



Agenda

AMENDED

PLANNING COMMISSION
Thursday, October 4, 2018 - 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: September 6, 2018

FINDINGS/CONCLUSIONS:

Case #2018-71, 7401 Cerrillos Road Development Plan. (TO BE POSTPONED TO NOVEMBER 1, 2018)

E. OLD BUSINESS

F. NEW BUSINESS

1. **Case #2018-79, 4497 San Ignacio Road and 3480 Todos Santos Street Development Plan Amendment.** Thomas Gifford Architect, Agent, for Camino Real Apartments, LLC., Owner, requests a Development Plan Amendment to the San Isidro Apartments Development Plan. The purpose of the amendment is to redistribute dwelling units and amend the site design on Tract D-2 (containing +/-1.61 Acres) and Tract Y (containing +/- 2.26). The properties are zoned R-29 (Residential – Twenty nine dwelling units per acre).(Dan Esquibel, Case Manager, dacsquibel@santafenm.gov, 955-6587)
2. **Case #2018-80, Turquesa Apartments Development Plan.** JenkinsGavin, Agent, for Antigua Sol, LLC. and Abacus Capital Group, LLC., Owners, request a Development Plan approval to construct approximately 250,616 square feet of multi-family dwelling units, which will provide for 240 units. The property is zoned R-21PUD (Residential – Twenty one dwelling units per acre/ Planned Unit Development) and is located south of the Santa Fe Place Mall off Wagon Road. (Dan Esquibel, Case Manager, dacsquibel@santafenm.gov, 955-6587)

G. STAFF COMMUNICATIONS

H. MATTERS FROM THE COMMISSION

I. ADJOURNMENT

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 09/27/2018

TIME: 3:24 PM



Agenda

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- C. APPROVAL OF AGENDA**
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- 2. Case #2018-80. Turquesa Apartments Development Plan.** JenkinsGavin, Agent, for Antigua Sol, LLC. and Abacus Capital Group, LLC., Owners, request a Development Plan approval to construct approximately 250,616 square feet of multi-family dwelling units, which will provide for 240 units. The property is zoned R-21PUD (Residential – Twenty one dwelling units per acre/ Planned Unit Development) and is located south of the Santa Fe Place Mall off Wagon Road. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

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

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: 09/13/2018

TIME: 4:08 PM

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.**

SUMMARY INDEX
PLANNING COMMISSION
October 4, 2018

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1-2
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes & Findings and Conclusions		
1. MINUTES: August 2, 2018	Approved with minor corrections	2
2. FINDINGS/CONCLUSIONS:		2
a. Case #2018-71. 7401 Cerrillos Road Development Plan.	Postponed to November 1.	2
E. Old Business	None	2
F. New Business		
1. Case #2018-79. 4497 San Ignacio Road and 3480 Todos Santos Street Development Plan Amendment	Approved	3-5
2. Case #2018-80. Turquesa Apartments Development Plan	Approved	5-11
G. Staff Communications	Comment	11
H. Matters from the Commission	None	12
I. Adjournment	Adjourned at 7:45 p.m.	12

PLANNING COMMISSION
Thursday, October 4, 2018
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 Jack Hiatt, Chair, 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, Chair
Commissioner Sarah Cottrell Propst, Vice-Chair
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Stephen Hochberg
Commissioner Mark Hogan

Members Absent/Excused

[Two vacancies]

Others Present:

Mr. Greg Smith, Current Planning Director
Mr. Zachary Shandler, Assistant City Attorney
Mr. Dan Esquibel, 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

Chair Hiatt said the packet contains two sets of minutes, but the Commission is only going to consider the minutes of September 6, 2018. The September 20, 2018 minutes will be postponed to the next meeting.

MOTION: Commissioner Hogan moved, seconded by Commissioner Hochberg, to approve the agenda as presented.

VOTE: The motion passed on a voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan, and Propst voting in the affirmative and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS OF FACT MINUTES

1. MINUTES: September 6, 2018

Chair Hiatt said he gave the Stenographer some minor changes.

MOTION: Commissioner Hochberg moved, seconded by Commissioner Hogan, to approve the minutes of September 6, 2018 with minor corrections.

VOTE: The motion passed on a voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan, and Propst voting in the affirmative and none voting against.

2. FINDINGS/CONCLUSIONS:

- a. Case #2018-71. 7401 Cerrillos Road Development Plan. *(TO BE POSTPONED TO NOVEMBER 1, 2018)***

The Findings were postponed under Approval of the Agenda.

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

- 1. Case #2018-79. 4497 San Ignacio Road and 3480 Todos Santos Street Development Plan Amendment.** Thomas Gifford Architect, Agent, for Camino Real Apartments, LLC., Owner, requests a Development Plan Amendment to the San Isidro Apartments Development Plan. The purpose of the amendment is to redistribute dwelling units and amend the site design on Tract D-2 (containing ± 1.61 Acres) and Tract Y (containing ± 2.26). The properties are zoned R-29 (Residential – Twenty-nine dwelling units per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov , 955-6587)

Staff Report

Mr. Esquibel presented the Staff Report for this case. He pointed out an error on page 5 where the number of units was incorrectly stated at 27 units. Actually, it will have 24 units, bringing the parking requirement to 36 spaces, total parking is 164, not 156 and the Applicant proposes 175 spaces, not 183. That is in compliance with the parking requirements in the Code.

Commissioner Hochberg was confused about that correction and Mr. Smith explained the math for the parking formula and open space calculation changes.

Mr. Esquibel said the Applicant agreed to all staff conditions. The Application complies with 14-3.8 D and the Applicant was present to respond to questions.

Chair Hiatt saw the report on dimensional standards on page six, 14-7-2, and asked if the usability of open space was still an issue. He asked if it is being shared between Tract D and Tract Y.

Mr. Esquibel said Mr. Gifford is going to make sure all of that is addressed and that the corrections will be made.

Commissioner Hochberg asked if the Commission would see this plan again.

Mr. Esquibel said, "Not unless you want to bring it back."

Chair Hiatt asked that the Commission come back to that after the applicant makes a presentation.

Mr. Esquibel explained that the application is technically already approved. They are redesigning what was previously approved. Now they are making it work with what the Planning Commission originally considered. They could not get all the units on Tract B-2. So, they are massaging it to make it work.

Commissioner Hochberg understood that it was redesigned and asked what the Commission was doing with it at this meeting.

Mr. Esquibel said the Commission is being presented with the new design. The community had some issues related to lighting, trash, and parking. and they are bringing some of the issues that arose at the ENN meeting.

Applicant's Presentation

Mr. Thomas Gifford was sworn. He said he was here to request an amendment #3 to Development Plan. It redistributes the units on the remaining tracts. We had to redo the drainage, sewer and fire access.

He briefly described the history and design of the project, which is located at Zafarano behind Lowes. The zoning is now R-29 and will be a future MU area. The two tracts, outlined in purple, are all that remains. "You can see it is pushed against the property line. We are now proposing just 120 total dwelling units redistributed on the two lots. This is amendment #3.

He thought Mr. Esquibel prepared a great packet. We reviewed it and agree with the conditions Staff recommended. He explained the reason behind the redesign and believed he answered that.

Chair Hiatt thanked him for building Affordable Housing and not a fee in lieu of.

Public Comment

Mr. Kyle Mason, 3425 Todos Santos Street, Unit A, was sworn. He said he lives near this development and has been there a year now. "I have had the pleasure to meet with Tom, myself, after bringing the concerns I had to Dan and really appreciate their time to speak with me about the project. I still have a few concerns that I had that linger with the project gates. The gates that exist have been very, very loud and are disruptive to the community. The one at the most northern on the west on Todos Santos could be made emergency only and still leave the rest intact. It is very close to other homeowners and is very noisy."

I'm very enthusiastic about filling in the lots.

It has the same litter from 2014 on Google. He pointed out the gate. It is a secondary entrance that would just ensure that the adjacent properties are not disturbed.

The concerns about light were already addressed. The other concerns were policy concerns regarding balcony status and making sure that that they are responsible concerning litter and that dogs in the community are served with waste bags.

Mr. Mason admitted to Chair Hiatt that he could not attend the ENN.

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

Commission Discussion

Commissioner Hogan had not heard any concerns about noisy gates.

Chair Hiatt asked Mr. Gifford to respond

Mr. Gifford said they met about it one time, The gates are 26' wide and rolling on a chain. He is now proposing 13' gates, so it reduces the noise and mitigates that problem.

We also propose to add two more feet to the six-foot wall. The dumpster was not discussed. That is a management issue. People throw trash and we have maintenance staff on site to keep trash from flying.

Action of the Commission

MOTION: Commissioner Hochberg moved, seconded by Commissioner Hogan, to approve this case subject to recommended conditions of staff, on page seven, that the Planning Commission makes the following findings required by Chapter 14 to approve the development plan, that approving the development will not adversely affect the public interest, 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.

VOTE: The motion passed on a roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan, and Propst voting in the affirmative and none voting against.

- 2. Case #2018-80. Turquesa Apartments Development Plan.** JenkinsGavin, Agent, for Antigua Sol, LLC. and Abacus Capital Group, LLC., Owners, request a Development Plan approval to construct approximately 250,616 square feet of multi-family dwelling units, which will provide for 240 units. The property is zoned R-21PUD (Residential – Twenty-one dwelling units per acre/ Planned Unit Development) and is located south of the Santa Fe Place Mall off Wagon Road. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov , 955-6587)

Mr. Esquibel presented the staff report and clarified that two motions are required: to approve or deny the development plan, subject to conditions of approval and technical corrections recommended by Staff or to approve or deny the findings as per Section 14-

17-E to increase maximum height of 35' in R-21 and R-29 districts.

The Applicant has complied with all the pre-requisite findings. They have agreed to the conditions of approval. One minor change came after the report was submitted and was a discussion between the Applicant and the Fire Marshal. The Fire Marshal is present to discuss those changes for fire protection are.

Chair Hiatt invited the Fire Marshal to come forward. He also asked again for an explanation of what "urbanized" means.

Fire Marshal Rey Gonzales said he was present regarding the fire hydrants and new findings for making fire connections remotely. The requirements would have requested several hydrants. And they could do it with a remote hot box. With it, they will meet the fire flow requirement

Commissioner Hochberg asked him to describe what the remote hot box is.

Marshal Gonzales said The pipes come up from the ground into a heated box to prevent freezing and it is called remote because it is not connected to the building.

Commissioner Propst asked if the Commission needs to change any conditions of approval.

Marshal Gonzales said no.

Applicant's Presentation

Ms. Jennifer Jenkins, 130 Grant Avenue, was sworn and said she was present on behalf of Abacus Dev Group. She introduced the other members of their team: Mike Gomez, Oralynn Guerrerortiz and the CEO of Abacus. She showed the Wagon Road intersection with Cerrillos Road and pointed out the new Wagon Road Storage facility - Wagon Road terminates there at Office Court Drive.

She showed the R-21 PUD that was zoned for families back in 2006 and here more recently for amendments regarding traffic, Nava Adé is zoned PRC. Zooming in, she showed Office Court Drive, end of Wagon Road, with the green identifying the limits of the 100-year flood plain.

There will be two points of access, with one at- the extension of Wagon Road on the west side, the requisite 5' planting strip and a multi-modal trail. No improvements would be made on the north against the shopping center. She worked with James Martínez and are requesting innovative street design because there is no room for a sidewalk there.

A secondary access is off Office Court Drive near a club house, exercise facility from

the west, with a loop road. This is the trail going through Villa Linda Park and a trail that terminates at the northwest corner. It connects with the loop road and extends the trail through with ADA ramps, and connects into the sidewalk and going south with the concrete multi-modal trail. It goes along the north side of the trail.

The property is served with public water and a private sewer system. Each building has 2 and 3 story elements. It was rezoned in 2006, as multi-family and shopping center. It is considered transitional and very intense commercial.

The project would make improvements to the back road into Santa Fe Place Mall. The west-bound traffic will increase. Ms. Guerrerortiz, Mike Gomez and Traffic Division Staff worked on solutions. This is not channelizing the traffic - it feels loose and more a free for all. She described how it would keep traffic safe leading into the Mall. With a dedicated left turn lane and dedicated right turn lane. People don't stop there now, and this will require a two-way stop. Wagon Road traffic will not stop. Santa Fe Place Mall management has reviewed this plan. A TIA was submitted, and the Mall is utilizing it

Each unit has enhanced outdoor space with use of natural rock and a natural feel as much as possible. Several types of fencing will be used. There are decentralized areas for stormwater collection.

An ENN was held and a couple of Nava Adé residents attended with intent to present to their association later.

There were a couple of items in Staff report with typos - permissible height is 36' not 35'. On page 2, under Conditions in the chart, 32 references the trail along the arroyo. It doesn't go all the way to the boundary.

Ms. Oralynn Guerrerortiz was sworn. She discussed the drainage plan as three segments: west, central and east. The key issue was in the west side where she explained how the drainage goes on the west side. The natural drainage goes right to the building. She showed the grading plan for west and then for east. The development includes 10% ponding, most of which is shallow in 11 ponds less than 3' deep and will drain within 24 hours. The required volumes are 2,100 cubic feet and they are designing 120,000 in order to exceed a 1,000-year storm event. It was necessary to be that extreme in this location

Public Comment

Ms. Mary Schruben, 2119 Rancho Siringo Road was sworn. She first asked where the pond water would go – whether it was retained or not. The second was about ownership of the small section of land south of Villa Linda Park at the connection with the trail. The third is pedestrian access from trail to the road.

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

Ms. Jenkins responded that the drainage ponds are over-sized with overflow to the arroyo. It would not store stormwater in tanks, but the design will reduce the amount of stormwater now going to the arroyo. The water is allowed to percolate into the ground.

Commissioner Hochberg asked if the bottom drainage is actually a pipe or something else and .

Ms. Guerrerortiz said there are three outlets with a controlled structure. On the top is a grate at top and a small opening at the bottom that allows water to be released out that drain. It is important because you don't want ponds holding the water for any length of time.

Chair Hiatt asked where it would go.

Ms. Guerrerortiz pointed out the exits on the site plan.

Commissioner Hochberg thought it was terrific that they figured out how to do that.

Ms. Jenkins explained the property ownership at the trail intersection. There was once a proposed right-of-way and extension of Wagon Road to connect with Nava Adé.

Commissioner Hochberg recalled discussions in the Long-Range Planning Committee with new projects. It doesn't seem to be conducive to the mall.

Ms. Jenkins said this property is lower than the mall. She pointed out the access to the path for the mall. The public portion of Wagon Road stops and there is a path. The crosswalk is striped on the permanent mall property.

Commissioner Propst asked for more detail on the record for the increased height.

Ms. Jenkins explained that when it was rezoned in 2006, there was a preliminary development plan that accompanied the zone. At that time, they proposed 2 and 3 story buildings and now, they are complying to that zoning.

Commissioner Hochberg assumed the second floor is used by everyone.

Ms. Jenkins agreed. It also takes advantage of views.

Commissioner Hochberg observed that because of low land level, you wouldn't even see it from the mall.

Commissioner Hogan asked if the decks would be elevator accessible.

Ms. Jenkins said the decks are only walk-up accessible.

Commissioner Propst liked the criteria from Staff. She asked how this affects Nava Adé neighbors.

Ms. Jenkins said the arroyo is a significant barrier. "We won't disturb the arroyo. Construction will be done as efficiently as possible and especially with regard to dust and noise. So we will follow all EPA requirements and follow the dust control regulations."

Commissioner Hogan asked about the archaeology report.

Ms. Jenkins said they received the archaeology clearance permit.

Commissioner Hogan noted 30% slopes at arroyos.

Ms. Jenkins said they won't disturb any of them with buildings. There are eroded areas from ATVs on them. There is only one area with a bank and we don't want to build there but will protect the man-made erosion.

Ms. Guerrerortiz said with the slopes, the landscape architect is involved. They might use a cocoanut mat for erosion control.

Commissioner Hogan quoted the open space regulations for outside the flood plain and here, 38% of open space is outside the flood plain. 61% appears to be unusable.

Ms. Jenkins agreed. She stated their figures.

Commissioner Hogan asked about trees.

Ms. Jenkins said they identified a few that are good candidates for relocating.

Commissioner Hochberg asked how they satisfied the Affordable Housing requirements.

Ms. Jenkins said they are paying a fee in lieu of building at around \$250,000 into the Affordable Housing Trust Fund.

Commissioner Hochberg asked what rents would be on these units.

Ms. Jenkins said a one-bedroom rent would be \$900 monthly and a two-bedroom at \$1,200 range.

Commissioner Faulkner noted a rush on using that fund and encouraged them in the

next set, to build some affordable units.

Commissioner Gutierrez recalled when this came a year ago, consideration of pedestrian access to Nava Adé and didn't see anything about that in this application. Also, he saw nothing about possibly looking at emergency access for Richards Avenue.

Ms. Jenkins showed the pedestrian access from the arroyo. She added that originally, they contemplated that emergency access. But they have two access points and that turned out to not be a requirement of the Fire Marshal.

Commissioner Gutierrez recalled that she had said she would look into that

He asked about the sewer line that runs between the mall and Nava Adé.

Ms. Jenkins said that the one connection is directly into that line. They are connecting to the public line.

Commissioner Gutierrez asked if there is a percent of improvement in traffic and what benefit there would be.

Mr. Mike Gomez, 1599 South St. Francis was sworn. He recalled from the TIA that there were 50 accidents over ten years. It is one of the heaviest intersections in the City. But it is not producing more accidents than others. It has totally built out turn lanes. The sight distances are excellent. The biggest reason for accidents is traveling too closely. Second was speed. So there are not many accidents.

Commissioner Gutierrez surmised that the improvements are zero because there is nothing else to do.

Mr. Gomez agreed.

Commissioner Gutierrez pointed out that they are doing improvements at Wagon Road.

Mr. Gomez agreed. He reviewed the stats which were minimal traffic - so small that they will always have LSO of A or perhaps B.

Commissioner Gutierrez asked about having a roundabout.

Mr. Gomez said it is not recommended because of the low volume of traffic.

Commissioner Gutierrez asked if the piping on the west goes to a parking lot.

Ms. Jenkins said, "It is leaving our property."

Commissioner Gutierrez asked, before and after the big rain, what they saw there. Ms. Jenkins said she was out there twice and didn't see anything of a real increase. This property is set back significantly from the main channel.

Commissioner Garcia thought it is a good project.

Chair Hiatt thanked her for a good report. He asked for any comment from the Attorney.

Mr. Shandler had none.

Commission Action

MOTION: Commissioner Hochberg moved, seconded by Commissioner Faulkner, regarding the special findings, to approve the special findings as per Subsection 14-7.2(E) to increase in Maximum Height of 36 feet in R-21 and R-29 Districts, finding that the Future Land Use Map Designation for the property is High Density Residential, that the need in height helps the development to achieve approved densities with required infrastructure, that the surrounding properties range in height from 28 feet high to 45 feet high, and that the proposed heights are consistent with the nonresidential use development north of the Arroyo de los Chamisos and proposed elevations provide a residential transition to the architectures and heights established within the SC3 and I-1 Districts.

VOTE: The motion passed on a roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan, and Propst voting in the affirmative and none voting against.

MOTION: Commissioner Hogan moved, seconded by Commission Hochberg, to approve the development plan, finding that the Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application, that approving the development plan will not adversely affect the public interest, that the use and any associated buildings are compatible with and adaptable to buildings, structure and uses of the abutting property and other properties in the vicinity of the premises under consideration.

VOTE: The motion passed on a roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hochberg, Hogan, and Propst voting in the affirmative and none voting against.

G. STAFF COMMUNICATIONS

Mr. Smith said he did not anticipate two meetings in November. He also explained

that a red-line document is the staff review afterward.

H. MATTERS FROM THE COMMISSION

Chair Hiatt announced that Commissioner Kapin resigned and we now have two vacancies on the Commission.

Mr. Smith said he is working with Mayor Webber to get vacancies filled.

Commissioner Hochberg, on behalf of the Commission, expressed our appreciation for her work and sorry she is leaving.

Commissioner Hogan received materials he asked to be forward on the fee in lieu of ordinance.

Chair Hiatt thanked him.

Commissioner Faulkner commended Staff for the additional information in the packet.

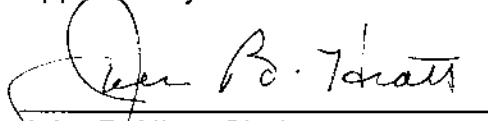
Commissioner Hochberg welcomed the return of our esteemed Counsel Mr. Shandler with his cheery demeanor.

Mr. Shandler thanked him for the nice words. He announced that a new Assistant City Attorney has been hired to take Mr. Word's place and will be present at the next Commission meeting.

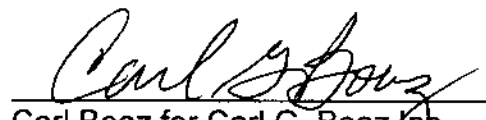
I. ADJOURNMENT

Upon motion and second, the meeting was adjourned at 7:45 p.m.

Approved by:


John B. Hiatt, Chair

Submitted by:


Carl Boaz for Carl G. Boaz Inc.