



Agenda

CITY CLERK'S OFFICE

DATE 8-25-11 TIME 9:30 am

SERVED BY C. Maldonado

RECEIVED BY [Signature]

AMENDED

PLANNING COMMISSION

September 1, 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: August 4, 2011

FINDINGS/CONCLUSIONS:

Case #2011-65. Ten Thousand Waves Terrain Management Variance.

Case #2011-66. Dollar General Development Plan.

Case #2011-69. Village Plaza Annexation. (*POSTPONED TO SEPTEMBER 15, 2011*)

Case #2011-70. Village Plaza General Plan Amendment. (*POSTPONED TO SEPTEMBER 15, 2011*)

Case #2011-67. Village Plaza Rezoning. (*POSTPONED TO SEPTEMBER 15, 2011*)

Case #2011-68. Village Plaza Preliminary Subdivision Plat. (*POSTPONED TO SEPTEMBER 15, 2011*)

E. OLD BUSINESS

- 1. Case #2011-92. 1858 Siringo Terrain Management Variance. Antonio Gallegos requests a variance to terrain management regulations , 14-8.2 (F)(2)(b)(iii), to exceed 5 vertical feet above the natural grade in order to construct a private residence at 1858 Siringo Road. The property is on the south side of Siringo Road, just west of the Pacheco Street intersection, and is zoned R-1 (Residential - 1 dwelling unit per acre.) (Donna Wynant, Case Manager) (*POSTPONED FROM AUGUST 4, 2011*)

F. NEW BUSINESS

- 1. Case #2011-55. DeVargas Center Amended Development Plan and Variances. Modulus Architects, agent for DeVargas Center Associates, requests an amendment to their Development Plan to accommodate a revised parking layout, pedestrian access, fencing, landscaping and additional building square footage. The application also includes four variances: 1) 14-8.5 Walls and Fences between Residential and Non-Residential uses; 2) 14-8.6 Off-Street Parking and Loading 3) 14-4.3(K)(3) Open Space requirements; and 4) 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) (*POSTPONED TO OCTOBER 6, 2011*)

2. **Case #2011-88. Entrada Contenta Final Subdivision Plat and Variances.** JenkinsGavin Design and Development, agent for Herrera Associates, LLC, requests Final Subdivision Plat approval for 12 lots on 9.57± acres. The application also includes the following variances: 1) Section 14-5.5(B)(7) minimum lot depth; and 2) Section 14-8.10(G)(8)(d) general requirements for signs. The property is zoned C-2 (General Commercial) and is located at 5500 Herrera Drive. (Heather Lamboy, Case Manager) **(POSTPONED TO SEPTEMBER 15, 2011)**
3. **Case #2011-89. Village Plaza Development Plan.** Santa Fe Planning Group, Inc., agent for Richard Cook, requests Development Plan approval for 100,500 square feet of retail uses, 140,800 square feet of office uses, 56,500 of community service uses, and 20 dwelling units on 61.09± acres. The property is located east of NM 599, west of Plaza Central, and north and south of Jaguar Drive. (Heather Lamboy, Case Manager) **(POSTPONED TO SEPTEMBER 15, 2011)**
4. **Case #2011-90. Village Plaza Final Subdivision Plat.** Santa Fe Planning Group, Inc., agent for Richard Cook, requests Final Subdivision Plat approval for 12 lots on 61.09± acres. The property is located east of NM 599, west of Plaza Central, and north and south of Jaguar Drive. (Heather Lamboy, Case Manager) **(POSTPONED TO SEPTEMBER 15, 2011)**

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.**



Agenda

CITY CLERK'S OFFICE

DATE 8/10/11 TIME 11:25a
PREPARED BY *Guadalupe Guzman*

PLANNING COMMISSION
September 1, 2011 – 6:00 P.M.
CITY COUNCIL CHAMBERS

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
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**Index Summary of Minutes
Santa Fe Planning Commission
September 1, 2011**

INDEX	ACTION TAKEN	PAGE(S)
Cover Sheet		1
Call to Order	Commissioner Hughes called the meeting to order at 6:00 pm	2
Roll Call	A quorum was declared by roll call. 2 excused absences.	2
Pledge of Allegiance	Pledge of Allegiance was led by Commissioner Ortiz	2
Approval of Agenda	Commissioner Spray moved to approve the agenda as amended, second by Commissioner Hughes. Motion carried by unanimous voice vote.	2
Approval of Minutes: August 4, 2011 Amendments include: Page 4: Roll Call: change Bordegaray to "Bordegaray" Page 8, 1 st paragraph: change "fill" to "feel" Page 9, 2 nd paragraph, second line: add the word "to" between "close the" Page 16, 5 th paragraph, third line: change "The site visits are an informal manner" to "the site visits are conducted in a formal manner" Page 16, 6 th paragraph, second line: change "official notice" to "official meeting"	<i>Commissioner Spray moved to approve the August 4, 2011 minutes as amended, seconded by Commissioner Montes, motion carried by unanimous voice vote.</i>	2-3
FINDINGS/CONCLUSIONS: Case #2011-65. Ten Thousand Waves Terrain Management Variance. Case #2011-66. Dollar General Development Plan. Case #2011-69. Village Plaza	Commissioner Hughes moved to approve Case #2011-65, seconded by Commissioner Spray. Motion carried by unanimous voice vote. Commissioner Hughes moved to approve the agenda as amended, seconded by Commissioner	2-3

**Index Summary of Minutes
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<p>Annexation. (POSTPONED TO SEPTEMBER 15, 2011) Case #2011-70. Village Plaza General Plan Amendment. (POSTPONED TO SEPTEMBER 15, 2011) Case #2011-67. Village Plaza Rezoning. (POSTPONED TO SEPTEMBER 15, 2011) Case #2011-68. Village Plaza Preliminary Subdivision Plat. (POSTPONED TO SEPTEMBER 15, 2011)</p>	<p>Spray. Motion carried by unanimous voice vote.</p>	
<p>OLD BUSINESS</p> <p>1. Case #2011-92. 1858 Siringo Terrain Management Variance. Antonio Gallegos requests a variance to terrain management regulations , 14-8.2 (F)(2)(b)(iii), to exceed 5 vertical feet above the natural grade in order to construct a private residence at 1858 Siringo Road. The property is on the south side of Siringo Road, just west of the Pacheco Street intersection, and is zoned R-1 (Residential - 1 dwelling unit per acre.) (Donna Wynant, Case Manager) (POSTPONED FROM AUGUST 4, 2011)</p>	<p>Commissioner Spray moves approval of Case #2011-92 with the conditions noted, including the modification of the Geotest report.</p> <p>Ms. Blackwell: I believe the motion should contain something to the effect "city engineer will determine at the time of building permit the appropriate requirement for foundation design.</p> <p>Commissioner Spray moves approval of Case #2011-92 with the conditions and language stated, seconded by Commissioner Bemis, motion carried by a vote of 5:1.</p>	<p style="text-align: center;">3-5</p>
<p>NEW BUSINESS</p> <p>1. Case #2011-55. DeVargas Center Amended Development Plan and Variances. Modulus Architects, agent for DeVargas Center Associates, requests an amendment to their Development Plan to accommodate a revised parking layout, pedestrian access, fencing, landscaping and</p>		<p style="text-align: center;">5-6</p>

**Index Summary of Minutes
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<p>additional building square footage. The application also includes four variances: 1) 14-8.5 Walls and Fences between Residential and Non-Residential uses; 2) 14-8.6 Off-Street Parking and Loading 3) 14-4.3(K)(3) Open Space requirements; and 4) 14-8.10(E) Permanent Signs: Specific Requirements According to Class of Sign. The property is zoned SC-2 (Community Shopping Center) and is located at 564 North Guadalupe Street. (Daniel Esquibel, Case Manager) <i>(POSTPONED TO OCTOBER 6, 2011)</i></p> <p>1. <u>Case #2011-88. Entrada Contenta Final Subdivision Plat and Variances.</u> JenkinsGavin Design and Development, agent for Herrera Associates, LLC, requests Final Subdivision Plat approval for 12 lots on 9.57± acres. The application also includes the following variances: 1) Section 14-5.5(B)(7) minimum lot depth; and 2) Section 14-8.10(G)(8)(d) general requirements for signs. The property is zoned C-2 (General Commercial) and is located at 5500 Herrera Drive. (Heather Lamboy, Case Manager) <i>(POSTPONED TO SEPTEMBER 15, 2011)</i></p> <p>2. <u>Case #2011-89. Village Plaza Development Plan.</u> Santa Fe Planning Group, Inc., agent for Richard Cook, requests Development Plan approval for 100,500 square feet of retail uses, 140,800 square feet of office uses, 56,500 of community service uses, and 20 dwelling units on 61.09± acres. The property is located east of NM</p>		
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<p>599, west of Plaza Central, and north and south of Jaguar Drive. (Heather Lamboy, Case Manager) <i>(POSTPONED TO SEPTEMBER 15, 2011)</i></p> <p>3. <u>Case #2011-90. Village Plaza Final Subdivision Plat.</u> Santa Fe Planning Group, Inc., agent for Richard Cook, requests Final Subdivision Plat approval for 12 lots on 61.09± acres. The property is located east of NM 599, west of Plaza Central, and north and south of Jaguar Drive. (Heather Lamboy, Case Manager) <i>(POSTPONED TO SEPTEMBER 15, 2011)</i></p>		
Business from the Floor	None	6
Communications from Staff	Informational	6
Matters from the Commission	Informational	6-7
ADJOURNMENT AND SIGNATURE PAGE	The Planning Commission meeting was adjourned at 6:35 pm.	7

MINUTES
PLANNING COMMISSION
September 1, 2011 – 6:00 P.M.
CITY COUNCIL CHAMBERS

Call to Order: Chair Signe Lindell called to order the regular meeting of the Santa Fe Planning Commission at 6:00 p.m. on September 1, 2011 in the City Council Chambers, Santa Fe, New Mexico.

A. ROLL CALL

Present:

Chair Lindell
Commissioner Spray
Commissioner Bordegaray
Commissioner Hughes
Commissioner Bemis
Commissioner Ortiz
Commissioner Montes

Excused:

Commissioner Villarreal
Commissioner Mier

Staff Present:

Tamara Baer
Kelley Brennan
Donna Wynant
John Romero

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Ortiz

C. APPROVAL OF AGENDA

Commissioner Spray moved to approve the agenda as amended, seconded by Commissioner Hughes. Motion carried by unanimous voice vote.

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: August 4, 2011

Commissioner Spray moved to approve the August 4, 2011 minutes as amended, seconded by Commissioner Montes. Motion carried by unanimous voice vote.

Amendments include:

Page 4: Roll Call: change Bordergaray to “Bordegaray”

Page 8, 1st paragraph: change “fill” to “feel”

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Ms. Wynant: Informs the Commission that she would like to make brief introductory comments. The case is the terrain management variance that was postponed from August 4 to allow the Commission to do a site visit (which was held August 25). The applicant is Antonio Gallegos and he is requesting a terrain management variance to exceed 5 vertical feet above the natural grade in order to construct a single residence home. The area is zoned R1. The applicant

purchased the property 15 years ago and is proposing to build a 2,170 square foot home. Staff has reviewed and believes the application should be approved.

The issue regarding the grading will be addressed at the time of building permit application. On page 3 of the August 4 memo it describes a geotechnical report which was done. Ms. Wynant suggests that a condition of approval be a modification to the report.

Antonio Gallegos: 3506 Anderson SE, Albuquerque, NM 87106.

Chair Lindell: Is there anything you would like to add. Any additional information that you believe is important for us to know?

Mr. Gallegos: Nothing unless you have additional questions.

Chair Lindell: Is there anybody who would like to come forward and testify in this case? No public hearing - public hearing closed.

Commissioner Hughes: The field trip was very valuable and I appreciate staff setting that up. The slope is pretty steep toward the rail yard. Will that be handled during the building permit?

Wendy Blackwell: Absolutely. That slope does need to be stabilized. Our regulations require a 3:1 slope so if you are steeper than that angle it needs to be stabilized. He may do retaining walls or fill but we would check that at building permit.

Commissioner Hughes: Do you also check on the drainage?

Ms. Blackwell: Yes, that is correct. The applicant will need to ensure that water is retained on site. Storm water calculations require engineer calculations and that will be addressed.

Commissioner Bemis: I am sure everybody has reviewed the drawing since the site visit. I am concerned that nothing has grown in that area. Does anybody know what the fill is or why there are no trees?

Ms. Blackwell: Again, our terrain management regulations address erosion control. They could use hard scape. They would be required to stabilize all disturbed areas.

Commissioner Spray: When we were at the site we noted that the proposed site for the house was well back from the property and not sitting on any slope. The reason we are talking about this variance is the natural slope that has already been changed?

Ms. Blackwell: The 1981 topography survey is what we are considering as natural. The fill is much higher than 5 feet.

Spray: Originally 2 variances granted and one is no longer needed. Is there a time limit on the variance and that is why we are here?

Baer: Yes, good for 24 months and then it expires.

Commissioner Spray: Regarding the conditions on staff's response, I understand we are proposing removal of condition #3 – the Geotest report, correct?

Ms. Wynant: Yes, that's correct.

Commissioner Spray: We would stay with 1, 2 and 4 would become 3?

Ms. Blackwell: You can modify that one condition of approval to say that there would be some type of soil engineering statement about the foundation at building permit as opposed to the way it currently reads that implies it is mandatory.

Commissioner Spray: I think that is a good idea to be able to make that request. It is important given all the other things we have talked about.

Commissioner Ortiz: I thought the field trip was useful and I know there is a substantial amount of engineering going into this. I think it is a challenging area and hopefully everything will work out fine. The slopes concern me as does drainage.

Chair Lindell: What is the pleasure of the Commission?

Commissioner Spray moves approval of Case #2011-92 with the conditions noted, including the modification of the Geotest report.

Ms. Blackwell: I believe the motion should contain something to the effect "city engineer will determine at the time of building permit the appropriate requirement for foundation design.

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G. BUSINESS FROM THE FLOOR

None

H. STAFF COMMUNICATIONS

Ms. Baer: The Purple Horizon cases did go to the city council and they were both unanimously denied in keeping with the recommendations of the planning commission.

Ms. Baer: September 15, 2011 is the next meeting. There was a problem with notice on the DeVargas mall and they chose to stay on October 6. Village Plaza and Entrada Contenta will be heard on the 15th.

I. MATTERS FROM THE COMMISSION

Commissioner Bordegaray: I am grateful for the planning commission opportunity but it is the weekend of Fiesta. I will be in the pet parade with my daughter so I will be late.

Commissioner Hughes: I hope everyone can make the training. There are 300 people signed up. There is also a reception on Sunday night. Next Wednesday is the land use meeting and they will be talking about the St. Michael's Drive project.

Commissioner Spray: What is the starting time on the 10th?

Ms. Brennan: 9 – 4

Commissioner Spray: Where at La Fonda?

Ms. Baer: I do not have that information but I will send out an e-mail.

Commissioner Montes: Between the new Wal-Mart and Las Soleras the street signs are going up and the spelling is incorrect.

Commissioner Montes: I have a heavy heart that I sent my resignation to the Mayor. My son is starting kindergarten and my wife is full time at the community college. Being on the Planning Commission has been a personally fulfilling experience as it relates to community service. I have been on since November 2008 and have enjoyed every moment of it. I commend the extraordinary staff. It has been a positive experience and it is with a heavy heart that I make this decision. I commend you all for what you are doing to secure a vision for our community. I admire your generosity and time.

Chair Lindell: I speak for the entire commission. We have loved serving with you. I can clearly remember some of the questions you have asked and they shed a different light on some of the projects that we work on it allowed me to see things very differently. Thank you very much and we look forward to when your kids are older and you can get back on the board.


Commissioner Montes: I would love that opportunity.

J. ADJOURNMENT

Chair Lindell adjourned the meeting at 6:35 p.m.

Signature Page:

Signe Lindell, Chair



Fran Lucero, Stenographer