



Agenda

AMENDED

PLANNING COMMISSION

Thursday, July 11, 2019 - 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: May 16, 2019 (POSTPONED FROM JUNE 6, 2019)

June 6, 2019

June 20, 2019

FINDINGS/CONCLUSIONS:

Case #2019-39. 5750 Alameda Frontage Road Special Use Permit for a Fire Station.

Case #2019-38. 5750 Alameda Frontage Road Fire Station Number 2 Development Plan, Height, and Sign Variances.

Case #2019-19. 4000 and 4100 Geo Lane General Plan Amendment.

E. OLD BUSINESS

1. An Ordinance Amending Various Sections of Chapter 14, the Land Development Code, to Repeal the Summary Committee, a Subcommittee of the Planning Commission; Repeal Obsolete References to the Business Capitol District Development Review Committee; and Make Such Other Changes as Are Necessary to Provide Consistency. (Councilor Abeyta) (Noah Berke, Planner Manager, nlberke@santafenm.gov, 955-6647) **(POSTPONED FROM JUNE 6, 2019) (TO BE POSTPONED TO AUGUST 1, 2019)**

F. NEW BUSINESS

1. A Resolution readopting and supplementing a fee schedule for permits issued by the Land Use Department. (Carol Johnson, Land Use Director, crjohnson@santafenm.gov, 955-6617)
2. **Case #2019-56. 4480 Cerrillos Road Storage Special Use Permit and Development Plan Amendment.** James Siebert and Associates, Inc., Agent, for Cerrillos Self-Storage LLC, Owner, requests a Special Use Permit to allow for the outdoor storage of recreational vehicles, boats, trailers and ATVs within a C-2PUD (General Commercial/Planned Use *Unit* Development) and a Development Plan. The project is located within the Santa Fe Auto Park at 4480 Cerrillos Road. The property is 3.94± acres and zoned C-2PUD (General Commercial/Planned Unit Development). (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

3. **Case #2017-85. 4405 4353 Airport Road Development Plan.** John Padilla, AIA agent for Carlos Andre, requests Development Plan approval to construct a 17,485 square-foot commercial structure (El Paisano Supermarket) on approximately 1.67± acres. The property is zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District) and is located within the Airport Road Overlay District and Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587).
4. **Case #2019-55. 4323 Airport Road Rezoning.** Liaison Planning Services, Inc., Agent, for Rudy & Julie Rodriguez, Owners, requests a rezoning from R-1 (Residential- one dwelling unit per acre) to R-6 (Residential- six dwelling units per acre). The property is located at 4323 Airport Road, lies within the Airport Road Overlay District, and is approximately 10.3 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

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.**

RECEIVED AT THE CITY CLERK'S OFFICE
DATE: July 2, 2019
TIME: 4:29PM



Agenda

PLANNING COMMISSION
Thursday, July 11, 2019 - 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: May 16, 2019 (POSTPONED FROM JUNE 6, 2019)
June 6, 2019
June 20, 2019

FINDINGS/CONCLUSIONS:

Case #2019-39. 5750 Alameda Frontage Road Special Use Permit for a Fire Station.

Case #2019-38. 5750 Alameda Frontage Road Fire Station Number 2 Development Plan, Height, and Sign Variances.

Case #2019-19. 4000 and 4100 Geo Lane General Plan Amendment.

E. OLD BUSINESS

1. An Ordinance Amending Various Sections of Chapter 14, the Land Development Code, to Repeal the Summary Committee, a Subcommittee of the Planning Commission; Repeal Obsolete References to the Business Capitol District Development Review Committee; and Make Such Other Changes as Are Necessary to Provide Consistency. (Councilor Abeyta) (Noah Berke, Planner Manager, nlberke@santafenm.gov, 955-6647) **(POSTPONED FROM JUNE 6, 2019)**

F. NEW BUSINESS

1. A Resolution readopting and supplementing a fee schedule for permits issued by the Land Use Department. (Carol Johnson, Land Use Director, crjohnson@santafenm.gov, 955-6617)
2. **Case #2019-56. 4480 Cerrillos Road Storage Special Use Permit and Development Plan Amendment.** James Siebert and Associates, Inc., Agent, for Cerrillos Self-Storage LLC, Owner, requests a Special Use Permit to allow for the outdoor storage of recreational vehicles, boats, trailers and ATVs within a C-2PUD (General Commercial/Planned Use Development) and a Development Plan. The project is located within the Santa Fe Auto Park at 4480 Cerrillos Road. The property is 3.94± acres and zoned C-2PUD (General Commercial/Planned Unit Development). (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

3. **Case #2017-85. 4405 Airport Road Development Plan.** John Padilla, AIA agent for Carlos Andre, requests Development Plan approval to construct a 17,485 square-foot commercial structure (El Paisano Supermarket) on approximately 1.67± acres. The property is zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District) and is located within the Airport Road Overlay District and Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587).
4. **Case #2019-55. 4323 Airport Road Rezoning.** Liaison Planning Services, Inc., Agent, for Rudy & Julie Rodriguez, Owners, requests a rezoning from R-1 (Residential- one dwelling unit per acre) to R-6 (Residential- six dwelling units per acre). The property is located at 4323 Airport Road, lies within the Airport Road Overlay District, and is approximately 10.3 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

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.**

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: June 21, 2019

TIME: 2:45 PM

**SUMMARY INDEX
PLANNING COMMISSION MINUTES
JULY 11, 2019**

ITEM	ACTION TAKEN	PAGE(S)
A. Roll Call	Quorum Present	1
B. Pledge of Allegiance	Recited	1
C. Approval of Agenda	Approved as published	2
D. Approval of Minutes & Findings/Conclusions		
1) Minutes		
a) May 16, 2019	Approved	2
b) June 6, 2019	Approved	2
c) June 20, 2019	Approved	2
2) Findings/Conclusions:		
a) Case No. 2018-39	Approved	2-3
b) Case No. 2018-38	Approved	3
c) Case No. 2019-19	Approved	3
E. Old Business:		
1) Ordinance to Repeal Summary Committee	Postponed to August 1, 2019	3
F. New Business		
1) Resolution Readopting Fee Schedule	Approved	3-5
2) Case No. 2019-56	Approved w/conditions and Technical corrections	5-6
3) Case No.2017-85	Approved w/conditions and Technical corrections	6-8
4) Case No. 2019-55	Approved w/conditions and Technical corrections	8-10
G. Staff Communications	No Action	11
H. Matters from the Commission	No Action	11-12
I. Adjournment	Adjourned at 7:21 pm	12

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, July 11, 2019 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fe Planning Commission was called to order by Chair Hiatt on the above date at approximately 6:04 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. (Jack) Hiatt,
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Mark Hogan
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent

Chair Commissioner Janet Clow
(One Vacancy)

Others Present:

Ms. Carol Johnson, Land Use Department Director
Mr. Noah Berke, Planner Manager and Staff Liaison
Ms. Sally Paez, Assistant City Attorney
Mr. Dan Esquibel, Case Manager
Mr. Lee Logston, Case Manager
Ms. Donna Wynant, Case Manager
Ms. Yolanda Vigil, City Clerk

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.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: Commissioner Lawrence moved, seconded by Commissioner Garcia, to approve the agenda as published. The motion passed by unanimous voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES:

Chair Hiatt provided Noah with marked-up hard copies showing changes to be incorporated.

a) May 16, 2019 (POSTPONED FROM JUNE 6, 2019)

MOTION: Commissioner Sategna moved, seconded by Commissioner Lawrence, to approve the minutes of May 16, 2019. The motion passed by unanimous voice vote with Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

b) June 6, 2019

Commissioner Faulkner previously submitted changes,

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lawrence, to approve the minutes of June 6, 2019. The motion passed by unanimous voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

c) June 20, 2019

MOTION: Commissioner Faulkner moved, seconded by Commissioner Lawrence, to approve the minutes of June 20, 2019. The motion passed by unanimous voice vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

2. Findings of Fact and Conclusions of Law:

a) Case #2019-39. 5750 Alameda Frontage Road Special Use Permit for a Fire Station.

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, to approve the Findings of Fact and Conclusions of Law for Case #2019-39. The motion passed by unanimous voice vote with Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

b) **Case #2019-38. 5750 Alameda Frontage Road Fire Station Number 2 Development Plan, Height, and Sign Variances.**

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, to approve the Findings of Fact and Conclusions of Law for Case #2019-38. The motion passed by unanimous voice vote with Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

c) **Case #2019-19. 4000 and 4100 Geo Lane General Plan Amendment.**

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, to approve the Findings of Fact and Conclusions of Law for Case #2019-19. The motion passed by unanimous voice vote with Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.

E. OLD BUSINESS:

1. An Ordinance Amending Various Sections of Chapter 14, the Land Development Code, to Repeal the Summary Committee, a Subcommittee of the Planning Commission; Repeal Obsolete References to the Business Capitol District Development Review Committee; and Make Such Other Changes as Are Necessary to Provide Consistency. (Councilor Abeyta) (Noah Berke, Planner Manager, nlberke@santafenm.gov, 955-6647) **(POSTPONED FROM JUNE 6, 2019) (TO BE POSTPONED TO AUGUST 1, 2019)**

No action required, item is postponed to August 1, 2019.

F. NEW BUSINESS

1. A Resolution readopting and supplementing a fee schedule for permits issued by the Land Use Department. (Carol Johnson, Land Use Director, crjohnson@santafenm.gov, 955-67)

Staff Report

Carol Johnson, Land Use Director, stated that the resolution would adopt and supplement the fee schedule for services offered by the Land Use Department. Ms. Johnson stated that Chair Hiatt had pointed out that there is a missing word in the executive summary, on the first line. It should read "It makes it difficult for staff to know where fees are listed."

Ms. Johnson continued that the intent of the resolution is to combine all the various fee resolutions into one document so it's easier for the public as well as staff to know where fees are located. The draft fee schedule in the packet shows the new fees in black and the existing fees where there's no change are shown in green. There are number of fees where we provide service where there is no fee be collected.

Ms. Johnson continued that although Planning Commission review is not required since this is not an amendment to Chapter 14, the City Attorney recommended that the Planning Commission would be a good body to consider this and to allow for public comment.

Public Comment

No member of the public provided comment.

Commission Discussion

Commissioner Hiatt asked what the estimated revenue is.

Ms. Johnson referred to the FIR which estimates approximately \$551,725. There was an assumption of \$500,000 additional revenue. That projected revenue has been incorporated into the Land Use Department's budget for this fiscal year.

Chair Hiatt asked Ms. Johnson if the Commission wants to endorse this, is staff looking for a recommendation to the Governing Body.

Ms. Johnson responded that staff is looking for a recommendation of approval of the fee schedule. Staff is still sorting out with the City Attorney's Office whether the resolution is the right instrument to adopt the fee schedule, or whether it should be an ordinance.

Commissioner Hogan stated he has a concern about process and the potential for double fees. For example, if an applicant needs to pay a fee for a development plan, would the applicant have to pay an extra fee for a meeting with staff?

Ms. Johnson responded that the fee for administrative development approval would include all the meetings that would be needed to complete that. For those administrative processes, those are things the City is currently not collecting fees for at all.

Commissioner Hogan stated that he supports the need for this proposal.

Action of the Commission

MOTION: Commissioner Satenga moved, seconded by Commissioner Hogan to recommend that the Governing Body approve the proposed resolution.

VOTE: The motion passed by roll call vote with Commissioners Faulkner, Hiatt, Hogan, Lawrence and Sategna voting in favor of the motion and Commissioners Garcia and Gutierrez voting against.

2. **Case #2019-56. 4480 Cerrillos Road Storage.** Special Use Permit and Development Plan Amendment. James Siebert and Associates, Inc., Agent, for Cerrillos Self-Storage LLC, Owner, requests a Special Use Permit to allow for the outdoor storage of recreational vehicles, boats, trailers and ATVs within a C-2PUD (General Commercial/Planned Use Unit Development) and a Development Plan. The project is located within the Santa Fe Auto Park at 4480 Cerrillos Road. The property is 3.94± acres and zoned C-2PUD (General Commercial/Planned Unit Development). (Donna Wynant, Case Manager, djwynant@santafenm.gov, 955-6325).

Staff Report

Donna Wynant, Case Manager, presented her staff report. She stated that what has been approved already is the development plan and special use permit. The applicant has quite a bit of outdoor storage space for these types of things. Chapter 14 allows for this type of storage.

Applicant's Presentation

Jim Siebert, 915 Mercer, was sworn. Mr. Siebert displayed a documentary exhibit for the Commission to see where the facility is located. He stated that Lithia Dodge already had outdoor storage approved nearby; there is a green space and nursery around the perimeter; and there is considerable distance from Cerrillos Road to the property. He opined that the new use will be mostly hidden by landscaping and cars will be parked out front because of the dealerships fronting Cerrillos Road. He continued that at some point there will be buildings between Governor Miles Road and the referenced property.

Public Comment

No member of the public provided comment.

Commission Discussion

Commissioner Hogan asked for further confirmation concerning potential negative view impacts.

Ms. Wynant responded that there is an 8' wall and substantial landscaping, in addition to screening by car dealerships along Cerrillos Road.

Action of the Commission

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, in Case #2019-56, to approve the special use permit and to adopt the related findings of fact and conclusions of law set forth in the packet.

VOTE: The motion passed by roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan and Lawrence voting in favor of the motion and Commissioner Sategna voting against the motion.

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, in Case #2019-56, to approve the development plan amendment, subject to the technical corrections set forth as an exhibit to the staff report, and to adopt the findings of fact and conclusions of law set forth in the packet.

VOTE: The motion passed by roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan and Lawrence voting in favor of the motion and Commissioner Sategna voting against the motion.

3. **Case #2017-85. 4353 Airport Road Development Plan.** John Padilla, AIA agent for Carlos Andre, requests Development Plan approval to construct a 17,485 square-foot commercial structure (El Paisano Supermarket) on approximately 1.67± acres. The property is zoned C-2-PUD (General Commercial, Planned Unit Development Overlay District) and is located within the Airport Road Overlay District and Suburban Archaeological Review District.
(Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587).

Staff Report

Dan Esquibel, Case Manager, stated that this is an old case that the applicant had pulled back to make changes and are now bringing forward with modifications from their

original submittal. Mr. Esquibel presented the stall report and confirmed that the proposal complies with all Airport Road Overlay District requirements. Staff is recommending approval, subject to conditions of approval and technical corrections outlined in the packet. There is only one motion required for this request and it's either to approve or deny, subject to conditions of approval and technical corrections, including adopting or not adopting the Findings of Fact and Conclusions of Law that are in the packet. The applicant agrees with the conditions of approval and has begun to meet some of those conditions. Currently, the applicant is not proposing to sell alcohol because of the constraints within the Airport Road Overlay District.

Applicant's Presentation

John Padilla, agent for the applicant, was sworn. Mr. Padilla explained that it has taken the owners a long time to bring this project forward, but they are able to do so at this time. He stated that with him at the hearing is Moises Tarango, the general manager and a 20-year employee of El Paisano. Mr. Padilla continued that the applicant has worked diligently with staff and they feel that they have a solid project to look forward to. They have had that property at the corner of Zepol Road and Airport Road for many years and are prepared to develop it because they are committed to the Southside and Airport Road community which includes immigrants, Hispanics and Latinos. Once constructed, El Paisano will be the only supermarket on Airport Road. Smiths and Albertsons have tried to come in, but because of numbers and demographics, they haven't able to make it work and their commitment was not there to serve that community.

Public Comment

Mary Schruben, 2119 Rancho Siringo Road, was sworn. Ms. Schruben stated that she is in support of this project.

There being no further public comment, the public hearing was closed.

Commission Discussion

Commissioner Garcia disclosed for the record that El Paisano was one of his tenants for 15 years at the shopping center on Airport Road. He stated that he was able to decide the case in a fair and impartial manner.

Commissioner Faulkner asked whether there would be a dedicated turning lane into this development from Airport Road,

Mr. Esquibel responded that they will construct a new right-hand turn lane for this project.

Commissioner Sategna asked about the how many people attended the ENN in 2016.

Mr. Esquibel responded that five people attended. Three of the five were associated with the owner and the other two were members of the public who attended out of curiosity.

Commissioner Gutierrez stated that there is a turn lane and sidewalks will have to be moved on Airport Road, so all vehicles turning in will not slow down traffic on Airport Road. He asked if there is a median that precludes a left-hand turn onto Airport Road.

John Romero, City Traffic Engineering, confirmed that there is a median and that there is no plan to cut the median.

Commissioner Gutierrez asked about the second entrance on Zepol Road, which appears to be across from the entrance to an apartment complex. He asked from a traffic engineering standpoint, is it better to line these exits up or to stagger them?

Mr. Romero responded that the City usually lines up access points and consolidates points of potential conflict. He does not anticipate much conflict here because most of the left turns out of the apartment complex occur during the morning rush hour, before the supermarket would be busy.

Commissioner Faulkner said she excited about this project. She felt it was important that Airport Road, which is dense with residential development, receive more amenities, such as this proposed supermarket.

Action of the Commission

MOTION: Commissioner Sategna moved, seconded by Commissioner Garcia, in Case #2017-85, to approve the development subject to the conditions of approval and technical corrections set forth in the staff report, and to adopt the findings of fact and conclusions of law set forth in the packet.

VOTE: The motion passed unanimously by roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor of the motion and none voting against the motion.

4. **2019-55. 4323 Airport Road Rezoning.** Liaison Planning Services, Inc, Agent for Rudy and Julie Rodriguez, Owners, requests a rezoning from R-1 (Residential-one dwelling unit per acre) to R-6 (Residential-six dwelling units per acre). The property is located at 4323 Airport Road, lies within the Airport Road Overlay District, and is approximately 10.3 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136)

Staff Report

Lee Logston, Case Manager, presented the staff report. He noted that the Applicant intends to do a lot split in the future, and to obtain a lot-line adjustment with the adjacent property. The Governing Body approved a rezoning for adjacent property the previous evening. Mr. Logston corrected a typographical error on Page 5 of the Staff Report; it characterizes the proposed rezoning as "residential very low density," but should say "residential low density, 3-7 units." The rezone does meet the criteria for approval as articulated in Chapter 14. Mr. Logston stated he that staff is recommending approval subject to conditions of approval and technical corrections. One motion would be required for this case. He continued that the draft findings of fact and conclusions of law are included in the packet and approval of those should be included as part of the motion.

Applicant's Presentation

Dolores Vigil of Liaison Planning Services, agent, PO Box 1385, Santa Fe NM, 87504, was sworn. Ms. Vigil passed out a larger copy of the proposed conceptual design for the Commissioners review. Ms. Vigil stated for the record that the Applicant agrees with the conditions in the staff report. She stated that the Applicant met with neighbors several times to obtain feedback that has been incorporated into the proposal. The applicant has had two ENNs and held a separate meeting with the Las Acequias Neighborhood Association Board and its members. She showed the location of the proposed lot split which will result in a 4-acre property to the south and a 6 acre property to the north. The proposed new lane will meet city standards (20' wide) and will connect to Zepol Road. No access to Airport Road is proposed.

Public Comment:

Cheryl Odum, 1152 Vuelta de las Acequias, was sworn. This process was thorough, and if other developers followed this process, it would greatly decrease divisiveness and NIMBYism. The Applicant was willing to keep working and meeting with neighbors until there was a solution that was acceptable to everyone. The current proposed design is great and differs significantly from the original proposal.

Fabian Trujillo, 1157 Vuelta de las Acequias, was sworn. Mr. Trujillo stated that he is a neighbor and president of the Las Acequias Neighborhood Association. He was happy that the applicant came in to speak with the Neighborhood Association. He supports the rezoning and said this will be good for the neighborhood.

There was no further public comment, therefore the public hearing was closed.

Commission Discussion

Commissioner Sategna asked why the new streets are not proposed to connect to the surrounding neighborhood.

Mr. Logston said the City is always trying to balance the desire to make connections with the concern that people will use new streets as a shortcut or speedway.

Mr. Romero said the main reason he did not want to connect the new streets is that nearby Calle Nueva Vista has a lot of cut-through traffic, and residents constantly complain. Making this connection would create the same situation. Mr. Romero clarified that the proposal is consistent with his recommendation to the applicant to have no connection.

Ms. Johnson added that there is a bike and pedestrian connection, creating an alternative to walking adjacent to Airport Road. The long narrow configuration of the lot precludes other options to break this up to prevent speeding.

Chair Hiatt asked Morey Walker to address traffic impacts and his conclusion.

Morey Walker, Walker Engineering, 905 Camino Sierra Vista, was sworn. Mr. Walker stated that Walker Engineering conducted the traffic study. The study concluded that there would be no significant reduction in level of service (1-4 seconds at most). Single-family housing does not generate a lot of new traffic. He looked at four different intersections and all kinds of scenarios but couldn't find anywhere where there would be a big impact.

Commissioner Sategna raised a concern about the narrow roads and on-street parking. Narrow tracks of land raise these concerns. He doesn't want to set the Applicant up for failure at a future stage of the project.

Mr. Logston said the current application is for rezoning only and that the Applicant will return to the Commission with preliminary and final subdivision proposals if the rezoning is approved by the City Council. The proposed street design meets City standards, but perhaps the Commission will want to explore whether it really provides enough parking for a modern neighborhood.

Mr. Berke said there is a requirement for on-site parking and that perhaps the developer can explore the feasibility of wider streets.

Commissioner Faulkner said she lives on street that is 20' wide. People park cars on both sides of the street, and emergency vehicles cannot get through. Many families have more than two cars. She would advise the developer to address the parking issue

because that is something she will be looking at. Twenty foot streets are not adequate for family housing.

MOTION: Commissioner Hogan moved, seconded by Commissioner Lawrence, in Case #2019-55, to recommend to the Governing Body approval of the rezoning request, subject to the conditions of approval and technical corrections addressed in the staff report, and to adopt the findings of fact and conclusions of law set forth in the packet.

VOTE: The motion passed unanimously by roll call vote with Commissioners Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor of the motion and none voting against the motion.

G. STAFF COMMUNICATIONS

Ms. Johnson reported that the City is again without a City Engineer because Nick Schiavo left to work for the Department of Cultural Affairs. The engineering division also had a recent resignation and has an employee experiencing a long-term absence. The sole engineering employee, Martin Gabeldon, is doing this alone. Joe Barela is on contract to fill in during the interim period. The City has posted the posted engineer supervisor position (need a PE with a civil background). Also looking for an engineer associate. Position has been posted on governmentjobs.com.

Ms. Johnson reported that the Land Use Department is progressing on the transition to Energov. The department will be closed the week of July 22 during the transition from the old system to the new system and is on schedule to go live on July 29.

H. MATTERS FROM THE COMMISSION

Commissioner Hiatt noted that for some reason, staff email addresses in the minutes are blurred out.

Commissioner Hiatt suggested that the Commissioners might appreciate more information in staff reports about the ENN, especially staff's substantive responses to concerns raised and a recommendation concerning whether those concerns are valid and have been addressed.

Commissioner Hiatt stated Carol walks on water.

Commissioner Sategna agreed that it would be nice to get more information about who attended ENN meetings and what they had to say.

Mr. Logston said he doesn't always know who is present because not everyone signs the sign-in sheet. He does include the sign-in sheets in the packet and tries to capture substance of comments and concerns in the staff report.

Mr. Esquibel said that often there is just one staff member present, and they are trying to assist the Applicant, take notes, and facilitate the meeting. Sometimes it is difficult to manage everything.

Commissioner Lawrence expressed concern that if there is an administrative fee for ENN meetings, that fee could discourage the type of community outreach that happened in tonight's Airport Road case.

Commissioner Gutierrez stated that having information about the resolution of issues through ENN process makes it easier for the Commission to support projects.

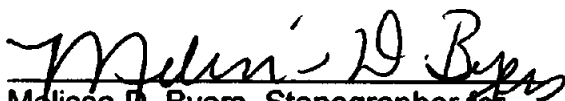
I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Planning Commission, the meeting was adjourned at 7:21 p.m.

Approved by:


John B. Hiatt, Chair

Submitted by:


Melissa D. Byers, Stenographer for
Byers Organizational Support Services