



Agenda

BOARD OF ADJUSTMENT
Tuesday, July 2, 2019 at 6:00 P.M.
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/CONCLUSION:**
 - MINUTES: June 4, 2019**
 - FINDINGS/CONCLUSIONS:**
 - Case #2019-42. 2067 5th Street Setback Variance.**

E. OLD BUSINESS

- 1. Case #2019-26. Christus St. Vincent Southside Sign Variance.** Karl Sommer of Sommer Karnes & Associates LLP , Agent, for St. Vincent's Hospital, NM, Owner, requests a variance to Subsections 14-8.10(G)(8)(a) (Exceeds Number of Signs Allowed) and 14-8.10(B)4 (Exceeds the Number of Sign Colors Allowed) for the Christus St. Vincent's, Southside Emergency Room/Urgent Care facility. The property is located at 5600 Herrera Drive and is approximately 3.51 acres. It is zoned C-2 (General Commercial) and is in the Cerrillos Road Highway Corridor Protection District. (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325) (**POSTPONED FROM APRIL 2, 2019, MAY 7, 2019 AND JUNE 4, 2019**)

- F. NEW BUSINESS**
- G. STAFF COMMUNICATIONS**
- H. MATTERS FROM THE BOARD**
- I. ADJOURNMENT**

NOTES:

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

RECEIVED AT THE CITY CLERK'S OFFICE
DATE: June 13, 2019
TIME: 4:09 PM

Board of Adjustment
City Council Chambers
200 Lincoln Ave. Santa Fe, NM
Tuesday July 2, 2019

1. CALL TO ORDER

Gary Friedman, Chair of Board of Adjustment called the meeting to order at 6:02 p.m. in the City Council Chambers. A quorum was established with roll call.

2. ROLL CALL

Present:

Gary Friedman, Chair
Collen Dearing
Donna Reynolds
Daniel Werwath
Doug Maas

Absent:

Rachel Winston, Vice Chair
Patricia Hawkins

Staff and Others Present:

Noah Berke, City Land Use
Donna Wynant, City Land Use
Sally Paez, City Attorney's Office
Linda Vigil, Stenographer

3. PLEDGE OF ALLEGIANCE

NOTE: All items in the packet for all agenda items were incorporated herewith by reference. The original packet is on file with the City Land Use Staff. Any additional attachments will be labeled as exhibits.

4. APPROVAL OF AGENDA

MOTION: Ms. Dearing moved to approve the agenda as presented with a second from Mr. Werwath which was approved by voice vote.

5. REVIEW AND APPROVAL OF MINUTES FROM June 4, 2019

MOTION: Ms. Dearing moved to approve the minutes as of June 4, 2019 with a second from Mr. Werwath which was approved by voice vote.

6. APPROVAL OF FINDINGS/CONCLUSIONS

A) CASE # 2019-42 20167 5TH STREET SETBACK VARIANCE

MOTION: Ms. Dearing moved to approve the Findings of Fact and Conclusions of Law in Case# 2019-42 with a second from Mr. Werwath which passed by voice vote.

7. OLD BUSINESS

A.) CASE #2019-26 CHRISTUS ST. VINCENT SOUTHSIDE SIGN VARIANCE

Staff Report:

Ms. Wynant reported this case dates back and was postponed to allow the applicant more time to gather their graphics for the signage plan.

The signs are to identify the Emergency and Urgent Care that are located in this area. The report shows the two additional Emergency signs. One sign is for the portal which faces to the west. The report will show this sign will be visible from all angles.

Staff recommends approval. The criteria was met.

Questions from the Board:

None.

Applicant:

Mr. Sommer showed some plans on the overhead projector (see packet). The entrance is along Herrera Drive and Cerrillos Road. Right now there is a sign facing Cerrillos Road that will be removed. It will be placed at the entrance as you approach, they removed a couple of Urgent Care signs.

They have made the request simple and less confusing. The graphics show the portico signage. The Christus sign that faces Cerrillos Road will also stay on.

Chair Friedman thanked them for clarifying the signage and their patience.

Questions from Staff:

Mr. Berke states the Findings and Conclusions are attached in the packets and can be voted on immediately from now on. They can motion to approve it as one motion.

Ms. Paez states there is two of them in the packet by mistake.

Questions from the Board:

Ms. Dearing asked about the colors of the logo. Does the rule ever apply in the company's logo?

Mr. Berke states it does not apply just one color has to match the façade of the building. Black and white do not count as colors. They will be re-writing the code, they are trying to bundle other items and it will be a priority once the consultant is hired.

Ms. Dearing asked if other medical buildings also have to get variance for the red and white EMERGENCY signs. Mr. Berke stated no they do not.

Mr. Werwath asked for them to note for the future to give lifesaving buildings a pass.

Mr. Berke explained the sign code is so outdated they had to hold 39 different hearings for Presbyterian when they requested their signage.

Public Comment:

None.

MOTION: Mr. Wewath moved to approve the sign variance and the Findings of Fact and Conclusions of Law in Case #2019-26 with a second from Mr. Maas which passed by voice vote.

Ms. Dearing asked by approving them in one motion, will they have to approve them again at the next meeting. Mr. Berke explained no, they will not and it will help with timely permits.

A. NEW BUSINESS

None.

B. MATTERS FROM STAFF

None.

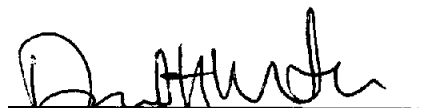
C. MATTERS FROM THE BOARD

None.

D. ADJOURN

With all business conducted for the Board of Adjustment, the meeting was adjourned at 6:18 p.m.

SIGNATURES



Gary Friedman, CHAIR

BY DANIEL WERWATH, ACTING CHAIR



Linda Vigil, Stenographer