



Agenda

AMENDED

PLANNING COMMISSION
Thursday, July 20, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: July 6, 2017

FINDINGS/CONCLUSIONS:

Case #2017-25. Estancias de Las Soleras Unit 2-B Preliminary Subdivision Plat.

Case #2017-45. Arbolitos at Las Estrellas Final Subdivision Plat and Variances.

Case #2017-51. 922 B & C Shoofly Street Demolition Master Plan Amendment.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. Case #2017-35. 3430 Cerrillos Road Development Plan. Jim Medley, Architects agent for Santa Fe Hampton Inn, request Development Plan approval to construct a 56,000 square foot, four story 91 room hotel on 1.88+/- acres. The property is zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) (POSTPONED FROM JUNE 8, 2017 AND JULY 6, 2017)
2. Case #2017-52. 2977 Rodeo Park Drive East ~~Special Use Permit~~, Development Plan and Variance. Santa Fe Planning Group, agent for Titan Development requests a ~~special use permit and~~ development plan to construct a 3-story 101,268 square foot climate controlled storage facility on 3.4 +/- acres. The request also includes a variance to Section 14-5.5(A)(4)(ii) "Height" to allow a maximum height of 40 feet where 33 feet is allowed. The property is zoned BIP (Business Industrial Park) and located within the South Central Highway Corridor Overlay District (SCHC). (Richard Macpherson, Case Manager)
3. Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan. Santa Fe Planning Group, agent for Titan Development requests a special use permit and development plan to construct a 3-story 88,006 square foot climate controlled storage facility on 1.67 +/- acres. The property is zoned C-2 (General Commercial) and located at the intersection of Vegas Verdes and Camino del los Arroyos Road. (Richard Macpherson, Case Manager)

G. STAFF COMMUNICATIONS
H. MATTERS FROM THE COMMISSION
I. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). *In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.*
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**



Agenda

CITY CLERK'S OFFICE
DATE 6/29/17 TIME 10:25
SERVED BY [Signature]
RECEIVED BY [Signature]

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SUMMARY INDEX
PLANNING COMMISSION
July 20, 2017

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as amended	2
D. Approval of Minutes & Findings and Conclusions Minutes: July 6, 2017	Approved as presented	2
Findings of Fact & Conclusions of Law	Approved as presented	2-3
E. Old Business	None	3
F. New Business		
1. <u>Case #2017-35. 3430 Cerrillos Road</u> Development Plan.	Approved	4-10
2. <u>Case #2017-52. 2977 Rodeo Park Drive</u> Development Plan and Variance	Approved	10-16
3. <u>Case #2017-53. Vegas Verde Self-Storage</u> Special Use Permit & Development Plan	Approved	16-20
G. Staff Communications	Discussion	20
H. Matters from the Commission	Discussion	20
I. Adjournment	Adjourned at 8:30 p.m.	21

PLANNING COMMISSION
Thursday, July 20, 2017 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Commissioner John B. Hiatt, Secretary, on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present

Commissioner John B. Hiatt, Secretary
Commissioner Roman Abeyta
Commissioner Justin Greene [arriving later]
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan
Commissioner Sarah Cottrell Propst

Members Absent

Commissioner Vince Kadlubek, Chair
Commissioner Piper Kapin, Vice-Chair

Others Present:

Ms. Lisa Martínez, Land Use Department Director
Mr. Noah Berke, Current Planning Division Supervisor and Staff Liaison
Mr. Richard Word, Assistant City Attorney
Mr. Dan Esquibel, Planner Senior
Mr. Richard Macpherson, Planner Senior
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department and available on the City's web site.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Abeyta moved to approve the agenda as published. Commissioner Gutierrez seconded the motion and it passed by unanimous voice vote. Commissioner Greene was not present for the vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES OF JULY 6, 2017

MOTION: Commissioner Abeyta moved to approve the minutes of July 6, 2017 as presented. Commissioner Hochberg seconded the motion and it passed by unanimous voice vote. Commissioner Greene was not present for the vote.

2. FINDINGS/CONCLUSIONS:

- ***Case #2017-25. Estancias de Las Soleras, Unit 2-B Preliminary Subdivision Plat***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-25 as presented. Commissioner Gutierrez seconded the motion and it passed unanimously on a voice vote. Commissioner Greene was not present for the vote.

- ***Case #2017-45. Arbolitos at Las Estrellas Final Subdivision Plat and Variances.***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and Conclusions of Law for Case #2017-45 as presented. Commissioner Gutierrez seconded the motion and it passed by majority vote with all voting in favor except Commissioner Hochberg, who voted against. Commissioner Greene was not present for the vote.

- ***Case #2017-51. 922 B & C Shoofly Street Demolition Master Plan Amendment.***

MOTION: Commissioner Hogan moved to approve the Findings of Fact and

Conclusions of Law for Case #2017-51 as presented. Commissioner Hochberg seconded the motion and it passed unanimously on a voice vote. Commissioner Greene was not present for the vote.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

1. **Case #2017-35. 3430 Cerrillos Road Development Plan.** Jim Medley, Architects, agent for Santa Fe Hampton Inn, request Development Plan approval to construct a 56,000 square foot, four-story, 91-room hotel on 1.88± acres. The property is zoned C-2 (General Commercial). (Dan Esquibel, Case Manager) (POSTPONED FROM JUNE 8, 2017 AND JULY 6, 2017)

Staff Report

The Staff Report was presented by Mr. Esquibel. A copy of the Staff Report for Case #2017-35 is available on the City's web site.

Mr. Esquibel described the project, whose agent is Jim Medley. Staff recommended approval with conditions on item 2 and also the technical corrections in Exhibit A. There was no variance for height or zoning in the corridor.

The ENN meeting had some controversy and after the ENN, the applicants and neighbors were brought together and were partly successful. Although there is still some opposition, the neighbors to the south did accept the mediation. Ms. Martinez was instrumental in the process.

There are lots of technical corrections and they are working them out and will need to make some changes, if approved.

The hotel association is in opposition and it dealt with the number of rooms proposed relevant to the industry as affected on Cerrillos Road. After discussion with Legal Staff and Tourism, our policies and regulations don't provide for a competition regulation. We were asked to do a study to see if more were rooms needed. We wouldn't ask that of a restaurant. We don't have that kind of mechanism in the code book or policy.

Our Tourism Director, Mr. Randall, is here and he can share his findings but he

has to go to another meeting soon.

Commissioner Hogan asked him to elaborate on condition #4.

Mr. Esquibel said they must bring in water rights to support the hotel. It is a requirement.

Commissioner Hogan said that condition makes reference to construction and dedication. It was not clear to him what "construct water infrastructure" meant.

Mr. Esquibel said there is water available along the public right-of-way and originally, when they provided the development plan, there was no water plan. So it is lack of information and Staff calculated how much water was needed for the hotel so she required them to submit a water plan.

Commissioner Hogan said that condition of approval would have a huge financial consequence for it. He questioned whether they can meet that requirement.

Mr. Esquibel said the Applicant worked with Dee and submitted a plan later after his report was finished. The Applicant can respond to that condition. It was postponed several times, first for lack of ENN and secondly when they were working with neighbors, so they postponed it. Engineering took place but the updated development plan is the result of them working on it. That would be filed as a complete development plan before the Engineer signed off.

Commissioner Propst noted in the memo it talks about the lighting plan not conforming to code. It is out of compliance but doesn't specify what is needed.

Mr. Esquibel said Staff didn't like that the Planning Commission approved it without meeting the Code. Without it, they would have to apply for a variance. They do have to bring in their lighting plan and they have agreed with all conditions. They will have a photometric analysis and light plan that complies with the Night Sky Ordinance and there will be no light pollution off property. Once achieved, it is included in the development plan and part of the review by building permit staff. Staff is not eliminating it.

Commissioner Propst pointed out that every other condition has a plan of action except this one.

Chair Pro Tem Hiatt announced a potential conflict of interest. He sits on the Housing Trust Board that owns Stagecoach Inn apartments next to this property. He has no financial interest in anything.

Mr. Randall reported that he didn't have an opinion on this but clearly, we welcome all first class hotel rooms in Santa Fe. He was here to see if

Commissioners have questions on the impact of 91 rooms on Cerrillos Road properties.

Chair Pro Tem Hiatt asked if Mr. Randall participated in the ENN or the mediation.

Mr. Randall said he did participate in the mediation. There were a couple of issues - one was water runoff and the other on the impact of 91 more rooms brought up by other operators. His role was to provide information on occupancy on Cerrillos Road and rev/par and for his opinion. It was to clarify the issues.

Commissioner Hochberg asked about the data for occupancy rates for hotels on Cerrillos Road as opposed to downtown or high rise as opposed to one-story.

Mr. Randall said what he has is the Smith Travel Report that most hotels subscribe to. They get information from the hotels. The City subscribes so we receive a set for the entire City and any segments we break out and we do break it out from downtown. There are 2,280 rooms on Cerrillos Road and 4,700 for the entire City and the Downtown has 1,900. The occupancy rate is by the month, running 3 months and running 12 months. Currently for rolling 12-month occupancy is 62% and the prior year was 58%. Downtown has 74% occupancy for that period up from 69% in prior year. So downtown has seen greater growth, even with the addition of Drury.

Commissioner Hochberg said what he was reading from should be part of the record.

Mr. Randall provided the written report as Exhibit 2, and is attached to these minutes as Exhibit 2. He said the group business has more impact on downtown; tourists impact either. The film business has more impact on Cerrillos road.

Commissioner Hochberg was surmising that additional availability of certain quality of rooms would enhance our ability to attract film business or large groups.

Mr. Randall agreed, as well for leisure travel. This puts Hampton back in the marketplace after being gone for several years.

Mr. Esquibel said regarding the water condition that there is a drainage pipe put in on Cerrillos Road. Our condition requires some street trees and decided it would not be good to have them on top of that pipe so we are changing the location of those trees instead of at the sidewalk.

Commissioner Hogan said on the handout sent by email under Section 2 that it was condition #3 so is this our record of conditions of approval.

Mr. Esquibel clarified that those are just a summary of all DRT comments in Exhibit B. Technically, it would be red-line comments. Street trees are something the code book requires. We found an anomaly to require pulling them further onto the property.

Chair Pro Tem Hiatt asked why is #5 (fire department) was highlighted.

Mr. Esquibel said he probably highlighted it but it is working right.

Applicant's Presentation

Ms. Nancy Long, 2200 Brother Road, was sworn and introduced the owner, Darlene C de Baca and Mr. Clark was also here.

Commissioner Greene arrived at 6:32.

Ms. Long said this property was Chez Renee restaurant at one time but was vacant for many years. A partially burned down house is there and a lot of camping out has happened on that site and lots of trash. This is a good infill project that will improve the area and improve safety and the look of Cerrillos Road.

The access issues have been resolved and Mr. Esquibel worked tirelessly with the team. He may have addressed some of these issues. She did hear the trees will be moved more to the interior. There is a statement in the report on landscaping and on the access easement which is no longer applicable.

In terms of the loading area on the property, this facility does not require a loading zone and loading will not block the entry or sidewalks. There will be trucks the size of UPS truck occasionally. They will store non-perishable items but will have food delivered.

In terms of parking on the property, 91 spaces are required and the Applicant will create 93 spaces. So, they will exceed the code requirement.

The applicant needs to submit a sign plan for staff approval prior to filing the development plan. This owner will use a subcontractor to design the signage and any signs shown on the plan are just illustrative and the contractor will submit an applicant for signage.

Commissioner Hochberg asked if she was making that representation.

Ms. Long agreed.

Commissioner Hochberg reasoned that tonight's approval won't include that.

Ms. Long agreed.

Commissioner Hogan noted on the second page of the email that the Fire Department required for domestic service over 2" and would be required and *developed before it can proceed. The Applicant must construct and dedicate* additional water infrastructure and could be a substantial investment and an onerous obligation. He didn't know if she had reviewed that.

Mr. Phil Clark, 19 Line Road, Edgewood, was sworn and said they are doing a 6" line tap for 40' and parallel to that a 2" tap for domestic water. There were no public line extensions.

Commissioner Hogan said that does answer his question.

Mr. Clark said they do have a water plan and presented it last November so Dee has had some time to review the 6" fire lines.

Public Hearing

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

Commission Questions/Discussion

Commissioner Hochberg said the project looks very attractive. He asked if there are no plans for a restaurant. The major amenity is the swimming pool.

Mr. Mimish Patel, 1712 Corporate Drive, Irving Texas, was sworn. He said they want to be part of the community. He was originally from New Mexico and this brings him back to Santa Fe and he is excited to be here and make sure he addresses the concerns.

One of the amenities is the indoor pool and another is a state of the art fitness center. When looking at ADR and occupancy, we need to compare apples to apples and we will market to an upper scale market.

Commissioner Hochberg asked if eating is only continental breakfast.

Mr. Patel agreed. There are lots of great places to eat here.

Commissioner Hochberg asked, when up and running, how many would be employed.

Mr. Patel said they would employ 20-25.

Commissioner Propst didn't see a couple of conditions on the list emailed to Commissioners. Parking is fine and lighting. She asked about complying with any that didn't have action item.

Mr. Patel said yes. They have added a bicycle rack and the lighting plan was revised.

Commissioner Propst asked about staff parking.

Mr. Patel said some guests rent cars or fly in and share services. Typically, on our analysis with other hotels we have had fewer parking spaces than rooms. Lots of time, not every room has a car coming. Hilton did a careful review of it.

Commissioner Greene asked if they will have a shuttle.

Mr. Patel said that will depend on when they get into the market what the need is. He could envision a shuttle to the Plaza. It all depends on what the demand requires.

Commissioner Greene asked if it would have a conference room.

Mr. Patel said they would have a small meeting space.

Chair Pro Tem Hiatt said it sounds like the competition is complaining about it. He asked Mr. Esquibel to comment.

Mr. Esquibel said the coalition of hotels that came and argued about it said Santa Fe can't support another hotel and they wanted the city to conduct a survey to see if it could handle another one on Cerrillos Road and that it would put them under, if approved.

Chair Pro Tem Hiatt asked if there is anything in the code that would allow us to consider that controversy.

Mr. Esquibel said in the memo on page 7 are three findings the Commission needs to consider to approve the plan - he listed them. The one on not adversely affecting the public interest is the one where you would make such a finding. The public interest is in general for the whole city, across the board - globally.

For the parking issue, when city made the standards, we looked across the area for common practices, it includes all impacts of its use patrons and employees.

Commissioner Gutierrez asked if tract B-2 is that part of the same property.

Mr. Esquibel said there were originally three tracts and two were put together and drainage issues came up and they agreed to go into it and a second lot line adjustment for development into the south.

Commissioner Gutierrez asked if there will be vacant area left.

Mr. Esquibel said yes but they can do the adjustment without jeopardizing that lot.

Commissioner Gutierrez felt they need to work with the applicant for some sort of fencing. He would like to see that at the end of that property line. He asked if this case will come back to the Commission.

Mr. Esquibel said no.

Commissioner Gutierrez asked that if it has on-site laundry, they would incorporate grey water recycling.

Commissioner Greene saw this parking as the bare minimum and the back lot is kept for future development.

Mr. Esquibel wasn't sure about further development.

Commissioner Greene asked about any outdoor sitting space and if this is a pet friendly hotel.

Mr. Esquibel said there is a seating area on the SE corner and, aside from that, all has been allocated.

Commissioner Greene asked if this hotel would be eligible for a liquor license and if they have any intent for that.

Mr. Esquibel said liquor licenses are allowed in C-2 zones.

Mr. Patel said the outdoor space includes a patio seating area adjacent to the pool for those who might want to sit outside. This hotel won't be serving liquor. Although there are no plans to expand, an expansion could be done if we decided to at some future time.

Commissioner Greene asked if there is an easement there.

Mr. Patel agreed. He added that the hotel is pet friendly for an extra fee but they can't have pets that disturb other guests.

Action of the Commission

MOTION: Commissioner Hogan moved to approve the plan for Case #2017-35, subject to all staff conditions of approval and technical corrections. Commissioner Hochberg seconded the motion and it passed by unanimous roll call vote except for Commissioner Greene, who agreed to recuse himself, having arrived late in the hearing of this case.

2. **Case #2017-52, 2977 Rodeo Park Drive East, Special Use Permit, Development Plan and Variance.** Santa Fe Planning Group, agent for Titan Development, requests a ~~special use permit and development plan~~ to construct a 3-story, 101,268 square foot climate controlled storage facility on 3.4± acres. The request also includes a variance to Section 14-5.5(A)(4)(ii) "Height" to allow a maximum height of 0 feet where 33 feet is allowed. The property is zoned BIP (Business Industrial Park) and located within the south Central Highway Corridor Overlay District (SCHC) (Richard Macpherson, Case Manager)

Staff Report

The Staff Report was presented by Mr. Macpherson. A copy of the Staff Report for Case #2017-52 is available on the City's web site. He projected an aerial view showing the area for this lot. A medical facility is nearby and this parcel is currently vacant. Staff recommended approval but denial of the variance on height. It is at the Rodeo Road East Business Industrial Park (BIP). Part of it would be 40' high and there is conflict with the overlay protection district.

There are no parking requirements for self-storage and the Applicant proposed 18 spaces and Staff researched what is done in other places and believe 18 is appropriate.

Commissioner Hochberg asked for more information on the height variance. They want 7' higher but Staff said only a portion is higher.

Mr. Macpherson said 36' is allowed in the BIP but the overlay south corridor overlay has max of 25' not including parapet and the more restrictive applies.

Commissioner Hochberg said the yellow sheet says 33'.

Commissioner Propst understood it is 25' and up to 8' on top so it becomes 33' for things like a parapet or elevator shaft.

Commissioner Hochberg asked for more clarification.

Mr. Macpherson said Staff filled out all the criteria needed for a variance. They need to prove that those items are being met.

Mr. Esquibel explained that the BIP has height requirements but a portion of BIP is in SCHC. Because it falls in that zone, it is subject to 25' plus 8' on top with A/C or other things that affect it. So the parapet would help screen that. So $25 + 8 = 33'$. And their request was 40'. So 33' is as high as we can go. But the rooftop appurtenances don't trigger the height variance.

Commissioner Hochberg asked if there are others as high as 40'.

Mr. Esquibel couldn't answer the question.

Chair Pro Tem Hiatt asked if 33' satisfies the highway corridor.

Mr. Esquibel agreed.

Ms. Martinez referred to Sheet A 2.0 at the top elevation labeled NW elevation. It has a sign that says self-storage - that is the portion proposed at 40' so it is a small portion and not the full piece. It is a minimal portion compared with the overall elevation.

Applicant's Presentation

Mr. Kurt Browning was sworn. His firm is based in Albuquerque; Scott Hoefft is their planner. He described their other projects in Santa Fe.

Mr. Scott Hoefft, 109 S. St. Francis, was sworn. He explained that except for that small portion, the height is 33' to top of parapet.

Ms. Martinez clarified that only the portion going up to 40' is only 12%. The rest of the building is in conformance with corridor district height limits.

Commissioner Hochberg thought it looks like less.

Mr. Hoefft confirmed it is 12%.

Commissioner Hochberg why they need it.

Mr. Hoefft said it breaks up the shape. A portion of it is aesthetic to get out of the hole because it is relatively low - 15 to 20' down below the highway. It is next to the

medical center. He handout out the drawing [Exhibit 3]. The first page indicates the site which is similar to their projection. The building to the west is the Physician's medical building. It is 40' high and with parapet is 45'. And finished floor is two feet higher than this project. He showed the site plan enlarged. From the standpoint of looks, it looks like an office building. The windows are steel doors with glazed windows. He showed the main loading dock which is covered. What was previously approved was a 3-story medical building at 50' but was never built. It was only 33,000 sq. ft. where ours is 100,000 sq. ft. but it required much more parking.

Physician's medical center also has a lot of parking. The parking here won't be seen from I-25. It has open space. Lot coverage is much less than allowed and is a permitted use in BIP zones.

Commissioner Greene asked if they got a variance.

Mr. Hoeft agreed.

Commissioner Greene asked if the fire lane is included in open space calculations.

Mr. Hoeft said yes. It uses pavers and the lane goes around the building and allows vegetation through it. Coverage is 57%.

Commissioner Greene's concern is visibility from highway and the corridor overlay is to deal with that. With the fire lane, there is not much landscaping and a fairly large sign pointed at the freeway. He was also concerned with lighting on the back side. He asked if the lights facing the highway could be motion activated or lighting eliminated there.

Mr. Hoeft said regarding open space that it is 57% open space and we did provide a landscaping plan that meets code. There is a lot of landscaping with hundreds of trees. He agreed they could look at the lighting plan. This will meet the night sky ordinance. The sconces facing the highway could be eliminated or have motion activated lighting instead of security lighting.

Commissioner Greene asked about the signage.

Mr. Hoeft said they will conform to the sign ordinance which he quoted. They are looking at two signs and a monument sign.

Commissioner Greene asked if he would consider removing signs from facing the highway.

Mr. Hoeft said he would have to talk with his clients about that.

Commissioner Hogan was concerned about looking down on the roof and didn't know what mechanical equipment might be seen from the highway. He asked what it would have and if it is to be screened.

Mr. Hoeft said the roof deck at 25' and parapet at 33' so he was confident they can screen all of it.

Commissioner Hogan asked about the difference from level of highway.

Mr. Hoeft didn't have that but they would be looking up 20' for exit ramp.

Commissioner Hogan said their description of the windows is a nice idea. He asked if there would be any mitigation of the bright fluorescents for corridors.

Mr. Brian Patterson, was sworn and had six comments to address.

Height - the façade and breaking up the massing and presence off of interstate. He said they are 20' in the hole so, technically they are only up 13' so a small little guy with other buildings that are high with signs facing the interstate 12% is very little. No signs can be over 25'. So it is at eye level and not a flashing sign.

Regarding fire access, public safety is #1 and asphalt 20' wide around it is not attractive so they would spend extra for turf block - it eliminates the black stripe around it.

Regarding lights – there are wall mounted lights around the perimeter and not high. They also have cameras along the property. The window glass has bronze tinting that helps reduce glare.

As a Professional Engineer, he was very familiar with drainage. They have seven 2" pipes discharging into a 40" pipe and came up with series of ponds so it is not an issue downstream. In a storm event it goes over the curb but no damage has resulted.

Commissioner Hogan asked about this issue of rooftop equipment.

Mr. Patterson said the building is climate controlled so it has HVAC on top and two elevator shafts that are screened and they can screen all mechanical equipment. The height variance is just to break up massing We want to enhance the appearance and can't put signage on the top.

Commissioner Hogan saw the best reason for the variance is to screen mechanical equipment.

Mr. Patterson agreed. The properties to the northeast are higher in elevation and

this is below them.

Commissioner Hogan asked about material and color.

Mr. Patterson said they would stucco the exterior with a white rooftop which is not that attractive but maybe a tan tint could be applied.

Commissioner Hogan understood signage is not part of the application but asked him to describe it.

Mr. Patterson said it is backlit - two signs - green and yellow, backlit. They will meet all requirements of the sign ordinance.

Chair Pro Tem Hiatt asked who the architect was on the previous project.

Mr. Patterson said it was Commissioner Hogan.

Ms. Martinez commented that it is not often a staff report recommends denial of a part but the criteria don't allow much leeway. Some of the information tonight on visibility from interstate and the knowledge that it will be screened is not information we had and might have recommended approval if we had it. Also on #2 - special circumstances - we made a comment just about improved aesthetics and didn't feel it was sufficient. And if we had had that information, it would probably be different.

Commissioner Greene said as a counterpoint that this is a 100,000 sq. ft. footprint. It isn't as if they didn't have an alternative. He was okay with massing but more concerned with lighting.

Commissioner Propst asked, if the Commission recommends approval of the variance, if they would have to come back if it is redesigned.

Ms. Martinez suggested to be specific with that portion in the motion.

Commissioner Gutierrez said it is identified on the plan as mass one.

Commissioner Propst asked how much of the equipment will be screened.

Mr. Patterson said the elevator shafts will be covered over one and the other by 8' screening. The footprint is roughly 50,000 sq. ft. and would have 6-10 mechanical units. So quite a bit is on top.

Commissioner Propst asked if bronze tint and tint on roof be added as conditions.

Mr. Patterson agreed.

Commissioner Hogan noticed on landscaping - the trees along the highway are honey locust at about 25' high. He asked if any alternate trees might be recommended for more screening.

Mr. Patterson said for landscaping, he would defer to Mr. Hoeft but we could add landscaping language there. We could change the trees.

Mr. Hoeft said they do not have hilltop landscaping here.

Ms. Martinez suggested London pine trees that spread out nicely and not too tall.

Mr. Hoeft said they could use those.

Commissioner Hogan suggested Sycamore.

Public Hearing

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

Commission Questions/Discussion

Commissioner Greene said there would be connection to Governor Miles and that easement could connect to the Rail Trail. He asked if there is any potential to connect there.

Mr. Hoeft said no, because they don't have connectivity through the other property. He added that he was at a disadvantage with no plan to look at. It.

Chair Pro Tem Hiatt asked Commissioner Greene what he wanted them to do.

Commissioner Greene said there would be a potential for reconfiguration of the fire lane and continuation of the cul de sac if the trail people wanted to connect to the Rail Trail. He asked if they would you be willing to put a 15' easement along there.

Mr. Esquibel asked traffic staff to respond.

Mr. James Martínez said he believed the Rail Trail runs to the west of St. Vincent's there and along I-25 is a significant grade difference so there is not much chance to make a connection there.

Commissioner Greene said they could comment that it is not feasible or keep a portion. If the easement is there, it would be close instead of having to go all the way around to Rodeo Road. So in future presentations, if the property is within a thousand feet of a trail, to identify if that is possible.

Mr. Esquibel said the Staff does look at major trails to make sure we get maximum connections so we definitely do look at that possible connectivity and constraints that make if feasible or not.

Action of the Commission

MOTION: Commissioner Hochberg moved to approve the **Special Use Permit for Case #2017-52, Self-Storage Building Development Plan** with all the conditions recommended by Staff plus the agreed upon conditions articulated today and the variance limited to Massing 1 and that the variance meets the criteria in Section 14-31.16 (C) (1) (a), unusual physical characteristics that distinguish the land from other land or structures in the vicinity, subject to the same relevant provisions of Chapter 14. Commissioner Greene seconded the motion. The motion includes that criteria 2-4 are met. 2 – special circumstances make it infeasible for reasons other than financial to develop the property in compliance with standards of Chapter 14; 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; 4 – the variance is the minimum variance that would make possible the reasonable use of the land or structure, including whether the property could be used without variances and is consistent with the proposed intent of Chapter 14; and the variance is not contrary to the public interest. Commissioner Greene added that is to mitigate so it serves to better the project. The motion passed by unanimous roll call vote.

MOTION: Commissioner Hochberg - moved to approve the development plan in Case #2017-52, subject to the findings required by Section 14-3.16(C) as described in Exhibit A and those brought out at the hearing today. Commissioner Greene seconded the motion, noting that the additional conditions included lighting that is indirect and not visible from the street, colors on the roof, bronze tinting of the windows, appropriate foliage and trees as indicated in the minutes and that a signage plan will be presented later.

Mr. Esquibel asked that the motion include that the applicant has met the planning criteria in 14-8.D. Commissioner Hochberg agreed that was part of his motion.

- 3. Case #2017-53. Vegas Verde Self-Storage Special Use Permit and Development Plan.** Santa Fe Planning Group, agent for Titan Development, requests a special use permit and development plan to construct a 3-story, 88,006 square foot climate controlled storage facility on 1.67± acres. The property is zoned C-2 (General Commercial) and located at the intersection of Vegas Verdes and Camino de los Arroyos Road. (Richard Macpherson, Case Manager)

Staff Report

The Staff Report was presented by Mr. Macpherson. A copy of the Staff Report for Case #2017-53 is available on the City's web site.

He explained that this is two lots and needs to be merged. It is a similar application by same team. The Special Use Permit is required because the structure is over 30,000 sq. ft. Surrounding businesses are all C-2 and across the arroyo is Sam's Club. Staff recommends approval because it meets the 3 criteria for special use permit in Section 14-3.6 (D) and 14-3.8 (D).

Mr. Macpherson pointed out the site on a visual projection of the area.

Applicant's Presentation

Mr. Scott Hoeft (previously sworn) said they concur with conditions. The whole area is C-2 and this is at the back of the Best Buy building. Across the way to the north is multifamily and to east is a PNM substation. It seems like excellent use for this site. In terms of design - it is like the other site and maximum height of 45' in the area and we are at 40'. It has more than the required open space and a fire lane is not required here.

Public Hearing

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

Commission Questions/Discussion

Commissioner Hochberg asked if they will use the same kind of glazing like the similar building. Are you adopting same colors and lighting style and trees?

Mr. Hoeft said the roof color, lighting and glazing are the same. They don't need to change trees.

Commissioner Hogan added that consideration for non-reflective roof was from the highway and there is more energy with less reflective colors so he recommended no to that condition.

Commissioner Hochberg said okay.

Commissioner Hogan noted the substantial change in grade across the site and asked how they are addressing that.

Mr. Patterson (previously sworn) said it is quote steep from Best Buy to the property. So, essentially it has two elevations. They have a ten-foot separation. They will bury the first floor so it is at grade on the south and then ten-foot stem wall for the increase in elevation.

Mr. Esquibel was the staff member attending both ENN meetings. The neighborhood northwest attended and appreciated the architecture proposed. They liked it a lot.

Public Hearing

There were no speakers from the public for this case and the public hearing portion was closed.

Commission Discussion

Commissioner Greene asked if the Fire Department looked at the easement along the back for access.

Mr. Hoeft said the parking area currently exists and has a fire hydrant and it won't be gated. They did meet with the fire marshal who acknowledged they could drive all the way through it.

Action of the Commission

MOTION: Commissioner Hochberg moved to approve A special use permit IN Case #2017-53, as per section 14-3.6 (D) and conditions set forth in the staff report on page three and the representation made by the Applicant. Commissioner Hogan seconded the motion which passed by unanimous roll call vote.

MOTION: Commissioner Hochberg moved to approve the development plan in Case #2017-53, subject to conditions of approval, the findings required by Section 14-3.8 (D), and technical corrections and representation made in the hearing. Commissioner Hogan seconded the motion which passed unanimously by roll call vote.

Commissioner Hochberg commended the Applicant for their presentation.

G. STAFF COMMUNICATIONS

Ms. Martinez thanked Richard Macpherson for helping out with these cases tonight.

Ms. Martinez said they are now implementing new software and a kick off meeting and public announcement in October. It will allow electronic submittals and have everything that happens all in one place so Staff won't have to hunt for things. She briefly described the implications and asked for an opinion among Commissioners about doing away with paper packet?

Many of them liked the idea. Commissioner Hochberg said he likes the paper reports. He asked how electronic format would conform with the public record.

Commissioner Gutierrez appreciated the opportunity to get on the web site for it because he paid more attention to what was on it and now uses that for his primary information in preparing for the meeting.

Commissioner Abeyta thought providing an I- Pad was a good idea.

Ms. Martinez said they discussed that and also talked about using a thumb drive

Commissioner Propst recommended "Board Effects" as a very useful program to access them easily.

H. MATTERS FROM THE COMMISSION

Commissioner Greene asked for someone who would serve on the Long Range Committee.

Everyone suggested Chair Pro Tem Hiatt, who said he was cutting back his professional life at end of this month but wasn't sure.

I. ADJOURNMENT

Commissioner Hochberg moved to adjourn the meeting. Commissioner Hogan seconded the motion and the meeting was adjourned at 8:30 p.m.

Approved by:

 For VINCE.
Vince Kadlubek, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.



A vicinity map showing the location of the site. The map includes the following labels and features:

- VICINITY MAP**: A title box at the top center.
- CERRILLOS RD**: A road running diagonally from the top left towards the center.
- AVENIDA DE LAS AMERICAS**: A road running diagonally from the center towards the bottom right.
- JAMES AVE**: A road running diagonally from the top right towards the center.
- YACHINA RIDGE DR**: A road running diagonally from the center towards the bottom right.
- SHALAKO WAY**: A road running horizontally at the bottom.
- SITE**: A rectangular area labeled "SITE" with a line pointing to it from a box.
- AVENIDA DE LAS AMERICAS**: A road running diagonally from the center towards the bottom right, with a label "AVENIDA DE LAS AMERICAS" placed vertically along it.
- AVENIDA DE LAS AMERICAS**: A road running diagonally from the center towards the bottom right, with a label "AVENIDA DE LAS AMERICAS" placed vertically along it.
- AVENIDA DE LAS AMERICAS**: A road running diagonally from the center towards the bottom right, with a label "AVENIDA DE LAS AMERICAS" placed vertically along it.

III. EXECUTIVE SUMMARY

The applicant is requesting to construct a 45-foot high, 4 story, 56,000 square foot, 91 room hotel on 1.88+/- acres. The property is zoned C-2 (General Commercial) and located within both the Cerrillos Road Highway Corridor ("CRHC") and Suburban Archaeological Review District ("SARD"). Archaeological clearance is not triggered by this project.

The applicant has complied with all application process requirements, and the proposed plans comply with applicable standards for the C-2 and CRHC districts. The applicant conducted a pre-application meeting on February 24, 2017, Early Neighborhood Notification Meeting ("ENN") on March 20, 2017 and provided notice pursuant to Section 14-3.1(H).

Staff's analysis identifies the application has satisfied Development Plan criteria pursuant to Section 14-3.8(D) "Development Plan" and recommends approval.

IV. ANALYSIS

A. Existing Conditions

The site is vacant and consists of 1.88+/- acres. Both wet and dry utilities are available.

B. Adjacent Properties

Direction	Zoning	Use
North	CRHC Zone 3	Cerrillos Road
South	R-21PUD (Residential)	Las Americas Subdivision
East	C-2 (General Commercial)	Hi Density Residential (Stage Coach Apartments)
West	C-2 (General Commercial)	Holiday Inn Express Santa Fe and Homeward Bound Apartments and Private Right-of-Way ("R-O-W")
Southwest	R-2PUD (Residential)	Sand River Cohousing

C. Traffic

The site will have three points of ingress/egress (Driveway):

Entrance	Location	Width	Description
Driveway 1	Along the Northeast property line off Cerrillos Road	35'.4"	Ingress/egress from Cerrillos Road. Driveway leads into the front of the hotel and east parking areas.
Driveway 2	Along the west property line approximately 70 feet south of Cerrillos Road, accessed from a private R-O-W.	40'.6"	Ingress/egress from private R-O-W. Driveway leads into the front parking areas and front of the Hotel.
Driveway 3	Along the west property line approximately 340 feet south of Entrance 2.	26'.6"	Ingress/egress from private R-O-W. Driveway leads into the rear parking areas and rear of the Hotel.

The driveways create an intergraded loop running along the east elevation and connecting all parking areas, allowing for ingress/egress to Cerrillos Road or the private R-O-W.

A traffic impact analysis was not required for this project. However, conditions of approval require the applicant to place "No Parking Signs" adjacent to the West end of the Hampton property along the 50-foot public easement. Comments received from the City Traffic Division Engineer can be viewed in Exhibit B2.

D. Parking

Parking was analyzed for a hotel use. Santa Fe City Code, Section 14-8.6-1, *Table 14-8.6-1 "Parking and Loading Requirements"*, establishes standards for "Hotels and motels" as follows:

TABLE 14-8.6-1: Parking and Loading Requirements		
Category	Specific Use	Parking and Loading
Public Accommodations	Hotels and motels	One space per rental unit

Hotel Rooms	Required parking	Proposed Parking	Criterion Met: (Yes/No/conditional/N/A)
91	91	93 (Includes 4 ADA) Parking Spaces)	YES

E. Loading

The Development Plan does not include a dedicated loading zone for supply delivery for any hotel accessory use such as a restaurant, retail store or other types of deliveries and pickups.

14-8.6(D)(1)(b) All permitted or permissible uses requiring loading space for normal operations shall provide adequate loading space so that no vehicle being loaded or unloaded in connection with normal operation shall stand in or project into any public street, walk, alleyway, front required yard, required parking space or access aisle, common ingress-egress easement, or ADA accessibility route, or obstruct a building entry or exit.

F. Bicycle

The Development Plan does not include bicycle parking. Off-street bicycle space parking standards shall apply to all uses except single family residential uses.

TABLE 14-8.6-4: Hotel or Motel Off-Street Bicycle Parking	
	Bicycle Spaces Required
Minimum 2 bicycle parking spaces	1 per 15 rooms. Establishments with more than 75 rooms <u>shall provide 6 bicycle parking spaces for visitors.</u>

G. Landscaping

The plans require additional information to comply with Chapter 14 Landscaping and Open Space requirements, along with proof that the developer has "*documentation that verifies allowance to develop on private access easement*". Comments received from the Land Use Technical Review Division require correction to the Development Plan for compliance with the following Section:

Article 14-7.5(D)(4) "Nonresidential and Mixed Use Open Space Standards"

Article 14-8.4(G) "Street Tree Standards"

Article 14-8.4(H) "Open Space Planting Requirements"

Article 14-8.4(I)(3) "Interior Parking Lot Landscape Requirements"

Article 14-8.4(J)(4) "Screening and Buffering"

H. Terrain Management

The proposal identifies drainage control at the rear of the property within the parking area. The City Technical Review Division provided corrections to the drainage plans which include landscaping within the drainage area. The Technical Review Division comments and conditions can be viewed on Exhibit B2.

I. Water and Fire Protection

The Applicant proposes to connect to an existing 8" water main that runs within a utility easement within the Private R-O-W. The water use estimates for the Hotel (based on 91 units at .09 acre feet per year) are

8.19 acre feet per annum. The Applicant will be required to transfer 8.19 acre feet of water rights to the City.

The City's GIS identifies 3 fire hydrants close to the site. One is located at the Northwest corner of the site along Cerrillos Road and two are located along the west edge of the Private R-O-W. The applicant will be required to sprinkle the building to provide fire protection. The Fire Marshal comments and conditions can be viewed in Exhibit B2.

J. Sewer

An 8" main exists within the private/public Right-Of-Way easement. The Applicant proposes to connect a 6" sewer line to the existing sewer utility within the Right-of-Way. The City Sewer Division is requiring the 6" line to connect at the manhole. Comments received from the City Sewer Division can be viewed in Exhibit B2.

K. Solid Waste

A solid waste dumpster has been located along the east property line directly west of the second entrance along the Private R-O-W. Comments received from the City Environmental Division identify the proposed dumpster design complies with code. Comments received from the City Environmental Division can be viewed in Exhibit B2.

L. Lighting

The Applicant's lighting plan and photometrics submittal do not comply with Article 14-8.9 Outdoor Lighting". The applicant will need to submit a lighting plan and photometrics analysis in compliance with Article 14-8.9 "Outdoor Lighting prior to filing the Development Plan.

M. Signage And Architecture

The Applicant's sign proposal does not comply with 14-8.10 "Signs". The applicant will need to submit a sign plan in compliance with 14-8.10 "Signs". The applicant will need to submit a sign plan in compliance with 14-8.10 "Signs" for staff approval prior to filing the Development Plan.

V. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting regarding the proposed development plan was held on March 20, 2017. Those in attendance expressed the following concerns:

- The delegation from the Sand River Cohousing were concerned with:
 - the possibility of Semi-truck parking along the Private R-O-W, blocking access to adjacent properties,
 - the location of construction parking during the development,
 - the hotel lighting effects onto neighboring residential uses,
 - the drainage from the development,
- The delegation from the hotel industry were concerned with:
 - the height of the Hotel within this corridor along Cerrillos Road;
 - the economic effect of a 4 story 91 room hotel within this area of Cerrillos Road.

VI. STAFF INITIATED MEETING

On June 6, 2015, Land Use Department staff initiated a meeting between the applicants and concerned neighbors as a follow-up to concerns that were first raised at the ENN meeting. The meeting was well attended and included representatives from the following organizations:

Neighbors	City Staff
<ul style="list-style-type: none">• Sand River Cohousing• Marriott Hotel• Comfort Suits• Comfort Inn• Quality Inn• Holiday Inn Express	<ul style="list-style-type: none">• City Land Use Director• City Current Planning Division• City Technical Review Division• City Fire Marshal• City Construction Division• City Traffic Division• City Legal Department• Tourism Santa Fe Department

The meeting centered on the issues raised at the ENN. The outcome of the meeting resulted on resolutions to the following concerns:

1. Semi-truck parking along the Private R-O-W blocking access to adjacent properties:
The developer will install signs along the west property line along the private R-O-W stating "No Parking".
2. The location of construction parking of the development:
The applicant stated that construction parking will be located on the applicant's adjacent vacant lot to the rear of the site.
3. Hotel lighting effects onto neighboring residential uses:
The applicant's lighting plan does not comply with Chapter 14-8.9 "Outdoor Lighting". However, the applicant stated they will comply with city code for lighting.
4. Drainage from the development:
 - *The applicant presented on June 28, 2017, on site education to a delegation from the Sand River Cohousing community and City Technical Review Staff about the drainage control methods for the Hampton Inn development. The applicant agreed to:*
 - *Upgrades to the Sand River Cohousing East Swale,*
 - *The Curb along the private R-O-W will be designed to slope in order to prevent run-off from entering the Sand River Cohousing paved driveway, and*
 - *The applicant will include a 5 foot landscaped strip before the Inn's sidewalk which will help absorb runoff from Inn.*
5. The height of the Hotel within this corridor along Cerrillos Road:
The delegation from the hotel industry was advised that staff evaluated massing along the Cerrillos Road Corridor between St. Francis Drive and the Fashion Outlets of Santa Fe. The visual evaluation was for the purpose of identifying four story structures within the corridor. Of the 20 public accommodation facilities identified, staff found that the Double Tree Hotel has a four story massing. However, its massing appears no larger than some single story structures along Cerrillos Road have large massing such as the façade of Jackalope, Wal-Mart and the Regal Theater. Staff identified that a 45' high structure, whether it's a 4 story hotel or other use would not be out of place along the Cerrillos road corridor.

6. Economic effect of a new 91 room hotel within this area of Cerrillos Road:

The Staff advised the delegation from the hotel industry that the city of Santa Fe does not have ordinances or General Plan policies that would restrict additional hotels from developing within the municipality. The delegation from the hotel industry was advised to meet and discuss city economic development opportunities with the Tourism Santa Fe Department.

VII. DEVELOPMENT PLAN CRITERIA

Approval Criteria - Development Plan (Section 14-3.8(D)(1))

Criterion 1: that the Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/conditional/N/A) Yes
Santa Fe City Code (SFCC) Section 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plats. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No/conditional/N/A) Conditional
The term " <i>Public Interest</i> " is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section §14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. The city has reviewed the proposed development plan application in accordance with these ordinances. As outlined in this memorandum, together with recommended conditions, the proposed development plan application can comply with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.	
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) Conditional
Analysis by staff has not identified any significant compatibility issues regarding structures and uses on properties in the vicinity. The proposed four-story building would be taller than existing structures on abutting and nearby properties, but would be within the 45-foot height limit permitted in the C-2 zone.	
The proposed architecture has similar characteristics to the approximate 20 hotel and motel buildings along the Cerrillos Road Corridor. Preliminary review indicates that the proposed design would comply with Subsection 14-8.7, Architectural Design Review. A detailed analysis will be completed by staff at the building permit stage of review; however, the proposed architectural characteristics of the 45' high, 4 story building may be more architecturally compatible if step backs are included to break the massing.	

VIII. EXPIRATION

Should the Commission approve the development plan, the plan will be recorded and a construction permit will be issued. The applicant is allowed three years to begin construction:

14-3.19 Expiration, Extension And Amendment Of Development Approvals

(B) Expiration of Development Approvals
Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or off-site improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6).

IX. EXHIBITS:

EXHIBIT A: Staff Conditions and Technical Corrections

EXHIBIT B: City Staff Memoranda

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

EXHIBIT C: Early neighborhood Notification

1. Guidelines
2. Meeting Notes

EXHIBIT D: Maps and Photos

1. Zoning Map
2. Aerial Photo

EXHIBIT E: Code References

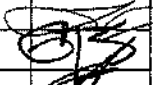

1. C-2 Use compiled list

EXHIBIT F: Applicant Submittals*

1. Development Plan

* 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 AS TO FORM:

Title	Name	Initials
Land Use Department, Director	Lisa Martinez	
Land Use Current Planning Division, Director	Greg Smith	
Land Use Current Planning Division, Planner Senior	Dan Esquibel	

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT A

Staff Conditions and Technical Corrections
--

EXHIBIT A
Conditions of Approval
Case #2017-35
3430 Cerrillos Road Development Plan

	Condition	Department	To be completed by:
1	1. No Parking Signs to be placed adjacent to West end of the Hampton property along the 50 foot public easement.	John Romero, Engineering Division Director	Prior to sign-off of the Development Plan
2	<p>1. Identify areas that are being used to meet the open space requirement - The minimum dimension for nonresidential open space shall be ten (10) feet and cover a minimum of three hundred (300) square feet, unless the area is a component of interior parking landscape and meets the requirements for open space credits for water harvesting [Article 14-7.5(D)(4)]. Provide dimensions of planting strips to meet minimum requirement.</p> <p>2. Provide calculations for open space: 81,100 sf lot area requires 20,275sf of open space. Provide minimum tree and shrub requirements based on the open space calculations as required by Article 14-8.4(H).</p> <p>3. Provide calculations for street trees as required by Article 14-8.4(G) to show that street trees provided meet the requirement. On major and secondary arterials (Cerrillos Rd.), one tree required on average of every thirty (30) to forty (40) feet. And on all other streets, one tree an average of every twenty-five (25) to thirty-five (35) feet must be provided.</p> <p>4. Provide interior parking lot calculations complying with Article 14-8.4(I)(3).</p> <p>5. All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be screened so that they are not substantially visible from any public street, way or place or any adjacent residential property. [Article 14-8.4(J)(4)]. Show detail of trash enclosure.</p> <p>6. Street trees must be planted on private property due to the storm drain that lies in easement.</p>	Somie Ahmed Land Use Department/Technical Review Division	Prior to Final Development Plan recordation

EXHIBIT A
Conditions of Approval
Case #2017-35
3430 Cerrillos Road Development Plan

3	<ol style="list-style-type: none"> 1. Photometrics do not meet specifications of Article 14-8.9 2. Tracts and property line dimensions shown on Development Plan and Grading/Drainage Plan differ from those shown on Lot of Record recorded on 1/24/17. Correct this. 3. Once Tract lines are shown correctly, if the storm water pond, outfall, or other storm water appurtenances are on a different tract than the remainder of the development, provide and record a drainage easement. 4. Proposed storm water pond is located in the parking area. In accordance with Article 14-8.6(B)(1)(f), "required parking spaces...shall be available at all times..." Stormwater ponding must not conflict with required parking spaces. 5. In accordance with Article 14-8.4(F)(2)(c), "storm water detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area." 	Risana "RB" Zaxus, Land Use City Engineer	Prior to Final Development Plan recording
4	Water is available for the proposed building from an 8" main in the existing easement. If a fire service is required, or if a domestic water service over 2" in size is necessary, an Agreement to Construct and Dedicate (ACD) will be required to construct the water infrastructure. A water plan must be developed by an engineer and approved by the Water Division before the ACD can be processed. If no fire service or large water service is needed, an Agreement for Metered Service will be required for a new water meter.	Dee Beingsessner Public Utilities Water	Must made prior to recording and/or permit issuance
5	<ol style="list-style-type: none"> 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 proximity to buildings of a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the 	Reynaldo Gonzalez City Fire Marshal	Prior to approval

EXHIBIT A
Conditions of Approval
Case #2017-35
3430 Cerrillos Road Development Plan

	building, (IFC 2009 Appendix D D105.3) 4. Shall meet minimum turning radius (IFC 2009 appendix D D103.3) 5. Shall have water supply that meets fire flow requirement as per IFC (Appendix B section B105) 6. Shall provide clearly marked fire land to be shown on site plan.		
6	1. Provide a copy of the current plat for the property as part of the Development Plan 2. The Applicant shall obtain a sewer service technical evaluation for the project from the Wastewater Division 3. There is no utility plan for the project	Stan Holland Public Utilities/Wastewater Division Engineer	

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT B

City Staff Memoranda (DRT)

City of Santa Fe, New Mexico

memo

DATE: May 4, 2017
TO: Dan Esquibel, Planning and Land Use Department
VIA: John Romero, Engineering Division Director *JE*
FROM: James A. Martinez, Traffic Engineer *JAM*
CASE: 3430 Cerrillos Road Development Plan – Case # 2017-35

ISSUE:

Jim Medley, Architects Agent for Santa Fe Hampton Inn, request Development Plan approval to construct a four story 91 room Hotel on 1.88+/- Acres. The property is Zoned C2 (General Commercial).

RECOMMENDED ACTION:

Review comments are based on submittals received on April 27, 2017.

CONDITIONS OF APPROVAL:

1	NONE
---	------

MUST BE COMPLETED BY:

N.A.

TECHNICAL CORRECTIONS:

1	No Parking Signs to be placed adjacent to West end of the Hampton property along the 50 foot public easement.
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MUST BE COMPLETED BY:

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: June 13th 2017

Staff person: Somie Ahmed

Dept/Div: LUD/Technical Review Division

Case: #2017-35: 3430 Cerrillos Road Development Plan

Case Mgr: Dan Esquibel



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. Identify areas that are being used to meet the open space requirement - The minimum dimension for <i>nonresidential open space</i> shall be ten (10) feet and cover a minimum of three hundred (300) square feet, unless the area is a component of interior parking <i>landscape</i> and meets the requirements for <i>open space credits for water harvesting</i> [Article 14-7.5(D)(4)]. Provide dimensions of planting strips to meet minimum requirement.	Final Development plan
2. Provide calculations for open space: 81,100 sf lot area requires 20,275sf of open space. Provide minimum tree and shrub requirements based on the open space calculations as required by Article 14-8.4(H).	Final Development plan
3. Provide calculations for street trees as required by Article 14-8.4(G) to show that street trees provided meet the requirement. On major and secondary arterials (Cerrillos Rd.), one tree required on average of every thirty (30) to forty (40) feet. And on all other <i>streets</i> , one tree an average of every twenty-five (25) to thirty-five (35) feet must be provided.	Final Development plan
4. Provide interior parking lot calculations complying with Article 14-8.4(I)(3).	Final Development plan
5. All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be <i>screened</i> so that they are not substantially visible from any public <i>street</i> , way or <i>place</i> or any adjacent <i>residential property</i> . [Article 14-8.4(J)(4)]. Show detail of trash enclosure.	Final Development plan
6. Street trees must be planted on private property due to the storm drain that lies in easement.	Final Development plan

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 comments must comply with Article 14-8.4 and must be addressed at time of construction permit submittal.

Development Review Team

Comment Form

Date: July 5, 2017
From: Risana "RB" Zaxus, City Engineer
Dept/Div: Land Use, Technical Review Division
Case: Case #2017-35, 3430 Cerrillos Road Development Plan
Case Mgr: Dan Esquibel

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 Photometrics do not meet specifications of Article 14-8.9	Recordation
2 Tracts and property line dimensions shown on Development Plan and Grading/Drainage Plan differ from those shown on Lot of Record recorded on 1/24/17. Correct this.	Recordation
3 Once Tract lines are shown correctly, if the stormwater pond, outfall, or other stormwater appurtenances are on a different tract than the remainder of the development, provide and record a drainage easement.	Recordation
4 Proposed stormwater pond is located in the parking area. In accordance with Article 14-8.6(B)(1)(f), "required parking spaces...shall be available at all times..." Stormwater ponding must not conflict with required parking spaces.	Recordation
5 In accordance with Article 14-8.4(F)(2)(e), "stormwater detention ponds and retention ponds shall be planted...with a minimum of one tree and three shrubs per 500 SF of required ponding area."	Recordation

6 Stormwater ponding should be integrated into landscape features that provide aesthetically pleasing solutions, per various Articles of the Land Development Code. SEE ATTACHED DOCUMENT "Stormwater – an amenity integrated into the landscape."	Recordation
--	-------------

Technical Corrections*:

Must be completed by:

1 Vicinity map provided is not usable. Provide a vicinity map that easily depicts where the property is located.	Recordation
2 Show detention pond and stormwater appurtenances on Development Plan	Recordation
3 Property line dimensions shown on Development Plan do not scale accurately. Correct this.	Recordation
4	Recordation

*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.

Stormwater - an amenity integrated into the landscape

14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site

14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process...

14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design

14-8.4(A)(1) This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water...Water conservation, water harvesting and irrigation efficiency shall guide landscape design...

14-8.4(A)(2)...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...

14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff.

14-8.4(E)(1) The landscaping plan shall include passive water harvesting for landscape irrigation purposes...

14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds.

14-8.4(l)(4) – {referring to parking lots}: ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to where it falls as possible...

Development Review Team

Comment Form

Date: 4/28/17

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: **Case #2017-35. 3430 Cerrillos Road Development Plan**

Case Mgr: Dan Esquibel



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 Water is available for the proposed building from an 8" main in the existing easement. If a fire service is required, or if a domestic water service over 2" in size is necessary, an Agreement to Construct and Dedicate (ACD) will be required to construct the water infrastructure. A water plan must be developed by an engineer and approved by the Water Division before the ACD can be processed. If no fire service or large water service is needed, an Agreement for Metered Service will be required for a new water meter.	Prior to construction of water infrastructure.
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: April 27, 2017

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

Dept/Div: Fire

Case: **Case #2017-35 3430 Cerrillos Road Development Plan**

Case Mgr: Dan Esquibel



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. 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 proximity to building of a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building, (IFC 2009, Appendix D Table D105.3)
4. Shall meet minimum turning radius. (IFC 2009 Appendix D D103.3)
5. Shall have water supply that meets fire flow requirements as per IFC (Appendix B section B105)
6. Shall provide clearly marked fire lanes to be shown on site plan.

Prior to approval.

Technical Corrections*:

Must be completed by:

*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:

Development Review Team

Comment Form

Date: May 12, 2017

Staff person: Stan Holland, Engineer

Dept/Div: Public Utilities/Wastewater Division

Case: **Case #2017-35. Santa Fe Hampton Inn Development Plan**

Case Mgr: Dan Esquibel



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. Provide a copy of the current plat for the property as part of the Development plan set	
--	--

Technical Corrections*:

Must be completed by:

1. The Applicant shall obtain a sewer service technical evaluation for the project from the Wastewater Division	
2. There is no utility plan for the project.	

*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

ESQUIBEL, DANIEL A.

From: LUCERO, ERIC J.
Sent: Wednesday, June 14, 2017 4:26 PM
To: ESQUIBEL, DANIEL A.
Subject: RE: 2017-35

Meets my requirements.

From: ESQUIBEL, DANIEL A.
Sent: Tuesday, June 13, 2017 4:01 PM
To: LUCERO, ERIC J. <ejlucero@ci.santa-fe.nm.us>
Subject: 2017-35

Need comments:

Case #2017-35. 3430 Cerrillos Road Development Plan. Jim Medley, Architects Agent for Santa Fe Hampton Inn, request Development Plan approval to construct a 56,000 square foot, four story 91 room hotel on 1.88+/- acres. The property is zoned C-2 (General Commercial).

\\file-svr-1\Public\Land Use Department\2017-35 Santa Fe Hampton Inn Development Plan\NEW-scaled

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT C

ENN



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

<i>Project Name</i>	Hampton Inn
<i>Project Location</i>	3430 Cerrillos Road
<i>Project Description</i>	Proposed Development Plan for a new 4 story, 91 room Hampton Inn at 3430 Cerrillos Road.
<i>Applicant / Owner</i>	Santa Fe Hampton Inn
<i>Agent</i>	Jim Medley, Architect's
<i>Pre-App Meeting Date</i>	February 23, 2017
<i>ENN Meeting Date</i>	March 20, 2017
<i>ENN Meeting Location</i>	South Side Library 6599 Jaguar Dr.
<i>Application Type</i>	Development Plan
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	
<i>Attendance</i>	30

Notes/Comments:

An Early Neighborhood Notification (ENN) meeting regarding the proposed development plan was held on March 20, 2017. Those in attendance expressed the following concerns:

- The delegation from the Sand River Cohousing were concerned with:
 - the possibility of Semi-truck parking along the Private R-O-W, blocking access to adjacent properties,
 - the location of construction parking during the development,
 - the hotel lighting effects onto neighboring residential uses,
 - the drainage from the development,
- The delegation from the hotel industry were concerned with:
 - the height of the Hotel within this corridor along Cerrillos Road;
 - the economic effect of a 4 story 91 room hotel within this area of Cerrillos Road,



ENN GUIDELINES

Applicant Information

Project Name: **Hampton Inn, Santa Fe South**

Name: **Bhakta** **Trushar** **R**

Address: **9114 Bottlebrush Ln**

Street Address
Irving

Suite/Unit #
Tx 75063

City

State ZIP Code

Phone: **(432) 940-3111**

E-mail Address:

trushar.bhakta@gmail.com

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

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

The proposed building is a 4 story, 91 room hotel with a heated indoor pool and state-of-the-art fitness center. The exterior building finish is a color EFIS stucco system and cultured stone accent treatment.

The site plan will meet City landscape materials and design requirements as well as site lighting per local and Hilton requirements.

(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.*

In it's current condition, the existing physical environment consists of a few trees, asphalt / rock debris, pockets of blown-in trash and tumbleweeds as well as two abandoned structures.

Development of the proposed site will remove the debris and abandoned structures, currently used by transients. The new landscape design will bring the site into closer compliance with the City's land development code plan.

(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.*

No impact - there are no historic or cultural sites located on the property.

(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.*

Current City of Santa Fe zoning allows for construction of this hotel. The new Hampton Inn is also located adjacent to a Holiday Inn Express on the west side of the property.

(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.*

Site entry / exit traffic access onto Cerrillos Rd (right-in/right-out) design is per Public Works Department and AASHTO guidelines with adjacent access via adjacent west side public easement. A new 5' public sidewalk fronting Cerrillos Rd. and the west side public easement will offer pedestrian access to the site. Parking lot design and layout will be done per City code and ADAAG requirements.

(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 hotel will create new employment opportunities to Santa Fe residents and have an economic impact on the local tax base.

(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.*

Not Applicable

(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 new hotel will connect to existing utilities (water, power, sewer, etc.) and utilize existing public services with landscape, MEP (mechanical, electrical and plumbing) designs that utilize existing infrastructure resources and distribution lines and conserve and mitigate water use and quality.

(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 landscape design complies with the City of Santa Fe Landscape Guidelines, resulting in reduced water consumption. All landscape areas will be covered with either mulch or gravel. Plant materials will use drought tolerant, native species. The irrigation system is an underground system with drip emitters and operated by an automatic controller. The indoor pool and pool equipment minimizes water evaporation and also reduces water recharge consumption for this component.

(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.*

Not Applicable.

(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 current design meets appropriate infill development with similar density and character development of the mixed-use surrounding neighborhoods with it's compact building footprint and site development.

The hotel is located on Cerrillos Rd., a main traffic arterial, which allows immediate access to bus routes between employment and residential centers.

(l) ADDITIONAL COMMENTS (optional)

We believe that our development plan has a positive impact for the following reasons:

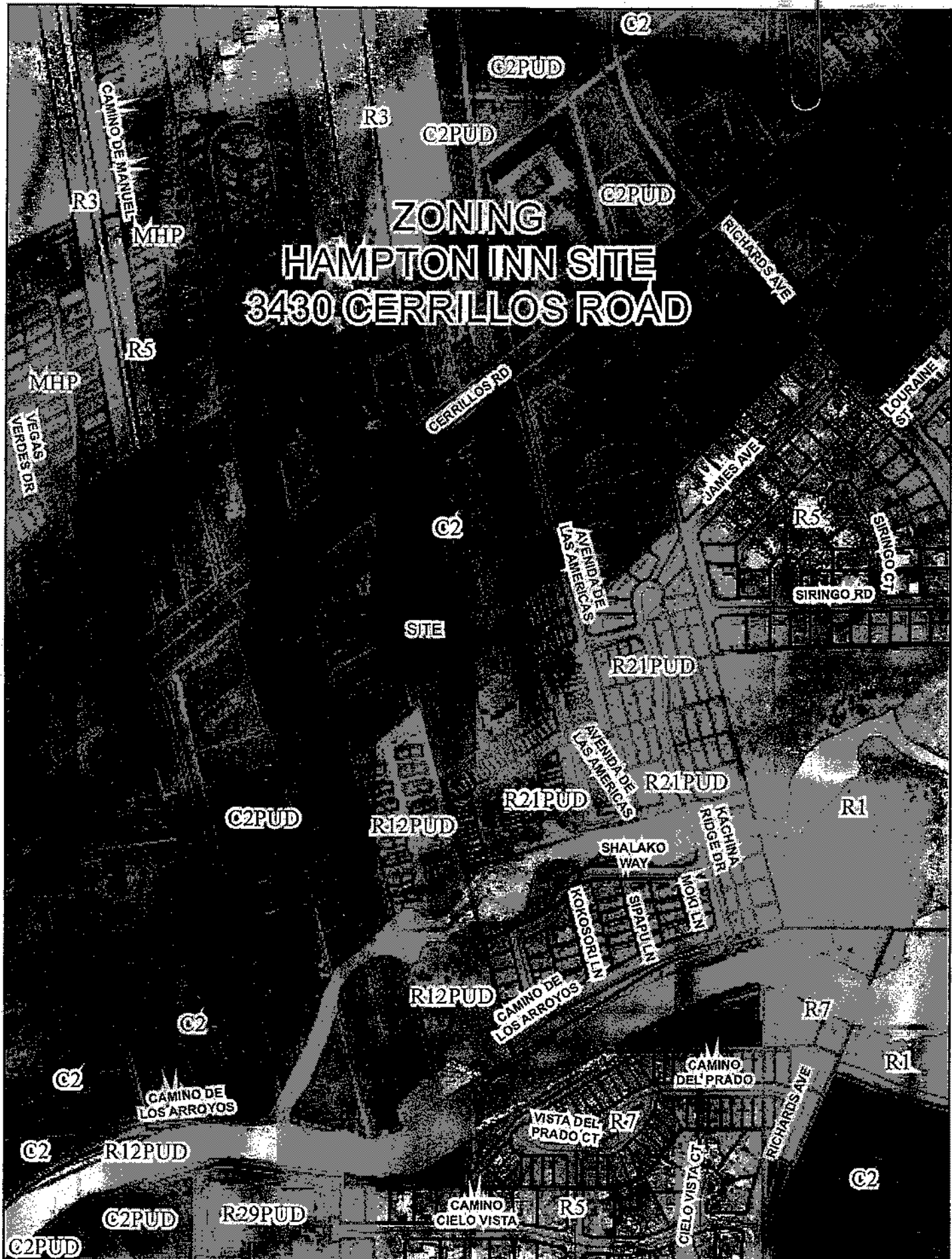
- corridor redevelopment of an infill property and abandoned structures that are currently used by a transient population with associated litter and criminal activities will result in these activities no longer being allowed on the site - improving safety and site conditions for surrounding residential and commercial neighbors
- new employment opportunities for local residents
- new lodging opportunities with respective increase in tourist and commercial business
- add to the City tax base without raising taxes

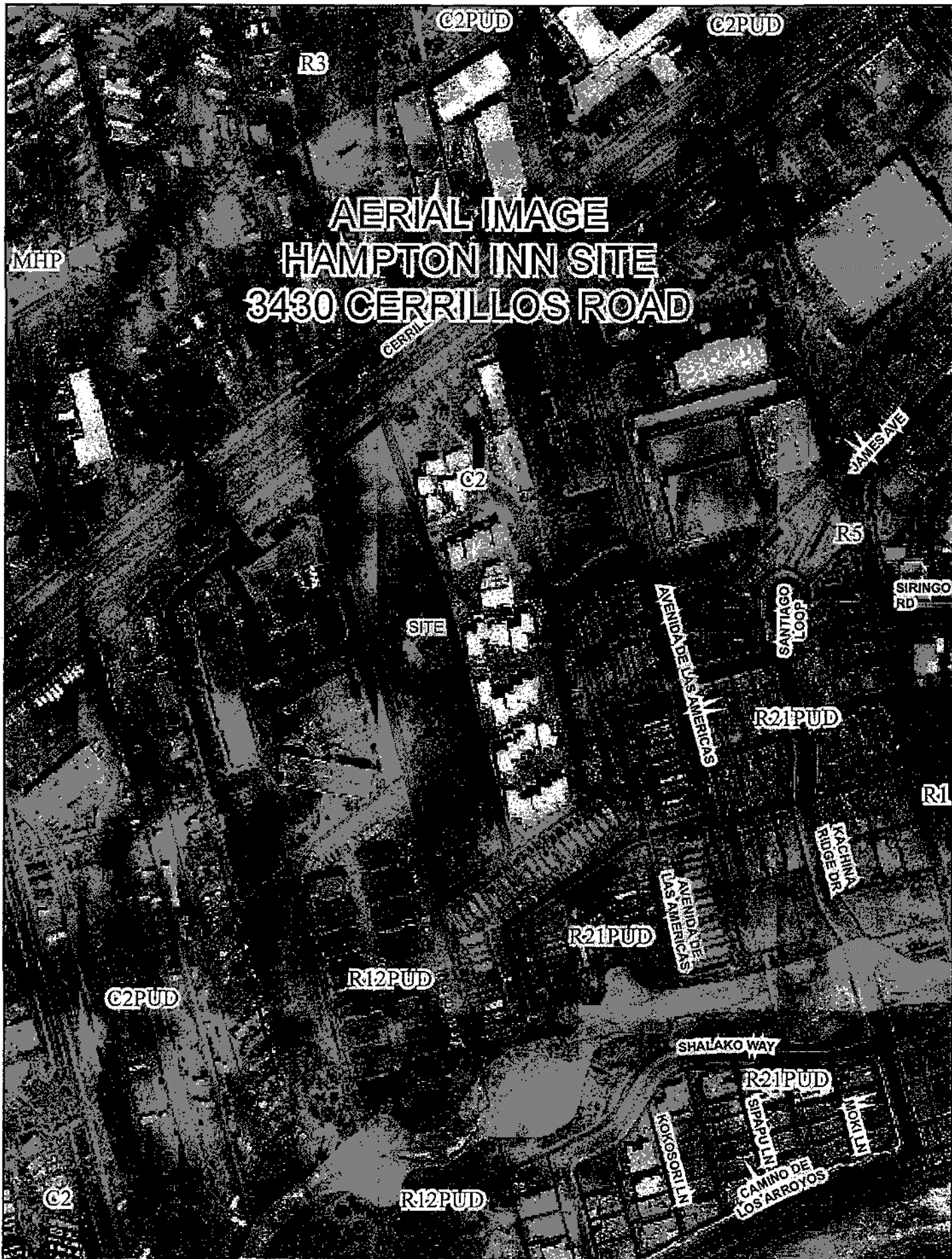
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(Hampton Hotel) Development Plan**

EXHIBIT D

Maps and Photos

**ZONING
HAMPTON INN SITE
3430 CERRILLOS ROAD**





AERIAL IMAGE
HAMPTON INN SITE
3430 CERRILLOS ROAD

C2PUD

C2PUD

R3

MHP

CERRIL

C2

SITE

JAMES AVE

R5

SANTAGO
LOOP

SIRINGO
RD

R21PUD

AVENIDA DE LAS AMERICAS

R1

KACHINA
RIDGE DR

R21PUD

AVENIDA DE
LAS AMERICAS

R12PUD

C2PUD

SHALAKO WAY

R21PUD

KOKOSORI LN

SPADUL LN

MOKLIN

CAMINO DE
LOS ARROYOS

R12PUD

C2

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EXHIBIT E

Code References

COMMERCIAL		
Public Accommodation	Bed and breakfast inns	0.7 space per rental unit
	Boarding, lodging, and bed and breakfast houses	0.7 space per rental unit in addition to the spaces required for the dwelling unit
	Hotels and motels	One space per rental unit
	Residential suite hotels and motels	One space per rental unit, plus one employee average shift
	Vacation time share project	Same as household living, plus one employee per six units (see page 1 of table for household living)
Recreation & Entertainment	Auditoriums	One space per 100 square feet of net leasable area
	Bowling alley	5 spaces per lane
	Enclosed recreational buildings, specialized facilities and related uses	As determined by the city
	Gymnasiums, stadiums, field houses, grandstands and related facilities	One space per each four seats or spectator spaces equal to 30 percent of the total permitted occupancy
	Private schools of instruction (music, karate, etc.)	One space per each 200 square feet of net leasable area
	Recreational and community center buildings, recreation clubs and related uses	Spaces equal to 30 percent of total permitted occupancy or as determined by the city
	Recreational and entertainment theater	One space per each three seats
Retail Sales & Services	Art galleries	One space per each 200 square feet of net leasable area
	Bicycle sales and repair	
	Blueprinting and photocopying	
	Business machines sales and service	
	Carpet stores	
	Currency exchanges	
	Drug stores	
	Dry cleaning establishments	
	Flea markets	One space for every 500 square feet of total vendor area as designated on the site plan
	Florist shops	One space per each 200 square feet of net leasable area
	Food stores	
	Funeral parlors	
	Furniture stores	

- (c) Parking spaces in the BCD that are not in conformance with Appendix Table B shall not be considered legal spaces in determining whether the lessor *property* has sufficient parking spaces to lease under the provisions of Subsection 14-8.6(D)(2)(b). After the expiration of the lease period, the *business* registration shall not be issued unless renewal of the lease or a new lease, and compliance of the lessor *property* with the parking requirements of this Subsection 14-8.6(D)(2)(c), are documented;
- (d) Any modification of the parking requirements granted by the *board of adjustment* shall not constitute a waiver of the assessment fee; and
- (e) Assessment districts -- Reserved

(3) BIP Districts

- (a) The configuration and distribution of parking areas may be proposed for the entire site or portions of the site and need not be allocated on an individual *lot* basis.
- (b) Quantities and sizes of parking and *loading spaces* shall be as required in Subsections 14-8.6(A) and (B). Truck loading shall be confined to the rear and sides of *buildings*. To the extent possible, areas for *outdoor storage*, trash collection and loading shall not be located adjacent to *residential lots*. Where such facilities are located adjacent to *residential lots*, they shall include a solid acoustic buffer. In all cases, the areas shall be effectively screened from public view. *Signs* shall be installed prohibiting vehicular idling in areas adjacent to *residential lots*. Areas for *outdoor storage*, trash collection and loading shall be incorporated into the primary *building* design and construction for these areas shall be of materials of comparable in quality and appearance to the *building*. Visual and acoustic impacts of these functions shall be mitigated to the greatest extent possible. When the loading or refuse collection area is adjacent to a *residential* district, *signs* shall be installed prohibiting deliveries and collections between 10:00 p.m. and 6:00 a.m.

(4) MU District

- (a) The configuration and distribution of parking areas may be proposed for the entire site or portions of the site and need not be allocated on an individual *lot* basis.
- (b) Quantities and sizes of parking and loading areas shall be as required in Subsections 14-8.6(A) and (B); however, the quantity of parking provided may be reduced if approved by the planning commission concurrently with the *development* plan.

(D) Loading Standards

(1) General Requirements

(Ord. No. 2014-31 § 39)

- (a) *Loading space* shall be paved in conformance with paving requirements specified in *off-street parking* standards.
- (b) All permitted or permissible uses requiring *loading space* for normal operations shall provide adequate *loading space* so that no vehicle being loaded or unloaded in connection with normal operation shall stand in or project into any public *street*, walk, alleyway, *front required yard*, required parking space or access aisle, common ingress-egress easement, or ADA accessibility route, or obstruct a *building* entry or exit.
- (c) The minimum dimensions of the *loading space* shall be scaled to accommodate the largest vehicle used for pickups and deliveries, including vertical clearance.

(2) Additional District-Specific Requirements

- (a) In SC districts, space for normal *off-street* loading operations shall be provided at the rear or side of or beneath any shopping center *building*.
- (b) In I-1, I-2 and BCD districts, there shall be an adequate area for the storing of all vehicles used incidental to or as part of the primary operation of the establishment.
- (c) In the C-2 district, loading areas shall not be allowed within fifty (50) feet of the *front lot* line and truck loading shall be confined to the rear or sides of *buildings*.

(E) **Off-Street Bicycle Parking**

(Ord. No. 2016-10)

(1) Applicability

Off-street bicycle space parking standards shall apply to all uses except single family residential uses. Off-street bicycle parking is required for new development, or when an existing development increases in intensity by twenty-five percent or more, as measured by increases in floor area, seating capacity, or required parking spaces.

(2) Bicycle Parking

- (a) Standards. Bicycle parking must be provided in racks that meet the standards outlined in Exhibit D. (Editor's Note: Exhibit D is located in the Land Development Appendix following Section 14-12.)
- (b) Location. Bicycle parking must be located within fifty (50) feet of the main entrance to the building as measured along the most direct pedestrian access route. Location shall not impede pedestrian access.

- (3) Number of Required Bicycle Parking Spaces. Off-street bicycle spaces and racks shall be provided in accordance with Exhibit C Off-Street Bicycle Parking Tables 14-8.6-3, 14-8.6-4, 14-8.6-5 and 14-8.6-6. (Editor's Note: Exhibit C tables are located in the Land Development Appendix following Section 14-12.)

(F) Procedures for Securing Approval

(1) Applications; Parking Plan

Applications for construction *permits*, special use *permits*, development plans or other *development* approvals shall include parking plans that show compliance with applicable requirements of this Section 14-8.6, adopted parking and driveway standards and other applicable provisions of Chapter 14 as required by the *land use director*. The *applicant* shall also obtain any access *permits* required by Chapter 23 SFCC 1987 (Streets, Highways and Public Places) or required by *state* or federal law or regulation.

(2) Review of Plans

Parking plans, including shared parking plans, shall be reviewed by the *land use director* for compliance with this Section 14-8.6.

(3) Special Provisions for Shared Parking Plans

(a) An *application* for a shared parking plan shall contain a parking demand study or other information required by the *land use director* and shall include plans showing the proposed shared parking facilities in relation to the uses for which they are to be provided.

(b) Pursuant to the same procedure and subject to the same limitations and requirements by which the shared parking plan is approved, a shared parking plan may be amended or withdrawn, either partially or completely, if all land and *structures* remaining under the special plan and if all land and *structures* withdrawn from the shared parking plan comply with the provisions of this article.

(c) Upon approval of a shared parking plan, a copy of the plan shall be recorded in the office of the *county* clerk and its contents shall:

- (i) be binding upon the *applicants*, their heirs, successors and assigns;
- (ii) limit and control the issuance and validity of all construction *permits* and certificates; and
- (iii) restrict and limit the use and operation of all land and *structures* included within the shared-use plan to conditions and limitations specified in the plan.

TABLE 14-8.6-4: Hotel or Motel Off-Street Bicycle Parking	
	Bicycle Spaces Required
Minimum 2 bicycle parking spaces	1 per 15 rooms. Establishments with more than 75 rooms shall provide 6 bicycle parking spaces for visitors.

TABLE 14-8.6-5: School Off-Street Bicycle Parking	
Type of School	Bicycle Spaces Required
Elementary, middle, or high school	1.5 bicycle spaces per 20 student seating capacity, 2 space minimum
Colleges and universities	1 bicycle space per 10 student capacity, 2 space minimum.

Table 14-8.6-6: Restaurant Off-Street Bicycle Parking	
Minimum 2 bicycle parking spaces	1 bicycle parking space for every 1,000 square feet of restaurant dining capacity.

Exhibit D – Bicycle Rack Standards and Dimensions
(Subsection 14-8.6(E))

Racks:

- Inverted U type bicycle racks are the required bicycle parking rack.
- Each rack must be securely anchored and accommodate a bicycle frame where one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle.
- A space of two (2) feet by six (6) feet (12 square feet) must be provided for each required bicycle parking space so that a bicycle six (6) feet long can be securely held with two points supported so that the bicycle cannot be pushed, or fall in a way that would damage the bicycle frame, wheel, or components.
- All racks must provide two points of contact with the frame at least 6" apart horizontally.
- If a bicycle corral is sought within a public street right-of-way, all design elements shall be developed in coordination with and approved by the city of Santa Fe public works department and parking division.

(C) Residential Private Open Space Standards

The intent of *private open space* is to ensure easily available access to the outdoors in medium- to high-density developments, and to provide for a sufficient sense of privacy. Requirements for *private open space* are as follows:

- (1) the maximum *lot* coverage may be increased in accordance with Table 14-7.2-1 if *open space* for each *dwelling unit* is provided as follows:
 - (a) for *lots* in R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-7I, R-8, R-9, RC-5 and RC-8 districts, an amount not less than fifty percent of the total *gross floor area* of that *dwelling unit*; and
 - (b) for *lots* in R-10, R-12, R-21 and R-29 districts, an amount not less than thirty percent of the total *gross floor area* of that *dwelling unit*.
 - (c) The *open space* provided to meet the requirements of Subsections (1)(a) and (1)(b) above may be counted toward meeting the *open space* requirement in Table 14-7.2-1 for *multi-family dwelling units*.
- (2) balconies, roof decks or roofed areas such as *porches* or *portals* may be included as all or part of the required *private open space*;
- (3) *private open space* does not include stormwater ponding areas;
- (4) the minimum dimension for required *private open space* located on the ground shall not be less than twelve (12) feet, and not less than four (4) feet and forty (40) square feet for balconies, roof decks or other *private open space* that is not located on the ground;
- (5) finished grade for required *private open space* shall have a *slope* no greater than one (1) vertical foot in ten (10) horizontal feet; and
- (6) *accessory dwelling units* shall also be required to meet the *private open space* criteria in this Subsection 14-7.5(C); provided, however, that *private open space* for the *accessory dwelling unit* does not have to be physically separated from the *private open space* for the *principal dwelling unit*, and up to fifty percent of the *private open space* required for the *accessory dwelling unit* may be the same *private open space* provided for the *dwelling unit*; and
- (7) there are no planting requirements for *private open space*.
- (8) *Private open space* must be adjacent to and directly accessible from the unit for which it is provided.

(D) Nonresidential and Mixed Use Open Space Standards

- (1) *Open space* shall be provided in *nonresidential* and *mixed use developments* to promote environmental health; foster a sense of openness; provide light and air; preserve existing vegetation or provide new vegetation to help oxygenate the air; provide shade; help control stormwater runoff and *erosion*; and improve ground water quality.

- (2) *Nonresidential open space* shall be planted and linkage provided to *public open space*, following the same requirements as for *residential common open space* in Subsection 14-7.5(B).
- (3) Planting requirements are the same as for *residential open space* and may be combined with other *landscape* requirements, including those for *street tree* planting and parking lots.
- (4) The minimum dimension for *nonresidential open space* shall be ten (10) feet and cover a minimum of three hundred (300) square feet, unless the area is a component of interior parking *landscape* and meets the requirements for *open space* credits for *water harvesting* described in this Subsection 14-7.5(D)(6).
- (5) The percentage of required *open space* shall be calculated on the basis of total *lot* area, and shall be no less than twenty-five percent unless the conditions described in Subsection 14-7.5(D)(6) are met; then the required *open space* may be reduced by a maximum of ten percent of the total *lot* size. More restrictive requirements for individual zoning districts apply.
- (6) To encourage an increase in permeable surface area, to reduce stormwater runoff and *erosion*, to increase infiltration, and to encourage water conservation and *water harvesting*, the required *open space* may be reduced as follows:
 - (a) The *open space* requirement for *development* that incorporates a *passive water harvesting* concept that is a primary component of stormwater management is twenty (20) percent of the total *lot* area. The *open space* requirement for *development* that incorporates an *active water harvesting* and distribution system that is a primary component of stormwater management and that is a component of outdoor irrigation or suitably treated for indoor use is fifteen (15) percent of the total *lot* area. The credits shall be earned through the application of engineering calculations that are submitted as a part of the *landscape* plan and the terrain management regulations provided in Section 14-8.2 Terrain and Stormwater Management. The calculations shall show the percentage of water harvested and the estimated water conserved based on the required water budget provided in Section 14-8.4(E) Water Harvesting and Irrigation Standards; and
 - (b) the *open space* reduction shall not result in an increase in parking area.
- (7) An *applicant* for a construction *permit* shall not be required to lose existing parking spaces or other previously developed area in order to fulfill the *open space* requirement, but may not increase the *intensity* of a use or create an addition that would result in a decrease in *open space* below the minimum required, unless existing *impervious surfaces* are retrofitted for stormwater management as described in Section 14-8.4 Landscape and Site Design.

(G) Street Tree Standards

- (1) *Street trees* are required to reduce heat, dust, *glare* and the need for cooling or heating; to help clean and oxygenate the air; to reduce road noise; to promote continuity between *developments*; and to enhance the appearance of Santa Fe's *streets*. Consideration should be given to urban density, historic or vernacular character of the location; continuity with native vegetation and the natural *landscape*; and the ability to provide water for irrigation.
- (2) Required *street trees* do not substitute for required *landscape* material in parking *lots*, except as provided in Subsection 14-8.4(1)(2) (Parking Lots – Perimeter Screening). *Street trees* shall be located as follows:
 - (a) on major and secondary arterials, one tree an average of every thirty (30) to forty (40) feet;
 - (b) on all other *streets*, one tree an average of every twenty-five (25) to thirty-five (35) feet; and
 - (c) where *street trees* or *planting strips* are required but not practical, the equivalent area in square feet and amount of plant material may be provided elsewhere on the site, with approval of the *land use director* and based on existing conditions or design intent.
- (3) Location of Street Trees:
(Ord. No. 2013-16 § 48; Ord. No. 2014-31 § 31)
 - (a) on streets, other than major and secondary arterials, *street trees* shall be located on the subject *property* adjacent to the *property* line or within the *right of way* as approved by the planning commission or the public works director. *Street trees* located within the *right of way* shall be planted in compliance with Chapter 23 SFCC 1987 Streets, Sidewalks and Public Places and in compliance with adopted median and *parkway* standards;
 - (b) on major and secondary arterials, trees shall be planted in a minimum ten (10) foot wide *parkway* that includes the width of the sidewalk or other pedestrian way. If existing *development* precludes provision of the ten (10) foot wide *parkway*, trees shall be planted in a space no smaller than five (5) feet by thirteen (13) feet and preferably multiple trees in longer *planting strips*;
 - (c) *street trees* should be planted to the greatest extent possible in *swales* or basins that collect run-off and precipitation;
 - (d) *street trees* shall be located at least fifteen (15) feet from light standards, so as not to impede outdoor illumination;
 - (e) *street trees* shall be located at least fifteen (15) feet from fire hydrants so as not to interfere with hydrant operation;

- (f) *street trees* located under utility lines shall be a species that maintains a minimum of five (5) feet of clearance from overhead utility lines at maturity; and
- (g) *street trees* shall not be required on *single-family residential lots*.

(H) Open Space Planting Requirements
(Ord. No. 2014-31 § 32)

- (1) Required *open space* shall be planted with a minimum of one tree and two shrubs every five hundred (500) square feet, exclusive of areas developed with patios, game courts, swimming pools or similar hardscape recreational features.
- (2) In addition to required trees and shrubs, *open space* areas shall be *landscaped* with groundcover plants or decorative *mulch* or naturally occurring groundcover plants shall be maintained.
- (3) *Street trees* and *landscaping* required for parking *lots* may be counted toward meeting the minimum planting requirements for *open space*.
- (4) At least twenty-five percent of required trees and shrubs shall be evergreen. Existing trees and shrubs shall be accepted for required *landscaping* if they otherwise meet the requirements of this Section 14-8.4.

(I) Parking Lots

(1) Purpose and General Requirements

Parking *lots* are transitional spaces where users change modes of travel from car, bus or bicycle to pedestrian or assisted movement in wheel chairs or by other means. Parking *lots* shall safely and attractively serve all transportation modes, especially pedestrian. Parking *lots* shall complement and define the *buildings* they serve by the use of roadways, pedestrian ways and interior *landscaping* to emphasize *open space*, *building* entrances and other site or architectural elements. Parking *lots* shall use *stormwater harvesting* in parking *lot* islands and perimeter *screening* strips to reduce the use of potable water irrigation.

(2) Perimeter Screening
(Ord. No. 2014-31 § 33)

- (a) When three or more *off-street parking* spaces are required, perimeter *screening* shall be provided. The purpose of perimeter *screening* of parking *lots* is to define parking areas, mitigate the view of cars and pavement, help direct traffic flow, provide continuity to *streetscapes* and obtain the environmental benefits of increased planting.
- (b) in commercial districts, wherever there is a parking *lot* for more than three motor vehicles and any part of the parking *lot* is within twenty-five (25) feet of a *residential* area and not separated by a

public right of way, a solid masonry *wall* not less than four (4) feet in height shall be erected between the parking *lot* and the *residential* district boundaries.

- (c) The parking *lot* shall be *screened* from all public *streets* and adjacent *properties* by a continuous *wall* or berm four (4) feet or more in height, a hedge a minimum four (4) feet high at maturity, other vegetative *screening* appropriate to the *landscape design intent* or any combination of these so long as the *screening* objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of *screening*.
- (d) A continuous *planting strip* must be provided where a parking *lot* abuts or occupies a *street yard*. The *planting* strip must be at least five (5) feet wide. Trees shall be planted an average of twenty-five (25) feet on center, in an area with a minimum dimension of five (5) feet and containing a minimum of seventy-five (75) square feet of permeable surface exclusive of curbing. Street trees may be counted toward the tree planting requirement of this Subsection (1)(2)(d).

(3) Interior Parking Lot Landscape Requirements
(Ord. No. 2014-31 § 34)

- (a) The purpose of interior planting requirements in parking *lots* is to provide visual relief from large expanses of cars and pavement, provide shade to reduce heat and *glare*, help direct traffic flow and reduce and control stormwater runoff.
- (b) When forty or more *off-street parking* spaces are provided, interior *lot landscaping* shall be provided.
- (c) No single parking area shall exceed one hundred twenty spaces unless divided into two or more subareas by an internal *landscaped street* or *landscaped* pedestrian way that is a minimum ten (10) feet wide.
- (d) A minimum of ten (10) square feet of permeable *landscaped* area shall be provided per parking space. A minimum of one deciduous tree shall be planted per ninety (90) square feet of *landscaped* area.
- (e) Traffic islands shall have a minimum dimension of six (6) feet and contain a minimum of ninety (90) square feet of permeable surface, exclusive of curbing, and shall be distributed throughout the *lot*. As a component of a stormwater management plan, traffic islands may be combined to facilitate *water harvesting* and these combined islands shall be distributed within each subarea.
- (f) No more than twenty cars shall be parked in a row without a planting island adjacent to the length of the parking space having

a minimum area of ninety (90) square feet, and including at least one tree.

(4) Stormwater Management

- (a) Stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible.
- (b) Stormwater runoff water shall be harvested and infiltrated as close to where it falls as possible.
- (c) The consolidation of planting islands is allowed to facilitate stormwater *harvesting* and promote plant growth. The consolidated planting islands shall be distributed in each subarea.
- (d) The use of *biofiltration* techniques such as *constructed rain gardens* to filter pollutants carried by runoff and infiltrate stormwater for irrigation is recommended.

(5) Pedestrian Circulation
(Ord. No. 2014-31 § 35)

When forty or more *off-street parking* spaces are provided, sidewalks for primary pedestrian routes shall be provided. At a minimum this includes pedestrian ways from the primary off-site entrance or entrances to the primary building entrance or entrances.

- (a) All pedestrian ways shall be *landscaped* with a minimum six (6) foot wide *planting strip* on at least one side, exclusive of curbs, and trees an average of twenty-five (25) feet on center, parallel to and adjacent to the walkway.
- (b) If the *planting strip* abuts a row of parking, the tree planting areas may be included in the interior *lot landscape* requirements.

(6) Vehicle Overhangs

Vehicles may not overhang the minimum required *landscaped* area unless the following conditions are met, in which case adjacent parking spaces may also be reduced by the amount of the overhang:

- (a) the planting islands have a minimum depth of five (5) feet plus the amount of the overhang for each side of parking, exclusive of curbing, as defined in Section 14-8.6 (Off-Street Parking and Loading);
- (b) either curbing or wheel stops are provided; and
- (c) plant material is located outside the overhang area or is no greater than twelve (12) inches in height at maturity;

(7) Compliance

predominantly thorny or other barrier plantings that will cover a minimum of seventy-five percent of the ground area of the planter and that will screen a minimum of seventy-five percent of the face of the fence or wall at maturity.

(iii) This Subsection (2)(b) does not apply within historic districts or to *residential developments* approved prior to March 1, 2012.

(iv) This Subsection (2)(b) does not apply to construction of walls or fences on individual *lots* with single-family dwellings subsequent to the initial construction of walls or fences as subdivision improvements.

(3) Buffer for Nonresidential Development Abutting Residential
(Ord. No. 2014-31 § 37)

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

(b) Plant material in the *landscaped* buffer shall, at a minimum, conform to the requirements for *open space* provided in Subsection 14-8.4(H).

(c) The *landscaped* buffer may be considered part of any required *open space* so long as all other conditions of the *open space* requirement are satisfied.

(4) Storage, Trash and Equipment

(a) All trash areas, dumpsters, outdoor storage, service areas, ground and wall-mounted mechanical and electrical equipment, excluding transformers, and pedestals shall be *screened* so that they are not substantially visible from any public *street*, way or *place* or any adjacent *residential property*.

(b) *Screening* shall be by *walls*, fences or planting of trees or shrubs sufficient to meet the *screening* objective within two years of installation, or any combination of these so long as the *screening* objective is achieved. Topography and adjacent uses shall be taken into account to determine the most effective means of *screening*.

(c) All trash areas, dumpsters, grease collection areas, outdoor storage, service areas and other uses that may contribute to stormwater pollution shall be constructed so as not to allow pollutants to be collected in runoff and discharged to the public stormwater system. Topography, adjacent uses and constructed barriers and stormwater treatment controls shall be taken into

account and incorporated into the site design to provide the most effective means of preventing stormwater pollution.

14-8.5 WALLS AND FENCES

(Ord. No. 2011-37 § 10)

(A) Applicability

- (1) The retaining *wall* height standards in this Section 14.8.5 apply to the portion of a *wall*, fence or similar *structure* that supports a higher finished grade on one side than on the other. The height of the retaining *wall* is measured from the finished grade at the base of the *wall* to the finished grade at the top of the *wall*. (Ord. No. 2012-11 § 22)
- (2) The fence height standards in this Section 14-8.5 apply to fences, screen *walls* and similar *structures*, and hedges. Railings or similar barriers required by building or other codes to protect against falling hazards are exempt when built to the minimum height required by those codes and when constructed to maximize transparency. Fence height is measured from the finished grade at the base of the fence, excluding the height of any retaining *wall* upon which it is built.
- (3) Additional regulations may apply to *walls* and fences, including Section 14-5.2 (Historic Districts), Section 14-5.4(A)(4) (South Central Highway Corridor Overlay District Standards) and Section 14-7.1(F) (Visibility at Driveways and Yards). If those or other provisions of Chapter 14 conflict with the requirements of this Section 14-8.5, conflicts shall be resolved pursuant to Section 14-1.7 (Conflicting Provisions).

(B) Maximum Height of Retaining Walls and Fences

- (1) Maximum Height of Retaining Walls
 - (a) No retaining *wall* shall exceed six (6) feet in height.
 - (b) Retaining *walls* shall be stepped or terraced so that they are separated by a distance equal to the height of the higher *wall*.
- (2) Maximum Height of Fences
(Ord. No. 2013-16 § 49)
 - (a) On a property developed for *residential* use or on undeveloped property zoned for *residential* use, no fence shall exceed six (6) feet in height except that:
 - (i) along the common *property* line with a *property* developed for or zoned for *nonresidential* use, the maximum height of fences is eight (8) feet; and
 - (ii) within a *residential compound*, the maximum height of fences is eight (8) feet.

(b) On a *property* developed for *nonresidential* use or on undeveloped *property* zoned for *nonresidential* use, no fence shall exceed eight (8) feet in height.

(c) *Walls* and fences may exceed the height limit over pedestrian or vehicular gates.

(3) Maximum Height of Fences Built on Retaining Walls

In addition to the height limits in Subsections 14-8.5(B)(1) and (2), the combined height of a fence built on a retaining *wall* shall not exceed the maximum fence height plus four (4) feet as measured above the finished grade on the downslope side.

(C) Additional Fence Regulations for Specified Nonresidential Uses

(1) For neighborhood grocery stores or laundromats catering to local pedestrian trade in a *residential* district, there must be a solid masonry *wall* not less than six (6) feet in height erected along side and rear *lot* lines with adjoining *residential* lots.

(2) For a parking *lot* contiguous to a *residential* district or one or more of the RAC, AC, SC or I districts, a six (6) foot solid masonry *wall* shall be erected along edges of portions of the parking *lot* adjoining *property* in the *residential* district; provided, however, that in the *front required yard*, the maximum height of a *wall* or fence shall be three (3) feet.

(3) In *outdoor storage* yards or *salvage yards*, a solid *wall* or fence at least six (6) feet in height, with access only through solid gates that are kept closed when not in use, shall be erected around the entire yard. No object shall be stacked or stored higher than the minimum height of the enclosing *wall* or fence.

14-8.6 OFF-STREET PARKING AND LOADING

(Ord. No. 2011-37 § 10; Ord. No. 2012-11 §23)

(A) Specific Parking Requirements

The minimum number of *off-street parking* spaces shall be provided in accordance with Table 14-8.6-1 Parking and Loading Requirements. [Editor's Note: Table is Exhibit A located in the Appendix following Section 14-12.]

(B) Standards for Off-Street Parking Spaces and Parking Lots

(1) General Standards
(Ord. No. 2014-4; Ord. No. 2014-31 § 38)

All *off-street parking* spaces and *lots* shall meet the standards set forth in this Subsection 14-8.6(B) and any additional standards shown on an approved site plan:

- (7) For those portions of SC, C-2, I-1, I-2 and *business* and industrial park districts that are not located within the Cerrillos Road highway corridor protection district, and that portion of the BCD district not located within the "H" districts, the following standards shall apply:
- (a) For one *business* establishment on the *premises*, not more than three *signs* are allowed, no one of which shall exceed eighty (80) square feet and all three of which shall not exceed one hundred fifty (150) square feet;
 - (b) For two *business* establishments on the *premises*, no more than four *signs* total are allowed, no one of which shall exceed eighty (80) square feet in area and all of which, for any one *business* establishment, shall not exceed eighty (80) square feet;
 - (c) For three or more *business* establishments on the *premises*, one *sign* for the purpose of general identification of the entire *premises*, not to exceed one hundred fifty (150) square feet is allowed. In addition, one *sign* is allowed with one (1) square foot of surface area for each one (1) lineal foot of *building frontage* not to exceed eighty (80) square feet per *business* establishment;
 - (d) No such *sign* shall exceed twenty-five (25) feet in height;
 - (e) For SC and *business* and industrial park districts, in addition to one identification *sign* not to exceed one hundred fifty (150) square feet, one *sign* for each full line department store, junior department store and supermarket with one (1) square foot of surface area for each one (1) lineal foot of *building frontage* is permitted, providing it does not exceed eighty (80) square feet;
 - (f) Only one freestanding *sign* is allowed per *premises* in the SC, C-2, I-1, I-2 and *business* and industrial park districts; and
 - (g) For *buildings* with two front facades an additional *sign* is allowed. The maximum *sign* size for one facade is one hundred percent of the allowed *sign* size and for the second facade the maximum *sign* size is fifty percent of the allowed *sign* size.
- (8) For C-2, SC, and I properties located within the Cerrillos Road highway corridor protection district, the following standards shall apply:
- (a) For one *business* establishment on a *legal lot of record*, not more than three *signs* are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one, sixty (60) square feet in corridor zone two, seventy (70) square feet in corridor zone three, and eighty (80) square feet in corridor zone four. The total allowable *sign* area for all three *signs* shall not exceed one hundred fifty (150) square feet;
 - (b) For two *business* establishments on a *legal lot of record*, no more than four *signs* are allowed, no one of which shall exceed fifty (50) square feet in area in corridor zone one, sixty (60) square feet in

(3) Canopy, Marquee, and Projecting Signs

- (a) The area of a *canopy* or *marquee sign* shall be counted as a part of the total allowable *sign* area;
- (b) All *canopy*, *marquee* and projecting *signs* shall be at least seven (7) feet above *grade*. However, when such *signs* are erected over a driveway, the minimum height above *grade* shall be fifteen (15) feet.

(4) Freestanding Signs

- (a) *Sign* support structure for freestanding *signs* shall not exceed fifty percent of the allowable *sign* surface area for one *sign*;
- (b) The *premises* around the freestanding *sign* shall be maintained by the *owner* of the *sign* in a clean, sanitary and inoffensive condition, and shall be free and clear of obnoxious substances, rubbish and weeds; and
- (c) An area equal to the *sign* area shall be landscaped at the base of the *sign*. *Landscaping* shall be with five-gallon shrubs with a minimum mature height of thirty (30) inches with one shrub planted for every ten (10) square feet.

(5) Roof Signs

- (a) All *sign* bracing for roof *signs* shall be behind or below the parapet walls or screened; and
- (b) In no event shall a *sign* extend above the height limit established for the zoning district in which a *sign* is located.

(6) Wall Signs

- (a) Shall not *project* more than one (1) foot from the wall on which they are displayed. Wall *signs* shall not *project* over public *property* except where the *building* wall is less than one (1) foot from the *property* line. In this case, the *sign* may *project* up to one (1) foot from the *building* wall, provided that it does not impede or endanger pedestrian or vehicular traffic;
- (b) Shall, in no case, exceed twenty percent of the area of the wall on which they are displayed or eighty (80) square feet in *sign* area, whichever is less, even if the district permits a larger total *sign* area.

(7) Clocks and Thermometers (Ord. No. 2009-29 § 5)

Clocks and thermometers, when constructed within or as a part of a *sign* or when displayed as a separate *sign*, shall, in addition to other regulations herein for *signs*, conform to the following special regulations and exceptions:

- (ii) For noncomplying temporary or portable *signs* on private *property*, written notification of the *owner* shall be given requesting compliance or removal within forty-eight hours. If after this time the *sign* is not removed, then the *city* shall remove the *sign* at the *owner's* expense in an amount to be determined by the zoning administrator;
- (iii) For noncomplying temporary or portable *signs* creating a threat to health, safety, and welfare, in a visibility triangle, on a sidewalk or for other reasons, the *city* shall immediately remove the *sign* at the *owner's* expense. Once the *sign* is removed, the *city* shall notify the *owner*;
- (iv) For noncomplying temporary or portable *signs* for which no *permit* is required as set forth in Subsection 14-8.10(F), the *city* shall immediately remove the *sign* at the *owner's* expense. Once the *sign* is removed, the *city* shall notify the *owner*; and
- (v) For noncomplying permanent *signs*, the regular procedure for noncompliance with the provisions of this chapter shall be followed.

(7) Reserved
(Repealed by Ord. No. 2014-31 § 40)

(8) Fines for Violations (Ord. No. 2007-17 § 2; Ord. No. 2011-25 § 2; Ord. No. 2012-31 § 1)

- (a) Except as set forth in paragraph (b) below, the following are mandatory minimum fines to be imposed by the municipal court for violation of Section 14-8.10 SFCC 1987 upon issuance of a citation by the land use department. The effective date of this paragraph (8) is July 25, 2011.

First violation	\$100
Second violation	\$200
Third and subsequent violations	\$300

- (b) The following are mandatory minimum fines to be imposed by the municipal court upon the holder of a *business* license for violation of Subsection 14-8.10(H)(28)(f) or (29) upon issuance of a citation by the land use department. The fines shall be imposed for each day or part of a day that the violation exists. The effective date of this paragraph is October 30, 2012.

First violation	\$250
Second violation	\$500
Third and subsequent violations	\$500 and up to ninety days in jail

- (a) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;
- (b) To safeguard and enhance private investment and *property* values;
- (c) To control public nuisances;
- (d) To protect government investments in public *buildings*, streets, sidewalks, traffic control and utility devices, parks, and *open spaces*;
- (e) To preserve and improve the appearance of the *city* through adherence to reasonable aesthetic principles, in order to create an environment that is attractive to residents and to nonresidents who come to live, visit, work, or trade;
- (f) To eliminate excessive and confusing sign displays; and
- (g) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the *buildings* and sites they occupy.

(2) Applicability

- (a) No signs intended to be read from off the *premises* shall be erected or constructed without a *building permit*, except as otherwise provided in this section. Except as set forth in paragraph (b) below, all signs in all zoning districts shall conform to the requirements set forth in this section.
- (b) Section 14-8.10 shall not apply to *city* banners erected by the *city* or its designee for the purpose of commemorating the four hundred year anniversary of the founding of La Villa Real de la Santa Fe de San Francisco de Asis. The *governing body* shall adopt a resolution regarding the banners providing for such specifics as dates, location, number, design approval process, installation and maintenance.

(B) General Provisions

(1) Sign Illumination

Sign illumination shall be either indirect with the source of light concealed from direct view or shall be through translucent light diffusing materials. There shall be no exposed electrical conduits. However, outside historic districts and except for *landmarks structures*, electronic messaging signs as set forth in Subsection 14-8.10(C)(5)(b) and electricity activated gas tubing, including neon, is allowed. (Ord. No. 2009-29 § 2)

(2) Building Permits Required

Building permits shall be secured for all signs, including signs in the historic districts, except where stated otherwise. (Ord. No. 2002-37 § 98)

(3) Setback Requirements Apply

The *setback* requirement for each district shall apply to the *placement* of all signs.

(4) Maximum Number of Colors and Lettering Styles

For any one sign, including frame and poles, there shall be no more than three colors and no more than two lettering styles. At least one of the colors shall match one of the predominant colors in the *building*.

(5) Sign Surface Area

- (a) The net geometric area shall be the area enclosed by the sign, including all elements such as borders or frames, perforated or solid background;
- (b) The area of double-faced *signs* shall be computed for one face only;
- (c) The supports, uprights or structure on which any *sign* is supported shall not be included in determining the *sign* area unless such supports, uprights or structure area is designed in such a manner as to form an integral part of the background of the display; and
- (d) The area of artificial illumination on a wall of any structure is to be counted as part of the total allowable *sign* area.

(6) Sign Removal

- (a) Any *sign* now or hereafter existing which no longer advertises a bona fide *business* conducted or a product sold shall be taken down and removed by the *owner*, agent or *person* having the beneficial use of the *building*, *lot* or structure upon which *sign* may be found;
- (b) Whenever a *sign* is removed from a *building* or structure, the *building* or structure shall be cleaned, painted or otherwise altered, and all *sign* supports, brackets, mounts, utilities or other connecting devices shall be removed so that there is no visible trace of the removed *sign* or the supports, brackets, mounts, utilities or other connecting devices; and
- (c) Upon failure to comply with the *sign* regulations as set forth in this section, the *city* zoning administrator's office is authorized to cause immediate removal of such *sign*, as follows:
 - (i) For temporary or portable *signs* on the public right-of-way, verbal notification of the *owner* shall be given requesting removal within forty-eight hours. If after this time, the *sign* is not removed, then the *city* shall remove the *sign* at the *owner's* expense;

- (ii) For noncomplying temporary or portable *signs* on private *property*, written notification of the *owner* shall be given requesting compliance or removal within forty-eight hours. If after this time the *sign* is not removed, then the *city* shall remove the *sign* at the *owner's* expense in an amount to be determined by the zoning administrator;
- (iii) For noncomplying temporary or portable *signs* creating a threat to health, safety, and welfare, in a visibility triangle, on a sidewalk or for other reasons, the *city* shall immediately remove the *sign* at the *owner's* expense. Once the *sign* is removed, the *city* shall notify the *owner*;
- (iv) For noncomplying temporary or portable *signs* for which no permit is required as set forth in Subsection 14-8.10(F), the *city* shall immediately remove the *sign* at the *owner's* expense. Once the *sign* is removed, the *city* shall notify the *owner*; and
- (v) For noncomplying permanent *signs*, the regular procedure for noncompliance with the provisions of this chapter shall be followed.

(7) Reserved
(Repealed by Ord. No. 2014-31 § 40)

(8) Fines for Violations (Ord. No. 2007-17 § 2; Ord. No. 2011-25 § 2; Ord. No. 2012-31 § 1)

- (a) Except as set forth in paragraph (b) below, the following are mandatory minimum fines to be imposed by the municipal court for violation of Section 14-8.10 SFCC 1987 upon issuance of a citation by the land use department. The effective date of this paragraph (8) is July 25, 2011.

First violation \$100

Second violation \$200

Third and subsequent violations \$300

- (b) The following are mandatory minimum fines to be imposed by the municipal court upon the holder of a *business* license for violation of Subsection 14-8.10(H)(28)(f) or (29) upon issuance of a citation by the land use department. The fines shall be imposed for each day or part of a day that the violation exists. The effective date of this paragraph is October 30, 2012.

First violation \$250

Second violation \$500

Third and subsequent violations \$500 and up to ninety days in jail

July 20, 2017
Planning Commission
Case # 2017-35
**3430 Cerrillos Road Development Plan
(Hampton Hotel) Development Plan**

EXHIBIT F

Applicant Submittals
