



Agenda

CITY CLERK'S OFFICE

DATE 1-12-11 TIME 11:00

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AMENDED

PLANNING COMMISSION

January 20, 2011 – 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: January 6, 2011

FINDINGS/CONCLUSIONS:

Case #2010-178. CleanAIR Development Plan.

Case #2010-164. The Pavilion Preliminary Subdivision Plat.

- E. OLD BUSINESS**
- F. NEW BUSINESS**

1. Chapter 14 Rewrite Amendments. Consideration of amendments to Chapter 14 SFCC as recommended by the Planning Commission Rewrite Subcommittee and by staff: Section 14-8 Development and Design Standards. (Greg Smith, Case Manager) **(POSTPONED FROM DECEMBER 2, DECEMBER 16, 2010, AND JANUARY 6, 2011) (TO BE POSTPONED TO FEBRUARY 17, 2011)**
2. **Case #2010-177. Wolf Preliminary Subdivision Plat.** Monica Montoya, agent for John and Mary Beth Wolf, requests Preliminary Subdivision Plat approval for 3 lots on 1.056 +/- acres located at 621 Old Santa Fe Trail. The property is zoned AC/RC8 (Residential Compound/8 dwelling units per acre; Arts and Crafts Overlay). (Dan Esquibel, Case Manager) **(POSTPONED FROM JANUARY 6, 2011) (TO BE POSTPONED INDEFINITELY)**
3. **Case #2010-173. Corazon Santo General Plan Amendment.** Monica Montoya, agent for Anasazi MVJV LLC, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 2.41± acres of land from Residential Low Density (3-7 dwelling units per acre) to Transitional Mixed Use. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM JANUARY 6, 2011)**
4. **Case #2010-174. Corazon Santo Rezoning to MU.** Monica Montoya, agent for Anasazi MVJV LLC, requests rezoning of 2.41± acres of land from R-2 (Residential, 2 dwelling units per acre) to MU (Mixed Use). The application includes a Development Plan for mixed use for up to 24 residential units and up to 21,000 sq. ft. of commercial space. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM JANUARY 6, 2011)**

5. **Case #2010-175. Corazon Santo Rezoning to R-7.** Monica Montoya, agent for Anasazi MVJV LLC, requests rezoning of 6.28± acres of land from R-2 (Residential, 2 dwelling units per acre) to R-7 (Residential, 7 dwelling units per acre). The application includes a Development Plan for 46 residential lots. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM JANUARY 6, 2011)**
6. **Case #2010-176. Corazon Santo Preliminary Subdivision Plat.** Monica Montoya, agent for Anasazi MVJV LLC, requests Preliminary Subdivision Plat approval for 46 lots on 6.28+/- acres located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM JANUARY 6, 2011)**
7. **Case #2010-102. Tierra Contenta Phase 2C Design Standards.** Dave Thomas, agent for Tierra Contenta Corporation requests approval of design standards for Phase 2C of the Tierra Contenta Master Plan. (Heather Lamboy, Case Manager)
8. **Case #2010-163. The Pavilion Office Complex Development Plan.** Santa Fe Planning Group Inc., agent for Richard Cook, requests Development Plan approval for approximately 35 buildings on two parcels of land totaling 371.20 acres; 86 acres zoned C-2 (General Commercial) and 285 acres zoned BIP (Business/Industrial Park). The property is located west of NM599, between Airport Road and I-25, and east of Santa Fe Municipal Airport. (Heather Lamboy, 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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 - MINUTES**
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CITY OF SANTA FE
PLANNING COMMISSION
January 20, 2011

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<u>CASE #2010-175.</u> CORAZON SANTO REZONING TO R-7. MONICA MONTOYA, AGENT FOR ANASAZI MVJV, LLC, REQUESTS REZONING OF 6.28± ACRES OF LAND FROM R-2 (RESIDENTIAL 2 DWELLING UNITS PER ACRE) TO R-7 (RESIDENTIAL, 7 DWELLING UNITS PER ACRE). THE APPLICATION INCLUDES A DEVELOPMENT PLAN FOR 46 RESIDENTIAL LOTS. THE PROPERTY IS LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND HARRISON ROAD	Postponed to 03/03/2011	12-28
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**MINUTES OF THE MEETING
OF THE
PLANNING COMMISSION
January 20, 2011**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Signe Lindell, at approximately 6:00 p.m., on January 20, 2011, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

A. ROLL CALL

MEMBERS PRESENT:

Dr. Signe Lindell, Chair
Ken Hughes, Vice-Chair
Estevan Gonzales
Lawrence Ortiz
Dr. Mike Mier
Ruben Montes
Angela Schackel-Bordegary
Tom Spray
Renee Villarreal

OTHERS PRESENT:

Tamara Baer, Planning Manager, Current Planning Division – Staff liaison
Kelley Brennan, Assistant City Attorney
Heather Lamboy, Land Use Planner
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

Ms. Baer said she would like to postpone Case #2010-177 to a date certain which is the next meeting of the Planning Commission. She said the reason for this is so the applicant doesn't have to re-post and they are ready to go. She said, with regard to Case #2010-163, staff would like to postpone this case to February 3, 2011, noting there is a Memorandum in the packet in this regard. She said staff would like to move Item #7, Case #2010-102, Tierra Contenta Design Standard, to be heard first on the agenda this evening, because that would be a shorter hearing for fewer people and they could leave.

MOTION: Commissioner Hughes moved, seconded by Commissioner Spray, to approve the Agenda as amended.

VOTE: The motion was approved on a voice vote, with Commissioners Hughes, Ortiz, Montes, Spray and Villarreal voting in favor of the motion, no one voting against, and Commissioners Gonzales, Schackel-Bordegary and Mier absent for the vote [5-0].

Estevan Gonzales and Angela Schackel-Bordegary arrived at the meeting

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES – JANUARY 6, 2011

The following corrections were made to the minutes:

Page 2, under Roll Call, correct as follows: ~~Rene~~ to Renee Villarreal.

Page 2, under Roll Call, add Angela Schackel-Bordegary as being In Attendance.

Page 6, paragraph 8, line 2, correct as follow: "... ~~conditions~~ references...."

Page 18, paragraph 2 line 3, correct as follows, "... it would include ~~any~~ other uses..."

MOTION: Commissioner Montes moved, seconded by Commissioner Spray, to approve the minutes as amended.

VOTE: The motion was approved on a voice vote, with Commissioners Hughes, Gonzales, Ortiz, Montes, Spray, Schackel-Bordegary and Villarreal voting in favor of the motion, no one voting against, and Commissioner Mier absent for the vote [7-0].

2. FINDINGS/CONCLUSIONS

A copy of the City of Santa Fe Planning Commission Findings of Fact and Conclusions of Law in Case #2010-178, is incorporated herewith to these minutes as Exhibit "1."

A copy of the City of Santa Fe Planning Commission Findings of Fact and Conclusions of Law in Case #2010-164, is incorporated herewith to these minutes as Exhibit "2."

a) #2010-178 – CleanAIR Development Plan

MOTION: Commissioner Spray moved, seconded by Commissioner Montes, to approve the Findings of Fact and Conclusions of Law in Case #2010-178, CleanAIR Development Plan, as presented by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Hughes, Gonzales, Ortiz, Montes, Spray, Schackel-Bordegary and Villarreal voting in favor of the motion, no one voting against, and Commissioner Mier absent for the vote [7-0].

Commissioner Mier arrived at the meeting

b) #2210-164. The Pavilion Preliminary Subdivision Plat

MOTION: Commissioner Ortiz moved, seconded by Commissioner Montes, to approve the Findings of Fact and Conclusions of Law in Case #2010-164, The Pavilion Preliminary Subdivision Plat, as presented by staff.

VOTE: The motion was approved unanimously on a voice vote [8-0].

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

1. **CHAPTER 14 REWRITE AMENDMENTS. CONSIDERATION OF AMENDMENTS TO CHAPTER 14 SFCC AS RECOMMENDED BY THE PLANNING COMMISSION REWRITE SUBCOMMITTEE AND BY STAFF: SECTION 14-8 DEVELOPMENT AND DESIGN STANDARDS. (GREG SMITH, CASE MANAGER). (Postponed from December 2, December 16, 2010 and January 6, 2011) (To be postponed to February 17, 2011)**

A Memorandum prepared January 11, 2011 for January 20, 2011 meeting, to the Planning Commission, from Greg Smith, Director, Current Planning Division, requesting postponement of this item to the Planning Commission meeting of February 17, 2011, is incorporated herewith to these minutes as Exhibit "3."

This item is postponed to the Planning Commission meeting of February 17, 2011.

2. **CASE #2010-177. WOLF PRELIMINARY SUBDIVISION PLAT. MONICA MONTOYA, AGENT FOR JOHN AND MARY BETH WOLF, REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL FOR 3 LOTS ON 1.056± ACRES, LOCATED AT 621 OLD SANTA FE TRAIL. THE PROPERTY IS ZONED AC/RC8 (RESIDENTIAL COMPOUND/8 DWELLING UNITS PER ACRE; ARTS AND CRAFTS OVERLAY). (DAN ESQUIBEL, CASE MANAGER). (Postponed from January 6, 2011) (To be postponed indefinitely to the meeting of February 3, 2011)**

A Memorandum prepared January 12, 2011 for January 20, 2011 meeting, to the Planning Commission, from Dan Esquibel, Land Use Planner Senior, requesting postponement of this item indefinitely, is incorporated herewith to these minutes as Exhibit "4"

This case was postponed to the meeting of February 3, 2011.

7. **CASE #2010-102. TIERRA CONTENTA PHASE 2C DESIGN STANDARDS. DAVE THOMAS, AGENT FOR TIERRA CONTENTA CORPORATION, REQUESTS APPROVAL OF DESIGN STANDARDS FOR PHASE 2C OF THE TIERRA CONTENTA MASTER PLAN. (HEATHER LAMBOY, CASE MANAGER)**

A Memorandum dated January 7, 2011, with attachments, to the Planning Commission, from Heather L. Lamboy, Land Use Senior Planner, Current Planning Division, Case Manager, is incorporated herewith to these minutes as Exhibit "5."

Heather Lamboy presented the Staff Report in this matter. Please see Exhibit "5" for specifics of this presentation. Ms. Lamboy noted Mr. Thomas's letter of transmittal in the packet which details the proposed changes, and the fold-out color map on page 2 of the Design Standards noting she will be reviewing this document.

RECOMMENDATION: The Land Use Department recommends approval with the following condition: All commercial solid waste containers must comply with Santa Fe City Code, Chapter XXI, standards for solid waste container enclosures.

Public Hearing

Presentation by the Applicant

Dave Thomas, Project Engineer, 6005 Jaguar Drive, was sworn. Mr. Thomas said this is the 4th generation of Design Standards that have been developed by Tierra Contenta, noting they try to improve them as they move forward. He said he provided a one page summary, a two-page summary, a six-page summary and the 134 page Design Standards, saying he hopes these are self-explanatory. He said Tierra Contenta accepts the condition of approval, and thanked staff for working diligently with them on the Design Standards. He acknowledged the planners for the purchaser of the commercial non-residential space, with whom they worked diligently to come up with standards they could follow, with

which both the City and Tierra Contenta would be satisfied. He said the Planning Commission will be hearing the proposed Development Plan and Subdivision Plat for that particular project sometime in the future.

Speaking to the Request

There was no one speaking for or against this request.

The Public Testimony Portion of the Public Hearing was Closed

Commissioner Gonzales said, as Mr. Thomas knows, he lives in Tierra Contenta and he appreciates the need for residential parking. He said he got a parking ticket before the "No Parking" signs were put up. He said two weeks he and his wife were able to walk to the library with the kids in the stroller and watch *Hansel and Gretel*. He said the community is developing quite nicely, although he would like to see parts maintained a little better.

Commissioner Villarreal thanked staff for organizing the material so well. Referring to page 8-1, Neighborhood Apartments, she said there is a specification for common open space and it used to be 4,000 sq. ft., and was reduced to 2,000 sq. ft., noting all the other Design Standards didn't change the amount of open space. She asked the reason neighborhood apartments were pin-pointed as the only ones where Tierra Contenta would be reducing the open space requirements.

Mr. Thomas said that reduction in space, is a reduction in the size of one particular open space, but the amount of common open space per unit remains at 250 sq. ft. per unit, as stated on page 8-1, under B(2)(h) Common Open Space. He said the text in the previous Standards, B(2)(h) was in conflict with the summary on the first page, so that was a clarification. The actual amount wasn't reduced, it was a correction of an inconsistency.

Chair Lindell asked if that means City standards.

Mr. Thomas said he isn't familiar with the City standards, but typically, Tierra Contenta is consistent with City standards or requires a little bit more, and he would have to ask staff about that.

Ms. Baer said the minimum amount is 500 sq. ft., and there are dimensional minimums of 12 or 15, but it is nowhere near 2,000 sq. ft., so that is a large chunk of open space that Tierra Contenta has which is a much stricter standard than the City has.

Chair Lindell noted on page 6 of the Executive Summary, other substantial changes include: "Decrease the minimum lot size from 3,500 sq. ft. to 3,000 sq. ft., but increase the requirements for common open space for lots less than 3,000 sq. ft." She asked if he saying that for lots less than 3,000 sq. ft. the open space is increased.

Mr. Thompson said in the single family residential standards, the minimum lot size is 4,000 sq. ft., and there are no provisions for common open space. In the residential compound, the minimum lot size

has been reduced from 3,500 sq. ft. to 3,000 sq. ft., but it requires a common open space to be allocated for every square foot you go below the minimum.

Chair Lindell said then the minimum would be 3,000 sq. ft. She said she doesn't understand why they would take 15% off the lot size, but if it is less than the minimum of 3,000 sq. ft., then you would add to common open space.

Mr. Thomas asked if she is speaking of the residential compound, and Chair Lindell said yes. Mr. Thomas said the minimum lot size was reduced from 3,500 sq. ft. to 3,000 sq. ft., because in this phase there are 3 very small, difficult residential tracts. He said what he did, in conjunction with these design standards, is try to envision how they would be developed, and the residential compound seemed to be a good application for two of these 3 particular tracts. He felt the reduction from 3,500 to 3,000 sq. ft. would be appropriate for these tracts in this phase. He said they no doubt will go back to increasing these to 3,500 sq. ft. in later phases – this is the plan. He said they are just trying to satisfy the market as well as the homeowners, the builders and the affordability requirements and such.

Chair Lindell said she would feel it would be less satisfying to the homeowner.

Mr. Thomas said it could be, but they might be able to get 1-2 more lots on a particular small tract, they can be [inaudible], and makes them less costly. That's the thinking behind this.

Chair Lindell asked which part is the residential compound on the Phase 2C color map.

Mr. Thomas said Tracts 49, 50A and 53A are the residential tracts and they are residential tracts scheduled for density of 6-9 per acre. Typically on those we get 6 ½ to as much as 8, but we've never gotten 9.

Chair Lindell asked which ones are for the neighborhood townhouses.

Mr. Thomas said at this point in time, we don't identify the housing types, but identify typical densities. The homebuilder is allowed to put any of 4 different housing types on the tracts, and mix the product on one type, which is common, noting there usually are 2-3 different housing types on any particular tract.

Chair Lindell asked, regarding the residential compound, what type housing are those.

Mr. Thomas said those are single family detached. The difference is that in the residential compounds, rather than addressing the street, the front of the houses are required to address some common focal area within the compound and they are to be surrounded by a common wall, the fronts of the houses face in on one another, rather than out onto the street. He said this is an attempt at a reflection of east side development in Santa Fe.

Chair Lindell said she thinks these are really small lots, and it's reducing by 15% there, and over 15% on the neighborhood town house lots. She said a 3,000 sq. ft. lot with a single family home on it is a pretty small lot.

Mr. Thomas said that may be, but the requirement for private open space remains the same. The requirement for side, rear and front setbacks remain the same, "well actually the front setback is increased by two feet." So the chances of actually getting down to 3,000 sq. ft. without an attached unit, or a duplex is not likely.

Chair Lindell said then you are saying the chance of getting down to 3,000 sq. ft. is unlikely, but that's what you're asking for.

Mr. Thomas said yes. He said is trying to build a little more versatility and flexibility into the standards, without significantly deteriorating the standard. If the Planning Commission is uncomfortable with that decrease from 3,500 to 3,000 sq. ft., he would accept a condition to bring it back to 3,500 sq. ft. He said it's not going to "break the bank," but it will take away some of the flexibility he hoped to incorporate into the standards.

Chair Lindell said, "I appreciate you saying that. Thank you."

Commissioner Montes said he has questions regarding the ENN on June 29th. He said the largest single building will be 60,000 sq. ft., and asked the purpose of the building.

Mr. Thomas said he can't say, because there is no development plan, and they are trying to limit the size of any particular building, and 60,000 sq. ft. is smaller than the average Albertson's or Smith's, larger than Trader Joe's, noting they don't want a "big box" store. However, if the developer wants a food store on the order of the Sunflower Market, they feel it would be appropriate.

Commissioner Montes said the response seems nebulous and asked the reason it was brought up at the ENN.

Mr. Thomas said that is a limit in the standards, and it's saying there will be no buildings larger than 60,000 sq., noting there are no plans for such a building.

Commissioner Montes said, under questions included, in #4 he sees a lot of "maybes" and "probablys." It says who will be the builders and it says maybe Allied, probably not Cen-Tex, not BT Homes, maybe Tierra Contenta will develop lots and sell to non-profits. He asked if there is something more firm in this regard.

Mr. Thomas said no, because the plat for Phase 2C has not been recorded, so they don't know who will be the residential developer. He said they have no contracts with any residential developers. He said the focus of the design standards are to give architects, engineers and planners something to guide them in their development, and we can give them the design standards before they buy the property and contemplate developing and say, here are the "rules of the game."

Commissioner Montes asked if this was brought up as a suggestion or recommendation that Tierra Contenta develop the lots and sell to non-profits.

Mr. Thomas said typically, Tierra Contenta develops large tracts of land and sells them to production builders such as B-T, Cen-Tex or Allied Homes. On occasion, they will develop individual lots for non-profits such as the Housing Trust or Habitat for Humanity or Homewise.

Commissioner Montes asked if this was brought up by someone attending the ENN or was this brought up by Tierra Contenta.

Mr. Thomas said he doesn't recall.

Ms. Baer said it was a resident and someone who had a house built by one of those builders and was interested in whether their builder was going to be building more houses, or someone who built the adjacent subdivision which had a different look. She said they were just asking, and there wasn't a whole lot more to it.

Commissioner Montes said there was a lot of discussion at the ENN about medians and who will take care of them because they're not well maintained currently. He quoted from the notes, "Monty Lopez complains about no maintenance of medians." He asked Mr. Thomas to speak to this issue.

Mr. Thomas said the medians are maintained by the Tierra Contenta Corporation until the street is turned over to the City, and that's within two years of the completion of the street. He said the City is required to maintain only the medians, not landscaping in the medians. He said the vegetation along the sidewalks adjacent to the right-of-way and outside is the responsibility of the adjacent homeowner.

Ms. Baer said part of the reason Councilor Dominguez asked the City to develop landscape design standards went back to issues with medians and the "double strip," the narrow strip between the back of the curb and the sidewalk. She said he is very interested in Tierra Contenta, noting one of his concerns, especially where there are compounds and the walls which come up to the other side of the sidewalk, is that people didn't feel ownership of those double strips and tended to become overgrown. She said Councilor Dominguez was looking at design guidelines which would help, not only with the appearance and maintenance, but would reduce the City's and the homeowner's burden in maintaining those difficult to maintain areas. She said, as a consequence, the City recently developed and adopted the new Landscape Design Standards which specifically address how medians and the double strips should be treated.

Commissioner Mier thanked Mr. Thomas for the great job done by Tierra Contenta, noting it has done a lot for the community.

Commissioner Mier asked Mr. Thomas, as we look at continued growth, how many dwellings or buildings which have been built in the last 5 years are vacant, or haven't been sold, or aren't occupied at this time.

Mr. Thomas said the number of empty homes is fairly low, less than ½%. He said typically homes are not built until there is a contract for the sale of the home, unless it is a model home, so there aren't a lot of "spec houses" built. He said in preparing the mailing list last week, 100 notices were mailed, and there were only 8 units that were not owner-occupied. He looked at those homes and determined that about 4 homes had been foreclosed, and appeared to be occupied – owned by a bank instead of an individual. He said there are lots in subdivisions which are vacant, but not partially completed or vacant houses.

Commissioner Mier noted home sales have diminished significantly over the past two years, and asked if this is a good time to bring this forward – to look at continued development.

Mr. Thomas said they need to be ready when the market is ready, and there is demand. He said Habitat for Humanity is going to buy one of these tracts and build two dozen units on it. He said the Community Housing Trust is building up to 40 units right away. He said Homewise owns Tract 49 and is interested. He said there is a total of 124 units scheduled for the three residential tracts and there is interest in more than half of that.

Commissioner Mier asked if Mr. Thomas has spoken with the public schools.

Mr. Thomas said he met last week with Justin Snyder and he's anxious for Tierra Contenta to move on Phase 3 because there is a school site, noting it is shown on the map in Phase 3. He said he contacts Mr. Snyder every 2-3 months, and he keeps them informed of what is happening.

Commissioner Mier asked what kinds of businesses are anticipated for the business node.

Mr. Thomas said they would like to see some restaurants, sit-down and fast food restaurants, service retail – haircuts, beauty shops. He would like to see a small market like a Trader Joe's. He spoke with the purchaser of the property about an extended care Senior facility, and a day care center is also "on the docket."

Commissioner Schackel-Bordegary would like to know more about the plans for a regional park, noting the Phase 2C Trails and Open Space map doesn't indicate that.

Mr. Thomas said Tierra Contenta and the City are working on a dedication plat currently, which dedicates 55 acres of property [the green area on the map], and combined with the 44 acres already dedicated would be about 100 acres, which is where they want to do the regional park. He said the existing paved Tierra Contenta Trail already leads into the heart of that.

Commissioner Schackel-Bordegary asked if the activity nodes refer to more gathering spaces.

Mr. Thomas said activity nodes are some formal gathering space, and there is something more there than passive open space to attract the residents. He understands the laundry list for the regional park includes a skateboard park, a dog park, playground equipment, ball fields, tennis courts, concession stands. He said the activity node on Valentine Way is 0.7 acres which is a playground, and spoke about other planned activity nodes.

Commissioner Schackel-Bordegary asked if the City is building the parks.

Mr. Thomas said yes. Under the Annexation Agreement with the County, the City has assumed responsibility for developing the parks.

Commissioner Schackel-Bordegary asked who she can talk with to get more information, to be sure those parks have been included in the bonds which were passed for parks. She wants to know the exact plans for parks in this area.

Ms. Baer said the first place would be to look at the Parks Master Plan. She said there have been updates to the Plan and Fabian Chavez would be the best source for that information. She said some of the funding isn't in place, but for the park near Camino Rojo, the funding did include the design of the park. She said the City is looking to roll-over an existing bond which would pay for the actual construction, reiterating Commissioner Schackel-Bordegary needs to talk with Parks Director Fabian Chavez.

Commissioner Schackel-Bordegary said it had to have been updated because "you all" took care of Parks before annexation. She asked, in the future as it evolves, that staff and/or the applicant provide a lot more detail about the parks, open spaces and how they connect, now that we are moving in that direction, so "we can help shape it for the best, because there's a lot more opportunity out there."

Commissioner Schackel-Bordegary noted the Southside Library is being landscaped, and asked if that was funded by the Parks Bond, noting parks are important for the quality of life, and Ms. Baer said she is unsure.

Commissioner Spray said the Southside Library is located in one of the three neighborhood centers in Tierra Contenta. When the City acquired the land for the Library, it also took responsibility for building the plaza in the neighborhood center. When the Library was built, the Plaza was removed because they would rather build a smaller Library than a Plaza, so it was postponed. He said Councilor Dominguez was able to obtain funds to build the Plaza which is what you see there now. That is the first plaza to be built out of the four in Tierra Contenta, noting one is in phase 2C in the commercial area, another is in the Plaza Contenta across from Cesar Chavez.

Commissioner Schackel-Bordegary said Commissioner Spay can give her a scoop on all the parks at the next meeting.

Commissioner Spray asked about the Phase 2C map, noting Mr. Thomas said Homewise owns property and asked if there is anyone else in that Phase.

Mr. Thompson said the group which is developing The Pavilion Project on the west side of 599, has purchased the non-residential property in Phase 2C which are Tracts 51A, 51B, 54B, 50 and 54A, which is 33-34 acres. He said, with the purchase, they committed to developing it as well as the spine infrastructure, the extension of Plaza Central, the extension of Jaguar Drive and the connection to the interchange at 599.

Commissioner Spray asked if this discussion was in conjunction with the development of the day care center and such, and is part of their plan as well, and Mr. Thomas said it is.

Commissioner Spray asked if the color coding of that is Community, which "means what."

Mr. Thomas said there is a brief description of that, but it appears that the developer wants to put a daycare center in that particular space.

Commissioner Spray asked, regarding 51A, if this is an office incubator.

Mr. Thomas said that is a master plan designation, and part of the development plan for the commercial development will be a zone change from PRC zoning which exists now to specific zoning. He said the Annexation Agreement requires that the Village Center Office and the Village Center Incubator be rezoned. There will be an application to rezone the commercial to C-2 and the Office Incubator to C-1, which are deemed compatible with the Master Plan.

Commissioner Spray asked how long the discussions with the developer have been ongoing – for months, years, how long, and Mr. Thomas said he is unsure.

Scott Hoeft, Santa Fe Planning Group, 109 St. Francis, was sworn. Mr. Hoeft said they have gone through several iterations, and staff has met with Tierra Contenta and they are tweaking it now. They have yet to find something that fits all pieces, but expects that will be done. He said they now are focusing on the development plan which the Commission will be seeing, hopefully, in February, as well as the final plat for The Pavilion. They currently are working on the design for the entire 35 acres mentioned by Mr. Thomas, and anticipates submitting that in the next few months.

Commissioner Spray asked if we are approving the design standards tonight, and asked for staff clarification.

Ms. Baer said the design guidelines before the Commission this evening would control, including development for that community area, as well as the three residential areas, including the development being discussed this evening.

Commissioner Spray said then there is a possibility of having to revise what has been done so far, based on what is adopted this evening.

Ms. Baer said there was some anticipation of what may be coming, and Mr. Thomas worked with the staff and developer to ensure what was envisioned, in terms of the standards, could accommodate what might be coming in terms of development, as well as being responsive to the needs of the community that was already there. Mr. Hoeft said this is correct, noting they review them with Mr. Thomas, Ms. Baer and staff. Mr. Hoeft said he concurs with the design guidelines.

MOTION: Commissioner Hughes moved, seconded by Commissioner Mier, to approve Case # 2010-102, the Tierra Contenta Phase 2C Design Standards with all conditions of approval as recommended by staff.

FRIENDLY AMENDMENT: Commissioner Gonzales asked that the maker consider striking Chapter 6 Residential Compound, striking Proposed Standard No. 2, which decreases the minimum lot size from 3,500 sq. ft. to 3,000 sq. ft; and in Chapter 7 Neighborhood Townhouse to strike the first proposed Design Standard that reduces the minimum lot size from 3,000 sq. ft. to 2,500 sq. ft. **THE AMENDMENT WAS NOT FRIENDLY TO THE MAKER.**

Commissioner Hughes said it has to come back for specific approval for any development plans later on which we could then "have review over."

Ms. Baer said this is correct, the Planning Commission would be seeing development plans for any of these tracts.

Mr. Hughes said he lives on a 3,000 sq. ft. lot with lots of open space around it, and he has seen how it can work, and would insist on a good design. He would rather not take the Friendly Amendment at this time, and hopes when this comes back, we would have the chance to look at it.

Ms. Lamboy said she would like to add that the topography is very difficult on those particular sites and that may be part of the rationale. She said, as stated, the Planning Commission will have the opportunity to review the specifics and determine whether it is appropriate.

CLARIFICATION BY THE STENOGRAPHER: The motion is to approve this Case with conditions as recommended by staff and without the Friendly Amendment. Chair Lindell said this is correct.

VOTE: The motion was approved on the following roll call vote (5-3):

For: Commissioner Hughes, Commissioner Mier, Commissioner Schackel-Bordegary, Commissioner Spray and Commissioner Villarreal.

Against: Commissioner Gonzales, Commissioner Montes and Commissioner Ortiz..

3. **CASE #2010-173. CORAZON SANTO GENERAL PLAN AMENDMENT. MONICA MONTOYA, AGENT FOR ANASAZI MVJV, LLC, REQUESTS APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 2.41± ACRES OF LAND FROM RESIDENTIAL LOW DENSITY (3-7 DWELLING UNITS PER ACRE) TO TRANSITIONAL MIXED USE. THE PROPERTY IS LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND HARRISON ROAD. (DONNA WYNANT, CASE MANAGER) (Postponed from January 6, 2011)**

Agenda Items #3, #4, #5 and #6 were combined for purposes of presentation, discussion and public hearing, but were voted on separately.

A Memorandum prepared January 1, 2011 for the January 20, 2011 meeting, with attachments, to the Planning Commission, from Donna Wynant, Senior Planner, Current Planning Division, Case Manager, regarding Case #2010-173, Case #2010-174, Case #2010-175, and Case #2010-176, is incorporated herewith to these minutes as Exhibit "6."

A Memorandum dated January 20, 2011, to the Planning Commission from the Current Planning Division, regarding additional correspondence, is incorporated herewith to these minutes as Exhibit "7."

A letter dated November 15, 2010, with attachments, to the Planning Commission, from Monica Montoya, regarding Corazon Santo, is incorporated herewith to these minutes as Exhibit "8."

A copy of the meeting notes from the ENN meeting of Tuesday, December 29, 2009, is incorporated herewith to these minutes as Exhibit "9."

Donna Wynant, presented the Staff Report in this matter. Please see Exhibit "6 " for specifics of this presentation. Ms. Wynant noted the location of the project using the aerial map in the packet, noting it is at the corner of Harris and Agua Fria.

Ms. Wynant noted the approved Agua Fria Compound.

Commissioner Hughes asked the status of that project.

Ms. Wynant noted it is owned by Mark Burttram and he is very interested in what is happening in Corazon Santo, but there has been no development.

Ms. Wynant said the Commission received a late communication from the Applicant, which is a large packed of information provided by the Applicant [Exhibit "8"]. She said, "We were kind of thinking that each other had provided that in the packet, but we didn't since we were running behind on deadlines. My apologies."

Ms. Wynant said the information on the ENN should be in the Applicant's packet. She said this project went through an evolving of ideas with the neighborhood, and those comments are summarized on page 3 of the Staff Memorandum, and pointed those out. Please see Exhibit "6" for this information.

RECOMMENDATION: Staff is recommending approval of the four cases, subject to all conditions that are in the DRT memorandums in the Board packet.

There was a recess from 6:30 p.m. to 6:40 p.m. to prepare the overhead projector

Estevan Gonzales departed the meeting

Public Hearing

Presentation by the Applicant

Monica Montoya, Agent for applicant was sworn. Ms. Montoya noted a number of people worked together to put together a good project which is before the Commission this evening. They are here to support the proposed design and to answer any questions. She introduced: Melvin Varela, Owner, and Joel McHorse, Owner, Mike Gomez, Santa Fe Engineering who did the traffic study and the preliminary engineering design, and Jay Bush, Project Architect who is in attendance to speak about specifics of the proposed preliminary design.

Ms. Montoya said she and the Applicant see this as an affordable, quality project in a very wonderful part of town, near the intersection of Harrison Road and Agua Fria, which is a wonderful location in Santa Fe, close to shopping, transportation, schools, parks and close to many other amenities as well. It is a wonderful opportunity for people. She said the project is subject to the Santa Fe Housing Program requirements, with which the Applicants have complied. The owners also decided to go a step beyond that to provide the entire R-7 portion of the project to people of 120% of average median income. She said it is a little higher than 100%, but in their opinion, it still is affordable and they are very proud of that. Ms. Montoya said they believe the City can be proud of this project if it is approved.

Ms. Montoya said they have worked on the project for some time, and it's been a very careful balance of many interests, including the study of existing land use patterns in the area as Ms. Wynant mentioned. She said this part of town is tricky in terms of land uses in the area. There is heavy industrial zoning on the Siler Road portion abutting single family residential right up to Harrison Road. She said they were trying to develop a zoning district which would be a buffer between industrial and the neighborhood.

Ms. Montoya said there was a careful look at the very extensive neighborhood input, noting they held 3 ENN's, and in addition, had one-on-one meetings with adjacent landowners to get their concerns, and tried as much as possible to put their ideas into the design.

Ms. Montoya said they took a hard look at the City Code, and as a result, were able to come to design within Code limits with no variances needed. They are very proud of this and hope the City will be as well.

Ms. Montoya said the packet of information which was given to the Commission this evening [Exhibit " 8"], is essentially their application to the City. She said she would like to point out some specific areas which she believes will be helpful to the Commission in reviewing the application.

Ms. Montoya said the Corazon Santo property is vacant, but it has a history of 20 mobile homes on the property. The owners removed those with the intention of coming forward with the application before you this evening.

Ms. Montoya said they were thinking that Agua Fria has evolved and doesn't lend itself for single family, residential R-2 use anymore. It is a very busy street which has become a traffic generator and a

connector street getting people east to west. She said since the City already had started the rezoning to R-7 to the west, they thought that would be an appropriate use and a good fit for the area, because of the uses that zoning permits. There are very good neighborhood types of uses, noting on page 7 she has listed the permitted use Code – daycare centers, offices, religious assemblies, veterinarians, galleries, shops, and non-profits. They think these would be a good fit for the R-7 zoning, as well as for the existing homes on Harrison Road.

Ms. Montoya said, with regard to the ENN and how this project developed, the neighbors played a large role in design, noting on page 17 of the Applicants submittal she has provided her interpretation of the neighborhood process. She said they relocated a driveway entrance, noting the original driveway was abutting the Baca property, and they moved it to the West to create more of a buffer for them. They eliminated commercial use in the building cluster south of the Baca property, with the thinking is that would keep the residential character on Harrison Road.

Ms. Montoya said the original design called for a park. She said the neighborhoods were fearful of gangs, so they were asked to remove the park. The park was replaced with a City park which is within walking distance. They placed a privacy fence at the adjacent property line and are extending public sidewalks to create connectivity.

Ms. Montoya said on the R-7 side, they started with a higher density of RM-10, a multi family apartment situation and reduced it to the R-7 which is within the limits of the plan. They reduced the number of residential units from 56 to 46. They reduced the number of access points off Harrison Road from 2 to 1. She said the neighbors wanted to eliminate one of those access points to reduce the traffic and create more of a stacking situation which they thought would be better for cars entering and exiting the subdivision onto Harrison. They eliminated all curb cuts on Harrison Road.

Ms. Montoya said they added a road connection between the MU and R7, noting the site on the map via the overhead projector. She said this was done to give residents a second option for exiting the development and creating less congestion at Harrison Road and Agua Fria. They put single-story buildings along Harrison Road, noting this was at the request of the neighbors.

Ms. Montoya said they kept one juniper tree which had some sentimental value to an adjacent property owner, and will build around it.

Ms. Montoya said there was a lot of discussion about the architecture and what Corazon Santo would look like. She showed a series of photographs and computer generated pictures to show what they think it will look like, noting some of the photographs are of an existing subdivision Arroyo Sombra on Camino Rojo, off Airport Road in Tierra Contenta, after which Corazon Santo will be modeled. She said it will be a combination of pitched and flat roofs, and there may be different colored roofs.

Ms. Montoya said they are still working on the architecture for the MU, but it is subject to the City Architectural Review guidelines, so it will be Santa Fe style.

Ms. Montoya said there will be a bus stop along Agua Fria within walking distance just east of the intersection of Harrison where people can take the bus to other parts of the City. She noted the site of La Cieneguitas Park which is across Harrison Road. She said there is a City designated walking trail, but she doesn't know if that is constructed, noting the Applicants would like to contribute their fair share to ensure this is done, noting this would be a good benefit for the residents to be able to use that Park.

Speaking to the Request

Stanley Vigil, 1103 Harrison Road. Mr. Vigil commended the owner and Ms. Montoya for working with the neighborhood, noting they made a lot of concessions to get this done. He is concerned about the access, pointing out the site on the map via the overhead projector, into an industrial area. He said he fears the City or whoever is building the road is trying to get a connection between residential into industrial, which doesn't seem to be a positive thing. He said there is plenty of access through Agua Fria and Siler Road into the industrial area. He is also concerned, on the MU portion, that they want to have 2,100 sq. ft. of commercial space, and he is concerned that it isn't broken down "into an allotment as to the building size." He said they show several buildings and suggested they limit that to 3,000 sq. ft., to prevent someone with a large organization coming in there and wanting 2,100 sq. ft. of office or storage space.

Mr. Vigil said he has one final concern. He said the residents of Harrison Road fought to get speed humps installed there. He wants to see speed humps installed on the new portion of the road to prevent cut through traffic and speeding.

Pablo Sanchez, 1142 Harrison Road, was sworn. Mr. Sanchez commended the developer for working with the neighbors. His also is concerned about the connection west to the industrial area. He said it's a pretty heavy duty area, and there are junkyards and he is concerned about that traffic coming down Harrison Road.

The Public Testimony Portion of the Public Hearing was Closed

Commissioner Montes asked someone to define "Transitional Mixed Use, " and give an existing example of that. He said Ms. Montoya defined it in her handout, but he wants an existing example.

[Ms. Montoya's response here is inaudible because she was away from the microphone.]

Commissioner Montes said then, to the best of your knowledge it is a mixture of residential and commercial and Ms. Montoya said yes. He asked if there was another definition in the planning parlance.

Ms. Baer said Ms. Montoya was making the point that there is a difference between land use and zoning, so the land use is defined through the general plan, and it is adopted by resolution and it is more broad. It doesn't have specifically defined standards related to it. She said what was imagined or envisioned in the general plan is that there would be areas where you start to get some tension between residential and commercial or industrial uses, so something has to happen between those which becomes

a transition. She said this was translated into the zoning code with debatable levels of success, but the idea was that the mixed use zoning category would provide both uses, commercial, retail with residential, typically on one parcel. She said where it is adjoining residential, the Code requires that there be an increase in residential uses – it has to be 50% of the commercial or retail or industrial use. The basic answer is that it isn't defined in terms of the land use, but more defined in terms of the goal of what it is accomplishing, so it accomplishes a transition which can be accomplished through mixed uses. However, there are probably other ways it can be done, but the general plan has to be changed to accomplish the rezoning action.

Commissioner Montes asked Ms. Baer if she can give him an example of a mixed use in Santa Fe.

Ms. Baer said no. She said, in part, she believes that is the failure of the Code to provide the correct standards and uses for that to happen. She said C-4 might be an example of transitional mixed use because the idea is that it creates a buffer between a major road and small scale residential uses in the existing neighborhoods, so C-4 starts to accomplish some of that mixed use.

Commissioner Montes asked for an example of C-4 in Santa Fe.

Ms. Baer said C-4 is actually a corridor along St. Francis – office buildings, medical buildings, some retail and then it transitions to the back where there are residential uses behind those uses.

Commissioner Schackel-Bordegary said Ms. Baer's answer is excellent, and said she still is learning about the difference between land use and zoning, noting Commissioner Montes' question is her question. She serves on the Chapter 14 Subcommittee cleanup, and they looked at the mixed use ordinance. Her question was where it is and has it been used. She understands the City passed the ordinance in the last 2-4 years.

Ms. Baer said it has been at least 4 years.

Commissioner Schackel-Bordegary said this tells her this really isn't being used, and for her this is the first case before the Commission on mixed use. She said they aren't building under this ordinance for whatever reason. She said mixed use really is being able to live, work and go shopping within a walking radius. She said it is more creative, as an urban planner, to be able to use this design and not just separate uses and make only buffers and walls and separations. She said we already have a mix of uses. She said when we look at this in planning and improving the quality of life, we look at what should go in the spaces between. She asked if it is a matter of taking industrial as far as you can and then you have a "no-man's land," where nobody would like to live anyway. She said we're dealing with a condition here that has a lot of those elements. She believes we need to look at the Mixed Use Ordinance and make it relevant, since we don't seem to be able to have any projects built.

Commissioner Villarreal asked the original proposed site of the open space park

Ms. Montoya said it was proposed "here" fronting Harrison Road and it was approximately one acre.

Commissioner Villarreal asked if it was replaced by additional housing units.

Ms. Montoya said it was replaced by additional affordable housing units.

Commissioner Villarreal said this is a design for future units, and, although there is a park within walking distance, we are denying a park to future residents based on what surrounding neighbors have to say. She said, "I don't know that that's really the right intention when you are looking at what people need for their community other than just mixed use. I guess what I see is, if you're including something else other than the original intent, was there ever consideration to expanding the size of the lots and placing more within that area so that you expanded so that it doesn't become an R-7 and it's a little bit less dense so there are larger lot sizes." She said perhaps the architect could explain this. She said she just doesn't see adding more units because there is no open space provided for the community at this point.

Jay Bush, Architect for the project, 1700 Watch Point, was sworn. Mr. Bush said the original proposal was for 3,000 sq. ft. lots, and when the park was deleted, they dropped to 46 4,000 sq. ft., so in fact they didn't increase the density, they increased the lot size.

Commissioner Villarreal asked Mr. Bush if he feels it is sufficient to have a tot lot to replace the original park intended for future residents.

Mr. Bush said, "Yes. I think we are comfortable with it, because there is the larger park over in the Cieneguitas development, and then the tot lot would provide for the wee ones."

Commissioner Villarreal asked for more elaboration on the connection to get to that park, and if there is a current proposal to be able to walk or ride to that park. She said on the development proposal, it is a connection for a future roadway and not a connector to the park.

Ms. Montoya said, according to the City's GIS data, it shows it is a trail, commenting that John Romero might be able to shed more light.

John Romero, City Engineer, said the only knowledge he has about that alignment, is that is where the Acequia Madre is located, and is unsure whether the Acequia Madre Trail goes through this area. He said 6-8 years ago the City did a trunk line project on that alignment, basically a storm line pipe beneath the Acequia Trail. He said at that time they didn't make any paths or anything such as that.

Commissioner Villarreal asked if there are plans for that to become a road access point.

Mr. Romero said he doesn't know. However, he didn't understand the Acequia Trail to come this far. He said, unless it is an extension of the Acequia Trail, he believes there are no plans, noting people use the ditch to get around, but he doesn't know if it is a trail or if there is a plan for an official trail.

Commissioner Villarreal said Ms. Montoya said it could be misleading, and perhaps it may not connect to what we consider the Park.

Chair Lindell said the affordable agreement on page 2 of the Santa Fe Homes Program proposal [above Successors in Title] provides, "SFHP developer proposes to deliver the range 2, 3 and 4 SFHP proportionately to the range 5," and asked what that means.

Ms. Montoya deferred to the owner to answer this question.

Melvin Varela, owner, Pecos, was sworn. Mr. Varela said when he signed that contract with the City, he had looked at some other things which Homewise was doing, and they were able to go up from 2 to 5 and have a mixture between which would be affordable to the teachers, policemen and firemen who can't afford homes in Santa Fe. He said if he made this affordable it would make it easier for them. He said with what is happening with City Police cars and such, he felt this would be good at this time. He said to have the different mixes in price ranges would make this development work and then get back to 100% affordable.

Chair Lindell said she is still unclear about what it means to deliver range 2, 3 and 4 proportionately to range 5.

Mr. Varela said, "If we had 2 of range 2 we had to have 2 of range 3 and 2 of range 4 and 2 in range 5. He said whatever the math on 46 units, there would be that different range. If it was 6 or 7 of range 2, that's how I understood we would be building, so there would be a mixture. In looking at the way it surrounds us as we go to the east, we could be matching that type of housing that is already present. So, the size of lots, the look of the house, the range of those prices in the neighborhood, we would be in keeping with right in that range. With having that mixture of range 2 and X amount of houses in 3, 4 and 5 would match what the neighborhood is"

Chair Lindell said as she understands, Mr. Varela will do the same number of range 2s, range 3s, range 4s and range 5s.

Mr. Varela said yes, this is his understanding.

Chair Lindell said it appears this development needs to have a homeowners association, and Mr. Varela said yes.

Chair Lindell asked if the streets will be dedicated to the City for maintenance, but the alley will not be dedicated to the City and the residents will be responsible for the alley.

Ms. Montoya said the Calle Corazon will be dedicated to the City as a public right of way to assume maintenance. The alley way will be maintained by these homeowners. She said they have a preliminary draft of the homeowner's documents, and the maintenance issues will be addressed in those documents, noting those will be finalized by the time the final development plan comes back to this Commission for your review.

Chair Lindell asked if it is a 20 ft. alley, and Ms. Montoya said this is correct. Chair Lindell asked if it is to provide additional parking.

Ms. Montoya said it is to provide additional parking and it is also the garage access, and Mr. Bush can explain how that will work.

Mr. Bush said one of the objectives is to relate the project to Harrison Road, but the City Engineer didn't want any curb cut access off Harrison Road, which is the genesis of the alley. He said the houses will front on Harrison, but the garages will be in back.

Mr. Bush said they also had a concern about adequate parking beyond the minimum Code requirement of 2 spaces per unit. The introduction of the alley provides two advantages. First, it eliminates any curb cuts on Harrison and Calle Corazon so we aren't "eating" on-street parking with curb cuts. Secondly, the egress should allow us to have 3 rather than 2 off-street parking spaces off the alley. He said, relative to parking, they propose to widen Harrison Road along this development to allow on-street parallel parking, so the front of the units can be accessed by guest parking for those units fronting on Harrison.

Chair Lindell commented that this project is too dense and R-7 is overreaching for this project and R-5 would be more appropriate. She noted a lot is affordable which is very commendable. She believes with 70 dwelling units, some of which are affordable, there will be a lot of children, but there is absolutely no open space, no park for children, and it is tremendously lacking without open space. She said reducing density to R-5 with a park within the development would be the way to move forward with this.

Commissioner Mier agreed it is much too dense, although he understands the intent was to provide affordable housing, and is unsure what that means in terms of dollars per home. He asked, if you are targeting teachers, firefighters and policemen, how will you limit purchase of the homes to that particular population. He doesn't see how this can happen.

Mr. Varela said he met with the Housing Trust several times, and they have a list of people qualified for affordable homes, \$218,000 to \$260,000, so there is a wide range of homes, noting it originally was set at \$187,000. He said when the Green Code was adopted it was raised to \$190,000 and subsequently to \$263,000 on Old Las Vegas Highway. He was trying to meet that range, believing firemen, policemen and teachers could qualify in that range. He said it is not exclusively for the service sector of the City and is open to everybody.

Chair Lindell said the project Homewise did on Old Las Vegas Highway, is an R-3 project, and the matrix for pricing is based on the household HUD area median income. The City Council determines that based on the area median income, and not on any project.

Commissioner Mier said his daughter just purchased a house at the Homewise site on Old Pecos Trail, and he is very familiar with that project. He equally shares the concern that the density is too much for this area, noting the Commission raised concerns previously with Terra Contenta and the availability of open space. He said this projects lacks open space. He understands Mr. Varela is in this to make a profit. However, he would be very concerned if he were a neighbor to have the project next door to him. He said concerns were expressed at the ENN that these units would be converted into rentals.

Commissioner Mier said the use of the alley way is a "whole other problem," in terms of enforcement of parking and such. He has more concerns than answers about this project. He appreciates the intent.

Commissioner Mier asked if the reference in Justin Snyder's letter to Aspen is to Salazar School or is it another school.

John Romero said Aspen School is the old Alameda Middle School, and he understands they consolidated Aldea, Larragoite and another.

Commissioner Mier asked if this area will feed into the Salazar School.

Mr. Romero said he doesn't know, he is just saying what Aspen School is.

Commissioner Mier said he doubts the schools know about this development. He said he can't support this request and the Applicant needs to go back and look at the density, and to see if the neighbors' concerns about connecting to the industrial area are valid.

Ms. Montoya said they looked at alternative sites, floor plans and layouts of the individual lots, and she can share those with the Commission, to get "one last shot at showing how they can make this work."

Chair Lindell asked if Commissioners would like to see those and no one indicated they would like to do so.

Commissioner Spray said on page 4-5, of the Staff Report, reasons are outlined for modifying the general plan on this case. It says, "... economic development goals as set forth in a comprehensive economic development plan for the City.." as being one of the reason for modifying this. He said staff response is that Santa Fe area experienced the "... smallest increase in new residential construction since 1969... [which] greatly impacted the local construction industry." He asked if it would be fair to say that any project in any area, as long as it provided construction jobs, would be enough to amend the general plan.

Ms. Wynant said the criteria is to look at the Economic Development Report, and he asks a good question. She said in evaluating the general plan we are looking at the density as an issue at that site, and we have to evaluate if this is in line with the economic development goals at the City. She left a message with Juan Torres to see if he could respond to that, and she wants to report on that when the final plan comes back for approval. She said essentially we look at whether what is being proposed is in line with the City's economic development goals.

Commissioner Spray said he is having trouble making the connection that this project could change anything, unless they are building something in connection with the Economic Development Plan. .

Commissioner Spray, referring to page 8 of the Staff Report, quoted from the Applicant's Response 2. "The busy nature of Agua Fria has made single family residential uses (R2 zone) unlikely." He asked Ms. Wynant to elaborate on that.

Ms. Wynant said she doesn't have the volumes of increase over the years, but it was the conclusion to which she came in writing the report, that property down Agua Fria is not in an ideal location for single-family homes, and described the conditions in the area, noting it can be made to work, but it's not ideal.

Commissioner Spray said he is trying to find reasons to make this change and to approve this request.

Commissioner Spray, referring to page 9 of the Staff Report, "Applicant's response: We submit that Corazon Santo exists within an existing service area and all infrastructure exists and can accommodate the proposed development. Staff response: The City may require such participation by the developer if necessary." He asked Ms. Wynant to elaborate on this.

Ms. Wynant said this goes to what the infrastructure would cost, and staff needs to look at the cost to be shared with the developer. She said it is a broad response.

Commissioner Spray, referring to page 10 of the Staff Report, "5. If the proposed rezoning creates a need for an additional major public utility expansion, if such a need is determined, then the developer may be asked to contribute a proportional fair share of the cost of the expansion. Applicant's response: We submit that Corazon Santo is an infill project and public utilities exist. Staff response: Any additional expansions will be determined at the time of Final Development review. Commissioner Spray said it appears staff is saying there may be some level of expansion but don't know what it is at this point.

Ms. Wynant said this is correct, saying that is a broad response, noting she needs to be more specific. She said we put the criteria out there, the applicant responds and we try to evaluate that.

Commissioner Spray said the R-7 zoning hasn't been evaluated, but the zoning has been included in an executed contract with the Santa Fe Homes Program. He asked if it is typical policy practice.

Ms. Wynant said this is tricky, and when people begin the process, these kinds of agreements get started, and it is executed only at final approval, noting that could be changed.

Commissioner Spray said he understands, but it seems this is a little ahead of the process, such as the last case where the design people were working with the developer before this body even had looked at it. He finds this a curious way of doing things.

Commissioner Spray said there are serious issues, and there is not enough information to give a good reason for the rezoning.

Commissioner Mier said there are traffic problems in this area. He said one of the reasons Rufina was extended was because of the tremendous traffic toward the south side of town. He said this is at the head of the problem, and if we add more homes and traffic in this area, we're going to add to the tremendous impact on these people who already are struggling to get to work and the kids to get to school. He reiterated that the density is too much, and the traffic is too heavy. He believes this needs to be taken back, revisited and then brought back to this Commission.

Chair Lindell said, speaking of another project which was approved, but not built, Commissioner Gonzales was extremely concerned about approving any more development plans along Agua Fria without addressing some major traffic problems.

Chair Lindell asked, "Why is Case 2010-174 a rezoning, why is that just not a rezoning and within the rezoning there is also the development plan. Whereas with the other piece of property, the 6.28 acres, a request for rezoning and then a preliminary subdivision plat. Is 2010-174 asking for a rezoning in addition to approving the plat that's been presented to us."

Ms. Baer said this is a function of the "quirkiness" of the Code. The rezoning to R-7 requires a development plan to accompany the rezoning request. And the rezoning to mixed use requires a master plan. This is the reason it's done this way. It is the requirement of Code. The subdivision is aside from that. The development plan goes with the rezoning to R-7.

Chair Lindell said, "If the Commission were to approve 2010-174, we are also approving the master plan."

Ms. Baer said that's the one that has the development plan, but "yes, essentially yes, that is correct. Now you could ask for revisions to that."

Chair Lindell said she wanted to clarify that, so the Commission is very clear on the decisions we are making tonight.

Commissioner Schackel-Bordegary said she was excited reading about the possibility of a mixed use project, and recognizes the effort and dialogue that has gone into this, and this process is designed to make it a better project. She asked Ms. Wynant if she has tried to walk from the site to the park.

Ms. Wynant said she has driven the site, and all around the site, but she didn't get out and walk the site as she normally does. However, she did look at the aerials and spoke with Fabian Chavez. He asked her if that trail is there. When she drove the site she looked specifically at that location and there is an acequia, but she did not see a trail from Harrison to the park. She said Fabian Chavez said the applicant would have to contribute to that trail if they were to use that park, increase the number of children to that park.

Commissioner Schackel-Bordegary asked if there is a dedicated pathway to the park from this site.

Ms. Wynant said there was no definitive response.

Commissioner Schackel-Bordegary asked if we have the map she is referring to, and Ms. Wynant said yes. Commissioner Schackel-Bordegary asked which map it is, and asked if it is an exhibit or one they received tonight.

Ms. Wynant said this is a trail that is shown on the City's maps, and using the overhead, said the dotted line comes through the industrial area, and there is no trail "here," there is a property "here," and from Harrison it goes to the park and beyond.

Commissioner Schackel-Bordegary said if the trail existed, she would walk down Calle Corazon to Harrison along the path. She said in absence of a path, she would take streets to the park when the streets are connected. She asked if you can walk to the park on the existing streets, if she is on Harrison and wants to go Cieneguitas Park – has anybody walked it. She asked Ms. Montoya to guide her, telling her the streets.

Ms. Montoya said, looking at this map, you would go north onto Harrison Road, and east onto Agua Fria and south to La Cieneguitas, and then down to the Park.

Commissioner Schackel-Bordegary asked if La Cieneguitas is a newer development.

Ms. Montoya said it has been there for while.

Commissioner Schackel-Bordegary said this isn't connectivity when you want to take your kid to the park. She said this isn't an answer for her, to take her two-year old in a stroller to Agua Fria, go down to La Cieneguitas and go across. She said, "Let's just put that to rest tonight, that that park is accessible to this from a planning perspective, from a livable perspective, for families and children. You don't walk your kids out to Agua Fria and then you put them off in the La Cieneguitas neighborhood. That's my point. I'm just looking for some connectivity here. Now all of us live in places where you can't get from here to there because there's something not there for you to connect. That's why this issue will not go away. So, it kind of irritates me that we talk about connectivity to La Cieneguitas Park."

Ms. Montoya said, "I apologize. We really didn't do justice, you're correct, by not doing or relying on the fact that the City says there is a trail and connectivity to that park. We should have investigated it further, and we just assumed because it was a City map that it was a designated space, perhaps even a right of way, perhaps it wasn't a dedicated right of way. And we assumed that. And I apologize. We should have done that. And that's what, I think we relied on, and I apologize. I certainly didn't mean to go on record as saying I want to walk my kid in a stroller down Agua Fria. I wouldn't do that myself with my own children, so I apologize. We should have investigated it further."

Commissioner Schackel-Bordegary said she appreciates that. However, this is something which should be investigated by staff in every case and by applicants – walk around and see if it connects. She understands if it was on the map that they could think it was there. However, it's good to go and investigate data as best you can.

Commissioner Schackel-Bordegary said Mr. Romero said earlier that there is no roadway planned and there was no trail. She would like to talk about the condition of approval to have a dedicated right of way to the west which connects it to the industrial area. She said she is looking at the notes from the ENN meeting, Exhibit F-14, the last page of the handout the staff provided this evening, and quoted from the notes as follows, "Mike Gomez indicated that a Traffic Study was in the process which included Harrison Road. Preliminary indication identified Harrison Rd. at a Level C. Comments from the crowd identified the study being done was a 10 year study and they wanted a 20 year study. Gomez also introduced a new future connection to Cook Road. Gomez identified the future road connection was a City requirement promoting connectivity." She asked Mr. Romero to comment.

Mr. Romero said that is somewhat misleading and incorrect. He said his comments, as published in his Memo don't state that he is requiring them to make a connection through property that they don't own to an industrial park. He said, "I did not ask that. What I did ask was that they reserve right-of-way toward the west in a location that could logically connect to what the Agua Fria Compound had already approved. I think where the misinterpretation might have occurred, with the Agua Fria Compound, when that came through, there was a bit of debate about one of my requirements on that one. And in that one, I required that they fashion the site plan to provide a future possible connection to Cook's Lane. I didn't say make them connect it. If the whole intent was to make you guys get connected right now, that would have been my condition back then, is Agua Fria Compound connect with Cook's Lane. It wasn't. It was to provide for a logical connection there in case that area decided to redevelop. It's not unheard of for areas, in my opinion, even if it doesn't happen for 20 years, but condition or not, it would be nice if at that time they said, you know industrial isn't a good use for this. We're all moving our industrial operations out toward the airport. We might want to expand and infill more residential. Who knows. And if all this stuff is lined up, then it would be able to receive it. But until that time, we wouldn't connect to Cook's Lane. So, at no time did I intend my, or write my comment requiring them to connect to Cook's Lane at any time."

Commissioner Schackel-Bordegary said she hopes the Commission heard this and know that some people are here under false pretenses, or at least whipped-up a little bit. She said we often sit here and listen to neighbors concerns which haven't been presented forthrightly. And we end up dealing with a lot of opposition which we have to sort through and make decisions on behalf of the whole City. She said if this connects in the future, commenting that it will, and noting we need more east/west connections and we have to think ahead. She said we have a very capable Traffic Engineer who does this so professionally and diplomatically in meetings. She wants all the Commissioners to support him. She said this will hook up and there will then be a way to walk to parks. She asked Mr. Gomez if he cares to comment.

Mike Gomez, Traffic Engineer for the project, was sworn. Mr. Gomez said, "I guess this issue has whipped up quite a bit of concern, starting a long time ago. The results that John has given you right now is based on the many, many meetings we've had with him and the results of the traffic study. When we had that ENN meeting that connection right there was not a part of our proposal. That was something that was, you know, dictated to us. And if we're going to put in the right-of-way right in there, and it points directly to Cook's Road right in there, at that time that was our understanding of where the connection was to occur. Why else would we put the right-of-way in if they weren't going to build a road at some time in the future. Now, John is right. He would have required us to build the road. But by putting in that right-of-way, we're making it possible for that road to happen. And if there was a condition in there that says the

right-of-way shall never connect to the Industrial Park, then that would be a different situation, but there is no condition that states that. So, at the time we were having those ENNs, we didn't have John's final written comments.... what was the date of that ENN that you referred to... 2009... so, that's over a year ago. And at that time, John didn't have any written memos, he had no staff comments other than to go ahead and provide a connection across there. So, naturally the neighborhood is concerned and we're concerned. Now if you lived in there, it's a common sense issue. It's not really a traffic issue. Do you want an industrial park tied into your residential development. I think it's a common sense answer: no you would not. And that's where, from our perspective from our development, for all these residents, we wouldn't want that connection into the industrial park. So, we didn't whip up anybody and we didn't mislead anybody. There was nothing to drive us at that point. So, I take issue with your portrayal of misleading anybody. If anything, we were the ones that were misled as to the purpose of that connection. Now, if the purpose is so that when the industrial park gets redeveloped, it's different than what we have out there right now. That should be a condition of the approval."

John Romero said, "I would just like to be clear again on what my intent was. In order for that connection to occur, things need to take place that aren't under the control of this development, and they have to wait for the next development to develop, and then we need Agua Fria to develop. And that what I've explained to these guys since 2009, and I have my notes, is that that isn't a decision that I thought was appropriate to be made right now. Whether that condition would be, reserve this right-of-way, but there's no chance it will ever connect to Cook's Lane. What I explained to them is, at the time of that connection, whatever causes that connection to be even brought up, the actual connection, whether it's redevelopment of Agua Fria Compound, redevelopment of Cook's Industrial Park, whatever it is, that's when this debate can occur and we can use our common sense on whether we want this type of traffic to go through here or not. It's really what it came down to. And, again, in my opinion, what's explained in my memo is what was explained to them. All I wanted for them to do was provide a right-of-way that connects the properties to the west, the property to the west, that aligns up with Agua Fria Compound. I explained that to them time and time again. I never said to plan a future connection to Cook's Road. Ever."

MOTION: Commissioner Mier moved, seconded by Commissioner Spray, to deny Case #2010-173.

OFFER BY THE APPLICANT: Ms. Montoya said, "Madam Chair, I'm not sure this is appropriate protocol, but the Applicant has asked if the Commission would consider allowing us to go back and look at some of the issues that the Commission has brought up this evening and come back to you next month."

WITHDRAWAL OF THE MOTION: Commissioner Mier asked if he needs to withdraw the motion. Kelley Brennan said there was no action, so the motion is withdrawn.

Commissioner Mier asked if it is necessary to provide a specific date for the postpone.

Ms. Brennan said yes.

MOTION: Commissioner Mier moved, seconded by Commissioner Spray, to postpone Case #2010-173 to the first meeting of the Planning Commission in March 2011, March 3, 2011.

Commissioner Villarreal would like to amend the motion to provide a condition of approval that the Staff provide a comprehensive report on all levels to the Commission so we're not receiving things at the last minute so we can review them. She said it really helps to get ENN notifications so we can hear what residents had to say at those meetings.

Chair Lindell said she is unsure this needs to be part of the motion, and this is a comment we have for this cases and all cases, that we don't get a 20 page packet at the last minute. It isn't fair to the Commission.

Commissioner Montes asked what would be the correct vehicle to get a comment moved forward regarding speed bumps, and asked if that should be a friendly amendment, or would that come up later.

Chair Lindell said by mentioning this now, the applicant will take this into consideration.

Commissioner Montes asked if it is the Applicant's call or the City's call on speed bumps.

Chair Lindell said it is both.

Ms. Montoya said they will be happy to work with the City in this regard.

Commissioner Montes said he wanted to be sure the gentleman's concern expressed this evening about speed bumps was acted upon.

VOTE: The motion was approved on a voice vote, with Commissioner Hughes, Ortiz, Mier, Montes, Schackel-Bordegary, Spray and Villarreal voting in favor of the motion, no one voting against, and Commissioner Gonzales absent for the vote [7-0].

Commissioner Mier said he believes it is understood that if the Applicant is not prepared to come before the Commission on March 3, 2011, the Applicant can request a postponement.

4. **CASE #2010-174. CORAZON SANTO REZONING TO MU. MONICA MONTOYA, AGENT FOR ANASAZI MVJV, LLC, REQUESTS REZONING OF 2.41± ACRES OF LAND FROM R-2 (RESIDENTIAL 2 DWELLING UNITS PER ACRE) TO MU (MIXED USE. THE APPLICATION INCLUDES A DEVELOPMENT PLAN FOR MIXED USE FOR UP TO 24 RESIDENTIAL UNITS AND UP TO 21,000 SQ. FT. OF COMMERCIAL SPACE. THE PROPERTY IS LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND HARRISON ROAD. (DONNA WYNANT, CASE MANAGER) (Postponed from January 6, 2011)**

MOTION: Commissioner Mier moved, seconded by Commissioner Spray, to postpone Case #2010-174 to the first meeting of the Planning Commission in March 2011, March 3, 2011.

VOTE: The motion was approved on a voice vote, with Commissioner Hughes, Ortiz, Mier, Montes, Schackel-Bordegary, Spray and Villarreal voting in favor of the motion, no one voting against, and Commissioner Gonzales absent for the vote [7-0].

5. **CASE #2010-175. CORAZON SANTO REZONING TO R-7. MONICA MONTOYA, AGENT FOR ANASAZI MVJV, LLC, REQUESTS REZONING OF 6.28± ACRES OF LAND FROM R-2 (RESIDENTIAL 2 DWELLING UNITS PER ACRE) TO R-7 (RESIDENTIAL, 7 DWELLING UNITS PER ACRE). THE APPLICATION INCLUDES A DEVELOPMENT PLAN FOR 46 RESIDENTIAL LOTS. THE PROPERTY IS LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND HARRISON ROAD. (DONNA WYNANT, CASE MANAGER) (Postponed from January 6, 2011)**

MOTION: Commissioner Mier moved, seconded by Commissioner Spray, to postpone Case #2010-175 to the first meeting of the Planning Commission in March 2011, March 3, 2011.

VOTE: The motion was approved on a voice vote, with Commissioner Hughes, Ortiz, Mier, Montes, Schackel-Bordegary, Spray and Villarreal voting in favor of the motion, no one voting against, and Commissioner Gonzales absent for the vote [7-0].

6. **CASE # 2010-176. CORAZON SANTO PRELIMINARY SUBDIVISION PLAT. MONICA MONTOYA, AGENT FOR ANASAZI MVJV, LLC, REQUESTS PRELIMINARY SUBDIVISION PLAT APPROVAL FOR 46 LOTS ON 6.28± ACRES, LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND HARRISON ROAD. (DONNA WYNANT, CASE MANAGER). (Postponed from January 6, 2011)**

MOTION: Commissioner Mier moved, seconded by Commissioner Spray, to postpone Case #2010-176 to the first meeting of the Planning Commission in March 2011, March 3, 2011.

VOTE: The motion was approved on a voice vote, with Commissioner Hughes, Ortiz, Mier, Montes, Schackel-Bordegary, Spray and Villarreal voting in favor of the motion, no one voting against, and Commissioner Gonzales absent for the vote [7-0].

7. **CASE #2010-102. TIERRA CONTENTA PHASE 2C DESIGN STANDARDS.**

This Case was moved to be heard first on the agenda.

8. **CASE #2010-163. THE PAVILION OFFICE COMPLEX DEVELOPMENT PLAN. SANTA FE PLANNING GROUP, INC., AGENT FOR RICHARD COOK, REQUESTS DEVELOPMENT PLAN APPROVAL FOR APPROXIMATELY 35 BUILDINGS ON TWO PARCELS OF LAND TOTALING 371.20 ACRES; 86 ACRES ZONED C-2 (GENERAL COMMERCIAL) AND 285 ACRES ZONED BIP (BUSINESS/INDUSTRIAL PARK). THE PROPERTY IS LOCATED WEST OF NM 599, BETWEEN AIRPORT ROAD AND I-25, AND EAST OF SANTA FE MUNICIPAL AIRPORT. (HEATHER LAMBOY, CASE MANAGER)**

A Memorandum prepared January 13, 2011 for the January 20, 2011 Planning Commission Meeting, to the Planning Commission from Heather L. Lamboy, Senior Planner, Current Planning Division, requesting postponement of this case to the meeting of February 3, 2011, is incorporated herewith to these minutes as Exhibit "10."

This case is postponed to the Planning Commission Meeting of February 3, 2011.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. STAFF COMMUNICATIONS.

There were no staff communications.

I. MATTERS FROM THE COMMISSION

Commissioner Montes said he has noticed a lack of consistency on the ENN reports, which he had found most useful when he came on the Commission. This is the first thing he reads in the packet, so he can hear what the people we all represent are thinking. He said the ENN reports used to have a list of people attending, their signature, and a better reporting of the events at the meeting, which captured the tone in an objective way. He is concerned that we're getting ENN reports from the Applicant, and things could be omitted.

Commissioner Hughes said when Commissioner Montes came on board there was a Neighborhood Planner, and he had a style which lent itself to a consistent capture of comments and passing those on, but we don't have that now, and doesn't believe that position will be filled anytime soon, which is a shame. He said it's nice to hear the neighbors' concerns about traffic, commenting these are the same neighbors that didn't want a park. He said the City has standards and he thought that a park was required for a certain size development, and he said we need consistency. We should respond to neighborhood concerns not fears.

Commissioner Spray said this issue was brought up and the comment was made to try to modify this in such a way that the communities would have a level playing field with the attorneys and developers in bringing forth projects to attain consistency and understanding. He would like to pursue the position of Neighborhood Planner, and see if there is some way to do that. He shares the thinking of Commissioners regarding the ENN. It is an important thing to do, and we need to look closely at this as Commissioners because we do represent the public. He hopes that can be done and make our process better which is what we all want.

Commissioner Schackel-Bordegary said she would like a response from the Land Use Director, noting that he is not in the room. She wants to know the status of the ENN, because this caused some consternation. She understands there is a plan to hire a Neighborhood Planner.

Ms. Baer said staff will make every effort to improve the ENN reporting. She said two replacement planners have been hired, noting these are not new positions – Heather Lamboy and Bill Lamboy. She said part of Bill Lamboy's role is Neighborhood Services, noting he schedules all of the ENN's, and attends some of them. She said if they are able to assign a case manager early on, they like for the case manager to attend the ENNs so there is continuity from the very beginning. The case manager is able to hear the comments from the neighborhood and is involved from the start, so there are advantages. The disadvantage is there is not consistency in the reports. She said that person has to be taking notes, and it is difficult with a very large group to pay attention and take notes, as well as responding to questions at the ENN. She understands there is a consistency problem. She said if they had the resources, and if it is requested, two people could be assigned to attend the ENNs. She likes to have two people at the large and controversial ENNs – a case manager and someone taking notes which would provide consistency. She said they are now over-booked on ENNs, sometimes two in one night, noting the Commission hasn't seen these cases. She said things are really picking up, but they don't have sufficient staff to send two people to the ENNs. She said she will ensure that the City's ENN report is included in every case.

Commissioner Mier said he agrees. He said in the past, a requirement for an ENN was a sign-in sheet, which provides a name, address and telephone number. This information is very helpful. He said comment cards need to be passed out, retrieved and compiled. He said there needs to be more standardization.

Commissioner Montes said, for the record, it "struck me as odd," that during the Tierra Contenta discussion, a question was posed to Dave Thomas, and he noticed that "Heather Lamboy went to his ear with a book," and it appeared as if she was providing the answer to the question from the Commission. He said she is staff, and asked why she is supporting the applicant. He asked if there is some relationship between the City and Tierra Contenta that allows her to do that.

Ms. Baer said the City absolutely has a relationship with Tierra Contenta. It has been is a public/private partnership from the beginning. The City provided the land for Tierra Contenta. She said, "It is absolutely an ongoing, cooperative and proper relationship."

Chair Lindell recognized Mr. Gomez for comment.

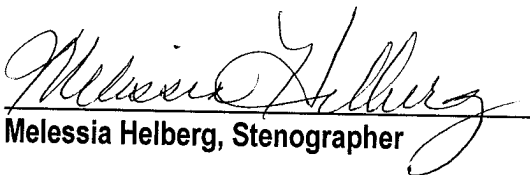
Mr. Gomez said, "It's about the ENN process. The one thing I want to say is it seems like the ENN process over the years has turned into a situation where you go to this meeting. And if you don't get the approval of the neighborhood you get like 50 people who come at you at a meeting. And I think the staff can go ahead and attest to that. And what happens when you, like delete a park at the request of the neighborhood is that there's nobody, no representation, let's say from the City Parks Department or the City staff, or like in the traffic situation with this connection, they don't go to those meetings. John Romero did not show up to any of those ENN's to go ahead and explain this thing I supposedly ripped-up. And another thing is that when you get to the ENN, you don't have final drawings. You're supposed to get

input to go ahead and finish the design of the project. This is what developers do and if you can get consensus, you think you've done good. So if the wish of the Planning Commission is to have a third party right there that defends City requirements before they are dictated to us, then you're going to have to really staff up those meetings."

J. ADJOURNMENT

There was no further business to come before the Commission and the meeting was adjourned at approximately 9:15 p.m.

Signe Lindell, Chair



Melessia Helberg, Stenographer