhood, or to and from the Plaza, often passing the Shonnard house, which I consider an aesthetic and historic asset to our neighborhood, as well to our city. The site plan proposed for the Foundation seems not only respectful of the property and the surrounding area, but also a sensible improvement. The parking solution the Foundation would like to implement makes a good contribution to reasonable infill for a relatively quiet commercial property, an enterprise that suits the neighborhood well.

I am strongly in favor of granting the variance.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Elizabeth West", with a long horizontal flourish extending to the right.

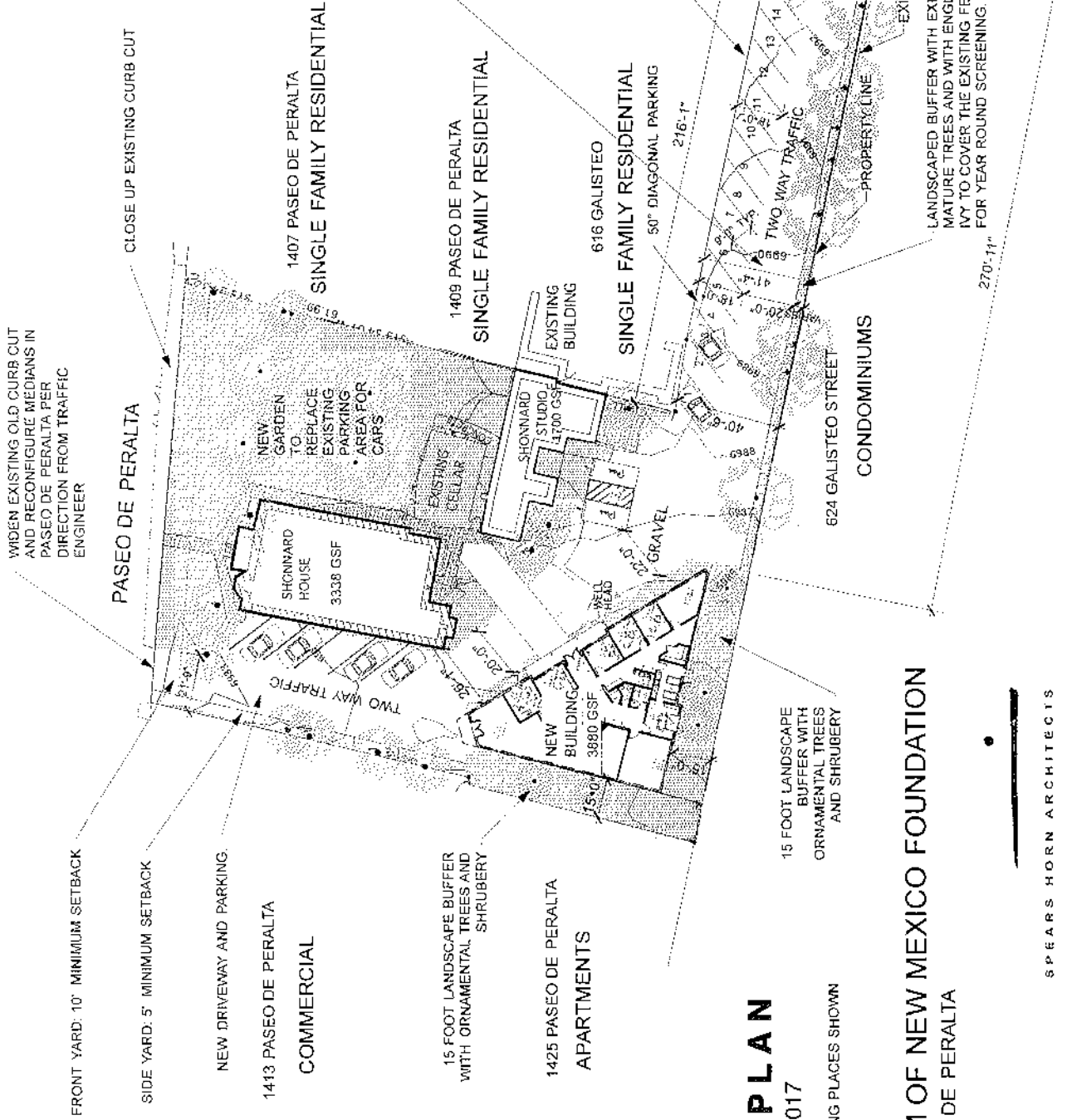
Elizabeth West
318 Sena Street
Santa Fe, NM

June 19, 2017

NOTE: 20 FOOT CLEAR WIDTH DRIVEWAY TO BE MAINTAINED FOR EMERGENCY VEHICLES PER FIRE DEPARTMENT MINIMUM STANDARDS. PARKING LAYOUT TO BE DETERMINED BY CONSIDERATION OF VISUAL SCREENING FROM GALISTEO AS WELL AS PREFERENCE OF ADJACENT NEIGHBORS AND PRACTICALITY CONSIDERING TWO-WAY TRAFFIC.

EXISTING WIRE FENCE TO BE PLANTED WITH VIRGINIA CREEPER (OR A SIMILAR VINE) OR REPLACED WITH A NEW WIRE FENCE, THEN PLANTED.

MAINTAIN EXISTING CURB CUT AT NORTH TO PRESERVE SITES OF GALISTEO TRAFFIC



NORTH



1" = 40'

SITE PLAN

JUNE 10, 2017

NOTE: 24 PARKING PLACES SHOWN

MUSEUM OF NEW MEXICO FOUNDATION

1411 PASEO DE PERALTA

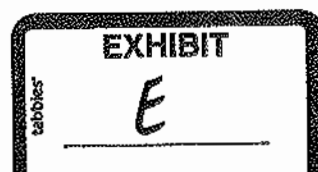
SPEARS HORN ARCHITECTS

EXHIBIT B:
REVISED CONDITIONS OF APPROVAL
AND TECHNICAL CORRECTIONS
For Museum of New Mexico, 1411 Paseo de Peralta

The following are the staff-conditions of approval and technical corrections for this project:

#	Conditions of approval	Dept/Division	To be completed by:
1	Due to site conditions and configuration of lot, applicant is requesting a variance. Based on BoA decision, an alternate means of compliance must be proposed for staff to review and approve [Article 14-8.4(C)(4)] prior to construction permit submittal. Staff reserves the right to request additional submittals complying with Article 14-8.4 at time of construction permit.	Technical Review	Construction permit
2	Screening required for parking lots from adjacent properties must be on the lot. Proposed screening (on the south side of the parking) is with a fence that is not on the lot as part of this variance. [Article 14-8.4(l)(2)].	Technical Review	Construction permit
3	Parking shall also be screened from the street yard and can be provided after parking spot 17 [Article 14-8.4(l)(2)]. This screening is subject to any sight visibility triangles and curb cuts as required by the Traffic Engineering Department.	Technical Review	Construction permit

#	Technical Corrections	Dept. or Division	To be completed by:
1	The Developer shall provide a revised sight distance drawing to depict the new sight distance at the Galisteo driveway location.	Traffic Engineering	Prior to Final Sign Off
2	The developer shall provide turning movement drawing using a passenger car entering and exiting the Galisteo Driveway to evaluate if the sufficient space is available to exit the site.	Traffic Engineering	Prior to Final Sign-Off
3	Parking stalls 16 and 17, shown on the revised drawing, will not allow entering vehicles adequate turning space at the Galisteo Driveway. With the parking configuration shown, A "DO NOT ENTER" sign shall be placed to prohibit vehicles from entering at the Galisteo Driveway location.	Traffic Engineering	Prior to Final Sign Off



4	All Fire Department access shall be no greater than a 10% grade throughout. (Appendix D Table D103.4)	Fire Marshal	Prior to any construction or remodel
5	Fire Department access shall not be less than a 20 foot width to any new construction and meet IFC turn-around requirements.	Fire Marshal	Prior to any construction or remodel
6	Shall meet the 150 foot driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Fire Marshal	Prior to any construction or remodel
7	Fire Department shall have a 150 foot distance to any portion of the building on any new construction.	Fire Marshal	Prior to any construction or remodel
8	Shall have water supply that meets fire flow requirements as per IFC (Appendix B section B105)	Fire Marshal	Prior to any construction or remodel

615 Galisteo St.
Santa Fe, NM 87505

July 4, 2017

Dear Ms. Wynant,

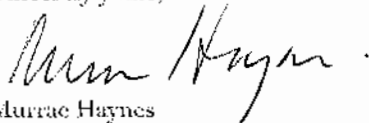
Regarding Case # 2017-54, Museum NM Foundation, 1411 Paseo de Peralta, Variance. Jamie Clement has requested a variance from the 15 foot continuous landscape buffer on an alley off of Galisteo Street. The Museum Foundation hopes to move all of its parking, currently on Paseo de Peralta, onto an alley that has been used by residents of the neighborhood as a green space for decades.

I live at 615 Galisteo Street. The traffic changes resulting from the proposed use of the current greenspace as a throughway and parking lot would directly affect me and my family. The museum is proposing to add parking for 24 vehicles that will travel into and out of the neighborhood at peak travel times, when traffic is already heavy. This will significantly negatively impact my quality of life and the safety of the neighborhood. Delivery vehicles operating out of this space would exacerbate these problems. Galisteo Street is a main thoroughfare northwards toward downtown—used by ambulances and fire trucks and school buses. The regular addition of so many new vehicles in such close proximity to the traffic light on Galisteo Street and Paseo de Peralta would create a consistent traffic hazard.

At the previous meeting, many neighborhood residents requested a traffic study to evaluate whether the proposed use would be safe. If such a study has been done, we the residents have not been informed of it, nor given the results. But our own tests have shown that turning on to Galisteo Street from this alley is complicated by poor visibility (due to the telephone pole and the tall wall at the corner of Las Brisas) — the driver has to pull partway into the street to see oncoming traffic at all. And this is pulling into backed-up traffic already: on weekday mornings and at mid-day when public schools or the legislature are in session, traffic backs up at the light, so some residents have to wait through two or more red lights before getting through the intersection at Paseo de Peralta. It would be a nightmare to add 24 regular weekday vehicles and all the delivery vehicles the Museum Foundation proposes.

There are very real traffic problems that this use will cause. However, there already is substantial existing parking at the Shonnard House—at least 18 parking spaces in the established lot off of Paseo de Peralta. Additionally, the parking garage at the State Capitol is just a 4-7 minute walk from the Shonnard House. Given that parking is already available it is hard to see why this variance is being requested, and we see no reason why it should be approved.

Sincerely yours,



Murrae Haynes



BOARD OF ADJUSTMENT

July 4, 2017

Dear Ms. Wynant,

I am in protest of granting a variance in CASE #2017-54

I am a 25+years resident in the area and would not like to see erosion of the 15-foot buffer zone created for the protection of the peace and enjoyment of a well-established residential area, as well as my concern for the rights of my neighbors and my own.

Shonnard House has always been a house, even though it is zoned C-1.

The current applicant, Museum of New Mexico Foundation, should not be allowed to destroy the character of a neighborhood by turning a buffer zone into a parking lot.

Creeping development will destroy my neighborhood.

Mabel Chin



615 Galisteo Street
Santa Fe, NM



