



Agenda

DATE 1/29/08 TIME 1:50pm
SERVED BY Geraldine Quijada
RECEIVED BY [Signature]AMENDED**PLANNING COMMISSION**

November 06, 2008 – 6:00 P.M.

CITY COUNCIL CHAMBERS

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

MINUTES: October 2, 2008

FINDINGS/CONCLUSIONS

- E. OLD BUSINESS
- F. NEW BUSINESS

1. An ordinance amending Section 14-4.3(D) SFCC 1987 to create a hospital zoning district within Las Soleras and making such other changes as are necessary. (Mayor Coss and Councilor Chavez) (Jeanne Price)
2. **Case #M 2008-35.** **1413 Agua Fria Street General Plan Amendment.** Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests approval of a General Plan future land use map amendment to change the designation of 0.22± acre from Low Density Residential (3-7 dwelling units per acre) to Office. The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager)
3. **Case #ZA 2008-14.** **1413 Agua Fria Street Rezoning.** Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests rezoning of 0.22± acre from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager)
4. **Case #M 2008-38.** **Villa Alegre Preliminary Development Plan.** Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request preliminary development plan approval for the re-development of 139 units in three "Tracts" across two separate properties in a mix of one and two-story duplexes and town homes. The properties are zoned RM-2 (Multi-Family Residential, 29 dwelling units per acre). Tracts A & B total 7.701± acres and are located along the east side of Las Crucitas Street between West Alameda Street and San Francisco Street. Tract C is 1.508 acres and is located along the west side of Camino Del Campo between West Alameda Street and San Francisco Street. (Lucas Cruse, case manager)

5. **Case #M 2008-40. Villa Alegre Office General Plan Amendment.** Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request approval of a General Plan future land use map amendment to change the designation of 0.350± acre from Medium Density Residential to Office. The property is located at the northeast corner of West Alameda Street and Camino Del Campo. (Lucas Cruse, case manager)
6. **Case #ZA 2008-16. Villa Alegre Office Rezoning.** Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request rezoning of 0.350± acre from RM-2 (Multi-Family Residential, 29 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located at the northeast corner of West Alameda Street and Camino Del Campo. (Lucas Cruse, case manager)

G. BUSINESS FROM THE FLOOR

1. Informational Study Session - Tierra Contenta Presentation

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) 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 be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings. ***An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521**

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PLANNING COMMISSION

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1. An ordinance amending Section 14-4.3(D) SFCC 1987 to create a hospital zoning district within Las Soleras and making such other changes as are necessary.	Approved	2-3
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4. <u>Case #M 2008-38.</u> Villa Alegre Preliminary Development Plan. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request preliminary development plan approval for the re-development of 139 units in three "Tracts" across two separate properties in a mix of one and two-story duplexes and town homes. The properties are zoned RM-2 (Multi-Family Residential, 29 dwelling units per acre). Tracts A & B total 7.701± acres and are located along the east side of Las Crucitas Street between West Alameda Street and San Francisco Street. Tract C is 1.508 acres and is located along the west side of Camino Del Campo between West Alameda Street and San Francisco Street.	Approved	4-9
5. <u>Case #M 2008-40.</u> Villa Alegre Office General Plan Amendment. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request approval of a General Plan future land use map amendment to change the designation of 0.350± acre from Medium Density Residential to Office. The property is located at the northeast corner of West Alameda Street and Camino Del Campo.	Approved	9-10
6. <u>Case #ZA 2008-16.</u> Villa Alegre Office Rezoning. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request rezoning of 0.350± acre from RM-2 (Multi-Family Residential, 29 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located at the northeast corner of West Alameda Street and Camino Del Campo.	Approved	9-10

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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION MEETING

November 6, 2008

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair O'Reilly at approximately 6:00 p.m. on this date in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

Roll call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Bonifacio Armijo
Angela Schackel Bordegaray
Ken Hughes
Signe Lindell
Gloria Lopez
John Salazar, Vice Chair
Matthew O'Reilly, Chair

MEMBERS ABSENT:

One vacancy
Estevan Gonzales (excused)

STAFF PRESENT:

Tamara Baer, Planning Manager
Kelley Brennan, Assistant City Attorney
Lucas Cruse, Senior Planner, Current Planning
John Romero, Traffic Engineer
Denise Cox, Stenographer

B. PLEDGE OF ALLEGIANCE

Chair O'Reilly asked Commissioner Salazar to lead the pledge of allegiance.

C. APPROVAL OF AGENDA

Ms. Baer reported that Case #M-2008-35 and Case ZA-2008-14 – 1413 Agua Fria General Plan Amendment and Rezoning have been postponed.

Commissioner Salazar moved to approve the agenda as amended, Commissioner Armijo seconded the motion which passed by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: October 2, 2008

Commissioner Armijo moved to approve the minutes of October 2, 2008 as presented, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

FINDINGS/CONCLUSIONS

Findings of fact and conclusions of law for Cases #M-2008-30, #M-2008-31, #ZA-2008-12, #M-2008-32, #ZA-2008-13, #M-2008-34, and #S-2008-06 are incorporated herewith to these minutes as Exhibit "1."

Commissioner Salazar moved to approve the findings of fact and conclusions of law for Cases #M-2008-30, #M-2008-31, #ZA-2008-12, #M-2008-32, #ZA-2008-13, #M-2008-34, and #S-2008-06, Commissioner Lindell seconded the motion which passed by unanimous voice vote.

E. OLD BUSINESS – None

F. NEW BUSINESS

- 1. An ordinance amending Section 14-4.3(D) SFCC 1987 to create a hospital zoning district within Las Soleras and making such other changes as are necessary. (Mayor Coss and Councilor Chavez) (Jeanne Price)**

Memorandum from Jeanne Price, Legislative Liaison, was prepared October 20, 2008 for the November 6, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "2."

Ms. Price presented the staff report included in Exhibit "2."

Public Hearing

Joseph Karnes, 200 West Marcy, spoke on behalf of Beckner Road Equities and developer for Las Soleras. He pointed out that last January they had designated the proposed designations and now the settlement agreement and application are being processed. The C-2 zoning was the best they could come up with when working with staff.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Hughes asked if the land is already annexed.

Ms. Price replied no and said if the schedule is adopted then these items would come to the Council as early as January 14th.

Commissioner Hughes did not understand how they can set this up when it has not been annexed. He asked why this is jumping the gun.

Ms. Price said there were technical issues that needed to be completed and there is one extra step to the ordinance which is the request to publish resulting in a one month delay. This is one way of getting the cases back together.

Commissioner Hughes asked if they can zone prior to this being City property.

Ms. Brennan said until Council acts on the annexation they are making a recommendation.

Commissioner Hughes asked if this could be construed as spot zoning.

Ms. Brennan said this is an area that embraces 40 acres.

Commissioner Armijo asked if the 70 foot height is part of this.

Ms. Price explained that the applicant had an approval by the EZA for a 70 foot hospital so this mirrors that approval. Her understanding is that a hospital works better vertically rather than horizontally. If they set a lower height then they would need to obtain a variance later. The hospital plan will be reviewed by the Planning Commission before a building permit is applied for.

Commissioner Armijo expressed concern with a 70 foot building as there is only one other he knows of.

Commissioner Bordegaray asked what BIP is.

Ms. Price replied Business Industrial Park.

Commissioner Bordegaray asked what the purview is of the Public Works Committee.

Ms. Baer stated that their purview is under discussion and it is an efficiency matter.

Chair O'Reilly asked if the previous approval was for a 70 foot structure.

Ms. Price replied yes, although the settlement agreement does not constitute approval of the EZA approval.

Commissioner Salazar moved to recommend approval, Commissioner Hughes seconded the motion.

Commissioner Armijo asked Commissioner Salazar to include omitting the 70 foot height and request they ask for a variance.

Commissioner Salazar said it makes sense to move horizontally. He pointed out that if they came in for a variance it would not be a minimal easing of the code so the Commission would have to hypothetically deny that.

Commissioner Bordegaray noted that this includes updates to the table of contents for Chapter 14 to remove the escarpment overlay district map as it became digitized in 2006.

The motion passed by majority voice vote of 5 to 1 with Commissioner Armijo voting against the motion.

2. **Case #M 2008-35. 1413 Agua Fria Street General Plan Amendment. Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests approval of a General Plan future land use map amendment to change the designation of 0.22± acre from Low Density Residential (3-7**

dwelling units per acre) to Office. The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager)

This item was postponed per approval of the agenda.

3. **Case #ZA 2008-14. 1413 Agua Fria Street Rezoning.** Derrick Archuleta, agent for Richard MacLaurin and Kristen Lundgren, requests rezoning of 0.22± acre from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located on the north side of Agua Fria Street between Avenida Cristobal Colon and Hickox Street. (Lucas Cruse, case manager)

This item was postponed per approval of the agenda.

4. **Case #M 2008-38. Villa Alegre Preliminary Development Plan.** Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request preliminary development plan approval for the re-development of 139 units in three "Tracts" across two separate properties in a mix of one and two-story duplexes and town homes. The properties are zoned RM-2 (Multi-Family Residential, 29 dwelling units per acre). Tracts A & B total 7.701± acres and are located along the east side of Las Crucitas Street between West Alameda Street and San Francisco Street. Tract C is 1.508 acres and is located along the west side of Camino Del Campo between West Alameda Street and San Francisco Street. (Lucas Cruse, case manager)

Memorandum from Lucas Cruse, Senior Planner, was prepared October 27, 2008 for the November 6, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "3."

Letter from Friends of the Westside Guadalupe Historic District is incorporated herewith to these minutes as Exhibit "3(A)."

Photographs of Del Campo Complex trees are incorporated herewith to these minutes as Exhibit "3(B)."

Site plan for Tracts A, B and C are incorporated herewith to these minutes as Exhibit "3(C)."

Public Comment notes are incorporated herewith to these minutes as Exhibit "3(D)."

Mr. Cruse presented the staff report included in Exhibit "3."

Staff recommends:

Approval of the Preliminary Development Plan subject to the following conditions of approval:

- Development Review Team memoranda and documentation
 - Fire Department marshal conditions
 - Wastewater Management Division conditions
 - Technical Review Division conditions
 - Historic Division conditions
 - Trails Development Division conditions
- Current Planning Division conditions

Identify the locations and layouts of the required bicycle parking spaces as per Table 14-8.6-3 SFCC

The Trail along the south side of the Arroyo Mascaras contiguous to the northern edge of Tract A is designated as a proposed City of Santa Fe Trail and currently exists as an un-maintained dirt path. Integrate an upgraded section of trail along the Arroyo Mascaras into the pedestrian circulation system of Villa Alegre, connecting the sidewalks on San Francisco Street and Las Mascaras Street.

Public Hearing

Oliver Michael Duty, 1320 Paseo de Peralta, was sworn. He explained that this will be developed in three phases. The large site on west Alameda will be developed with about 60 family units and 50 senior housing units plus a caretaker. He reviewed the site plan included in Exhibit "3(C)." There is a significant difference in the roadway connection. Most of the time at the first ENN meeting was spent talking about traffic. The neighbors did not want traffic going out onto West San Francisco Street which was in the original plan. In response to that they turned the road connecting West San Francisco and Alameda into a central spine and only allow pedestrian traffic onto West San Francisco Street. The other factors discussed were the parking and heights. The buildings are a mixture of one and two story buildings on the site throughout. The elderly housing is all one story and the family portion is a mixture of one and two stories. The neighbors requested the two stories be along Alameda and the one story units be along West San Francisco which has been incorporated into the plan. He reviewed the Historic Design Review Board height requirements and said they came to this compromise of putting the two story units to the center and the one story units to the outside. The road and the parking will not be dedicated in order to achieve this design. The small site to the east is primarily market housing and the remainder of the sites are affordable.

Richard Smith, 538 Dolores Street, was sworn. He represented the Friends of the Westside Guadalupe Historic District. He read their letter into the record included in Exhibit "3(A).

Rick Martinez, 725 Mesilla Road, was sworn. He complimented the applicants on their response to the neighbors and the process they went through. He emphasized the need to save the trees and protect them as shown in Exhibit "3(B)."

Marty Horowitz, 627 West Alameda, was sworn. He recalled there was supposed to be some retail in the development and he does not see any community support or bus stops. There is no support for any of these residents. He believed that they were instructed to include retail and community services. There has to be a bus stop as there is no way to get anywhere except for walking. The seniors may not have a way to get around. He also thought there should be an urgent care unit as part of this community.

Estevan Trujillo, 523 ½ West San Francisco, was sworn. He wanted to continue the positive direction this project is moving, but there are still some concerns. This project is important and it is essential that they get this right. He agreed they need to incorporate mixed use and eliminate the dead spaces. He wanted to see more of a relationship to Alameda and West San Francisco. Alameda is cold and noisy so having some retail would break the noise. He commented that the units facing Alameda have no landscaping. This proposal has an institutional feel and the units are uniform in style. He would like to get away from the cookie cutter development. He wanted the owners to have a sense of ownership so they improve the landscape. He would like to see better

relationships between the buildings and green spaces. He appreciated the parking being broken up. He questioned how the developer will maintain the property.

Mr. Duty agreed with the request for small neighborhood commercial businesses. The undeveloped piece of land is set aside for commercial or neighborhood related services, but those cannot be financed through the avenues available for affordable housing. This also will require a zoning change from the City. He anticipates broaching that issue once some of the project is completed. He said the architecture will be worked out with the Historic Design Review Board.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Hughes understood they are proposing a mirrored cul-de-sac. He objected to a cul-de-sac. He questioned why there is no connection to West San Francisco.

Mr. Duty explained that they felt one way to make this integrated was to put some streets through and so they developed a plan that connected West Alameda and West San Francisco. It is accurate to say that they were met with total opposition from the neighbors. They had the ability to do something else so they felt they were being responsive. These had to be private streets in order to meet code in having parking spaces that backed out.

Commissioner Bordegaray asked on what basis the road was removed.

Mr. Duty said it was on the basis that the neighbors were opposed.

Commissioner Bordegaray asked what city staff said about that.

Mr. Duty recalled there was no comment either way.

Commissioner Bordegaray said the road was the opportunity to weave this into the neighborhood. In her opinion this is another way to warehouse affordable housing by keeping it separated. She is completely opposed to taking out this connection. She was familiar with this area and how it becomes a no mans zone and believed it is not coincidental that it becomes that way right at the affordable housing. This is not an integrated development into what is there.

Mr. Duty agreed with what Commissioner Bordegaray said, but experienced the neighbor's reaction and changed his mind. This is a pedestrian neighborhood so he thinks there is an opportunity for integrating this with the pedestrian walkways. He said you cannot walk through the site currently because you cannot walk through the chain link fences.

Commissioner Bordegaray said this is an opportunity to put in streets and it could be lost. She asked if there has been analysis about the traffic connecting.

Mr. Romero said there has not been any analysis showing before and after pros and cons. From a traffic capacity standpoint the plan works, so his department does not comment on cohesiveness.

Commissioner Bordegaray understood this would work either way, but thought it could work better if there were a connection.

Mr. Romero said they could get out the same as they can now if not easier.

Commissioner Bordegaray added that this is an opportunity to break up an institutional block. This has been a large development that you have not been able to walk through. She complimented the project. She said they have to do this really well for all the residents and their quality of life.

Commissioner Armijo asked if there is supposed to be more mixed use of housing types.

Ed Romero, Director of Santa Fe Civic Housing Trust, was sworn. He stated the original proposal was to do 30% affordable and 70% market rate, but that was not well received by community leaders. He said they were better off going to a higher portion of affordable. To pull this off they had to put in two projects with one as a tax credit and the other for senior housing. The tax credit will have a minimal amount of market housing. He said they have to show they are servicing a lot of people below 80% AMI.

Commissioner Armijo said it is important to have a good mix of people.

Mr. Romero said to make the numbers work this is what they have to do and the intent as the Housing Authority is to provide affordable housing. It is unfortunate that they cannot have more market rate units. This is the best shot for a sustainable neighborhood. There are benefits in building economies of scale, but too much change will result in too much cost. They are worried about being able to sell the units. He said anything they put up will be better than what they have.

Commissioner Armijo understood, but said he thinks it is always better to have a mix.

Mr. Romero said they have targeted the smaller site for placing public housing units.

Commissioner Armijo noted that the Historic Board requested elastomeric and he believes they are getting away from using that. He asked if the property is on the flood plain.

Mr. Duty replied no.

Commissioner Armijo asked about the bus stops and bike racks. He agreed it would be friendlier to have an entrance through West San Francisco.

Mr. Duty said it was the intent from the beginning to have a mixture. This site currently contains 104 affordable units and the Council made it clear that maintaining that performance would be required. He said there is still an argument that it would be nice to have some of the market units integrated into family housing. The reality of tax credit funding is such that it is becoming competitive and as they add market units they lose points in ranking. In the future, tax credits may be diminishing. To get this funded they

need to rank close to the top. This project has all the ingredients to look good for financing. He added that visually the market mix will be invisible.

Commissioner Hughes suggested looking at a car sharing program as they will not need all the parking spaces. He said they may need the parking spaces for the zoning, but they do not really need them to serve the residents.

Chair O'Reilly commented that the Commission could ask that this be investigated, but it might require a variance. He thought it might cause problems if that were a condition of approval.

Mr. Duty said they reduced the parking substantially from the original proposal because those comments came up early on. Currently the parking is at the minimum approvable. He favored minimizing the parking if it is not necessary.

Chair O'Reilly agreed the tax credit process needs to be revised as the focus is on how many units you can get. Their own city code does not adequately address the reality of housing in senior projects because the parking requirements are too high. He liked the idea of the strong pedestrian connection but was concerned with the readability on the West Alameda side. He wanted to encourage the flow of traffic to see a better channeling of people.

Mr. Duty agreed.

Chair O'Reilly agreed with the comments regarding vehicular access. Due to the senior housing project encouraging outside traffic through the private site would be problematic.

Commissioner Salazar asked if the people that have been displaced will be coming back.

Mr. Romero reported that about 30% usually come back. He believes about 30-60 will come back. The residents were given a voucher for relocation and some wanted to be in a different area such as Airport Road. They would love to have them come back and they all have the right of return.

Commissioner Salazar asked about the request for a cross walk.

Mr. Romero was pretty sure there is a crosswalk there but he is not sure if it is marked. The crosswalk is mid block on a highly traveled road which is not safe. Crosswalks create a false sense of security and people need to make safer choices when crossing the road. He said they often do not mark it on purpose for safety reasons.

Commissioner Lopez commented that if there were some emergency occurring in this area they would be trapped and the seniors loved ones would not be able to access them. She believed that is a safety issue having only one public entry.

Mr. Duty stated that he failed to point out that the pedestrian walkway is large as it will be an emergency vehicular access, not a standard daily path. They envision putting another type of finish.

Commissioner Armijo moved approval of Case #M-2008-38 preliminary development plan with staff conditions, Commissioner Salazar seconded the motion.

Commissioner Bordegaray read from the ENN responses. She asked when the road was part of the plan.

Mr. Duty said originally it was part of the plan and there was massive concern. They responded to the concern and have gained from it. Since they do not have a publicly dedicated road they gained area that they are able to devote to the gardens while retaining the pedestrian access. He said they only gave up the central road.

Commissioner Bordegaray noted that a letter from Estevan Trujillo states the best part of the proposal is the new street.

The motion passed by majority voice vote of 5 to 1 with Commissioner Bordegaray voting against the plan.

- 5. Case #M 2008-40. Villa Alegre Office General Plan Amendment. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request approval of a General Plan future land use map amendment to change the designation of 0.350± acre from Medium Density Residential to Office. The property is located at the northeast corner of West Alameda Street and Camino Del Campo. (Lucas Cruse, case manager)**

Items 5 and 6 were combined for purposes of staff report, public hearing and Planning Commission comment and action, but were voted upon separately.

- 6. Case #ZA 2008-16. Villa Alegre Office Rezoning. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, request rezoning of 0.350± acre from RM-2 (Multi-Family Residential, 29 dwelling units per acre) to C-1 (Office and Related Commercial). The property is located at the northeast corner of West Alameda Street and Camino Del Campo. (Lucas Cruse, case manager)**

Items 5 and 6 were combined for purposes of staff report, public hearing and Planning Commission comment and action, but were voted upon separately.

Memorandum from Lucas Cruse, Senior Planner, was prepared October 27, 2008 for the November 6, 2008 Planning Commission meeting is incorporated herewith to these minutes as Exhibit "4."

Mr. Cruse presented the staff report included in Exhibit "4."

Commissioner Lopez left the meeting at this time.

Staff recommends approval.

Public Hearing

Mr. Duty, previously sworn, stated that currently this site is occupied by 10 senior homes and from the beginning it was the intention to include some office use and commercial. This seemed to be an ideal location. This is contiguous to the area downtown. Currently there is an office of 2500 square feet that exists on the eastern most area. There is the intent of placing two live/work units above the office space. They are required to get a general plan amendment and zoning approval.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Lindell asked if this will be market rate space.

Mr. Duty replied yes.

Chair O'Reilly asked what the provisions are for neighborhood uses. He believed there were some non-profit uses allowed. He asked for the reason this has to be rezoned.

Mr. Cruse said there is no guarantee that the Housing Trust would be relocating to these offices.

Mr. Duty explained that the Housing Trust occupies a 2500 square foot building on one of the sites and there were no plans to be in this project. This is designed as a market project. The Housing Trust is in the process of coming for a request for rezoning for another site. The Trust is currently looking to buy a space and this can only be leased.

Commissioner Salazar moved to approve Case #M-2008-40 with staff conditions, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

Commissioner Salazar moved to approve Case #ZA-2008-16, Commissioner Hughes seconded the motion which passed by unanimous voice vote.

G. BUSINESS FROM THE FLOOR

1. Informational Study Session - Tierra Contenta Presentation

PowerPoint Presentation from Tierra Contenta is incorporated herewith to these minutes as Exhibit "5."

James Hicks, Executive Director Tierra Contenta, introduced Dave Thomas, Project Engineer and Peggy Vasquez, Administrative Assistant. Bill Conway, New Mexico School for the Deaf was also present.

Dave Thomas reviewed the PowerPoint Presentation included in Exhibit "5".

Commissioner Bordegaray asked if all the amenities are built.

Mr. Thomas replied no. He said they have two parks and the city is responsible for building one park and a developer built the other park.

Commissioner Lindell asked when they expect more parks to be built.

Mr. Thomas explained that they sat down with Fabian Chavez last Friday and the city has planned an effluent line to water the schools and parks. They discussed a small regional park south of phase 1B.

Chair O'Reilly asked whose responsibility it is to build the parks.

Mr. Thomas replied the City is responsible.

Chair O'Reilly asked if they were getting funding from the park bond.

Mr. Thomas replied no and he is not sure why.

Mr. Hicks outlined the future challenges included in Exhibit "5."

Chair O'Reilly disclosed that his former consulting firm helped put together the master plan. He was pleased with the awards Tierra Contenta has won and the accolades given as well as how successful this project has been in producing more affordable housing than planned. He pointed out that soon they will hear two huge development projects; Las Soleras and Northwest Quadrant. This is an incredible example that can everyone learn from. He asked what overall is the most important thing that they can learn from Tierra Contenta.

Mr. Hicks stated that they were under funded from day one, so that was a tough hurdle to overcome. He said they do sell property under market value. To achieve the level of affordability you have to sell homes cheaper than everybody else, but you have to allow the builders to make a profit. He said it is constantly a balancing act between all aspects.

Chair O'Reilly asked how Tierra Contenta could have happened if the affordable housing was 60-70%.

Mr. Hicks said it would not have happened. Their model was done prior to the City's model. The market value homes have to subsidize the affordable homes. The appraisal is often higher than the way the home is priced. At times people buy the homes at less than the cost to build the home. He said currently the market value homes are not selling, so there are no affordable homes being sold either.

Chair O'Reilly thanked Tierra Contenta for preparing the packets and taking their time to do this presentation.

H. STAFF COMMUNICATIONS - None

I. MATTERS FROM THE COMMISSION

Chair O'Reilly read a letter dated October 17th from Sharon Welsh, Santa Fe Community Housing Trust, regarding the Village in Tierra Contenta. She complimented the Commission and staff for their professional, superior, and expedient handling of their case.

Commissioner Bordegaray commented that transportation is at the forefront. In her opinion, there is too much disconnect between what everyone is doing. She requested a

session for the Commission to be educated by the MPO regarding the future plans.

Chair O'Reilly suggested the presentation be made to the long range subcommittee.

Commissioner Hughes agreed and said the subcommittee is meeting on the Transient Oriented Development November 13th.

Commissioner Bordegaray still thought the presentation should be to the entire Commission.

Ms. Baer stated that Mr. Cruse has worked at the MPO, so he brings that expertise and knowledge on the cases going forward.

Chair O'Reilly said they probably cannot fit that in before the end of the year with only one meeting in November and likely only one meeting in December. He agreed to try to fit that in for a meeting in January or February. He urged the Commissioners to call staff and ask them when they have questions.

Commissioner Lindell asked whatever happened to the demolition of Carrow's.

Ms. Baer stated that she informed Commissioner Armijo. She recalled that the development plan amendment for a shopping center came forward and it included rebuilding the Carrow's building. They decided to demolish through a building permit and it was permissible by code.

Commissioner Armijo stated that they came in for a partial demolition.

Ms. Brennan understood they found latent issues and so they demolished the whole thing.

Commissioner Bordegaray reported that La Triada will be going to City Council on December 10th. She requested a list of the cases and what has happened to them.

Ms. Brennan explained that the Council can call up and hear any decisions. She said staff has to modify the ordinance to do it because the Council has done this before but never through an established process. She said it is not an appeal. Council may need a super majority to hear the case.

Chair O'Reilly said he has seen this happen before. This is a way for the Council to respond to the neighborhood without having to file an appeal. Also, appeals limit what can be considered.

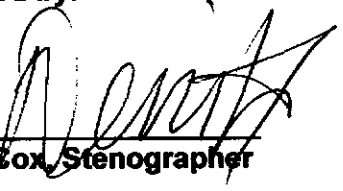
J. ADJOURNMENT

There being no further matters to come before the Commission, and the Commission having completed its agenda, Commissioner Armijo moved, seconded by Commissioner Salazar to adjourn the meeting. The motion passed unanimously on a voice vote and the meeting was adjourned at 9:30 p.m.

Approved by:

Chair Matthew Chair O'Reilly

Submitted by:


Denise Cox, Stenographer