



Agenda

DATE: 5/14/09 TIME: 11:00am
PREPARED BY: [Signature]
APPROVED BY: [Signature]

PLANNING COMMISSION
June 4, 2009 – 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: May 7, 2009
FINDINGS/CONCLUSIONS

Case #M 2009-09. Casas Bonitas Development Plan Amendment, Final Subdivision Plat and Variance Time Extension.

- E. OLD BUSINESS
- F. NEW BUSINESS

1. Case #M 2009-03. **Governor Miles Business Park Development Plan.** Linda Tigges, agent for Crowne Santa Fe, LLC requests development plan approval for a total of 76,350 square feet on 6.485± acres. The property is located south of the Santa Fe Auto Park and north of Governor Miles Road and is zoned C-2 (General Commercial). (Donna Wynant, case manager) **(POSTPONED FROM APRIL 16, 2009) (TO BE POSTPONED TO SEPTEMBER 3, 2009)**
2. Case #S 2009-01. **Governor Miles Business Park Preliminary Subdivision Plat.** Linda Tigges, agent for Crowne Santa Fe, LLC requests preliminary subdivision plat approval for 10 lots on 6.485± acres. The property is located south of the Santa Fe Auto Park and north of Governor Miles Road and is zoned C-2 (General Commercial). (Donna Wynant, case manager) **(POSTPONED FROM APRIL 16, 2009) (TO BE POSTPONED TO SEPTEMBER 3, 2009)**
3. Case #M 2009-10. **Villa Alegre Final Development Plan.** Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, requests final development plan approval for the re-development of 138 units in three "Tracts" across two separate properties. 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)

- 4. **Case #M 2008-42. Contenta Ridge Town Homes Final Development Plan.** Linda Tigges, agent for Brenner Development Company, requests re-approval of final development plan, including variances, for 50 lots on 4.479± acres located in Tierra Contenta on the northeast corner of Plaza Central and Contenta Ridge Road. The property is zoned PRC (Planned Residential Community). (Lucas Cruse, case manager)

G. BUSINESS FROM THE FLOOR

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. 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.**



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CITY OF SANTA FE
PLANNING COMMISSION

June 4, 2009

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| A. ROLL CALL | Quorum | 1 |
| B. PLEDGE OF ALLEGIANCE | | 1 |
| C. APPROVAL OF AGENDA | Approved | 1 |
| D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS | | |
| MINUTES: May 7, 2009 | Approved | 1 |
| FINDINGS/CONCLUSIONS | | |
| <u>Case #M 2009-09.</u> Casas Bonitas Development Plan Amendment, Final Subdivision Plat and Variance Time Extension. | Approved | 1-2 |
| E. OLD BUSINESS | None | 2 |
| F. NEW BUSINESS | | |
| 1. <u>Case #M 2009-03.</u> Governor Miles Business Park Development Plan. | Postponed per agenda | 2 |
| 2. <u>Case #S 2009-01.</u> Governor Miles Business Park Preliminary Subdivision Plat. | Postponed per agenda | 2 |
| 3. <u>Case #M 2009-10.</u> Villa Alegre Final Development Plan. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, requests final development plan approval for the re-development of 138 units in three "Tracts" across two separate properties. 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. | Denied | 2-8 |
| 4. <u>Case #M 2008-42.</u> Contenta Ridge Town Homes Final Development Plan. Linda Tigges, agent for Brenner Development Company, requests re-approval of final development plan, including variances, for 50 lots on 4.479± acres located in Tierra Contenta on the northeast corner of Plaza Central and Contenta Ridge Road. The property is zoned PRC (Planned Residential Community). | Postponed | 8-11 |

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MINUTES OF
CITY OF SANTA FE
PLANNING COMMISSION MEETING

June 4, 2009

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
Estevan Gonzales
Ken Hughes
Signe Lindell
Ruben Montes
John Salazar, Vice Chair
Matthew O'Reilly, Chair

MEMBERS ABSENT:

Angela Schackel Bordegaray (excused)
Gloria Lopez (resigned)

STAFF PRESENT:

Kelley Brennan, Assistant City Attorney
Tamara Baer, Planning Manager
Lucas Cruse, Senior Planner
Wendy Blackwell, Director Technical Review
Denise Cox, Stenographer

B. PLEDGE OF ALLEGIANCE

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

B. APPROVAL OF AGENDA

Without objection the agenda was approved.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: May 7, 2009

Without objection the minutes of May 7, 2009 were approved.

FINDINGS/CONCLUSIONS

**Case #M 2009-09. Casas Bonitas Development Plan Amendment,
Final Subdivision Plat and Variance Time Extension.**

Findings of fact and conclusions of law for Case #M-2009-09 are incorporated herewith

to these minutes as Exhibit "1."

Ms. Baer reported that she made an error when the Commission heard the case. They may extend the final development plan and variance for only 18 months. This correction was made and the applicant has been advised. The final development plan and variance are each extended 18 months from the date of final approval and the subdivision plat could still be 24 months.

Commissioner Armijo thought that they had done this before.

Ms. Brennan was not aware of any other cases approved for more than 18 months.

Chair O'Reilly asked if this is because there was a development plan in addition to a subdivision and questioned if there had not been a subdivision attached if it could have been approved longer.

Ms. Baer explained that it is specific in the code. The subdivision can be approved for 24 months.

Commissioner Salazar moved to approve the findings for Case #M-2009-09, Commissioner Montes seconded the motion which passed by unanimous voice vote.

E. OLD BUSINESS – None

F. NEW BUSINESS

1. **Case #M 2009-03. Governor Miles Business Park Development Plan. Linda Tigges, agent for Crowne Santa Fe, LLC requests development plan approval for a total of 76,350 square feet on 6.485± acres. The property is located south of the Santa Fe Auto Park and north of Governor Miles Road and is zoned C-2 (General Commercial). (Donna Wynant, case manager) (POSTPONED FROM APRIL 16, 2009) (TO BE POSTPONED TO SEPTEMBER 3, 2009)**

This item was postponed per approval of the agenda.

2. **Case #S 2009-01. Governor Miles Business Park Preliminary Subdivision Plat. Linda Tigges, agent for Crowne Santa Fe, LLC requests preliminary subdivision plat approval for 10 lots on 6.485± acres. The property is located south of the Santa Fe Auto Park and north of Governor Miles Road and is zoned C-2 (General Commercial). (Donna Wynant, case manager) (POSTPONED FROM APRIL 16, 2009) (TO BE POSTPONED TO SEPTEMBER 3, 2009)**

This item was postponed per approval of the agenda.

2. **Case #M 2009-10. Villa Alegre Final Development Plan. Duty and Germanas Architects, agent for Santa Fe Civic Housing Authority, requests final development plan approval for the re-development of 138 units in three "Tracts" across two separate properties. 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 prepared May 22, 2009 for June 4, 2009 Planning Commission meeting by Lucas Cruse, Senior Planner, is incorporated herewith to these minutes as Exhibit "2."

Mr. Cruse presented the staff report included in Exhibit "2."

Staff recommends approval of the Final Development Plan subject to the terms outlined in the letter from the Land Use Department Director [EXHIBIT A] and the recommendations outlined in the attached table summarizing the Development Review Team submittals and comments [EXHIBIT B].

Public Hearing

Michael Duty, 1323 Paseo de Peralta, President of Duty and Germanas, was sworn.

This plan is essentially the same plan approved 3-4 months ago. After that approval, they proceeded to the Historic Design Review Board and received comments and approval from the H Board which affected the appearance and final height. He said they have begun construction permitting documents for tract A and B and they have received tax credit funding. The project goes to CID, not the City, but they will submit drawings to the city for review since it is important to them. They are not doing a signature sheet or recording the development plan since the city does not have jurisdiction. He said they are meeting with the city on their own and letting them know where they are in the process with CID. There were some adjustments on heating and things of that nature, but the unit count, size, site plan and basic engineering are the same.

Chair O'Reilly commented that there were no color drawings in the packet. He asked him to run them quickly through the project on the boards.

Mr. Duty reviewed the preliminary development plan that the Commission approved. He pointed out the area that is being preserved as a retail area. They have not asked for approval of that area since it is not zoned properly currently.

Marty Horowitz, 877 West Alameda, Gold Leaf Framemakers, was sworn. He stated that most of his concerns have been met. He would like to see how the retail will be. He expressed concern with the demolition and what comes out of the ground such as rodents and bugs and who deals with it. They are all hooked up together on the sewer and PNM visited as they were not sure how to deal with this. He asked if that will be addressed prior to the project starting. He cannot be without power or with open wires. He simply wanted to know who will deal with it and when will it be addressed.

Herman Duran, resident on Las Crucitas, was sworn. He had a problem with the density of the project. The Housing authority cannot even maintain or manage what they have now. There is a bad crime rate. There is no fencing proposed. He referred to his letter written to the Commission which is included in Exhibit "2."

Deborah Reed, was sworn. She questioned the through street to San Francisco. She thought they had talked about not having additional through streets. She wanted to make sure they are dealing with the design of not having through streets as the neighbors did not want that traffic. She is concerned about the maintenance as the previous development was not maintained well.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Mr. Duty said the original plan had a through street connecting Alameda with San Francisco, but that was dropped due to neighborhood opposition. The existing density is 104 units and the proposal is for 111 units. He said it became impossible to manage and maintain the units due to their age. The project will be easily maintained. The idea was to integrate this with the neighborhood so they will not put up chain link fences, although there will be some low walls. The demolition will not affect the utilities and they do not expect downtime for the neighbors. He said if there are rodents they will be handled appropriately.

Mr. Duran said they remodeled 20 years ago and he disagreed that it is just the maintenance, but it is the management. He said the unit across from his has 5-6 adults living there. The proposal is for 18 bedrooms and there are 10 existing now across from him.

Commissioner Hughes commented this is obviously an improvement, but he questioned if staff is worried about the density in the cul-de-sac and the traffic not going through the site.

Mr. Cruse stated that John Romero reviewed this and there were no issues with cueing. He said a through street is preferred, but was not chosen

Commissioner Hughes asked if there could be a left turn onto West San Francisco.

Mr. Cruse foresaw potential problems at the intersection.

Commissioner Hughes thought there was enough space for cueing purposes and said he would like some sort of access. He understood they make a recommendation and then it goes to the State rather than City Council.

Chair O'Reilly said this is more of a courtesy as the applicant was not required to come before them.

Ms. Baer stated that was her understanding because this is on city owned property and they cannot review projects on city land. That is part of the lease agreement with the Housing Authority as they are required to comply with all city regulations. She has not seen the lease.

Commissioner Gonzales said theoretically if this were not approved, if there would be written correspondence to the state.

Ms. Baer explained that the State would not review the development plan, but would review for building permits. If the Commission denies the case, she is unsure of the process.

Ms. Brennan was not sure what the lease said either. She planned to prepare the findings so they would have a summary of the comments.

Commissioner Gonzales asked if a written correspondence to the state could be prepared.

Ms. Baer agreed to do so.

Commissioner Salazar asked about the detention area.

Mr. Duty explained that the detention area was changed to underground water catchment and cisterns.

Commissioner Salazar asked what the cistern is used for.

Mr. Duty replied irrigating the landscaped areas.

Commissioner Salazar asked if these are community gardens.

Mr. Duty explained that it is a pedestrian walkway and hardscape sidewalks. The idea was to open this area up to the neighborhood. There will be some play areas. There is a provision for emergency access, so it will be developed with a drivable surface, but blocked off. He said the neighbors were virtually unanimous in opposing the through road and he did not have a response.

Commissioner Salazar asked if there was a limit to how many adults can live in the units.

Rudy Gallegos, Deputy Director Housing Authority, was sworn. He stated there is a minimum and maximum number per bedroom.

Chair O'Reilly referred to Mr. Duran's letter. He asked if there will be any new revised procedures for ensuring that there are the proper number of residents in each unit.

Mr. Gallegos stated that one of the problems they had was that they took over a site that was already depressed. All the lines were diminished and it was too difficult to fix the infrastructure. The new concepts such as Alta Vista or Consuelo are properly maintained.

Chair O'Reilly asked if there will be a higher level of enforcement and monitoring in terms of the people living there.

Mr. Gallegos said they have created a new administration and the staff now is doing an excellent job. He said they have been looked at to take on additional authorities. He added that they are monitored heavily by the Federal Government.

Chair O'Reilly wanted the neighbors have some place to go if there are problems.

Commissioner Montes asked what the process is for making sure there are not too many people in a unit.

Mr. Gallegos explained that they recertify annually regarding how many children and how many adults. At this time, they review all the income and ensure the tenant is paying the proper rent. The maintenance crew addresses work orders and reports anything that is not quite right. There are also inspections of the property

Commissioner Montes commented that the new units may not have problems.

Mr. Gallegos added that they investigate every report received.

Commissioner Montes referred to the letter from Linda Hall on April 15th and asked who Mark Brooks is and if this requirement has been complied with.

Mr. Duty stated that Mr. Brooks is under contract with the City of Santa Fe and also is under contract with CR Walbridge. This letter was relative to his role with the city.

Mr. Cruse added that this was a comment and the applicant agreed to comply with all the comments, so if it has not been completed it will be.

Commissioner Lindell asked if the commercial space needs a rezoning.

Mr. Duty said in order to be developed as a commercial space this area would have to be zoned as a commercial space. Generally spot zoning is not done for commercial, so there may be some resistance, even though there are spot zoned commercial properties along Alameda. In his opinion, it could be undertaken successfully, but they would have to demonstrate that it is needed and could be conditionally approved. He understands nobody would want to see a bar there, so the project could not be blanket zoned. Once the project is built there may be an attraction to open something such as a Garcia Street Books or coffee shop and they will help negotiate the kinds of things that would have to happen. They will need interest and critical mass and they would secure this for the tenant, although very limited uses would be allowed. This cannot be negotiated now or worked on now and they do not want to hold up the project.

Commissioner Lindell asked what will go there in the interim.

Mr. Duty replied open space landscaped.

Commissioner Lindell asked why there are two community centers.

Mr. Duty said there is a family and senior center and it is pretty clear if you study it that it is better to segregate. This is due to the requirements. He outlined the types of activities that would take place at each facility.

Commissioner Lindell asked if the exterior of the family community center has a playground.

Mr. Duty said there are active spaces for the children to play.

Commissioner Lindell asked who is responsible for installing the playground equipment.

Mr. Duty stated that it is a requirement of the project and the Housing Authority. He said there are concerns on play equipment for safety as now a fall zone is required.

Commissioner Lindell would like to see a swing set because it seems projects never end up with equipment for children on site. She does not understand why it is so hard.

Commissioner Gonzales understood there is a need for this type of development for this market, but that does not mean he has to like it. He was concerned when they build communities and build a way of life and way of thinking. He expressed concern about the quality of life amenities and open space issues. He sees asphalt and buildings everywhere and no open space areas. He was concerned with the density and the issues of the street talked about earlier.

Commissioner Armijo asked for clarity because CID only reviews structural issues. He said it seems the city has no authority to implement this. It appears they can build whatever they want.

Ms. Baer said there are requirements they have to meet including historic, city infrastructure, city code, and archeological codes as well as solid waste.

Commissioner Armijo stated that if they are not clear on this then they might want to postpone in order to clear it up.

Ms. Baer stated the letter has been reviewed extensively and the applicant is in agreement with the conditions in the letter.

Commissioner Armijo thought they had not seen the agreement letter from the Civic Housing Authority.

Ms. Baer clarified it is a lease that they have not seen.

Commissioner Armijo questioned if they should be making a decision without seeing the lease.

Ms. Brennan assumed the lease was a factor in drafting the letter from Mr. Hiatt stating the conditions. She recalls it requires compliance with city codes. She has no definite provisions of the lease, but believed it called for compliance and review.

Ms. Blackwell stated that the letter from Jack Hiatt was not written with the knowledge that Chapter 14 was required to be followed. She said they would probably redraft the letter and the bold is what was agreed to. She understood the developer will agree to the changes.

Commissioner Armijo thought they should know what the lease is about before approving this. He asked if these are pitched houses and flat roofs mixed.

Mr. Duty explained that in the family portion there are all one story and combinations, but the senior is all one story with a combination of roofs.

Commissioner Armijo commented that it would have been nice to see what the Historic Board picked out regarding colors.

Mr. Duty said there are four colors of stucco and the latest version was approved with stucco colors and green roofs.

Commissioner Armijo asked about the windows.

Mr. Duty stated there are three kinds of windows. He commented that the lease was negotiated with the city in 2008 and they have followed it to the letter. The lease covers every aspect of approval and they are achieving it.

Commissioner Gonzales understood they are following the lease requirements, the Council approved this and they are meeting code. He commented that they can go and get approval from the state, but he is not sure who is watching over the children and the seniors and the families. He doesn't see that these people are taken care of. He said they can get away with whatever they get away with in moving the project forward. His mind is not just on the code, but making sure the community has a good quality of life.

Commissioner Hughes moved to approve Case #M-2009-10 with all staff conditions and adding that the emergency access street open with a left turn only. The motion died for a lack of a second.

Commissioner Gonzales moved to deny Case #M-2009-10 for the reasons stated. He would like staff to sent officially to CID an account of this hearing and carbon copy each Commissioner, Commissioner Salazar seconded the motion.

Commissioner Hughes felt denying was harsh and suggested they postpone so staff could work with the applicant.

Commissioner Gonzales asked the applicant if he is interested in working with staff.

Mr. Duty said their actions demonstrate they are interested in working with staff and have worked very closely with staff on the initial plan the Commission approved. He said they have worked in great detail. The open space exceeds the requirement anywhere in the city. He said yes they are interested in working with staff.

Commissioner Gonzales asked if they are willing to lower the density and increase open space.

Mr. Duty replied no. The reduction in density however desirable is counterbalanced by providing affordable housing. They chose one of the lowest densities.

Commissioner Gonzales stated that he would not be amending the motion.

The motion passed by majority voice vote of 5 to 1. Those commissioners voting for the motion: Commissioners Lindell, Gonzales, Montes, Salazar and Armijo. Those voting against the motion: Commissioner Hughes

- 4. Case #M 2008-42. Contenta Ridge Town Homes Final Development Plan. Linda Tigges, agent for Brenner Development Company, requests re-approval of final development plan, including variances, for 50 lots on 4.479± acres located in Tierra Contenta on the northeast corner of Plaza**

Central and Contenta Ridge Road. The property is zoned PRC (Planned Residential Community). (Lucas Cruse, case manager)

Chair O'Reilly recused himself and asked Vice Chair Salazar to run the meeting.

Memorandum prepared May 22, 2009 for June 4, 2009 Planning Commission meeting by Lucas Cruse, Senior Planner, is incorporated herewith to these minutes as Exhibit "3."

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

Staff recommends approval of the Final Development Plan, including variances, subject to the conditions table outlining the Development Review Team submittals [EXHIBIT A].

Public Hearing

Linda Tigges, Tigges Planning Consultants, was sworn. She introduced the applicant, Rick Brenner. She reviewed the development plan approved. She said they understood the extension request but were then told they had missed the required date, so they are back for review. The City time period is different because in this case when the subdivision was recorded the clock stopped ticking. The Development plan does not work that way. She understands from staff they are working on correcting this. The project meets the affordable housing requirement.

Dave Thomas, Project Engineer Tierra Contenta, was sworn. He said this reiterates their approval of the project and variances and a brief explanation of why the variances are an enhancement to the project. He asked for re-approval.

The public testimony portion of the public hearing was closed.

Questions and comments from the Commission

Commissioner Montes asked if this is adjacent to an arroyo.

Mr. Thomas pointed out that the northern property line of the tract is public open space and immediately adjacent to a pedestrian tract.

Commissioner Montes asked if there are back walls adjacent to the arroyo.

Mr. Thomas replied yes. There is an arroyo and then the pedestrian trail which is an existing sewer line easement. There are some retaining walls because the road is considerably lower. If it is higher than 8 feet then it will need to be terraced with a setback and landscape.

Commissioner Montes felt arroyos need to be protected as acequias are and he opposes all developments along arroyos.

Commissioner Armijo asked the purpose of the setbacks on lots 38, 39, 25 and 1.

Mr. Thomas said the side setbacks are as a result of master plan. He discovered they missed the mark because there are no townhouse standards. He said they will be reducing this in the future as they put an undue burden on the design of the project.

Commissioner Armijo asked how much they will be minimizing by.

Mr. Thomas stated that the side setback in the design standard is 15 feet for homes. He reviewed the setbacks requested. The assumption was that townhouses are fronting the street, but this configuration did not allow a street.

Commissioner Lindell commented that there are no criteria about the variances.

Mr. Cruse said they are on page 2 of Exhibit "3."

Ms. Baer explained that they reviewed for changes in the code and changes proposed in the plan since the original review. Normally this would have been a time extension request, but rather than starting over they did an abbreviated review process. She pointed out that the variances were approved previously. She said these are variances to Tierra Contenta design standards, not necessarily city standards.

Commissioner Lindell was uncomfortable approving variances that they have not heard as she is not sure what they are being asked to approve.

Commissioner Hughes moved to approve Case #M-2008-42 with all staff recommendations; Commissioner Armijo seconded the motion which failed on a 2 to 3 voice vote. Those voting for the motion: Commissioners Hughes and Armijo. Those voting against the motion: Commissioners Gonzales, Lindell and Montes.

Commissioner Gonzales moved to postpone the case to allow for a more thorough staff report at the next meeting, Commissioner Lindell seconded the motion.

Commissioner Armijo commented that if they are approving certain cases then they should be asking the same thing for time extensions. He said in the time extensions they have not asked for further staff reports or backup.

Commissioner Gonzales said he is not commenting for or against the development, but in all fairness to bring up areas that they do not have all the information on and be asked to vote is a concern. He said it is on a case by case basis. He said to come back with the information would be helpful.

Commissioner Armijo understood this has to do with the variances.

Commissioner Gonzales agreed on this case with Commissioner Lindell and was sure that Mr. Thomas would oblige.

Ms. Baer pointed out that the next two meetings have very full agendas with lots of controversy. She was wondering if they would prefer to postpone to the second meeting in July on the 16th.

Commissioner Gonzales agreed to postpone to July 16th.

The motion passed by unanimous voice vote of 3 to 2. Those voting for the motion were Commissioners Armijo, Gonzales and Lindell. Those voting against the motion were Commissioners Montes and Hughes.

G. BUSINESS FROM THE FLOOR - None

H. STAFF COMMUNICATIONS - None

I. MATTERS FROM THE COMMISSION

Chair O'Reilly said they now have parking in the garage and explained how it worked. He commented that June 18th is the Northwest Quadrant meeting and two Commissioners will be out of town, so he asked everyone else to make it.

Commissioner Hughes asked if the Northwest Quadrant will go to CID.

Ms. Baer said that is in question.

Chair O'Reilly understood the City Council wants it before the Planning Commission because they have seen the lease. He reported that the Chapter 14 subcommittee has reviewed all the sections presented and have about 3-4 meetings to go.

Commissioner Armijo asked why Jack Hiatt was surprised that he wanted Charlie Gonzales at the meetings if there is no topo as he has stated that several times.

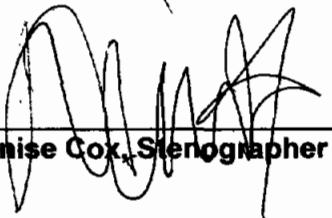
J. ADJOURNMENT

There being no further matters to come before the Commission, and the Commission having completed its agenda, this meeting was adjourned at approximately 7:55 p.m.

Approved by:

Chair Matthew O'Reilly

Submitted by:



Denise Cox, Stenographer