



Agenda

AMENDED

PLANNING COMMISSION
Thursday, September 5, 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: August 1, 2019

August 15, 2019 (TO BE POSTPONED TO OCTOBER 3, 2019)

FINDINGS/CONCLUSIONS:

Case #2019-62. Extra Space Storage Sign Variances. (POSTPONED FROM AUGUST 15, 2019)

E. OLD BUSINESS

F. NEW BUSINESS

- 1. Case #2019-66. 2861 Agua Fria Development Plan.** Hugh Driscoll, AIA, Agent, for Dominic Vigil, Owner, requests approval of a Development Plan to allow an additional 7,161 square feet of office and commercial uses with multi-family apartments. The property is approximately 0.84 acres, is zoned C-2/PUD (General Commercial/Planned Unit Development) and is located within the West Santa Fe River Corridor Overlay District. (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656) **(TO BE POSTPONED TO OCTOBER 3, 2019)**
- 2. Case #2019-72. Siler Yard Preliminary Subdivision.** Shawn Evans of AOS Architects, Agent, for New Mexico Interfaith Housing, Owner, requests approval of a Preliminary Subdivision Plat to create an additional lot of approximately 0.60 acres. The property is located at 1218 Siler Road, and is zoned C-2 (General Commercial). (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656)

3. **Case #2019-73. Siler Yard Development Plan and Variance.** Shawn Evans of AOS Architects, Agent, for New Mexico Interfaith Housing, Owner, requests approval of a Development Plan for 65 multi-family apartments and a Variance to Section 14-8.7 for Architectural Points for the C-2 Zone District. The applicant additionally requests Planning Commission approval for a nineteen percent (19%) reduction in required off-street parking for the development in accordance with 14-8.6(B)(4)(d) Off-Street Parking and Loading Standards. The property is approximately 4.40 acres and is zoned C-2 (General Commercial). (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656)

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.**

<p>RECEIVED AT THE CITY CLERK’S OFFICE DATE: <u>August 28, 2019</u> TIME: <u>3:12 PM</u></p>



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PLANNING COMMISSION
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2. **Case #2019-72. Siler Yard Preliminary Subdivision.** Shawn Evans of AOS Architects, Agent, for New Mexico Interfaith Housing, Owner, requests approval of a Preliminary Subdivision Plat to create an additional lot of approximately 0.60 acres. The property is located at 1218 Siler Road, and is zoned C-2 (General Commercial). (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656)
3. **Case #2019-73. Siler Yard Development Plan and Variance.** Shawn Evans of AOS Architects, Agent, for New Mexico Interfaith Housing, Owner, requests approval of a Development Plan for 65 multi-family apartments and a Variance to Section 14-8.7 for Architectural Points for the C-2 Zone District. The applicant additionally requests Planning Commission approval for a nineteen percent (19%) reduction in required off-street parking for the development in accordance with 14-8.6(B)(4)(d) Off-Street Parking and Loading Standards. The property is approximately 4.40 acres and is zoned C-2 (General Commercial). (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656)

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<p>RECEIVED AT THE CITY CLERK’S OFFICE DATE: <u>August 19, 2019</u> TIME: <u>10:13 AM</u></p>
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**SUMMARY INDEX
PLANNING COMMISSION MINUTES
SEPTEMBER 5, 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		2
a) August 1, 2019	Approved	
b) August 15, 2019	Postponed to October 3, 2019	
2) Findings/Conclusions:		2
a) Case No. 2019-62	Approved as amended	
E. Old Business:	None	2
F. New Business		
1) <u>Case #2019-66</u> 2861 Agua Fria Dev. Plan	Postponed to October 3, 2019	3
2) <u>Case #2019-72</u> Siler Yard Preliminary Subdivision	Approved w/conditions and Technical corrections	3-14
3) <u>Case #2019-72</u> FOF & COL	Approved as Presented	14-15
4) <u>Case #2019-73</u> Siler Yard Dev. Plan	Approved w/conditions and Technical Corrections	3-15
5) <u>Case #2019-73</u> Variance for Architectural Points	Approved	15
6) <u>Case #2019-73</u> FOF & COL	Approved as Presented	15

7) <u>Case #2019-73</u> Reduced required off-street parking	Approved	15
G. Staff Communications	Comments	15
H. Matters from the Commission	None	16
I. Adjournment	Adjourned at 7:24 pm	16

MINUTES OF THE CITY OF SANTA FE PLANNING COMMISSION
Thursday, September 5, 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 6:00 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. (Jack) Hiatt, Chair
Commissioner Janet Clow
Commissioner Pilar Faulkner, Secretary
Commissioner Lee Garcia
Commissioner Mark Hogan
Commissioner Jessica Lawrence
Commissioner Dominic Sategna (arrived at 6:02 pm)

Members Absent

Commissioner Brian Patrick Gutierrez
(One Vacancy)

Others Present:

Mr. Noah Berke, Planner Manager and Staff Liaison
Ms. Sally Paez, Assistant City Attorney
Ms. Melissa D. Byers, 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.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES:

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

a) August 1, 2019

MOTION: Commissioner Hogan moved, seconded by Commissioner Faulkner, to approve the minutes of August 1, 2019. The motion passed by unanimous voice vote with Commissioners Clow, Faulkner, Garcia, Hogan and Lawrence voting in favor and none voting against.

b) August 15, 2019

Postponed to October 3, 2019.

2. Findings of Fact and Conclusions of Law:

Commissioner Sategna addressed his previous concerns stating that staff had modified the findings and conclusions. The vote would be on that modification.

Case #2019-62. Extra Space Storage Sign Variances. (POSTPONED FROM AUGUST 15, 2019)

MOTION: Commissioner Sategna moved, seconded by Commissioner Faulkner, to approve the Findings of Fact and Conclusions of Law for Case #2019-62. as amended. The motion passed by unanimous voice vote with Commissioners Clow, Faulkner, Garcia, Hogan, Lawrence and Sategna voting in favor and none voting against.

E. OLD BUSINESS:

None

F. NEW BUSINESS

1. **Case #2019-66. 2861 Agua Fria Development Plan.** Hugh Driscoll, AIA, Agent, for Dominic Vigil, Owner, requests approval of a Development Plan to allow an additional 7,161 square feet of office and commercial uses with multi-family apartments. The property is approximately 0.84 acres, is zoned C-2/PUD (General Commercial/Planned Unit Development) and is located within the West Santa Fe River Corridor Overlay District. (Margaret Ambrosino, Case Manager, mkambrosino@santafenm.gov, 955-6656)

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Staff Report

Mr. Berke said he had been the case planner and presented this case before the Council and the Commission a few years back for a lot split and rezoning request. He clarified there were two cases. Case #2019-72 is the Siler yard preliminary subdivision plat request and Case #2019-73 is the Siler Yard development plan and variance.

The applicant sought a variance to section 14-8.7 for 205 architectural points required for this type of development in a C-2 zone. The variance would allot the 155 points that would be required in an I-2 zone.

The development plan includes a 14% reduction in the required off street parking in accordance with 14-8.6(B)(4)(d) Off Street Parking and Loading Requirements.

The development plan represents a 65-unit 100% affordable multifamily apartment development with access from Siler Road. Development is by the local nonprofit New Mexico Interfaith Housing Coalition. The proposal as noted, includes the variance for architectural points for the 9 buildings, a reduction in parking and a request to split approximately 4.40 acres into 4.4 acres for future development of the maker's space.

The project consists of 8 residential buildings built in a single phase. The 9th building would be a proposed community maker space and developed independently on the split parcel. This division of land is not eligible for the standard lot split procedure because the 5-acre property was recently subdivided from a larger parcel of City land in 2016. Thus, this falls under subsection 14-3.7(A)(4), the serial subdivision provision. The applicant would return to the Commission for a final subdivision plat.

Staff recommends approval of the project as outlined in the report. They found the applicant met all criteria required for development plans, preliminary subdivision and variance. Staff also recommends approval of the reduction in parking of 14% as the applicant provided a parking demand study included in the packet.

Six motions would be required if the Commission takes action tonight as stipulated in the report under section 1 of the recommendation.

Mr. Berke stood for questions.

Commissioner Hogan asked to clarify the reduction of 14% in parking versus the packet stating 19 percent.

Mr. Berke confirmed the reduction is actually 14% but the application had requested 19% parking. Staff found after analysis that parking requirements for a leasing office, community room and other amenities had been included within an apartment complex and the applicant calculated more parking than normally required. The caption was published before staff performed the analysis and the percentage was changed only in the body of the report.

Chair Hiatt asked for both cases to be considered at the same time and indicated those wanting to testify in the public hearing could testify on either case.

Applicant's Presentation

Mr. Daniel Werwath, 1611 Camino Porvinir, was sworn. He is the Chief Operating Officer for New Mexico Interfaith Housing and presented a PowerPoint presentation explanation of the overall project. He explained the project started as a collaboration

between the City of Santa Fe and Creative Santa Fe. New Mexico Interfaith, a nonprofit affordable housing developer was brought in five years ago. He has led the development team over that time, taking the site through rezoning and other processes.

Mr. Werwath presented a PowerPoint presentation:

Slide 1 – Siler Yard A+CC addressed the rental housing crisis shortage of about 5k units in Santa Fe and increase in market rates of nearly 50% in five years. In addition, 73% are paying more than they can afford for housing. This project addresses the need for affordable live/workspace.

Slide 2 – The proposal is to redevelop the site currently serving as the City's Public Works yard. This would create infrastructure to brick and mortar that started with the Angelou Development Work Plan over 15 years ago. There would be 65 units of live/work with 28 one-bedrooms; 32 two-bedrooms and 7 three-bedrooms. This is 100% income restricted for 30-60% (\$15,400- \$44k) of the area's medium income for a family of four. They have interacted with a couple of thousand Santa Feans in the process of development and design. The project would also be the first net zero with a full solar array and a public/private collaboration.

Slide 3 – Reviews the project history.

Slide 4 – A community-based design awarded \$10.4 million in low income tax credits and the NEA (National Endowment for the Arts) Our Town Grant.

Slide 5 – Shows the site and surrounding five acres and boundaries.

Slide 6 – Lists the high-level attributes and key considerations; 1 1/2 acres of open space; a computer lab, laundry, playground and a future maker space. The concept is 1) low cost living with a working space that includes access to equipment and tools usually not available. 2) The concept is to help people develop their businesses or expand their practices for economic success, while responding to neighborhood needs.

Slide 7 – The result is a unique design that is based around one large flexible workspace and a separated living space.

Slide 8 – The project is one of the most sustainable multifamily rental projects in Santa Fe and features net zero solar installation; a high-end efficiency building envelope of about 60 HERS (Home Energy Rating System); low E windows and efficient 100% electrical utilities; permeable paving surfaces; passive water capture and environmental remediation of the site.

Slide 9 – the Subdivision/Development plan approval request is critical for the low-income tax credit.

Slide 10 – Illustrate the two variances requested: Design that would be as harmonious with the neighborhood as possible; and a reduction in parking justified by the parking demand study.

Slide 11 –Funding is about \$18 million; the sale of subsidy funding of \$10.4 million to equity investors that yields about \$9.6 million in equity layered with about \$5.25 million in a HUD mortgage. The City contribution is \$2.1 million, the contribution of the site, \$400k for infrastructure development and about \$600k in permit and fee waivers. Currently \$750k is being raised for solar and Creative Santa Fe and New Mexico Interfaith are reinvesting a developer fee of about \$300 thousand.

Slide12 – Next Steps: October the bid package and a concept meeting with HUD next week. November - meeting with the State. February is the financial close. March - breaking ground with first units to be available on the end of 2020. In December 2021 the full project will wrap for the residential.

Chair Hiatt expressed the Commission's admiration for Mr. Werwath's tenacity and patience. He noted that the navigation of government, especially the City, is not easy.

He asked Shawn Evans, a principal with AOS Architects to speak.

Mr. Evans, 1121 N. Luna Circle, Santa Fe, was sworn. He acknowledged the wonderful job done by Mr. Werwath of explaining the project. He wanted to add something about the character of the project he thought pertinent to the variance.

The project's public participation process involved hundreds of people and close collaboration with about 40 creative professionals/artists and makers. They learned the neighborhood is a place of making. Santa Fe is known as artistic and many types of creative professionals do not receive recognition of the traditional artists. The Industrial character of the neighborhood was real and meaningful to those working in this environment and needing affordable housing. The design pays homage to the industrial gritty surroundings using corrugated metal siding like many of the buildings there.

It is also a place where people live, thrive and life happens and they wanted to soften that and the design seeks a balance. The Commission should take into consideration that this is an Affordable Housing project. Many design standards add significant cost and the team believes there is enough variety that the usual design standards do not add value or meet the needs of the artists and makers. This sees the maker space as critical and as one development, even though it would be developed separately. Many artists and creative professionals work with materials they cannot use in their homes and this allows that to be co-located, having a safe family environment.

Mr. Evans said Mr. Werwath had talked about the practical needs of the project and the community's needs to become cohesive and collaborate. Mr. Evans said he

found this to be one of the most extraordinary public processes his firm has been involved in. He thanked their clients and people of Santa Fe for working with them on the project. They believe this will make a tremendous difference in the community.

Ms. Molly Samsell, 2841 Bellamah Drive, was sworn. She is the executive director of Make Santa Fe, a nonprofit community maker space. She explained all of their memberships are subsidized through fundraising. The concept is a fee is paid for a space that includes access to any tool one is safely trained on. Volunteers have an opportunity for free membership and the community has a say in the services, tools and classes taught. The development is a way to provide interface for the community of makers to meet the community residents. There are both teaching and learning opportunities and an entrepreneurial program being developed would help people learn skills and turn that into a business.

Chair Hiatt asked when the organization was established.

Ms. Samsell said the organization was established in 2016 and is located on All Trades Road. She added this would be a good move because they would remain in the neighborhood where they have established good relationships.

Public Comment

Ms. Linda Dressman, 3 Eccola Lane, was sworn. She is president of the board of Kitchen Angels, adjacent to the project. She indicated she was speaking on behalf of the director, Mr. McCarty of Kitchen Angels, who was out of the country. They are thrilled to have this new neighbor and their only concern was the parking variance.

She and Mr. McCarty met with Noah Berke and Jim Seibert. She learned each home would have an art space, there would be a Mercado and an amphitheater among other common spaces. It was unknown the amount of parking that would be needed. Kitchen Angels has been approached in the past by at least three businesses asking to rent their parking space. They need their parking for deliveries, volunteers and their retail space and don't want to kick people out of the parking lot, but that has been necessary.

Ms. Dressman confirmed the City would grade the space and asked if possible, for the City to grade and do a temporary rough gravel parking lot. They want to see if the overflow parking would be needed. Kitchen Angels had submitted a letter to that effect and it was included in the Commission's packet.

She indicated the main concern for everyone on Siler was the flooding. Heavy rainstorm resulted in water overflowing the curbs and the Food Depot last year had major flooding. Kitchen Angels experienced minor flooding but made it difficult for a charity to work under those circumstances. They asked if the Commission could request the City Council to fund a study for the floodwater and find a permanent solution.

Chair Hiatt asked Mr. Berke to ensure the stenographer receives all three letters submitted. He thanked Simon Brackley at the Chamber of Commerce and Melyn Skylar, Executive Director of Youth Works for their comments. The letters are attached hereto as Exhibits "1", "2" and "3".

He asked Mr. Werwath to address both issues after public comment.

Ms. Mary Shruben, 2119 Rancho Siringo Road, was sworn and asked to hear more about the point system.

Having no further people to testify, Public Comment was closed.

Commission Discussion

Chair Hiatt asked Mr. Werwath to comment on the flooding and parking issues.

Mr. Werwath explained there was a long history that led to the reduction in parking. He noted the consultant was present who did the parking study to answer any technical questions. He explained there are a couple of different components. The plan has one assigned parking space per unit with an additional 62 parking spaces. There is a total of 127 parking spaces.

He addressed Ms. Dressman's comments. The Amphitheater had been value engineered out of the project and the spaces are residential. Per IRS code, as a basis for funding, they are not allowed to have commercial operations. Community events are anticipated during times when ample open parking would be available at the adjacent City lot. Parking was considered in a substantive way and the parking demand study clearly shows the balance of parking. There will be a shared parking agreement component and the maker's space could use unassigned parking in the regular parking area.

Mr. Werwath said they would be amenable to opening the commercial 3.6 acres subdivided area in the interim to allow use for parking but it may not stay undeveloped. In the first phase the housing component provides 16 parking spaces, more than code.

Chair Hiatt confirmed they would be amenable to the use of the maker space until building began. That would cover that issue. He asked about flooding.

Mr. Werwath said that issue came up during the development review process. They were asked to exceed the requirement code of flooding and are at the end of the neighborhood flooding. Any mitigation they do onsite regarding aggressive flooding measures would be limited in the overall impact to the neighborhood. He noted they would exceed the 100-year flood requirement and keeping the water on site. The project team would be happy to collaborate with others on a solution to the adjacent City land. He

stated he was meeting tomorrow with the State Wastewater Funding Grant Program to see about funding.

Chair Hiatt pointed out the project is downhill from the Food Depot and Kitchen Angels.

Mr. Werwath explained all of that water flows through their site. They designed water capture onsite that then flows to the rest of the City yards and eventually the acequia.

Mr. Berke recognized John Romero was present, the Traffic Engineering Division Director who oversees drainage and stormwater management on public roads, etc.

Mr. Berke noted that traditionally Siler Road is poorly designed in terms of drainage and everyone acknowledges the problem. The City engineer first imposed conditions beyond minimum code requirements and asked for a study. The applicant will be working with the City's engineer to integrate different methods.

The proposal currently meets minimum requirements for drainage. The drainage problem is a City issue and one this will not solve. The project plan would mitigate flow on this site, holding the water until the aquifer is recharged and channelizing some drainage into landscaping. The Food Depot experienced flooding and is on City-owned land, and the Depot is taking measures to pay for their site's drainage issues.

He stated Mr. Romero was working with the applicant as well as with asset management and public works to identify solutions for offsite improvements outside of the parcel. They are committed to working with City staff on that. And in addition, this is a preliminary subdivision request and the final request would come before the Board. They hope that any outstanding issues with drainage would be resolved at that time. He asked Mr. Romero to comment.

Mr. Romero, City Traffic Engineer said he would not characterize Siler as being defunct drainage. North of the property, the City installed a major trunk line 16 years ago and made a number of improvements on Cerrillos to keep drainage in the area. They may be making additional improvements on Siler and are aware of flooding at the Food Depot. They experienced flooding throughout the City during the storm and are aware of the issue on Siler and it is on their priority list. They are considering bonding the stormwater fee by increasing the fee slightly on people's water bills and selling a bond against that.

Chair Hiatt noted that Mr. McCarty's letter and Ms. Dressman suggested the Commission should recommend City Council do a stormwater management study. He asked if Mr. Romero thought that wise, or necessary or should they wait for development.

Mr. Romero said the suggestion is a good one but it was not appropriate to condition this development. The stormwater masterplan has been finalized and contracted a citywide drainage analysis. That would help determine the amount of water runoff for both public and private property and could be used to revise the stormwater fees. There is currently a flat fee and it will take a couple of years after the analysis to apply the fee. The concept is a more equitable based fee, based on a property's stormwater impact, like a large car dealership with a huge parking lot and no retention pond.

Chair Hiatt asked if the project site and Siler Road would be part of the study. He was told the study would be of the entire City.

Commissioner Clow asked to confirm that the development would alleviate some of the flooding issues but that had nothing to do with the bigger issue Ms. Dressman commented on.

Mr. Berke confirmed she was correct and explained the development will control runoff from its site more than the current undeveloped site. Grading will be done to channelize the water in addition to landscaping and might improve drainage some, but not drainage on Siler Road. There are large retention ponds behind the Food Depot on City property. The City committed to maintain those but they have not. The issue is bigger than this site.

Commissioner Garcia said the project is beautiful and he commended their work. He asked on the parking issue, what mechanisms would be put in place to mitigate issues like abandoned or disabled vehicles. He asked what would happen to vehicles when there are events held and no adequate parking.

Mr. Werwath pointed out it was important they know that a requirement of affordable housing projects is to have a professional management company. As such there would be parking policies regarding vehicles and staff to ensure compliance. In terms of peak usage, in most instances they would pursue a special event permit and work with the City and their neighbors. Having produced a half dozen large scale events, he said he was well aware of the process.

Commissioner Lawrence asked about the analysis on the amount of maker space parking, if Mr. Werwath would expand on what was done to estimate those needs.

Mr. Werwath said the consultant could best address that but they had looked at the current use of parking of 8 dedicated spaces. The formula works off of square footage which was not the best for this unique space. The unique equipment such as a CNC router is about 6 feet by 10 feet and takes a lot of space. He asked the consultant to address the study.

Mr. Aaron Sussman, 423 Quincy Street, Albuquerque, was sworn. He explained the project is unconventional in that the code requirement mandates parking by type of use. There is no maker space use type in the code so they applied the code for a private school of instruction. That generally requires a heavier footprint and more demand in parking. He thought the parking estimates were conservative using that code.

Another point, is the times of day and parking demand is greater at night. Transportation engineers have a curve they use. The rate of utilization for parking during the day for multifamily housing projects demand is 100% overnight but dips to 40% - 50% at most, during the day.

The study looked at an assumption of 100% utilization for the maker space for all hours of business and 65% occupancy for multifamily housing at 1:00 p.m. That is unheard of and they would still have enough parking and that was before the reduction of spaces based on the technical analysis. That still works in trying to overestimate the parking demand and the study includes other analyses. There are a lot of cases in terms of best practices and why they think the site should work.

Commissioner Sategna asked if the suggestion for grading and graveling could be incorporated into the conditions or they could recommend honoring that request.

Mr. Berke asked the applicant that and discussed the applicant's intention until the space is developed. The conditions of approval flow with the land and the development approval and depending on how the condition is worded, would go away.

Mr. Evans pointed out, as the architect for both projects, that Make Santa Fe is actively raising money and working hard to make this happen. There is the possibility this project is funded soon and the site would not be available. He cautioned about making that a condition.

Chair Hiatt thought it would be fine to incorporate as a condition.

Mr. Werwath reminded the Commission there is a two-year build window on the project at which point he assumed the temporary use of the site would begin. It would not be feasible because they would need the site for mobilization, construction equipment utilities, stub out etc. during construction. He was almost sure at the end of the two-year window they would be underway with the third building, therefore, the request was not feasible for a condition of approval.

Chair Hiatt asked an estimate of when they would break ground and need the site.

Mr. Werwath explained groundbreaking begins in February or March and the first units will be available and about one third of the project completed by the end of 2020.

The full project won't be completed until end of summer 2021 when the full demand for parking is realized.

Chair Hiatt thought it appeared Ms. Dressman's concerns would not be met.

Mr. Werwath said it had the potential as a condition to complicate the process of creating the maker's space. He was amenable to the extent his contractors were open to that. They are flexible and happy to allow parking. He indicated there would be security fencing around the property and it would be a construction project. All intents are to be contiguous in the process of development to avoid incurring costs for re-mobilizing.

Commissioner Clow asked to forgo the issue because it appeared temporary and costly and only for a short time. She thought given the study and the City analysis there would be adequate parking and more commercial parking than necessary.

Chair Hiatt commented that Santa Fe Makers and Interfaith would be good neighbors.

Mr. Werwath replied they are fully committed to working with their neighbors on the parking and helping them deal with their parking issues as well. Key is that a lot of parking would be added to the neighborhood, as well as people. He hoped that would alleviate some of the issues.

Mr. Berke pointed out for the record that the presentation states two variances were requested, but there is only one. A reduction in parking could be looked at in two ways; one to ask the Planning Commission at the time of development. The other way is to submit to the land-use director a request for a discretionary decision based on analysis. He clarified that this is not a variance, only a request for reduction.

He noted Commission approval would go with the development approval and if the request for reduction was denied it would significantly alter the site design of the plan, the drainage and grading. The project was presented and funded with the reduction in mind. The decision is that of the Commissioners but there is no approval criteria. The approval criteria is the parking demand study and the code is old. They rely on experts for current information. They are talking about 1.25-1.5 to 2 spaces for every unit in the complex. They are assuming that every two-bedroom has two cars and every person will have a guest. It is a standard parking calculation. If they take this project scenario to Santa Monica, they would get 20% reduction in parking immediately. Cities across the United States are looking at how to incentivize affordable housing.

Staff examined the study and think the data is good and he understood the two major concerns. He noted currently this is a fenced area and people are parking in the Kitchen Angels parking lot but this project could generate on-site parking.

He reminded the Commissioners about the importance of the times of operation of 8-5 for the Makers Space and it was less than full capacity. It was important with the number of spaces calculated, how many spaces the applicant committed to. And the code does not address a Maker's Space or cooperative.

Commissioner Sategna voiced concern that this was not just a residential space, but a mixed-use space. They are trying to determine the maker space parking requirement in addition to a multifamily residential space. There are 62 assigned spaces per unit and a total of 126 spaces.

Mr. Werwath pointed there is more parking than required by code for housing.

Commissioner Sategna explained his point was they were considering two different uses, residential and business use and in total there are only 126 spaces. He wanted to ensure there would be no need for overflow parking. They made a good case that the makers space would be open only from 8 to 5 but at the same time the spaces are designed so people can work in their homes. They will not be driving to work and will have a car present. He agreed the situation was unique but wanted to be sure they are considering the surrounding businesses with this type of mixed use.

Mr. Werwath reiterated his commitment to work with residents and the Maker's Space and avoiding the use of adjacent parking. He stressed there was no way to pack more parking on the site and if not approved would be a threat to their funding. They have cut out amenities and bent over backwards to put in parking; they cut an amphitheater and community goals. He reminded them they were also asked to do above the minimum drainage requirements.

From the beginning their analysis said they needed 5.5 acres and the City gave them 5 acres. He would also point out that a big portion of the site was the acequia and a huge setback from the high-tension power lines and a trunk sewer line running through the site. He said they have massaged this extensively the last five years and before the Commission is literally as much parking as they could squeeze out of the site - to the detriment of some of the amenities.

Commissioner Clow asked about the rent anticipated.

Mr. Werwath explained there are different income tiers based on the size of the family with the least expensive one-bedroom with all utilities at \$422 a month. The most expensive is a three-bedroom unit with a four-person family and at the highest income level is \$1142. The range is set by federal government and updated annually.

Commissioner Clow thought the project was great and it would be good to have housing in that area of town and fits in with Siler Road. She thought Siler an interesting street to begin with. She wanted to begin a motion.

Chair Hiatt asked to have the additional question about the point system addressed one more time.

Mr. Evans said the Land Development Code has an architectural design standards which allocates points for how they treat walls, roofs, building form (massing, etc.), doors and windows, and equipment. Different number of points is required for residential, commercial, and industrial. Commercial zoning requires 205, industrial 155 and each of the nine buildings in the application were scored differently with each scoring 155.

He explained they first score the walls and the predominant exterior surface material. The largest amount of area is stucco and received the highest number of points that can be achieved of 30 points. The color of the predominant exterior received 30 points for earth tone stucco. The exterior surface treatment lost them 10 points because code encourages 75% of wall surfaces to be the same. Roofs are uniformly sloping so they received 10 points and the predominant material is a shed roof - 15 points and 15 points for the color, which is metal. Building form received maximum points but doors and windows did not receive any points. The issue was they were asked to either setback windows at least 2 inches from the wall or have trim around the windows. Neither are appropriate in this neighborhood. The area of windows in code encourages Santa Fe as an adobe town to be more wall than window so they got all of those points. They are also encouraged to have no windows more than two feet from a building corner and will get those points. Glazing will be clear or tinted neutral and received full points. The code encourages that no equipment be visible but as a net zero community that is not possible to have hidden solar panels. They lost 10 points for that.

Mr. Evans said everything done has been reasonable but a few points were lost here and there because there was no way to meet a very rigid commercial point requirement.

Action of the Commission

MOTION: Commissioner Clow moved, seconded by Commissioner Faulkner, in Case #2019-72 to approve the preliminary subdivision plat subject to conditions of approval and technical corrections as recommended by staff.

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

MOTION: Commissioner Clow moved, seconded by Commissioner Faulkner, in Case #2019-72 to adopt the Findings and Conclusions of Law, Exhibit F1 as presented.

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

MOTION: Commissioner Clow moved, seconded by Commissioner Faulkner, in Case #2019-73 to approve the development plan subject to conditions of approval and technical corrections as recommended by staff.

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

MOTION: Commissioner Clow moved, seconded by Commissioner Faulkner, in Case #2019-73 to approve the variance to Section 14-8.7 for Architectural Points for the C-2 Zone District.

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

MOTION: Commissioner Clow moved, seconded by Commissioner Faulkner, in Case #2019-73 to adopt the Findings of Facts and Conclusion of Law, Exhibit F2.

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

MOTION: Commissioner Clow moved, seconded by Commissioner Sategna, in Case #2019-73 to approve the request for reduced required off-street parking.

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

G. STAFF COMMUNICATIONS

Mr. Berke thanked Margaret Amborsino, Senior Planner who recently resigned and is starting a new position with Los Alamos County as the senior planner.

He noted her replacement was selected and they accepted the job and paperwork is being approved. They hope to have a new case planner before the Commission within the next two months.

Mr. Berke added he would be out of the office starting tomorrow until 30th September. Director Carol Johnson will take over approval and finalizing the agenda and review of staff reports. Matters pertaining to the Commission should be emailed to Geraldine who will be the contact in his absence. He asked to be copied on emails because he would be checking his mail but would be in a different time zone.

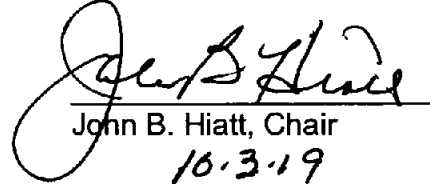
H. MATTERS FROM THE COMMISSION

None

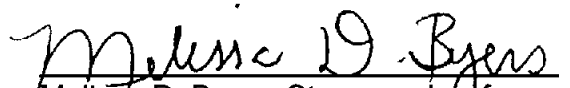
I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Planning Commission, the meeting was adjourned at 7:24 p.m.

Approved by:


John B. Hiatt, Chair
10.3.19

Submitted by:


Melissa D. Byers, Stenographer for
Byers Organizational Support Services



Planning Commission

9/5/19

EXHIBIT 1

12

Fwd: Midtown Local Innovation Corridor & Siler Yard, Calle Resolana planning for affordable rental unit development

1 message

BERKE, NOAH L. <niberke@santafenm.gov>

Thu, Sep 5, 2019 at 5:40 PM

To: Melissa Byers <melbye.boss@gmail.com>

[Get Outlook for iOS](#)

From: Melynn Schuyler <melynn@santafeyouthworks.org>**Sent:** Wednesday, August 28, 2019 11:50:17 AM**To:** BERKE, NOAH L. <niberke@santafenm.gov>**Subject:** Midtown Local Innovation Corridor & Siler Yard, Calle Resolana planning for affordable rental unit development

Mr. Berke,

Please accept this email from YouthWorks in our expression for support by City Council for the Midtown LINC that is up for consideration at tonight's Meeting. In our work with Santa Fe's young new workforce, affordable housing is the MOST critical issue that young people are facing - we need more affordable housing stock made available so that we can support local, hard working residents to live fruitfully and without hardship in this exceptional city.

In addition, YouthWorks fully supports the two affordable rental housing developments, Siler Yard- a 65 unit live/work affordable rental development and Calle Resolana, -a 45 unit affordable rental development- that will come up for hearing next week - for the same reasons as stated above, more affordable housing is highly crucial in Santa Fe to support our young workforce and families.

Thank you for your consideration in these very important issues for the health and wellness of Santa Feans!

Sincerely,

Melynn Schuyler

Melynn Schuyler
Executive Director**505.989.1855**

santafeyouthworks.org

Virus-free. www.avg.com



Dedicated to providing free, nutritious meals to our homebound neighbors facing life-challenging conditions.

**Planning Commission
9/5/19
EXHIBIT 2**

August 30, 2019

Noah Berke, Senior Planner
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Case # 2019-73 Development Plan and Variance, Siler Road

Dear Mr. Berke:

Kitchen Angels, where I am executive director, is the immediate neighbor to the proposed housing project on Siler Road. We are in support of affordable housing which is complementary to our goal of providing meals to those who need assistance. The request to reduce the parking requirement is a concern for the operation of our non-profit agency. Since we are neighbors, if the parking is not adequate the project parking will start using our parking lot and we are already experiencing parking problems with the commercial uses along Siler Road asking to utilize our parking spaces. We have reviewed the drainage plan with your help and can only assume that the engineering for storm water management is adequate for the proposed development. The larger issue is the flooding that has occurred on our property do to a lack of storm water facilities on Siler Road.

I am requesting that you include this letter in the informational packet to the Planning Commission. I am offering two recommendations for the Planning Commission's consideration of this project at their September 5, 2019 meeting.

1. There is a site reserved on the development plan for a "Makers" use that will not be developed for some time. I would ask that that area be graded and made accessible for overflow parking. The nature of this project with some of the apartments made available for artists' studios as well as living spaces makes the parking demand indeterminate. This overflow parking area could accommodate additional parking on the site if additional parking is needed.
2. Flooding in the area does not only create problems for the existing commercial uses along Siler Road but will also be a potential problem for this development. I am requesting that the Planning Commission recommend to the City Council that funding for a storm water management study be allocated to address the flooding that is occurring in the Siler Road area.

Sincerely,

Tony McCarty
Executive Director

Xc: Linda Dressman, President Board of Directors



Planning Commission

9/5/19

m>

EXHIBIT 3

Fwd: Midtown Local Innovation Corridor & Siler Yard, Calle Resolana planning for affordable rental unit development

1 message

BERKE, NOAH L. <nberke@santafenm.gov>
To: Melissa Byers <melbye.boss@gmail.com>

Thu, Sep 5, 2019 at 5:40 PM

Get Outlook for iOS

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Sincerely,

Melynn Schuyler

Melynn Schuyler
Executive Director
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santafeyouthworks.org

