



# Agenda

CITY CLERK'S OFFICE

DATE 9-27-11 TIME 2:20 pm

SERVED BY Genevieve Guevara

RECEIVED BY [Signature]

## AMENDED

### **PLANNING COMMISSION**

**October 6, 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: September 15, 2011**

**FINDINGS/CONCLUSIONS:**

**Case #2011-88. Entrada Contenta Final Subdivision Plat and Variances. (POSTPONED TO NOVEMBER 3, 2011)**

**Case #2011-89. Village Plaza Development Plan. (POSTPONED TO NOVEMBER 3, 2011)**

**Case #2011-90. Village Plaza Final Subdivision Plat. (POSTPONED TO NOVEMBER 3, 2011)**

### **E. OLD BUSINESS**

- 1. 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 MAY 5, 2011)**
- 2. 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 24,000 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 MAY 5, 2011)**
- 3. Case #2010-175. Corazon Santo Rezoning to R-6.** 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-6 (Residential, 6 dwelling units per acre). The application includes a Development Plan for 40 residential lots. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM MAY 5, 2011)**

4. **Case #2010-176. Corazon Santo Preliminary Subdivision Plat.** Monica Montoya, agent for Anasazi MVJV LLC, requests Preliminary Subdivision Plat approval for 40 residential lots on 6.28± acres located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) **(POSTPONED FROM MAY 5, 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 FROM SEPTEMBER 1, 2011)**
2. **Case #2011-99. Stage Coach Apartments Development Plan.** Dave Thomas, agent for the Housing Trust, requests Development Plan approval for 60 dwelling units to include the rehabilitation of the existing Stage Coach Motor Inn into 15 single-room apartments, rehab of the existing casita, and new construction of 44 one, two and three-bedroom apartments on 4.398± acres located at 3360 Cerrillos Road. The property is zoned C-2 (General Commercial District). (Donna Wynant, 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.**



# Agenda

CITY CLERK'S OFFICE

DATE 9-16-11 TIME 11:10 am

SERVED BY Alexandra Guevara

RECEIVED BY [Signature]

## PLANNING COMMISSION

October 6, 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: September 15, 2011

FINDINGS/CONCLUSIONS:

Case #2011-88. Entrada Contenta Final Subdivision Plat and Variances.

Case #2011-89. Village Plaza Development Plan.

Case #2011-90. Village Plaza Final Subdivision Plat.

## E. OLD BUSINESS

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**G. BUSINESS FROM THE FLOOR****H. STAFF COMMUNICATIONS****I. MATTERS FROM THE COMMISSION****J. ADJOURNMENT****NOTES:**

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**Index Summary of Minutes  
Santa Fe Planning Commission  
October 6, 2011**

<b>INDEX</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
<b>Cover Sheet</b>		1
<b>Call to Order</b>	Chair Hughes called the meeting to order at 6:00 pm	2
<b>Roll Call</b>	A quorum was declared by roll call.	2
<b>Pledge of Allegiance</b>	Pledge of Allegiance was led by former Commissioner, Esteban Gonzales	2
	<b><u>Honorable Mention: former Commissioner and Chair, Eteban Gonzales – Recess for short reception.</u></b>	
<b>Approval of Agenda</b>	<b><u>No Staff or Commission Changes</u></b>	2
<b>Approval Minutes September 15, 2011</b>  <b><u>Case #2011-88</u> Entrada Contenta Final Subdivision Plat and Variances. (Postponed to November 3, 2011)</b> <b><u>Case #2011-89</u> Village Plaza Development Plan. (Postponed to November 3, 2011)</b> <b><u>Case #2011-90</u> Village Plaza Final Subdivision Plat. (Postponed to November 3, 2011)</b>	<b>Approval of Minutes and Findings/Conclusions - Minutes: September 15, 2011</b>  <i>Commissioner Spray moved to approve the minutes as presented, second by Commissioner Bemis, motion carried by unanimous voice vote.</i>	3
<b>Old Business</b>  1. <b><u>Case #2010-173</u> Corazon Santo General Plan Amendment.</b> 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	<b><i>#1 Commissioner Schackel moved to recommend approval of Case #2010-173 with staff conditions, second by Commissioner Harris, motion carried by unanimous voice vote.</i></b>  <b><i>#2 Commissioner Schackel moved to recommend to city council on Case# 2010-174 rezoning to MU with staff recommendations,</i></b>	3-12

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<p>west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager) (Postponed from May 5, 2011)</p> <p>2. <b><u>Case #2010-174 Corazon Santo Rezoning to MU.</u></b> Monica Montoya, agent for Anasazi MVJV, 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 24,000 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)</p> <p>3. <b><u>Case #2010-175. Corazon Santo Rezoning to R-6.</u></b> 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-6 (Residential, 6 dwelling units' per-acre). The application includes a Development Plan for 40 residential lots. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager)</p> <p>4. <b><u>Case #2010-176. Corazon Santo Preliminary Subdivision Plat.</u></b> Monica Montoya, agent for Anasazi, MVJV LLC, requests Preliminary Subdivision Plat</p>	<p><i>second by Commissioner Harris, motion carried by unanimous voice vote.</i></p> <p><i>#3 Commissioner Schackel moved to that the Planning Commission recommend rezoning to R-6 with staff conditions on Case #2010-175, second by Commissioner Harris,</i></p> <p><b><u>Roll Call Vote: 4-3 in the affirmative</u></b>  Commissioner Lindell – N  Commissioner Spray – N  Commissioner Bemis – N  Commissioner Schackel – Y  Commissioner Ortiz – Y  Commissioner Harris – Y  Chair Hughes - Y</p> <p><i>#4 Commissioner Schackel moved on Case #2010-176 that we approve the preliminary plat with staff conditions, second by Commission Harris:</i></p> <p><b><u>Roll Call Vote: 4-3 in the affirmative</u></b>  Commissioner Lindell – N  Commissioner Spray – N  Commissioner Bemis – N  Commissioner Schackel – Y  Commissioner Ortiz – Y  Commissioner Harris – Y  Chair Hughes - Y</p>	
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<p>approval for 40 lots on 6.28± acres located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager)</p>		
<p><b>New Business</b></p> <p>1. <b><u>Case #2011-55 DeVargas Center Amended Development Plan and Variances.</u></b> 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</p> <p>Guadalupe Street. (Daniel Esquibel, Case Manager) (Postponed from September 1, 2011)</p>	<p><i>Commissioner Spray moved for approval of Case #2011-55 with conditions specified in Exhibit A, specifically excluding the signage variance, second by Commissioner Schackel.</i></p> <p><b><u>Friendly Amendment – Commissioner Harris:</u></b> <i>With a condition of further analysis that the TIA includes Villeros Street to the study, Motion carried by unanimous voice vote.</i></p> <p><i>Commissioner Spray accepted the friendly amendment.</i></p> <p><b><u>Friendly Amendment:</u></b> <i>Further analysis on the parking that would increase per phase and temper the language that this space be increased without additional parking. Commissioner Spray does not accept the second amendment.</i></p> <p>Ms. Brennan: It would not come back to you Chair and Commissioner Spray, it would be analysis with staff and approval.</p>	<p>12-26</p>

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<p>2. <b><u>Case #2011-99 Stage Coach Apartments Development Plan.</u></b> Dave Thomas, agent for the Housing Trust, requests Development Plan approval for 60 dwelling units to include the rehabilitation of the existing State Coach Motor Inn into 15 single-room apartments, rehab of the existing casita, and new construction of 44 one, two and three-bedroom apartments on 4.398± acres located at 3360 Cerrillos Road. The property is zoned C-2 (General Commercial District). Donna Wynant, Case Manager</p>	<p><i>Commissioner Spray moved to postpone the signage variance until December 1<sup>st</sup>, second by Commissioner Bemis, motion carried by unanimous voice vote.</i></p> <p><b>#2</b> <i>Commissioner Lindell moves for approval of Case #2011-99 with all staff conditions, second by Commissioner Spray, motion carried by unanimous voice vote.</i></p>	
<b>Business from the Floor</b>	<b>None</b>	26
<b>Staff Communications</b>	<b>Informational</b>	26
<b>Adjournment and Signature Page</b>	<b>Meeting was adjourned at 11:00 p.m.</b>	26



# Planning Commission Minutes

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October 6, 2011  
6:00 pm – 11:00 pm  
City Council Chambers

## A. Roll Call

### Present

Ken Hughes, Chair  
Tom Spray, Vice Chair  
Commissioner Michael Harris  
Commissioner Lisa Bemis  
Commissioner Signe L. Lindell  
Commissioner Lawrence Ortiz  
Commissioner Angel Schackel Bordegaray

### Excused

Commissioner Villarreal

### Staff Present

Kelley Brennan  
Tamara Baer  
Donna Wynant  
Dan Esquibel  
John Romero

### Others Present

Fran Lucero, Stenographer

## B. Pledge of Allegiance

Former Commissioner Esteban Gonzales led the commission in the Pledge of Allegiance.

Commissioner Lindell, on behalf of the Planning Commission expressed their sincerest of thanks to Mr. Gonzalez for the six years he served on the Planning Commission. A plaque recognizing his service and dedication were presented to Mr. Gonzales. Mr. Gonzales expressed his thanks and said that he is the proud father of two sons and is now serving on the Children's Museum Board. His dedication and attention are focused on his family.

Temporary adjournment: 6:10 pm – to honor former Commissioner Gonzales  
Meeting resumed at 6:25 pm

## C. Approval of Agenda

No changes from staff.  
No changes from the commission.

# Planning Commission Minutes

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October 6, 2011

6:00 pm – 11:00 pm

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*Commissioner Spray moved to approve the agenda as presented, second by Commissioner Ortiz, motion carried by unanimous voice vote.*

## D. Approval of Minutes and Findings/Conclusions - Minutes: September 15, 2011

*Commissioner Spray moved to approve the minutes as presented, second by Commissioner Bemis, motion carried by unanimous voice vote.*

**Case #2011-88** Entrada Contenta Final Subdivision Plat and Variances. (Postponed to November 3, 2011)

**Case #2011-89** Village Plaza Development Plan. (Postponed to November 3, 2011)

**Case #2011-90** Village Plaza Final Subdivision Plat. (Postponed to November 3, 2011)

## E. Old Business

1. **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 May 5, 2011)

Ms. Wynant is the case manager assigned to this case. Ms. Wynant explained that this case was postponed at the request of the applicant on January 20, 2011 and proceeds with a brief explanation by use of visual aids; (Power Point presentation).

Location of the site is at the corner of Agua Fria and Harrison Rd. The site in the past had 20 mobile homes and the land is currently vacant. There is heavy industrial use to the west, further to the east there are residential properties, north was in the county and is now in the city, south has light industrial. There will be a lot adjustment to go from three lots to two lots.

### Concerns Raised last January:

- Density was too high, too many units not enough open space and connectivity was not well defined. Density was changed to R6 from an R7 which was previously requested providing a transition from industrial to the lower residential district to the east while allowing additional land for open space so the number of single family lots was reduced from 46 to 40.
- Open Space: They included a park, originally there was opposition from the neighborhood that the area considered might provide for undesirable activity. They have relocated the park to the SW corner of the site, to include playground equipment and also across from a retaining pond. They did include a walking trail around the development and they weren't sure if on the southern portion would provide access to the property on the west.

# Planning Commission Minutes

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October 6, 2011

6:00 pm – 11:00 pm

City Council Chambers

- Affordable housing has been changed; originally they wanted 100% affordable housing, now the proposal is for 20% which is required.

This development is viewed in chunks therefore the zoning codes need to be looked at according to criteria. The overall Development is a one phase development. Access through the alley will give more on street parking. (Description on overhead of mapped area - Exhibit A)

All of these components are reported on together but they need to be voted on separately. They have reviewed dimensional requirements for the development, mixed use development, and residential subdivision. Residential subdivision is preliminary and will come back to the Planning Commission. Staff feels that this is an improved development from what you saw before and we recommend approval.

***Ms. Montoya and presenters identified below were sworn in together.***

**Monica Montoya, Montoya Land Use Consulting, Inc., 726 Gregory Lane, Santa Fe, NM 87505, Agent for the Applicant**

[Looking at the plan from an E-W direction.] Applicant came before the Planning Commission on January 20<sup>th</sup> of this year and based on comments from the Commission they asked for tabling of their case. Ms. Montoya came before the commission with a produce in which they feel they have incorporated the comments of the Commission and have made improvements which they feel the Commission will be proud of. Ms. Montoya stated that she would hit on the major points and if any questions on specifics came forward she would make sure she did not leave until they were all answered.

- Reduction of density from 46 to 40 units.
- Introduced a walking trail within the subdivision approximately 1 mile long.
- Introduced a park which we are calling the Corazon Park and they will have a child play structure and the residents of Corazon Santo and the neighborhood can use.
- Refined the architectural renderings for our homes and they are presented to answer the comments from the Commissioners at the January 20 meeting.

The owners purchased the property in 2006 in answer to the need for affordable housing for teachers, fire fighters and police officers in our city. When the property was purchased it was a mobile home park and they removed all the mobile homes to show their commitment to this affordable housing development.

Images were shown of the property in 2001 and 2005 - showing the location of the mobile homes on the property at that time.

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**October 6, 2011  
6:00 pm – 11:00 pm  
City Council Chambers**

Page 6 shows a table of where we started and where we are today. We proposed multi-family and today we are mixed use and single family residential.

Page 7 - General Plan – Discussion of Mixed Use complexity and pointed out transitional use.

We are asking the commission to look at this, to the west of our property is Siler Road area; it is heavy industrial zoning, warehouse uses, auto junk yards, etc. We are proposing that we are attempting to create a buffer or a transitional zone to separate residential on Harrison Road from the heart of the industrial area on Siler Road. We are proposing that by approving the general plan amendment that you are approving the general change of Agua Fria, it is a major generator for traffic. Agua Fria is becoming less desirable for single family residences. We are proposing the transitional use; a combination of residential and commercial.

With the hierarchy of Land Use Codes I-2 is the heaviest industrial zoning district, R1 and R2 are at the bottom of the scale. The uses in the project are shown on Exhibit A. Mixed Use (MU) portion, residential, day care centers, arts and craft schools, offices, photographer studios, flower shops, extended care use, gallery and shops, non profits, eating and drinking establishments, book shops, Laundromats, small businesses; these are all uses that would service the area itself. We believe we meet all the criteria for General Plan Amendment and the requirements for rezoning to MU.

Ms. Montoya continued with additional information on zoning and directed the attention of the commission to the visual board which showed the different zoning designations in the area. They are surrounded by high-density development with the exception of a small tract, I-2 and an area zoned MU and a density of 8. I-1 zoning is from heavy industrial to residential. MU allows just the uses that she mentioned in the residential district to stop the encroachment of I-2. Ms. Montoya said their request this evening is for approval of a lower density.

Ms. Montoya spoke of some of the amenities of the current plan: They are dedicating a cluster of use next to Mrs. Baca's property as the neighborhood asked for another access to the development. Ms. Montoya said that they worked with John Romero who approved the new design. They have provided an E/W connection at the request of John Romero next to Mr. Boyd's property. West is the Agua Fria compound which also has access to Agua Fria. We designed the road to have plenty of parking, each one of the lots will have 4-5 parking spaces, they will have the minimum required on property; they will have parking inside the garage and outside of the garage and street side parking. They have a large driveway on Paseo Corazon for parking on both sides of the street and on Corazon Contento they will have parking on one side of the street. All of the homes facing Harrison Rd., what you will see is a streetscape of homes with walls,

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6:00 pm – 11:00 pm  
City Council Chambers

Shrubs, etc. We have added a park combined with the pond area. The park is an active park and will have a walking trail.

We have had 3 official ENN meetings and about 7 one-on-one meetings with individual neighbors and we have put their concerns in to our design. One was to put in walls and fences to create privacy along their properties. There is a grotto on our property that will be retained in respect to the neighbor that had placed this on the land.

We have received very positive information from the Economic Development Division. They have stated that the project will bring jobs to Santa Fe over the next 10 years and we have had a positive response from the schools.

Thank you. All staff conditions have been accepted.

## **Public Hearing**

None

**Public hearing is closed.**

## **Questions from the Commission:**

Commissioner Harris: Asked about the connection to Cooks Road as it looks like there is an easement up to the property line. How will that be addressed?

Ms. Montoya: We have provided the right-of-way to our property line and it will be constructed to city standards to our property line, it won't provide access to the west. We fear any further connection west of Agua Fria to the Agua Fria Compound. We would not oppose any condition by the commission to make sure, attaching some condition to any extension of right-of-way to the west not further than the Agua Fria Compound. I am not sure if that is possible legally; actually we would support that as it would hurt our neighborhood to have that that connection or anything further than Agua Fria Compound.

John Romero: The city does not have any plans to connect to Cook's Road unless there was some development or extension; there is no intent to connect the industrial rezoned area to the residential area.

Commissioner Harris: Is there a right-of-way in place across the width of Agua Fria Compound that could potentially connect to this site?

John Romero: We asked that they situate their site plan so that it could allow for future connection if something that made sense would trigger that connection.

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**October 6, 2011  
6:00 pm – 11:00 pm  
City Council Chambers**

To re-emphasize, the city has no intent to connect to Harrison Rd., and we did not require Agua Fria to connect to Cook Rd.

Commissioner Harris: Do you oppose the marked cross walk at Calle Corazon, did you mean Plaza Corazon? Commissioner Harris said he only say one marked cross walk across Plaza Corazon.

Mr. Romero: They changed the name of the street. A study has been done by the federal highway administration regarding marked cross walks at uncontrolled intersections like this. They analyzed a bunch of areas where there were marked cross walks and un-marked cross walks. They found out that in no instance was the passenger traffic at marked crosswalks or unmarked crosswalks any higher. The crosswalks will be wheel chair accessible and we put in marked cross walks to indicate this.

Architect: The principal difference would be that we were generating something that would be wheel chair accessible, certainly for use. We put in a marked cross walk was to provide handicap accessibility to the trail.

Mr. Romero: Marking a cross walk does not make it ADA accessible. I didn't say it couldn't be a pedestrian crossing I said it couldn't be a marked crossing. What I did say was that it would be an unmarked ADA accessible crossing.

Architect: Would it be acceptable if we put in the wheel chair ramps not just markings?

Mr. Romero: My memo did not say that it had to prohibit pedestrian crossings they had to remove the markings; it would be an unmarked crosswalk.

Commissioner Lindell: Looking at the zoning maps, I agree with the mixed use part of this plan. My problem as it was before was with the residential part of this plan. I thought that R-5 was an appropriate zoning. When I look at the maps I still see R5 in a large amount of area in this project. I don't think that this project is a much lesser density project than the surrounding area. It is going from 20 mobile homes to 64 living units plus 24,000 square feet of commercial use which is more density. It went from R7 to R6 and it also went from 100% affordable to 20% affordable. What is the justification for that?

Ms. Montoya: When considering the appropriate zone, we took into consideration the hierarchy of zoning with industrial being the highest and residential being the lowest with R12 across the street. Our original request was 100% we modified our application to 20% to meet the city requirements. We have to consider the economic impact. We will do as much as possible to make the homes within the development affordable;

# Planning Commission Minutes

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**October 6, 2011**

**6:00 pm – 11:00 pm**

**City Council Chambers**

there are added development costs which make it hard to have all homes designated as affordable homes with the restraints.

Commissioner Lindell: When you brought this to us in January you brought it at 100% affordable, and it went to 30% now we are looking at 20%. Commissioner Lindell asked staff about the economic study being done by an outside agency as this was a first for her to see come to the Planning Commission.

Ms. Baer: it isn't required but we sent it to be done because it is over 100,000 square feet. Fabian Trujillo works for the city and they have certain people on contract that do work on call in that division.

Commissioner Lindell: I have never seen a report like this to review on a preliminary subdivision plat.

Ms. Baer: We did not request this report be done from the Economic Development Division, they volunteered this report.

Commissioner Lindell: On the plan, are all of the streets dedicated city streets?

Ms. Baer: The main street will be a dedicated city street as well as Corazon Contento, and the other will be an alley.

Commissioner Lindell: Will there be a Homeowners Association and dues?

Ms. Montoya: Yes, that is correct.

Commissioner Lindell: Are there prairie dogs and will they be relocated?

Ms. Montoya: There are prairie dogs and they will be relocated.

Commissioner Lindell: What is the approximate size of the lot? (Referred to on design map referencing 1-11)

Architect: The lot size went from 4,000 sq. ft. to about 4,250 sq. ft. and 44 ft. across.

Commissioner Lindell: Let's just look at #2, 44 ft. across, how much distance is there from the back of the house to the front of the garage?

Architect: A minimum of 16 feet.

Commissioner Spray: Question for Ms. Wynant – on your report, page 5, approval criteria, economic development report as a reason to modify the general plan. At the

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time and in the minutes we talked about Juan Torres to respond to these particular issues and to report on that when the plan came back for final approval; are we to assume that the report in the packet is the final report for this area?

Ms. Wynant: We don't have hard data, when I looked at this initially I was looking at the economic trends report. I took that report from the economic development director, so it is a tough question and we don't have up to date information in our document.

Commissioner Spray: Page 8 – Sec. 3 – I believe those numbers are criteria for us to judge if we should amend the general plan. When a previous commission has made a judgment on one particular lot for mixed use designation, is that automatically responding to surrounding areas for us as part of or equivalent section as part of the city? Is this a legitimate concern and a reason for them to come back to the commission and say you gave them approval and now you have to give us approval?

Ms. Wynant: These are good questions and we have to look at changes in the area and what has been done in the recent past. Yes, Agua Fria compound was something that was approved a few years ago through a lot of intense kind of meetings was a transitional use against industrial and the result of that was the mixed use zoning effort to accomplish that. We have to look at what kinds of developments are occurring in the area. Argument we can't justify a zoning by what is next door.

Commissioner Spray: I hope you can see where I am coming from; we don't want a precedence to be set.

Commissioner Spray: Question for Ms. Montoya – On Ms. Wynant's report on Page 9: #2 – The effect of the change, if any, on the property and on surrounding properties. This is the rezoning from R2 to MU. Looking at the applicant's response area, there was a comment that single family resident uses (R2 zone) were unlikely. There is R2 in many places on that map. I would also say that lastly you say there was much R1 but on the map R1 is across the road from your property. I know it has just been annexed and there are other issues with it. My question is if R2 is too much, which is R6 better?

Ms. Montoya: The point we are trying to make is for the MU designation, the R2 density was not a likely use for the changing nature of Agua Fria as it has become a heavily travelled thoroughfare into the city limits. There is R1 as it was annexed into the city. There are commercial uses along Agua Fria zoned R1.

Commissioner Spray: Page 13, #4, we touched on this in January. Question for Donna Wynant – Applicants response: Corazon Santo is within an existing service and sufficient infrastructure is available. #5 there was a similar response; "Public utilities are already



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available and can accommodate proposed development.” At that point in our last meeting you talked about this in general answers. Has this been defined any further?

Ms. Wynant: Those are general response and they have not been further defined.

Commissioner Spray: Essentially we are at the same place we were in January.

Commissioner Schackel: My question is more regarding the urban design and function of the houses front Harrison Road. In our packet we were provided with these renderings/ prospective drawing and I understand they are conceptual. How likely do you think it is that people will enter their homes through their front doors if they are fronting Harrison when they can enter through the alley?

Ms. Montoya: We have put a lot of thought and input from the neighborhood. We had a couple of issues of double frontage lots; we could not put driveways on Harrison Rd., most of the homes all front Harrison Rd. We were trying to integrate the neighborhood with the neighborhood across from us. The homes will have more parking, one space in the garage, one in the front of house and 2 off street parking. That was always why we built larger streets. We felt that parking was an important element for housing of this nature.

Commissioner Schackel: The lots being double loaded. Explain; is that part of the mix use?

Ms. Baer: That is in the subdivision regulations you cannot have a double loaded streets. In urban design it is better to have the front of house facing the street vs. the back.

Commissioner Schackel: Nice to not have the garages facing the street.

Commissioner Bemis: Mr. Romero – looking at the map and I know the traffic is horrific, I am travelling on Siler Rd. and I turn right, can I go in to Corazon, do I have to go to Siler and go back?

Mr. Romero: You would make a left at Harrison Rd. and go back.

Commissioner Bemis: Is there going to be a light? If they are doing mixed use, there is going to be more traffic.

Mr. Romero: They do not have enough traffic to warrant a signal.

Commissioner Ortiz: Question of staff: Is this development private Do they have a draining schedule?

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Ms. Baer: Yes they do.

Commissioner Ortiz: Thank you, I am happy to see that. There use to be a lot of problem areas in Harrison Rd., what is the mechanism after they build it, what is the mechanism to make sure this is all followed.

Harbie - City Engineer for Land Use: There is a storm water agreement, we would give them a warning first, and we could go in and do the work and ask them to pay for it.

Commissioner Ortiz: Has the city ever done this?

City Engineer: In the 4 years I have been with the city we have not had to do it.

Commissioner Lindell: I want to verify that in the report that Ms. Montoya referred to on Economic Development that Corazon Santos has invested 1.2 million in the land and will invest 6.8 million? Is that right?

Ms. Montoya: I believe those numbers sound about right.

Question to Ms. Brennan: Is voting all for one, or can we split them?

Ms. Brennan: You need to amend the general plan. One of the rezoning is contingent on the general plan. There is a dependency

***Commissioner Schackel moved to recommend approval of Case #2010-173 with staff conditions, second by Commissioner Harris, motion carried by unanimous voice vote.***

**Case #2010-174 Corazon Santo Rezoning to MU.** Monica Montoya, agent for Anasazi MVJV, 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 24,000 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)

***Commissioner Schackel moved to recommend to city council on Case# 2010-174 rezoning to MU with staff recommendations, second by Commissioner Harris, motion carried by unanimous voice vote.***

**Case #2010-175. Corazon Santo Rezoning to R-6.** 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-6 (Residential, 6 dwelling units' per-acre). The application includes a

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Development Plan for 40 residential lots. The property is located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager)

***Commissioner Schackel moved to that the Planning Commission recommend rezoning to R-6 with staff conditions on Case #2010-175, second by Commissioner Harris,***

**Roll Call Vote: 4-3 in the affirmative**

Commissioner Lindell – N  
Commissioner Spray – N  
Commissioner Bemis – N  
Commissioner Schackel – Y  
Commissioner Ortiz – Y  
Commissioner Harris – Y  
Chair Hughes - Y

**Case #2010-176. Corazon Santo Preliminary Subdivision Plat.** Monica Montoya, agent for Anasazi, MVJV LLC, requests Preliminary Subdivision Plat approval for 40 lots on 6.28± acres located south and west of the intersection of Agua Fria and Harrison Road. (Donna Wynant, Case Manager)

***Commissioner Schackel moved on Case #2010-176 that we approve the preliminary plat with staff conditions, second by Commission Harris:***

**Roll Call Vote: 4-3 in the affirmative**

Commissioner Lindell – N  
Commissioner Spray – N  
Commissioner Bemis – N  
Commissioner Schackel – Y  
Commissioner Ortiz – Y  
Commissioner Harris – Y  
Chair Hughes - Y

## **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

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Guadalupe Street. (Daniel Esquibel, Case Manager) (Postponed from September 1, 2011)

Mr. Esquibel: The proposal consists of minor interior remodeling, additions to the existing mall building, revision to the parking layout, pedestrian access, fencing, terrain management, landscaping, signage and variances to 14-8.5 "Walls and Fences", 14-8.10 "Signs", 14-8.6 "Off Street Parking and Loading". The project is divided into 10 flexible phased segments, which are dependent upon existing tenant and proposed leases.

Building additions and façade improvements will occur in conjunction with exterior phased developments. Phases 1-3, 5-7, 9 & 10 will concentrate on parking and circulation, terrain management, landscaping and exterior lighting. Phase 4 adjoins neighborhood wall/fencing construction between the mall property and neighborhood lots (along the west property line) and phase 8 is a new retail building addition.

The De Vargas Center is an SC-2 District comprised of five properties and one Development Plan. The original Development Plan for De Vargas Mall was approved in the 1970s, revised in 1975 and 1982, with the Albertson's approval occurring on January 6, 2000. The amended Development Plan will reflect all current conditions and proposed additions.

The gross square footage within the memo has changed. The new figures for the gross square footage for the entire site are 404,637 square feet, and that includes all the buildings including the mall. That makes the usable to 349,833 square feet. The proposed addition is the 1,100 sq. ft. addition to the theater, 5,600 square feet of building going over a rough area [shown on map] and 400 sq. ft. addition for the loading dock and an additional 4,000 sq. ft. of remodeling. Existing mall is 245,196 so the increase in gross square footage of that mall would be 211,100 square feet.

The Parking Ratio within Chapter 14 identifies a standard of 5 spaces for every 1,000 sq. ft. of net usable sq. feet. Given that figure the requirement for the total mall site would require 1,749 parking spaces.

This entire center was approved under one development plan everyone is married to that development plan even though you will see that they have severed many of the pieces of the mall and you have different ownership now. Mr. Esquibel described the areas that have been approved. Given the total number of 1,749 parking spaces, Modulus Architects counted and gave us a physical count of everything on site and came up with 1,302 parking spaces. That brought a deficit to a required standard of 447 spaces that are required. These additions as previously indicated would boost the total parking demand for that center to 1,805 parking spaces which is an increase of 56 spaces per the additional square footage in the total remodel.

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Mr. Esquibel directed the attention to where the proposed new parking would be located. It would not affect Albertson's, the upper lot or Century Bank or the medical building.

It was noted that the premises are defined as one common ownership. They have all separated their interests for financing and they are no longer under one common ownership but it is still referred to as one development and controlled under one development plan

Mr. Esquibel referred to the tables in the packet showing the proposed and existing conditions.

Staff recommends approval for the following components of the application: development plan, parking variance, landscaping and open space variances, subject to Conditions of Approval. Staff is unable to support the proposed sign variance and recommends denial.

**Swearing In:** Modulas Architect Representatives sworn in together

**Steven Dunbar, Modulas Architects, 2325 San Pedro NE, Albuquerque, NM**

Mr. Dunbar is in acceptance of all staff conditions. They would like to table the signage variance. We are here with a proposal to improve the site and the parking conditions. Mixed use of this project is to share parking with a retail facility of this size with the south side users and the theater. Increase of 50 additional parking spaces also increased the landscape area from what currently exists. We introduce harvesting, offsite, roof drippings and decrease in surface flows.

**Jonathan Stern, Modulas Firm, 2325 San Pedro NE, Albuquerque, NM**

Explained parking revision application on how it would improve the site and the center. Some of the current issues at hand are the parking difficulties and we are seeking to straighten that out with double width parking. We want to create a much better mall with the economic climate as it is. Mr. Stern said that the new owners have hired them to facilitate the improvement of the mall to heighten new tenants and to provide a new active mall in Santa Fe. Mr. Stern reiterated that they would like to withdraw the application for signage as they understand it still needs more work. We would like approval for everything that the Planning Department has requested, other than the parking variance.

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**Katie Fitzgerald, Representative of the De Vargas Mall.**

Ms. Fitzgerald has been at the mall for approximately 6 years and is pleased to be working with the new ownership. Solange is the new ownership and is a very solid company. Most of the tenants have been there for 16, 17 years and she is very proud of them. The goal is to retain the tenants, new and old, and to improve the parking conditions of the mall.

**Public Hearing:** Sworn in individually.

**Mr. Dave McQuarie, 2997 Calle Cerrada, Santa Fe, NM**

I would like to bring up the point about the handicap access and persons with handicap. Chapter 14.6, specifically the part that talks about the accessible parking. I question the ordinance and you are messing with civil rights when you are talking about parking. Parking for the disabled is a civil rights issue. I don't think the city staff is up to date on what to require. The state law has changed quite a bit regarding the markings on access lines, van accessible aisles. I understand there has been a complaint filed with the city on accessible parking. Parking is based on total spaces on the size of the lot. According to federal regulations they are separate lots and they should be considered separately. Therefore I advise that you have staff revisit the number of spaces according to the state and federal regulations. I bring this up because there are other areas that have been re-done, Wal-Mart, the Hospital, why were they approve as they are under sub-standard.

**Martin Ortega on behalf of Senaida & Juan Ortega, Parents**

Property borders Albertson's off of Fiesta Street.

Here to speak about variance 14-8.5, walls and fences between residential and commercial uses. One of the concerns that my parents have at this point in time is the height that may be used in terms of the wall. We would like to emphasize that we would not like a wall taller than 6' and we would like access to and from the mall. When this wall or fence is constructed we would like more clarification as to where the barrier will be placed and what will be the actual construction of this fence or wall. We would like to have continued discussion with the city and the architects before this wall goes up. Thank you.

**Rob Nicholas, 234 Fiesta Street, President of Fiesta/Villeros Street Neighborhood Association**

I sent a letter to the city on April 7<sup>th</sup> and two of the points of concern have been addressed. The Neighborhood Association requests that the parking spaces along the De Vargas mall access road border the neighborhood property be removed from the plan to maintain neighborhood integrity and tranquility and staff is recommending that.

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Also, the Fiesta/Villeros Street Association supports the De Vargas Center's request for a variance to Section 14-8.5 "Walls and Fences" which has already been talked about. The neighbors that border the shopping center do not want a full masonry wall as the code requires; instead, they want to work in conjunction with the owners of the shopping center to design a partial wall combined with landscaping and gates that give both the residents and the shopping center a more attractive option. This will also preserve the resident's access from the neighborhood to the center. The Neighborhood Association therefore requests that the variance be granted, and that the necessary time be allowed to determine the details of the partial wall with landscaping and gates. The Management of De Vargas mall has been very pro-active in reaching out to the neighborhood which has been refreshing, cooperative and collaborative. Contact information is on letter dated 4/7/2011.

## **Public Hearing Closed**

Commissioner Spray: Question for Mr. Dunbar and Mr. Stern - With respect to the signage issues, what was your plan in the first place?

Mr. Dunbar: We were trying to acquire approval for 3 additional signs; one free standing sign by Jinja, secondary sign currently exists and a preferred proposed St. Vincent sign, proposed new sign for the center – addition of two signs. Additional signage on the south wall is signage for the businesses that get no signage if one could put on the wall. We are asking for 2 free standing signs, one in front of Sun Flower west of Century Bank and the Christus St. Vincent sign. There is a problem with the grading and if you look at the corner you could say that it is underrepresented.

Commissioner Bemis: I would like to see a cohesiveness of the signs.

Dan Esquibel: Unfortunately this development is married under one development plan. It would need a sign to blend one facility with many uses. What is being proposed is isolation on the frontage side. The separately owned businesses would get the wall mounted signs.

Mr. Dunbar: The owner is prepared to put some money into an effort of coordinating this. The owner would also have to get agreement from all the entities that would be affected to be cohesive.

Commissioner Lindell: This is all under one case, aren't variance normally separated out. If they are withdrawing their request for the signage variance and the open space is not a consideration now.

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Ms. Baer: You could vote on it separately or as a whole or make a motion to include the variances with the exception of the one variance that is going to be postponed or you can vote on it separately.

Commissioner Harris: Questions focus on parking and the addition of the 7100 square feet that will require 56 spaces but in the reconfigured parking lot you capture 55 spaces, so you have a deficit of 1 space. Did you look at it per phase?

Mr. Dunbar: 2<sup>nd</sup> phase, we could phase it such that we would take in to consideration the various users. I understand the increase in density with the theater itself. Density and proposed use on the western side would balance itself well with good pedestrian connectivity. From a phasing standpoint and the facelift of the exterior vs. the interior was to have one work area for the remodel.

Commissioner Harris: You can add net leasable without making any improvements to the property.

Mr. Dunbar: We are adding 11,000 square feet of leasable space and we are going to be reworking the complete site on the interior and the rebuild.

Commissioner Harris: At any point in your analysis did you look at the 55 new spaces going to be evenly spread through the area.

Mr. Dunbar – There is high use of the theater in the afternoon and after hours; general retailing is in the morning throughout the day.

Commissioner Harris: I want to applaud the owners but we want to talk this out, I feel there are issues on the eastern side. Do you think the 55 spaces are going to be evenly spread?

Mr. Dunbar: The intention is to distribute the use against what is developed, the heavier load you have to factor that in as well.

Ms. Fitzgerald: Phase I thru III would most likely be what we would do first. We are trying to do through our leasing is redistributing our west side, so we can bring a heavier user to that side. Right now as the leasing efforts stand that is what we are focusing on.

Mr. Dunbar: We need to get more traffic on the western side which is Starbucks. There are a lot of variables that we are trying to quantify. 85% of the mall during the improvements is going to be a challenge.



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Commissioner Schackel: I applaud the efforts to improve. The clog occurs on the other side where the businesses are, have you contemplated much with respect of pedestrian population and pathways for pedestrians, stroller, etc.

Mr. Dunbar: Yes, we want to facilitate safer circulation. What we were able to do is by introducing adequate accessible parking in abundance, we ended up with a larger total of spaces distributed to the east side, for accessibility standards, we have accessible routes to the standards, in the islands themselves, we tried to minimize according to the parks, E/W on the eastern side and N/S – added a route on Phase IV from the bus, off the right-of-way on Peralta and we almost doubled the landscape.

Commissioner Schackel: I am concerned on how they will function in coordination with wheels. They made sidewalks but you can't get down the sidewalk with a shopping cart and you can't get down from that sidewalk to your car. I don't know how that happened, but it did happen at Kmart and it is not acceptable. We did this 2 years ago with Kmart. Make those pads connect you have to be able to roll around.

Mr. Dunbar: A lot of the larger plan, it is not requirement for an accessible route, they do not want to include handicap ramps as a connectivity options. We added a ramp at the end of each sidewalk so we could have a good slope and to provide connectivity across and what we worked out is on the right-of-way on the eastern side. (description of ramps shown on map)

Commissioner Schackel: I commend the architects and the neighbors for coming to an agreement regarding the wall.

Mr. Stern: Regarding Mr. Ortega, Mr. Dunbar spoke to his brother and there was an additional issue relative to that lot where there is an 11' that will get rectified in our improvement process and review of individual ownership. What came out of the ENN meeting everyone wanted something different so hopefully after the approval we can meet with them individually.

The Chair asked Mr. Esquibel about the height variance?

Dan Esquibel: Residential and non-residential it is between 6' and 8'.

The Chair asked, what is the request?

Mr. Esquibel: The request is going to be varied based on the discussion and negotiation they have with the ENN property owners. Some wanted landscaping and other wanted wall height/gates.

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Commissioner Hughes: You want us to give you a variance without a certain wall height?

Dan Esquibel: A variance that would allow independent wall heights that provide for the applicant and neighbors to develop a cohesive wall plan that works with the neighborhood and the De Vargas Mall.

Ms. Baer: The variance is not to require the wall that is required by code.

Commissioner Hughes: It seems paradox that you are trying to increase the size of the mall and the parking. It would be interesting to see if this is a time to shrink the street to use the parking that you need which is probably not going to be considered tonight. Do we have an economic study tonight?

Ms. Baer: No we don't.

Commissioner Harris: Questions for Mr. Romero, the traffic impact analysis identified 6 points to the right-of-way, is there a 7<sup>th</sup> and Villeros Street, does it connect into the mall property?

Mr. Romero: Yes that is correct; the traffic analysis looks at capacity. In the TIA we considered Villeros as a minor access point.

Commissioner Harris: Isn't it correct that Villeros goes from St. Francis into the mall?

Mr. Romero: Yes, but it does not have a major impact into the mall and we did not quantify how many cars go through that road.

Commissioner Harris: Were traffic concerns discussed regarding Villeros, Fiesta at the ENN?

Dan Esquibel: The neighbors discussed the wall, bus stop and parking. One person brought up an issue about traffic but it was at the end of the ENN.

Commissioner Harris: One of the conditions that you are proposing identifies a further analysis of those 6 points in the connection, safety access management.

Mr. Romero: I asked for a safety analysis in accordance with the State Access Management Manual, and it looks at the number of crashes in the area. It provides information on the merit of the access.

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Commissioner Harris: I still think you should include Villeros St. in a TIA, it is going through the neighborhood and it does merit attention.

Mr. Romero: If you want to amend the recommendation, you can add it.

***Commissioner Spray moved for approval of Case #2011-55 with conditions specified in Exhibit A, specifically excluding the signage variance, second by Commissioner Schackel.***

***Friendly Amendment – Commissioner Harris: With a condition of further analysis that the TIA includes Villeros Street to the study, Motion carried by unanimous voice vote.***

***Commissioner Spray accepted the friendly amendment.***

***Friendly Amendment: Further analysis on the parking that would increase per phase and temper the language that this space be increased without additional parking.***

***Commissioner Spray does not accept the second amendment.***

Ms. Brennan: It would not come back to you Chair and Commissioner Spray, it would be analysis with staff and approval.

***Commissioner Spray moved to postpone the signage variance until December 1<sup>st</sup>, second by Commissioner Bemis, motion carried by unanimous voice vote.***

2. **Case #2011-99 Stage Coach Apartments Development Plan.** Dave Thomas, agent for the Housing Trust, requests Development Plan approval for 60 dwelling units to include the rehabilitation of the existing State Coach Motor Inn into 15 single-room apartments, rehab of the existing casita, and new construction of 44 one, two and three-bedroom apartments on 4.398± acres located at 3360 Cerrillos Road. The property is zoned C-2 (General Commercial District). Donna Wynant, Case Manager

Donna Wynant: (Provided overhead aerial photograph of property). Property is located on the south side of Cerrillos Road which is a lighted intersection. There is quite a bit of vacant land in this area. To the south is the Las Americas Townhouse development. Surrounding zoning, properties on Cerrillos Road are zoned C-2 commercial district. Traffic Circulation and Parking, main access on Cerrillos Road and there is a 50' wide plating easement. The development is to rehab the existing structure.

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One phase development, one portion on the NW corner is planned for a day care. The applicant does not have a provider identified for that development. Error on Page 3: staff memo – where they specify the number of parking spaces. It says 86 spaces are required; it should be 89 because of the two bedroom units. 3 BR units were 1,225 sq. ft., there are conditions to provide the two extra spaces. Up to 1,200 sq. ft. you can have 1.51 parking spaces. Notes were provided from the ENN meeting held on June 21, 2011. A follow up meeting was held on site on August 9, 2011 to follow up with questions. There was a concern mentioned about drainage for the development to the south. Staff has reviewed the drainage plans, we feel that they comply and there are a lot of underground water sources with a retaining pond on the property closer to Cerrillos Road.

Staff supports the proposed development; there is a need for affordable housing in this area. The proposal complies with the C-2 zoning requirements and we recommend subject to the conditions of approval it be approved.

## **Swearing In of all presenters listed below.**

### **Mr. Dave Thomas, 6005 Jaguar Drive, Suite 105, Santa Fe, NM**

Introduced his team:

Sharon Welsh, Executive Director, Housing Trust

Spencer Haynsworth, Housing Trust Project Manager

Guy Stanke, Housing Trust

Isaac Benton, Integrated Design and Architecture

Bob Hall, Integrated Design and Architecture

Joe Chaydo, Civil Engineer

Salong, Landscape Architect

Ron Van Amberg, Attorney

### **Sharon Welsh, Ed of Housing Trust (sworn in)**

We are compliant with the general plan and the existing zoning. We are trying to enhance the Cerrillos Road corridor and we see this as a revitalization project to a vital area of the city. We try to plan our projects to be green; we are recycling an iconic Santa Fe property. We think the design will compliment the recycling components. This project has received an award for design. The residents will be at least 15 families with children in their household, three units will be rented to people who are homeless. The funding has already been approved through a very competitive housing program. It is 4.4 acres, a total of 16 units, small motel size units, 15 efficiencies and 1 – 1 bedroom to 44- 1 bedroom. We will put deaf hardware in the apartments and accommodate wheel chair bound access. This project is fully funded; it represents about 100 temporary jobs in construction and 5 full time jobs after the fact, 3 on site and 2 off site. That represents \$12 million flowing in to Santa Fe from outside sources.

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**Isaac Benton, IDEA Architects, 906 ½ Park Avenue SW, Albuquerque, NM 87104**

Design won an award that helped to receive the tax credits for the project from Mortgage Finance Authority Design competition. Spoke about the history of the hotel. Showed the visual of the property as it is today as an overhead presentation. Historical Information – In 1944 it was the Westerner and in 1955 it became the Stage Coach Inn, it also has a small casita on the property. They have created 4 courtyards, the first one is Plaza del Poso which is where the well is, next is the Community Building with meeting space and recreational space, circulation is a simple curving to keep the traffic slow. We have added the 3 additional parking spaces which make it 89 and is indicated on the plat.

**Public Hearing Open**

**Mr. Martin Wright was sworn in.**

Mr. Martin Wright: (Read letter dated September 27, 2011 from the Las Americas Owners Association and included in the Commission packet – Exhibit F-7). Thank you to Donna Wynant and the Commission for allowing him to present this evening.

**Ms. Hartman was sworn in.**

**Babbette Hartman, 1527 Avenida de las Americas**

Ms. Hartman stated that her residence backs up to the southern slope of this project and her concern is the drainage. She feels that the drainage system that they propose will flood her back yard when there is a rain storm. She stated that they see that happen already from Super 8. It drains into our subdivision. (Pictures that show where the run off goes in to their yards were exhibited).

Second concern is the parking lot, this is the northern most bank of homes, here is the parking lot showing the right-of-way and people parking will drive through here to Avenida de las Americas where our residents will back up in to fast moving traffic.

Thirdly, in this right-of-way we have no maintenance agreement with Super 8, the proposed development and Las Americas to maintain this pavement, right now we are the only ones responsible for that. I would like to have an agreement between all three parties to share this traffic problem.

**Sworn In**

**Dr. Laskowsky, 1545 Las Americas, Santa Fe, NM.**

I want to hear about the fence between. I am at the SW corner and there is talk about a fence at the south end, I want to make sure that we are all in agreement. Some neighbors want a walking path. We want to make sure that there is not a walking path between the two properties because my property is about 6' below, and I don't want people falling. I agree on the type of fence but I want to know the height of fence.

# Planning Commission Minutes

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City Council Chambers

## Public Hearing Closed

Commissioner Schackel: I am having a difficult time with the aerial view and all the relationships. There is a lot going on between this development and Avenida de Las Americas. It is important, there is a problem from a traffic circulation perspective because there isn't another way out. Is this on the Metropolitan transportation plan and will it ever connect across the arroyo?

John Romero: As of now there has not been any funding identified by the city for this connection but it is on the plan. It is on the Metropolitan Transportation Plan.

Commissioner Schackel: For the record, that is one special area of town which is land locked. There are safety issues that will require attention.

Donna and Tamara walked the site and there are trails across properties and vacant properties. There are arroyos, Arroyo de los Chamisos, Arroyo de los Pinos will be accessed from Cerrillos Rd. to Avenida de las Americas. Entry in to the development was provided by use of a visual aid and explained by Ms. Wynant. It was noted that the traffic light is at Avenida de las Americas and Cerrillos Road.

Commissioner Lindell: The Architect was asked address some of the concerns that were raised from the neighbors, starting with the fence.

Mr. Benton: There is a drop off and it was not created by our development it was created at the time that the Las Americas development took place. For whatever reason if you go from the eastside of that south bound to the west it does drop off considerably so they cut and they built a concrete masonry retaining wall that varies in height which one of the neighbors has shown. How we are dealing with that is that we are planning to build a ranch style split rail fence, with wire included in it so even if an infant or a dog or something got loose they couldn't get through it. We are accommodating for the concern so no one would fall off. Access easement is shared between, our property, Super 8 and Las Americas they had planned for a bigger hotel, we are proposing to visually narrow.

Commissioner Lindell: I would like to congratulate the design team, and thank you for sticking to it, I hope that most of the concerns of the neighbors have been met.

Commissioner Bemis: I know you did the South side library and you did such a good job, I know you did a great job with the water runoff.

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Mr. Benton: Thank you for the compliment, we were happy to be a part of that project and we paid careful attention to natural drainage flows, we are dealing with a natural slope and we are working with a development we didn't design originally. We will continue to pay attention to detail.

## **Sworn In**

### Joseph Chaydo, Santa Fe

As far as the drainage goes, we are not discharging any more than what historically has been discharged off the site. It is discharged within three areas, northern most is where the old Chez Rene is, the second one is at the SW corner and a major one is at the SE corner which is where the one neighbor that mentioned. In that area the wall is at grade or just below grade of that yard so the water, even now, as it flows pass that wall has no place to go other than in to the back yard of the nearest eastern boundary. What we proposed at the ENN's was looking at putting a channel between the dumpster area and the wall in order to maintain the flow and get it to the street rather than in to the yards.

Commissioner Lindell: Do you have a plan to assure that the women who spoke earlier does not get flooded?

Mr. Chaydo: Yes. We reiterated at the ENN meeting was that these were design items would be developed later and not necessarily for this meeting.

Commissioner Harris: Question for Mr. Chaydo - In looking at the Terrain management plans, in addition you have two areas of detention, one which occurs at the pad site for the day care. What happens with the pad side if a future day care, and all that falls under parking. Is there water harvesting? What is going to be done on the north area detention area?

Mr. Chaydo, that is correct. There is water harvesting but we did not include that in our drainage counts.

Mr. Thomas: We have discussed putting more underground vaults to store that water from the site. We could put that in a future parking lot when constructing the day care.

Mr. Thomas: We are right at what was required by code.

Mr. Benton: We could squeeze more parking spaces, but it is going to affect Mr. Chaydo's landscape design, we could lose some amenities, it is a fine balance and the LEAD program encourages us not to go far above the local jurisdiction.

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Chair Hughes: Have you heard of the shared vehicle program; in Philadelphia it is very successful, have you considered 1 or 2 shared cars?

Mr. Benton, it isn't something we discussed but it is a compelling idea.

Mr. Thomas: We did choose that site based on it being on the bus line route. In the 14 single units, we don't expect those people who are transitioning from homeless will have a car. But your suggestion of a shared car is worth exploring.

Mr. Benton: We did check in Albuquerque with the same type of single room occupancy, about 20% of their tenants had cars and in Las Vegas about 25% had cars.

Commissioner Harris: How do you plan to develop the top lot, how will it incorporate to be an ADA facility?

Solange – Landscape Architect: This is a full educational landscape. Top lot is part of the educational, accessible foliage, we are reducing all the plastic, they are bringing shade, they are bringing educational gains, it will be a discovery place, accessibility will be in all the universal design.

Noted from MFA: Requirement, child will play at their own risk.

## **Sworn In**

**Ron Van Amberg, 347 E. Palace Ave, SFNM**

We would have a complete road maintenance agreement that would provide the remedies.

Commissioner Harris: Would that include any language for overflow parking?

Mr. Van Amberg: Yes, we would do that.

Commissioner Spray: Application is excellent. Can you address the concerns that came in today by e-mail from Mr. Wright?

Ms. Wynant: That was something that was identified in the community building, when they presented their plans they showed the vacant space for day care and noted in their letter of application that funds were not available and a provider was not identified. As staff we did not feel that it was an incomplete application. The one thing we did talk about was access to the Stage Coach to access the day care area, which will need to be provided in the future. Curb cuts will have to be consolidated.



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Assignment of spaces is not a requirement of code, one space for example, or half a space unassigned, private agreements or private arrangements, or management might find that one space is appropriate. As far as the day care we did not get a lay out or plan, it would have to be a small day care and if it is less than 10,000 square feet it will not require plan over view.

Ms. Baer: We did a small sketch and it would be a fairly small day care.

Commissioner Spray – Question for Ms. Welch – I read something about being victimized by bank of America. What is that about?

Ms. Welch: Bank of America is not a funder. When we talked about the investors, and the nonprofit, it would require that the project be acquired after the tax period tax. That sparked some excitement, large investors like Bank of America. We now know that it would be Optum Health. Bank of America has no role in this.

Commissioner Spray: Is Monarch properties going to manage?

Ms. Welch: We will have the oversight of the property for the life, Monarch properties will manage. We will have a manager, a maintenance person, and a service coordinator on site. Services are oriented towards children and tutoring children. We heard that Presbyterian Medical Services (PMS) could build the day care. We also stay in close touch with Coalition for the Homeless and School for the Deaf for their family needs.

***Commissioner Lindell moves for approval of Case #2011-99 with all staff conditions, second by Commissioner Spray, motion carried by unanimous voice vote.***

***G. Business from the Floor***  
***None***

***H. Staff Communications***

Chapter 14 Update – Amendments going forward to Council, Greg Smith has given a memo for Commissioner's review and a link to the site so you can look at the amendments tentatively scheduled at the Council for November 30<sup>th</sup>.

***I. Adjournment***

***There being no further business to come before the Planning Commission the meeting was adjourned at 11:00 pm***

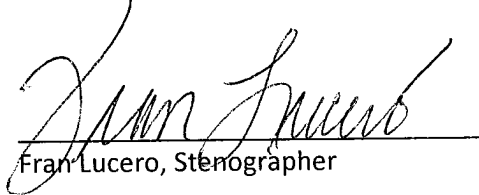
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Signature Page:

Chair Hughes



Fran Lucero, Stenographer